

Greater Toledo Pool Recreation District
Board of Directors Work Session
Minutes
January 19, 2026, 3:00 p.m.
Toledo Library Meeting Room
173 NW 7th Street, Toledo, OR 97391

Directors Present: Roy Kinion, Peter Vince, Rachael Wallace, and Amanda Hockema

Excused: Kay Chambers

Staff Present: Hal Wallace

Guests: Sid Scott and Tim Gordon, Scott Edwards Architecture

Community Members: Jim Chambers

Other: Deb Hite, GTPRD Recorder

1. Call to Order: Meeting was called to order by President R. Kinion at 3:03 p.m.

2. Roll Call:

Establish Quorum: A quorum was established.

3. Scott Edwards Architecture Pool Options and Costs:

a. **Pool Options**—H. Wallace briefly updated S. Scott and T. Gordon on what the board is looking for in options: a pared-down design of the existing pool plan and a bare-bones design that may include an outdoor pool. There was discussion of possible public bond options and what the GTPRD could fund without a bond. It was determined that the earliest the pool could go for a bond would be November 2026. There was discussion of the lottery grant and when funds need to be spent. A question was asked concerning SEA and what they believe can happen to make the cost of the pool less. S. Scott presented three ideas on the subject:

1. Upgrade the current building: electrical, plumbing, and a roof. He believes this could be accomplished with the funds the pool currently has. To get started, the first thing to do would be to have a capital assessment done on the current building. He explained that would involve walk-throughs of contractors that may be involved in the project. The contractors would then be able to determine what is needed for the upgrades along with projected costs. With the upgrades, he believes the existing pool could then operate for another 20 to 25 years.
2. Build an outdoor 6-lane pool, keeping the existing locker rooms and entrance. The excavation would only be the actual pool site itself; the new pool would be built away from the building to help stabilize it during excavation and construction. In his opinion this option would be around \$6 million. This option would not leave much money for refurbishing the existing building.
3. The last option would be to pare down the design submitted earlier by SEA. S. Scott estimated that cutting back on various items but still getting new changing rooms would be around \$10-\$12 million.

There was discussion on all of the options presented as well as phasing in parts of the design in later years. The board asked SEA if they would develop proposals for all of the above options. SEA believes that they could have the proposals completed within the next 10 days or so. There was discussion on how to go about engaging the public; S. Scott stated that SEA could host community meetings to educate the public with the different possibilities surrounding the pool. There were questions regarding seismic upgrades on options 1 and 2; S. Scott stated that the project would not trigger those upgrades.

- 4. Strategies to Move Forward**—After receiving and reviewing the information from SEA, the board will then determine a plan for moving forward.
- 5. Upcoming Meetings:**
 - a. February 9, 2026, Board of Directors Regular Meeting, 6:00 p.m. in the Toledo Library meeting room.
- 6. Adjournment**—R. Kinion adjourned the meeting at 4:05 p.m.

Respectfully submitted,

Debra Hite
Recorder

Roy Kinion, President

Date

Debra Hite, Recorder

Date