

Executive Summary: Village Council Work Session – May 7, 2026

In attendance: Council members Grant, Pinter, Koss, Martin, Paessun, and Camara
Also in attendance: Mayor Southard, Attorney Joe Bachelor, Planner Fischer,
Representatives of Brandstetter-Carroll

Primary Topics:

1. Pool Facility / Concession & Restroom Building Design Review
 2. Budget & Scope Reduction Discussion
 3. Administrative and Ordinance Updates
 4. Noise, Parking, and Community Ordinance Policy Review
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1. Pool Facility Project Review

Project Status

Brandstetter-Carroll presented updated construction drawings and design refinements for the proposed pool support facility, including:

- Restrooms
- Concession stand
- Guard/check-in areas
- Storage
- Mechanical space
- Breezeway entrance

The architects stated the project is currently:

- In construction document development
- Under internal quality-control review
- Being prepared for:
 - permit submission,
 - bidding,
 - and potential fall 2026 construction start

Proposed Timeline

To maintain the goal of construction immediately after swim season:

- Bids should ideally be issued by end of June
- Bid review and contractor selection in July
- Construction awards in August
- Construction start after Labor Day / pool closure

Architects estimated construction duration at approximately:

- September through late spring
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2. Facility Design Overview

Building Size

- Approximately **2,400 square feet**

Architectural Features

- Mid-century modern appearance
- Dual mono-slope rooflines
- Concrete masonry unit (CMU) construction
- Clerestory translucent polycarbonate windows
- Open interior ceilings for airflow and natural light

Functional Areas

Pool Entry / Check-In

- Central breezeway entrance from parking lot
- Guard/check-in station
- Office access

Concession Area

Includes:

- Concession counter
- Storage room
- Ice maker
- Freezer/cooler
- Three-compartment sink
- Handwashing sink
- Stainless prep table

Restroom Facilities

Current plan includes:

- Two multi-stall restrooms
- Three private/family restrooms
- Two shower-equipped family restrooms
- Janitorial and mechanical spaces

3. Budget Concerns & Cost Discussion

Estimated Construction Cost

Architects reported:

- Current estimated construction cost: **~\$900,000**
- Recommended contingency: approximately **\$50,000**
- Total projected exposure: nearly **\$950,000+**
- Professional fees already incurred were NOT included

Original Working Budget

Council referenced:

- Original target budget: approximately **\$600,000**

Cost Per Square Foot

Estimated range discussed:

- \$300–\$375 per square foot

Council expressed substantial concern that:

- Actual bids may exceed estimates
- Previous village projects significantly exceeded projected pricing

Several members noted prior examples where:

- Municipal projects came in hundreds of thousands above estimates
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4. Scope Reduction Discussions

Council spent extensive time discussing ways to reduce project costs while preserving functionality.

Major Cost Reduction Concepts Discussed

A. Reduce Building Square Footage

Council repeatedly emphasized:

“Nothing else matters if we don’t reduce square footage.”

Potential target:

- Reduce from 2,400 sq. ft. closer to:
 - 1,600–2,000 sq. ft.
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B. Eliminate or Reduce Family Restrooms

Potential changes:

- Remove exterior family restroom blocks
- Consolidate showers into larger ADA stalls
- Maintain code-required restroom counts while reducing footprint

Discussion included:

- ADA accessibility
 - Adult changing accommodations
 - Pool capacity requirements
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C. Shrink Concession Area

Concerns raised that:

- Current concession footprint may be significantly oversized
- Existing concession operations function in a much smaller space

Ideas included:

- Galley-style concession layout
 - Shared/flexible office-concession space
 - Reduced storage
 - Rough-in utilities now for future expansion later
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D. Reduce Breezeway Width

Discussion centered on:

- Whether current 12-foot breezeway is oversized
- Possible reduction to:
 - 8–10 feet

Council physically measured and debated stroller/wheelchair circulation requirements.

E. Material Simplification

Potential savings discussed:

- Eliminate glazed decorative block
- Use standard painted CMU
- Reduce accent materials and architectural treatments

However, architects noted:

- Material substitutions alone would not achieve needed savings
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F. Alternate Bid Packages

Architects proposed creating alternates for:

- Concession fit-out equipment
- Decorative materials
- Counters/cabinetry
- Other non-essential finishes

This would allow:

- Core shell construction now
 - Deferred interior upgrades later if bids exceed budget
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5. Concession Operations Discussion

Council discussed long-term philosophy regarding concessions:

- Revenue generation vs. resident amenity
- Whether a full concession operation remains necessary
- Possibility of simplified service or vending-only approaches

Important operational considerations included:

- Health department requirements
- Three-compartment sink requirements
- Licensing limitations
- Ability to prepare/sell hot food

Staff noted:

- Removing food-service infrastructure now could create expensive retrofits later
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8. Grant Compliance Concerns

Council discussed the importance of:

- Maintaining alignment with the original grant application

Specifically:

- The facility must remain a functional pool/concession support structure
 - It cannot evolve into a generic shelter/pavilion inconsistent with grant intent
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7. Additional Administrative Updates

Tree Removal

Administration reported:

- Additional dead cottonwood tree identified
 - Updated estimates requested
 - Davey Tree expected to perform work
 - Property owner agreements already signed
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Solicitor Permit Ordinance Update

Administration proposed:

- Six-month solicitor permit: **\$60**
- One-year permit: **\$100**

Additional revisions:

- Simplify expiration dates
- Remove Social Security number collection

Council generally supported preparing legislation for future approval.

8. Noise Ordinance Review

Village legal counsel presented:

- Existing noise ordinance framework
- Comparisons with nearby municipalities

Current Ordinance

Noise violations currently exist when:

- Sound is audible beyond 50 feet from property line, OR
- Noise exceeds 85 decibels

Attorney emphasized:

The “or” language provides enforcement flexibility.

Topics Discussed

- Motorcycle and recreational vehicle noise
- Commercial noise concerns
- Lawn equipment

- Leaf blowers
- Long-duration nuisance noise
- Electric vs. gas-powered equipment trends
- Event and entertainment exemptions

Council generally favored:

- Keeping ordinances relatively simple and enforceable
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9. Public Records & Police Body Camera Requests

Discussion included:

- Potential fees for body-camera footage requests
- Costs associated with redaction and staff time
- Concerns over excessive or frivolous public records requests

Council directed further discussion with:

- Police Chief
 - Village Solicitor
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10. Street Parking Ordinance Discussion

Legal counsel began reviewing:

- Existing parking restrictions
- Benchmarking from other communities

Topics included:

- Parking near stop signs
- Parking on wrong side of streets
- Cul-de-sac visibility concerns
- Commercial vehicle parking

Discussion remained preliminary and policy-oriented.

Motion to enter executive session under ORC 122.22(G)(1) to discuss compensation of a public employee made by Council President Camara; 2nd by Councilperson Paessun. Motion approved with unanimous “aye” vote.

Key Themes & Takeaways

Strong Budget Concern

Council appeared unified that:

- The project in its current form exceeds acceptable budget expectations

Priority on Reducing Size

Most members agreed:

- Meaningful savings require reducing square footage
- Minor “nickel-and-dime” changes alone will not solve the budget gap

Maintain Functionality

Despite reductions, council generally wants to preserve:

- ADA accessibility
- Modern appearance
- Basic concession functionality
- Family usability

Need for Rapid Revision

Council requested:

- Revised concepts and reductions before end of May
 - Updated pricing scenarios
 - Alternate options to help guide decisions before bidding deadlines
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Action Items

Brandstetter-Carroll

- Revise design concepts with reduced square footage
- Explore restroom consolidation
- Reconfigure concession layouts
- Provide alternate material/construction options
- Return updated estimates before end of May

Administration

- Continue tree removal coordination
- Prepare solicitor permit ordinance revisions
- Coordinate discussions regarding body-camera request fees

Council / Legal

- Continue ordinance discussions regarding:
 - Noise, Parking, Commercial vehicle regulation, rec. vehicle concerns

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor