

Dan Meader, the City's Planner, explained to the Council the process the City will follow for the Public Hearing. Councilor Irby stated that although Mayor Bufton was not present for the meeting, he has a question regarding a traffic study for this proposal. Planner Meader stated that, to his understanding, the Planning Commission and the Planning Staff who worked on the proposal indicated that the application was complete. The actual development of the property is when there is a need for a traffic analysis. There is still the ability to do this down the road. Councilor Ball stated this topic will be Item 3 of the Agenda.

Pledge of Allegiance recited.

NOTICE OF PROPOSED PUBLIC HEARING – LU Case 0004-2025

The Arlington City Council may conduct a Public Hearing beginning at 6:00 p.m. on August 5, 2026, at Arlington City Hall (500 West 1st Street), to consider a Zone change from R-1 to R-2 for ±14.36 vacant acres. The site is identified as tax lots 100, 101, 102, 103, 104, 208 and 210 of Gilliam County Assessor's Map 03N21E28CC. The decision of whether or not to conduct the Public Hearing will be determined after the City Council has reviewed the Arlington City Planning Commission's Record and Recommendation without taking any further testimony. It is noted that the Planning Commission did not receive any adverse testimony to the Proposed Map Amendment during its Public Hearing of July 16, 2026. Under the terms of the City Zoning Ordinance, the City Council may waive the requirement for an additional Public Hearing and simply move to adopt the amending Ordinance to finalize this Map Amendment Procedure. In the event that the City Council determines that an additional Public Hearing is required in this matter, a "de novo" (totally new) public hearing will be required, including full notice procedures to affected property owners and public notice in the local newspaper. Therefore, the earliest date the Public Hearing could be conducted would be in September 2026.

**City Council meeting
City of Arlington, Oregon
Regular Council Meeting Minutes
Wednesday, August 5, 2026**

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

Presiding: President Councilor Denise Ball.

Council Present: Councilor Matt Irby, Councilor Jerry Hanan, Councilor Kayla Rayburn, and Councilor Mark Davidson.

Council Absent: Mayor Jeffery Bufton and Councilor Marshall Swope

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

Guests: MCEDD rep Jessica, Rita Miciak, Stephen Allen, Burt & Joanne McCarthy, Martin Atma, Jed Crowther, Leah Shannon, Matco/Vegetation Solutions representatives- Officer R. Brown

Guests via Phone: None

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

1. **PUBLIC COMMENT**

- a. **Deputy Rick Brown, Gilliam County Sheriff's Office:** Deputy Brown reviewed the Sheriff's report presented to the Council. Councilor Rayburn asked if the two open positions have been filled. The Sheriff's Office is in the process of filling those positions.
- b. **Chris Jackson, 1235 W 1st St.:** Chris stated that he has a Labrador/Poodle mix dog that he takes up to the airport to run, using the road through the Woolery's area. Chris stated he spoke with the gentleman who "owns" the Woolery twice regarding his permission. Chris stated they do not walk through the center of the airport and that he understands he should stay away from the cattle. Chris stated he has been going to the airport for five years and has seen a lot of activity on the airfield. Chris stated that a young man driving a truck with a cattle car behind it accosted him in the field. There was a brief discussion regarding property ownership. Chris stated he had a discussion with some individuals who operate drones on the airfield regarding property lines and route of entry onto the airfield. Chris stated the individuals gave him a verbal yes that his route was OK with them. Chris stated that he believes the accusation of trespassing is questionable, unnecessary and overkill and that he now must take his dog at least ten to twenty miles away to let his dog run. Chris asked whether going to the gun range would put him in violation. Councilor Ball stated that the Insitu building and the airport hangar are owned by the Port of Arlington and the City owns the Woolery property. Councilor Irby stated that the City has a nice dog park in town. Chris stated that it is not a place to let your dog run freely for 100 yards. Chris stated that he wants the Council to know he goes to the airport with his dog and behaves responsibly. He said he only needs to know whether he can use the gun range. He feels he took the proper steps to assure his access to the property. Councilor Ball asked Jed Crowthers with the Port of Arlington and Leah Shannon of the Port of Arlington Board to speak on behalf of the Port. Leah stated that the Port owns property and leases the property. Leah asked Chris who trespassed him. Chris stated that a Deputy of the Sheriff's Office trespassed him. Deputy Brown stated that he would investigate this case for Chris and asked him for some identifying information. Jed Crowthers stated that the council meeting policy is five minutes, that this is a private matter between two parties and that he would like to proceed with the meeting.
- c. **Jed Crowther, Port of Arlington:** Jed invited everyone to the Eastern Oregon Housing Tour held in Alkali Ridge on August 19, 2026, at 1:00 pm. This will involve Senator Todd Nash, Senator Pham and Representative Breese-Iversen. Jed left tour information with Recorder McKinney.
- d. **Jill Catherine, Mid-Columbia Economic Development District:** Jill stated she wanted to introduce herself and explain that her role is to serve Gilliam County as best as they can to support community development and economic development interests and projects. She looks forward to supporting the community.

