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**CITY OF CONDON
WORK SESSION AGENDA
SWIMMING POOL COMMITTEE
Friday, August 15, 2025, 11:00 AM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

The pool committee meeting was called to order at 11 a.m.

Present: Mayor Dustan Hall, Councilor Michael Durfey, Condon Community Swimming Pool Manager Shellie Johnson; Cindy Osterlund, Steve Shaffer, Amanda Richardson, City Administrator Kathryn Greiner, Chris Roberts Principal of Opsis, Justine Banda Project Manager of Opsis, Sarah Burk Project Designer of Opsis, Scott Caron, Ballard*King and Ryan Nachreiner Project Director of WTI (zoom).

Absent: Committee members Molly Fatland and Guy Whatley

Introductions were made by the people present.

2. REVIEW PROJECT GOALS - 11 AM - 11:10 AM

Roberts went over the goals that were gleaned from the first zoom meeting of the pool committee last month. He said that the goals are to lay the ground work for the process of a pool master plan. The guiding principles include:

- Provide a welcoming, safe, and fully accessible environment for all ages, from infants to seniors.
- Promote community health and wellness through inclusive aquatic activities.
- Design a right-sized facility that reflects Condon's unique culture and character.
- Ensure versatility to support a wide variety of uses and activities.
- Foster synergy between the pool and the broader community.
- Introduce new and engaging programming opportunities for all users.
- Incorporate environmentally responsible and energy-efficient systems and practices.
- Maximize the value of both capital investments and operational budgets.
- Operate in a financially sustainable manner for the long term.
- Present a vision that earns strong community support and ensures a successful bond measure (this was changed to remove "bond measure" and replace with "funding mechanisms.")

Shaffer stated that some of the goals seemed to be too broad. CA Greiner stated that they discussed bonding the construction but would need to change the funding since if the city went out for the bond it would place the debt only on Condon residents. Roberts changed the final goal that related to a bond measure to a more general statement of funding mechanisms.

3. DEMOGRAPHIC ANALYSIS & INFORMED DESIGN - 11:10 AM - 11:30 AM

Caron presented the committee the demographic and market analysis, which encompassed Gilliam and Wheeler counties, which is labeled the service area. The analysis showed that there is a larger percentage of older adults in the market area, which would indicate the pool needs would be more toward health and wellness. Households with children are 11% in Condon, service area at 29.6% and Oregon is at 27.6%. It would be a goal to balance the use of the pool between health and wellness with enjoyment or recreation. Caron stated that the analysis showed that the service area is 40% below the state average in household income but, combined with 30% less cost of living compared to the state, may allow residents more disposable income. There may be some discrepancy, as 29.9% in the service area have household income of less than \$25,000 and recreational spending is 21% less than the state average.

Age distribution follows national trends of significant increases in people over 75 years old and decrease of under 5 years of age. Want to make sure the older population has a "seat at the table" to determine their needs at the pool facility.

Communities are categorized by their recreational spending under categories of the types of communities. The service area is Heartland Communities at 27% and Southern Satellites at 21.6%. Heartland Communities are small towns, married couples without children and they enjoy outdoor activities and support local (key point). Southern Satellites are near retirement, though some families have school age



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children and are passionate about outdoor activities such as hunting and fishing. The market potential index in the service area show strong support for swimming and walking, with swimming over 10% higher than national average.

Caron summarized his data collection with the following:

- population size small - impacts cost recover due to limited numbers
- median age is older - consideration needs to be given to maximize participation
- household expenditures consistent with income - indicates sensitivity to fees and lower cost recovery
- recreation spending index slighter higher than other household expenditures - indicates interest in recreation as it is value similarly or greater than other expenses, especially swimming

4. POOL CONCEPT DESIGN WORKSHOP - 11:30 AM - NOON

Nachreiner went through a sample pool design that added a 6-lane lap pool with diving board, a curved channel that is similar to a lazy river, but more of a walking channel, zero entry and a social area that would have a bench on two sides of a semi-enclosed area. The design would be a single body of water that would operate more efficiently than two separate pools with separate systems. The design would encompass wellness with water walking, lap swim, water fitness (aerobics) and area for swim lessons. It would also have play value that would include a diving board, slide, play elements and zero entry. This would include support spaces that would have shade and possibly social reads for gatherings such as birthday parties.

The committee then worked with consultants that designed a pool layout that combined several areas of the pool but allowed to retain 6 lanes for lap swimming and accessible entry through zero entry and stairs.

Burk went over several designs and material choices to present to the committee. Consensus of wood accents, warm colors along with greens and blues and using local items as art or decoration (windmill, old diving board).

5. WORKSHOP PRELIMINARY SITE LAYOUTS - 12 NOON - 12:30 PM

Committee member Molly Fatland was unable to attend and submitted a letter in support of keeping the pool at the same location and making needed repairs to the current pool. Several committee members supported leaving at the same location but were reminded that this process is to put together a master plan for future pool operations, and that the council had commissioned two reports of the current pool operations and decided to move forward with a future plan.

No decisions were made for either site, but it was noted that the Old Grade School site is close to the summer lunch program at the child care facility, street and some sidewalk development, large enough to house the pool facility, parking and additional recreation.

Similarly, the Industrial site is large enough for expansion, but it does not have the infrastructure in place at this time.

5.1. Old Grade School Site

5.2. Industrial Site

6. OPERATIONAL CONSIDERATIONS - 12:30 PM - 12:50 PM

Caron discussed the past costs of the pool operation that was given to him by CA Greiner. It was noted that those costs did not include administrative costs of city staff - payroll, accounts payable, public works assistance, water and sewer costs. It is estimated that the cost for the season to operate would be approximately \$100,000 to \$120,000. Caron said that he separated out the repair and maintenance expenses due to larger costs for an older pool than what would be expended for a new pool. It was also discussed how to generate more revenue by renting the space, exercise classes and increasing use of the service area. It was also discussed with Johnson the challenge in getting lifeguards and how many guards would be needed for specific designs of the pool.

7. WRAP UP & NEXT STEPS - 12:50 PM - 1 PM

CA Greiner with work with consultants to determine the next meeting and to make a decision on which site to complete the plan.

7.1. Schedule Recurring Bi-Weekly Meeting



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8. ADJOURN

The committee meeting was adjourned at 1 p.m.