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**CITY OF CONDON
WORK SESSION AGENDA
POOL COMMITTEE
Tuesday, September 16, 2025, 11:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER - 11 A.M.

Meeting was called to order at 11:05 a.m.

Present: Mayor Dustan Hall; Councilor Michael Durfey; Community Members - Cindy Osterlund, Amanda Richardson (zoom), Guy Whatley, Steve Shaffer; Staff & Consultants - City Administrator Kathryn Greiner; Opsis staff - Chris Roberts, Principal, Justine Banda, Project Manager; Sara Burk, Project Design: Ryan Nachriener, WTI Project Manager; Scott Caron, Ballard*King.

Absent: Community Members and Pool Staff Shellie Johnson and Molly Fatland.

2. SITE COMPARISON - 11:15 - 11:45 A.M.

Discussion started with Roberts going over the guiding principles that were decided on at the last meeting as summarized:

- 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 to address various funding sources and partnerships.

There was then a graph that ranked the Condon Grade School (CGS) and Industrial sites for the placement of the pool. There were five categories:

Development Capacity - Accommodates for program space needs, accommodates parking requirements, enhances current site amenities/experience & synergy with other recreation, optimal and effective use of the site.

Economic Vitality - Cost recovery potential & financial stability, prominent frontage, proximity to compatible amenities & synergy with local businesses.

Stewardship of Funding - Site development cost (on-site and off-site improvements), challenging site conditions (topography and soil), value-added design.

Supports Accessibility & Belonging - Balanced & complimentary services to all, preserves/enhances outdoor recreation amenities and future versatility, provides access to a variety of transportation modes.

Regulatory Approval - Avoids wetlands, streams and steep slopes, no lengthy permit and approval process.

The scoring of the site showed it was heavily favored over the CGS site. Whatley brought up that sidewalks should not be an issue as most people, even where sidewalks are located, walk in the street and Watkins agreed. Osterlund brought up that another category that named the current pool should be added to allow the public to know why that site was removed which was discussed that there is no room for expansion other than into City Park. Shaffer added that there are more issues for each site than sidewalks, which needed to be the deciding factor. Greiner stated that she would like to maintain adequate off-street parking for each location. Whatley brought up that the CGS site was more residential and less available to expand, and it would be the ideal spot for housing. Richardson stated that she was in favor of the industrial site. Durfey stated that the Industrial site was buzzing from the electric substation nearby that was noisy. After lengthy discussion, it was the consensus of the committee to move forward with placing the new pool at the Industrial site (corner of Cottonwood Lane and Main Street).

Banda will do another draft of the matrix, adding the current pool.



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2.1. Old Condon Grade School Site

2.2. Industrial Site

3. POOL REVIEW OF OPTIONS AND DESIGN WORKSHOP - 11:45 A.M. - 12:15 P.M.

3.1. Sample Pool Designs - Previous Workshop

Nachreiner had the committee review four pool designs that included the initial design that the committee approved at the August meeting, plus added different recreational features — water slide, hot tub, vortex pool. Committee member Molly Fatland submitted a letter of her concerns with the pool designs which focused on the ability to have swim lessons and staffing issues. It was discussed that the depth of the water was the issue for lessons which was addressed by the consultants to be done in the deeper portions of the zero gravity pool or to use platforms in the lap portion of the pool. Shaffer asked if the pool could easily be adapted for swim lessons, with consultants Nachreiner and Caron stating, "yes."

It was discussed that swim lessons were an important or critical part of the pool operation, but also noted that it needed to provide recreational benefits to attract users. Durfey asked if the zero-entry portion of the pool could be wider to accommodate more swimmers, which the consultants stated that they will put that in the plan. There was a discussion regarding lifeguard requirements on slides and if the pool could be done in phases with some of the recreation items. Nachreiner stated that if the item was within the pool, it would be expensive to wait until it was ready in several years, but if there is a separate feature, the plant could include piping under pool deck for future expansion. Some of the in-pool items included bubblers in the zero depth entry.

4. BATHHOUSE & ACCESSORY REVIEW OF OPTIONS & DESIGN WORKSHOP 12:15 P.M. - 12:45 P.M.

The committee reviewed bathhouse options that would include the ability to have the restrooms open for use even when the pool is not open. If the pool was located at the Industrial Site, it would allow the participants and spectators at the Little League to have bathrooms instead of renting portable bathrooms. The bathhouse included separate men's and women areas of showers and toilets, plus family changing areas which would be self-contained with a shower and toilet. Greiner stated that pool manager Johnson had mentioned that it would be helpful to have a staff bathroom that was not shared with pool users. Consultants made some adjustments to have a private bathroom/shower connected to the office/check-in area. The recommended design had the family changing rooms available from the pool deck.

It was also discussed the need for shade on the pool deck was also discussed and the location of the pool house in relation to the pool to cut down the southwest winds. The committee also agreed to add cement pads with water and electricity to the design for food trucks.

5. WRAP-UP & NEXT STEPS - 12:50 P.M. - 1 P.M.

Next steps are to compile the information from the meeting today and bring it back with set plans for the Industrial Site location.

6. ADJOURN - 1 P.M.

Meeting was adjourned at 1:45 p.m.