- e. **Burt McCarthy: Fire Safety** - Burt stated he is deeply concerned with the fire dangers around us and has written letters to the editor. Burt stated that in the past, there has been a fire line around Columbia View Estates and Fifth Street. Burt asked if there is any way to find out if this can be done again. Burt stated that he would volunteer his time and money for diesel to get this done. **Yard Debris** - Burt asked whether the City issues citations for not cleaning up yards. Burt stated that a home near his house has been adding to a yard debris pile for two years. He is worried that this is a fire hazard. Councilor Ball stated that code enforcement will address this property.
- f. **Joanne McCarthy:** Joanne stated that if nothing can be done right now with the fire line, are there plans to work on this in the spring? Councilor Davidson stated that he doesn't believe that Blake Philipi would like his property to be grated. Councilor Davidson stated that he did not hear this from Blake himself, that this is secondhand information. Councilor Davidson stated that when the fire line was grated before, the property owners living along the line dealt with the dust blowing from it all summer. There was a brief discussion regarding past efforts made by the County for a fire line. Councilor Davidson stated that fire lines were discussed the previous week during a meeting at the Fire Hall. Councilor Ball stated that there is a fence along the west side of town, but that is not the city limit line. The weed abatement ordinance could apply to Philippi property. There was a brief discussion regarding property lines and landowner responsibilities. Councilor Ball stated that she will do research on the city limit and ordinance enforcement regarding this matter. Councilor Davidson stated that he can reach out to Blake Philipi to discuss this matter.

2. **CONSENT AGENDA**

The consent agenda consisted of the following items:

- a. **Approval of Minutes** – Regular Council Meetings: July 8, 2026
- b. **Approval of Bills - As Listed**

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

3. **COUNCIL DISCUSSION AND DECISION**

Approve or Deny - Ord. No. 447. Amending the Zoning Ord. No. 443, to allow Alkali Subdivision R-1 changed to R-2 selections as suggested by the City Planning Commission: City Planner Dan Meader stated that this item will not be approved or denied. If Ordinance 447 is enacted, it will eventually approve the proposed map amendment. We would like the Council to discuss the Planning Commission's minutes and recommendation, including that there was no adverse comment at the original hearing and that there can be no appeal. There was no adverse comment or testimony. The Council will need to decide whether to accept the recommendation or hold another public hearing. City Planner Jamie Crawford stated that the Council can ask City Staff, the attorney, engineer, or both planners, questions regarding this matter. There was a brief discussion regarding the necessary steps of approval.

Accept: Councilor Davidson motioned to accept the Planning Commission's recommendation in the way of no additional public hearing. Councilor Hanan seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.

Motion - First Reading by Title Only: Councilor Davidson motioned for the First Reading of Ordinance 447, by Title Only. Councilor Hanan seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.

First Reading by Title Only: Attorney Cleaveland read aloud the following: Ordinance No. 447, an ordinance amending the City of Arlington's dual comprehensive plan and zoning map for a certain property in the City.

Motion - Accept the First Reading by Title Only and have a Second Reading by Title Only: Councilor Rayburn motioned to accept the First Reading of Ordinance No. 447 by Title Only and have a Second Reading of Ordinance No. 447 by Title Only. Councilor Davidson seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes

Second Reading by Title Only: Attorney Cleaveland read aloud the following: Ordinance No. 447, an ordinance amending the City of Arlington's dual comprehensive plan and zoning map for certain property in the City.

