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**CITY OF CONDON  
WORK SESSION AGENDA  
POOL COMMITTEE  
Thursday, October 16, 2025, 4:00 PM  
CONDON CITY HALL**

**1. CALL THE MEETING TO ORDER**

Meeting was called to order at 4:01 p.m.

**Present:** Mayor Dustan Hall; Councilor Mike Durfey, Pool Manager Shellie Johnson, Community members - Guy Whatley, Molly Fatland, Gilliam County Commissioner Leah Watkins, Cindy Osterlund, Steve Shaffer (zoom); Staff & Contractors - City Administrator Kathryn Greiner, Justine Banda - Opsis, Sarah Burk - Opsis & Scott Caron, Ballard\*King.

**Absent:** Community Member Amanda Richardson; Contractors - Chirs Roberts-Opsis, Ryan Nachreiner-WTI.

**2. GUIDING PRINCIPLES REVIEW - 4 PM - 4:10 P.M.**

The committee briefly reviewed the guiding principles that were agreed upon at the previous meetings. Key words include welcoming, safe, full accessible, promote community health and wellness, right-sized facility, versatility, foster synergy, new and engaging program opportunities, environmentally responsible and energy-efficient, maximize the value, financially sustainable manner and earns strong community support.

**3. SITE COMPARISON REVIEW - 4:10 PM - 4:40 PM**

**3.1. Sites - Condon School District, Old Condon Grade School & Industrial Site**

Contractors brought back the chart comparing the sites and included the current pool site on the chart. Fatland stated that she was not in favor of the Industrial site and Johnson agreed. Durfey stated that he has heard from parents that they like the Condon Grade School (CGS) site and suggested that a park or playground be built at the same time. Whatley stated that the community of Lone has built their new facilities across town from the school and distance is not an issue.

Banda stated that they did not want to overbuild the pool, but wanted to add interesting activities that would increase usage and revenue. Caron stated that the current location, due to the elevations, it may be unable to obtain permits. This has to do with ADA access that would not allow enough space for the required paths.

**4. SITE DESIGN WORKSHOP - 4:40 PM - 5:50 PM**

**4.1. Pool Design Review**

Burk went through the pool design, noting that it is mindful to block the southwest wind and allowing space for a playground or food truck area. It was noted that the zero-entry pool was expanded for lessons. There are slides for older children and a shaded area for gathering while at the facility. Fatland had concerns with the site lines in the proposed grassy area and Shaffer asked if the wall or fence could be moved to near the equipment building for visibility. The committee discussed adding bleachers outside the fence for viewing the lap pool and shade options that would not detract from the morning sun warming the pool. The design has solar panels and wind turbines and contractors believe this could be a net-zero facility. It was discussed to add EV charging stations and a solar carport in the parking area. The team will identify zones for additional outdoor recreational activities such as pickleball, playground, skate park or a basketball court.

**4.2. Bathhouse Design Review**

The committee reviewed the design that has the bathroom and locker rooms laid out to allow use for other activities in the area without allowing access to the pool deck. The Little League fields could use the restrooms during their season or potential future activities — playground or pickleball courts. Concerns about visibility from the check-in area and access from the hallway towards the bathrooms which Opsis will remove the storage closet by check-in and create an additional entrance. It was also discussed adding drinking fountains or bottle filling stations on deck for users. The design showed no roof over the hallway from the entrance to the pool deck and the committee asked that a roof be installed on that area.



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Burk reviewed materials to be used on the bathhouse, which included stone, metal, wood and material that will allow light to come in but allow privacy.

**4.3. Additional Program**

No additional programming was discussed.

**4.4. Massing Study**

Massing study was not discussed.

**5. WRAP-UP & NEXT STEPS - 5:50 PM - 6 PM**

Opsis will send out the designs for CA Greiner to distribute the committee for any additional comments. Once the design team has any additional comments, they will put together the information in a final report for the committee. This report will include basic financial information on construction and operational costs.

**6. ADJOURN**

Meeting was adjourned at 5:18 p.m.