

Executive Summary – Pool House Work Session

- **Date & Time:** January 20, 2026, 7:03 PM
 - **Attendees:** Mayor Southard, Councilpersons Koss, Grant, Camara, and Pinter; Fiscal Officer Jeff Wilcheck; representatives from **Brandstetter Carroll** (project architects); and community members from the **MPCA**.
 - **Purpose:** Review and refine the proposed **Pool House design plan** following prior feedback, focusing on layout optimization, ADA compliance, aesthetics, cost control, and community engagement.
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1. Building Layout & Space Optimization

- The building design currently measures **~2,400 sq. ft.**, with a goal to **reduce to ~2,000 sq. ft.** for budget efficiency.
 - **Key Layout Elements:**
 - Central **breezeway** for pool access and ventilation.
 - **Office/check-in area** and **guard room** on the right side.
 - **Concessions area** with service windows facing both the pool and covered seating area.
 - **Concession storage** doubling as a **mechanical space** (includes water heater).
 - **Family restrooms** and **shared men's/women's restrooms**, all ADA accessible.
 - **Janitor/mechanical space** consolidated for efficiency.
 - **Restroom Design Feedback:**
 - Broader stalls to accommodate parents with children.
 - Inclusion of **changing tables** (standard and adult-sized).
 - Review of **plumbing chase** access for maintenance.
 - Confirmation that all sinks will meet **ADA accessibility standards**.
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2. Doors, Access, and Circulation

- Discussion of **door placement** to balance accessibility, aesthetics, and safety:
 - Overhead “man door” required for **egress** compliance.
 - Proposal to **simplify side access** with a single wider (3'-6”) door.
 - Desire to avoid excess doors on the pool-facing façade to maintain a clean visual appearance.
 - Agreement to **revise breezeway gate** design to achieve an open, inviting entry compliant with Ohio Department of Health standards.
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3. Concession Area Design

- **Challenges:**
 - Limited wall space for refrigerators and freezers.

- Need to balance workflow with equipment placement.
 - **Solutions Proposed:**
 - Swap **hand sink** and **three-compartment sink** to free up wall space.
 - Consider **combo sink units** and **under-counter fridges** for efficiency.
 - Explore **outdoor beverage fridges** under service counters (noted as costly).
 - Evaluate **door placement** for equipment access w/o compromising aesthetics.
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4. Architectural Aesthetics & Materials

- **Design Style:** Mid-Century Modern inspiration.
 - **Proposed Materials & Finishes:**
 - Combination of **CMU block** with **lap siding** for textural variation.
 - Discussion on introducing **fiber cement siding** instead of wood for lower maintenance.
 - **Color palette ideas:** Sage green, teal, blue, orange, and tan to evoke a **tropical, summery aesthetic** while fitting Minerva Park's natural setting.
 - Consensus to **show multiple color/material options** to Council and the public before finalization.
 - **Additional Aesthetic Notes:**
 - Integrate a **larger "Minerva Park Pool" sign** and potential **textured backdrop** for visual interest.
 - **Roofing:**
 - Metal roof over restroom wing (minimum slope for drainage).
 - Membrane roof (TPO or similar) over concessions wing.
 - Preference for **white or light gray** roofs to reduce heat gain; avoid black.
 - **Windows:** High transom or awning windows for natural light and ventilation.
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5. Mechanical, Structural, and Cost Considerations

- **Square footage reduction** to be achieved mainly through layout tightening, not loss of function.
 - Ongoing collaboration with **structural engineers** to identify **most cost-effective framing and materials**.
 - Plumbing and electrical needs deemed "basic and fixed," with limited cost flexibility.
 - Evaluation of **water heater placement** (ceiling-mounted suggested to free floor space).
 - Discussion of **roof structure and ventilation**, especially for unheated, open-ceiling areas.
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6. Community Engagement & Next Steps

- **Public Open House:** Planned for **early to mid-February 2026** to present color and material options for community feedback.

- Tentative dates discussed: **February 9th or 11th**, 6:30–7:00 PM start.
 - Brandstetter Carroll to prepare:
 - **Updated renderings and color/material boards.**
 - **Cost and structure refinement** based on updated design choices.
 - Possible **Teams review session** with Council prior to the open house.
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7. Overall Consensus

- Council and designers aligned on:
 - Maintaining **core layout** and **breezeway concept**.
 - Pursuing **cost savings** through minor size and material adjustments.
 - Balancing **modern style** with **community character**.
 - Presenting **multiple visual options** for final community input before final design approval.
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Key Takeaway

The Pool House project is progressing toward final design refinement, with clear attention to **functionality, accessibility, aesthetic cohesion, and fiscal responsibility**. The Council, design team, and community are collaboratively shaping a **modern, vibrant, and practical facility** reflective of Minerva Park's identity.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor