

## **Executive Summary**

### **Pool House Town Hall Meeting – July 15, 2026**

#### **Purpose of the Meeting**

The Town Hall was held to gather community feedback on three proposed pool house design concepts before the Village proceeds with final design and competitive bidding. Officials emphasized that the project has reached a critical decision point due to grant funding deadlines and the need to begin construction planning in time for the next off-season. The meeting was intentionally structured as an open discussion, allowing residents, council members, staff, and the project architect to evaluate the designs, ask questions, and identify priorities before council authorizes preparation of bid documents.

---

## **Executive Summary**

### **Overall Project Status**

Village leadership explained that the project has already undergone several rounds of redesign after earlier concepts exceeded the available budget by a significant margin. Over the past several months, the design team has reduced square footage, simplified building layouts, and identified cost-saving alternatives to bring the project within the current funding allocation.

Key project realities discussed included:

- The Village has secured grant funding that must be utilized within a limited timeframe.
  - Bid documents must be completed soon to maintain the project schedule.
  - Current drawings are conceptual and can still be modified before final construction documents.
  - Final costs will not be known until competitive bids are received.
  - Council must soon select a preferred concept in order to proceed.
- 

## **Design Alternatives**

Three conceptual layouts were presented.

### **Primary Differences**

Discussion centered primarily around two leading concepts:

#### **Option A – Side Entry (No Breezeway)**

Features include:

- Exterior access to restrooms
- No central breezeway
- Metal roof shown in concept
- Greater flexibility for outdoor gathering space
- Potentially more usable exterior event space

Supporters believed this option:

- Creates more multifunctional outdoor space
  - Better accommodates future food trucks and community events
  - Maximizes flexibility for future expansion
-

## **Option B – Central Breezeway**

Features include:

- Enlarged central breezeway similar to the existing facility
- Shingle roof in conceptual pricing
- Office located adjacent to the breezeway
- Improved visibility across the facility for pool staff

Supporters felt this design:

- Better controls pedestrian traffic
  - Improves supervision of patrons
  - Preserves a familiar circulation pattern
  - Better supports pool operations and safety
- 

## **Third Concept**

A third layout remained under consideration but generated less discussion because:

- It provided larger interior spaces,
  - but presented storage challenges,
  - and raised questions about overall functionality despite remaining within budget.
- 

## **Major Themes from Public Discussion**

### **1. Budget Remains the Highest Priority**

Throughout the meeting, officials repeatedly stressed that:

- Every design decision has financial implications.
- Additional square footage quickly increases costs.
- Current concepts represent months of value engineering.
- Bid prices have historically exceeded estimates.
- Further enhancements may only be possible as alternates after bids are received.

Examples of potential cost alternates included:

- Metal versus asphalt roofing
- Additional storage
- Expanded breezeway width
- Interior modifications

The consensus was that protecting the project's affordability is essential to ensuring construction moves forward.

---

### **2. Balancing Functionality with Cost**

Many participants recognized that the project must balance competing priorities.

Desired features included:

- Larger restrooms
- Family restroom
- Better concession facilities
- Staff workspace
- Storage

- Janitorial space
- Lifeguard accommodations
- Mechanical systems
- Future flexibility

However, every additional room increases project cost.

Council members acknowledged that the final building cannot satisfy every wish list item and instead should emphasize multipurpose spaces wherever possible.

---

### **3. Staff Operational Needs**

Pool Manager John's experience was frequently referenced.

Operational priorities identified included:

- Ability to monitor the pool from the office
- Efficient check-in operations
- Safe supervision of patrons
- Effective crowd control
- Convenient concession operations

While John initially preferred the breezeway design, discussion suggested that similar visibility could potentially be achieved through revised office placement or additional windows, reducing the need for a breezeway solely for supervision purposes.

---

### **4. Future Flexibility**

Several residents encouraged designing the facility for uses beyond daily pool operations.

Ideas included:

- Community event space
- Food truck access
- Outdoor dining patio
- Flexible office/community room
- Vending machines
- Future concessions expansion

Supporters of the side-entry concept argued that maximizing outdoor circulation could create greater long-term value for the community.