Motion to accept the Second Reading of Ordinance No. 447 and Adopt the Ordinance: Councilor Rayburn motioned to accept the Reading of Ordinance No. 447 and adopt Ordinance No. 447. Councilor Hanan seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes

4. **CITY PLANNER JAMIE CRAWFORD, BELL DESIGN**

Planner Jamie Crawford asked Planner Dan Meader to speak. Planner Meader stated that he contacted the largest private property owner in the proposed amendment area, the Krebbs family, and they favor of the change to the UGB. They will receive a staff report when it is complete. We are progressing with getting private property owners in the commercial area along Highway 19. We have sent letters outlining the process. Planner Meader stated that he believes the City should offer them an opportunity to come to a public meeting or a Town Hall meeting where they can ask questions, to be scheduled for after Labor Day. Planner Meader said they attempted this in 2012, but the property owners strongly opposed a. DLCD will need 35 days' notice; this is the Post Acknowledgment Plan Amendment process. This requires a lot of documentation and map work. Planner Meader hopes to submit in October.

5. **ENGINEER BAIRD, ANDERSON PERRY & ASSOCIATES**

Engineer Baird distributed a handout to the Council regarding the following:

a. **ALKALI PARK PROJECT**

- **Project Progression:**

The project is progressing going well but behind schedule due to materials taking longer than anticipated to arrive. The system vault arrived yesterday; all piping can now be installed. Once this is done, the site is ready for concrete to be poured in about two to three

weeks. They are still awaiting play structure items, scheduled for the end of August. Councilor Irby stated he would like to see the Splash Park completed before opening to the public. Engineer Baird stated the completed project is expected in October. There was a brief discussion regarding the initial opening date and the reasons for delay. Councilor Ball stated that she has received some comments regarding the well-being of the trees within the splash park. Superintendent Gronquist stated that watering the trees has begun.

- **Change Order No. 2:**

Engineer Baird distributed and reviewed the change order to the Council.

Two unforeseen items have resulted in change order requests. Engineer Baird has reviewed the details, and both are legitimate. Change Order No. 2 is \$18,072.12. It was discussed during the review of the first Change Order. This was expected, but the cost is higher than anticipated and will need Council approval. Engineer Baird does not anticipate any other change orders, but a few work items remain. There was a brief discussion regarding vegetation and visual barriers between the splash park and the surrounding businesses.

- **Application For Payment #6:**

Engineer Baird distributed and reviewed the pay request to the Council.

Payment No. 6 covers all of the work completed in July. The total request is \$152,578.31.

This brings the percent complete up to about 68% and the retainage held to date is now \$36,711.66. Change Order No. 2 is not on this pay request. There was a brief discussion regarding the retainage amount. This will need Council approval and a signature.

Application for Payment #6 - Approval: Councilor Rayburn motioned to approve application payment #6 in the amount of \$152,578.31 to Bolin Construction LLC. Councilor Hanan seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.

Change Order No. 2 - Approval: Councilor Hanan motioned to approve Change Order #2 submitted in the amount of \$18,072.12. Councilor Davidson seconded the motion. **Roll call:** Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.

b. AWS UPDATE

The Environmental Report and Cultural Resources Report have been submitted a second time to the Corps for final approval. Nothing of significance was found in the cultural resources work. The drilling work is finished, and the contractor has left the site. Some after-work cleanup is needed. The driller was overpaid; once reconciled, there shouldn't be any additional drilling costs.

c. WATER SYSTEM IMPROVEMENTS PROJECT

There was a meeting with Superintendent Gronquist regarding pipeline routes, etc., and will move forward with surveying. The work order for the engineering work will be presented to the Council soon for approval in the September meeting.

d. HIGHWAY 19 SEWER EXTENSION

Engineer Baird distributed and reviewed an email sent to Planner Meader.

There was a brief discussion regarding sewer line placement to Rhea Lane. The total cost, including engineering, permitting, contingency, etc., is estimated at \$326,000. The City may want to pursue economic development funding from Gilliam County. There was a brief discussion regarding initial quotes for the project. The UGB expansion must be complete before the project can start. Engineer Baird will pursue funding from Gilliam County.

e. RV PARK DRAWINGS

Engineer Baird received the final revised drawings from the project engineer, and a copy was forwarded to Recorder McKinney and Superintendent Gronquist. They are requesting approval to begin construction. There was a brief discussion regarding permit approvals. There will be clarification at the September meeting.