Others preferred maintaining the breezeway because of its immediate operational advantages.

---

### **Concession Operations**

Concessions generated one of the meeting's longest discussions.

### **Current Financial Performance**

Village officials shared historical financial data showing concessions currently operate at a loss.

Examples discussed:

- 2023 sales approximately **\$13,000**
- Costs exceeded **\$20,000**
- 2024 sales approximately **\$12,800**
- Costs exceeded **\$16,000**
- 2025 sales approximately **\$10,600**
- Costs exceeded **\$17,900**

These figures prompted discussion regarding whether additional investment in concession facilities is justified.

---

### **Arguments for Investing**

Supporters argued that:

- Better facilities allow expanded food offerings.
- A three-compartment sink enables a higher food service license.
- Improved concessions enhance the visitor experience.
- Expanded menu options could increase revenue.
- Concessions represent an important community amenity even if they are not highly profitable.

Examples mentioned included:

- Hot foods
- Pizza
- Pretzels
- Popcorn
- Roller grill items

Current licensing restrictions prevent preparation or serving of many of these items.

---

### **Alternative Ideas**

Participants also proposed:

- Food trucks
- Outdoor dining areas
- Vending machines
- Cashless payment systems
- Seasonal vendors
- Community event concessions

These alternatives were viewed as ways to improve food service while reducing staffing demands and operational costs.

---

### **Accessibility and Code Compliance**

The meeting highlighted several required improvements driven by modern building codes.

These include:

- ADA-compliant circulation
- Wider walkways
- Accessible restrooms
- Family restroom
- Required showers
- Required entrance/exit gates
- Updated plumbing
- Mechanical access
- Health department food service standards

Officials stressed that many design decisions are dictated by state code rather than preference.

---

### **Storage Concerns**

Storage emerged as one of the most frequently discussed shortcomings.

Concerns included:

- Food storage
- Chemical storage
- Janitorial supplies
- Lifeguard equipment
- Event supplies
- Mechanical equipment

Several participants encouraged maximizing flexible storage space without increasing the overall building footprint. Designers explained that combining mechanical and service areas represented a compromise intended to reduce construction costs while preserving usable square footage.

---

### **Future Pool Replacement**

Officials clarified that the pool house project represents only the first phase of a much larger modernization effort.

A nationally recognized aquatic consultant recently evaluated the existing pool and concluded:

- The current pool has been exceptionally maintained.
- Repairing the existing pool would likely cost more than replacement.
- A future replacement project should be planned.

This second phase will eventually address:

- Pool basin replacement
- Mechanical systems
- Decking
- Filtration
- Compliance with current Ohio pool regulations

The community was encouraged to view the pool house as the foundation for future improvements rather than the project's conclusion.

---

## Community Feedback

Overall, attendees appeared supportive of moving the project forward.

Major observations included:

- No participant advocated abandoning the project.
- Most believed each concept had strengths.
- Opinions were divided primarily over the breezeway.
- Residents appreciated the opportunity to influence the design.
- Community members encouraged continued flexibility before final plans are completed.

Near the conclusion of the meeting, organizers considered asking attendees to vote informally among the three concepts to help guide council's next steps.

---

## Next Steps

Village officials indicated that council is expected to:

1. Select a preferred conceptual layout.
2. Authorize preparation of construction bid documents.
3. Continue refining details before final plans are issued.
4. Solicit competitive bids.
5. Review pricing and determine whether project adjustments are necessary before awarding a construction contract.

Officials emphasized that selecting a concept does **not** finalize every design detail; additional refinements remain possible before construction begins.

---

## Overall Conclusion

The Town Hall demonstrated broad community support for replacing the aging pool house while recognizing the difficult balance between fiscal responsibility and long-term functionality. Residents generally agreed that the new facility should prioritize safety, accessibility, operational efficiency, and adaptability for future community use. The principal remaining policy decision centers on whether a central breezeway or side-entry layout best serves both current pool operations and the Village's long-term vision for the site. Despite differing opinions on specific design features, there was strong consensus that the project should move forward promptly to preserve grant funding and maintain the construction schedule.

---

Jeffrey Wilcheck, Fiscal Officer

---

Tiffany Southard, Mayor