6. COUNCIL REPORTS

- **Councilor Davidson** asked if the Columbia River MHP has been notified regarding trailers located near an inoperable fire hydrant. Recorder McKinney reviewed the correspondence with the mobile home park. There was a brief discussion regarding the next steps to take: contacting the State Fire Marshal.
- **Councilor Rayburn** reported she has been placed on the MCEDD Board by Gilliam County. She has reached out to Lone Rock and Condon. Councilor Rayburn stated she would like to attend the LOC Conference in Salem. Registration closes soon.
- **Councilor Hanan** stated that at the top of the stairs at Earl Snell Park, there are signs stating no dogs allowed. Councilor Hanan shared the idea of paw prints going to the dog park and also suggested a better signs. There was a brief discussion regarding the Corp's involvement with the placement of signs at the park and the option on how to redirect the public to the dog park. Councilor Ball asked Councilor Irby and Hanan to work towards a resolution.
- **Councilor Irby** had no report to give.
- **Councilor Ball** stated that she and Councilor Davidson attended the Battery Energy Storage Systems (BESS) Meeting. Councilor Ball stated that no specialized equipment from the fire department is required to put out the batteries. Councilor Davidson stated that if the batteries catch on fire, they self-extinguish and will not ignite others. There is not enough water to drown a single battery. The plans in place are to have enough space around each battery that they will not affect the others. The security will be monitored remotely. There was a brief discussion regarding nuisance alarm policies. Councilor Ball provided documents to Recorder McKinney regarding the BESS Meeting. Copies will be made for the Council upon request.

7. STAFF REPORTS

Note: Due to issues with the recording device, parts of the dialogue could not be fully verified. This portion of the minutes is based on notes taken during the meeting and on viable segments of the recording.

- **Public Works Superintendent Gronquist** stated the estimated cost to Haguewood Pump is \$84,000. There was a brief discussion regarding obtaining quotes.
- **Attorney Ruben Cleaveland** stated the Haguewood agreement to purchase water expired in April. The contract had a rate of \$3.00 per 1,000 gallons. Mr. Haguewood supplied all the pumping equipment. The City can use the pump for a maximum of 25 hours per year. If exceeded, the City pays \$50 for that use. The contract does allow termination within 30 days. Mr. Haguewood has requested that the City does supply water to him. Attorney Cleaveland asked for direction from the Council on whether they would like to renew the contract as is or with different stipulations. There was a brief discussion regarding Mr. Haguewood's use of the pump in 2026. His interest in the use of water is recent, with the understanding that the contract has expired. Recorder McKinney stated she spoke with Mr. Haguewood and was unable to grant permission for this request. There was a brief discussion regarding the water rate. Engineer Baird stated he believes the rate is low compared to other cities. He posed the question: If the City does get into the business of providing Columbia River Water for construction and other purposes for nearby projects, should the City receive revenue at the client rate? At the rate AWS is moving, the Columbia River system will not be in place for at least two more years. Councilor Irby stated he would like to know the going rate for other cities. Attorney Cleaveland stated that when Mr. Haguewood recently inquired about water, it seemed to be for a single truckload, but it is unclear of the overall intentions are. There was a brief discussion regarding how pump use is tracked. Monthly State reporting is required. Engineer Baird stated that, with all the recent activity in the use of river water, it would be prudent to evaluate the economic opportunity. Councilor Rayburn stated it would be worth asking if he would like to sell the pump and equipment to the City. There was a brief discussion of renting vs. buying options, the pump's current use, selling rates and noncompete clauses in the contract. **Consensus:** The consensus of the Council is to continue this discussion in September's Council Meeting.
- **Recorder Victoria McKinney** stated Seth Mosses will be replacing the shop roof and repairing City Hall's roof soon. The supplemental budget is not ready but will be done soon.
- **Other Business:** None

The Regular Meeting closed at 8:27 pm

Jeffery Bufton, Mayor

Victoria McKinney, City Recorder

Transcribed By: Taylor Grubaugh, Assistant Recorder