

Village Council Pool Work Session

Date: June 18, 2026

Time: 7:04 PM

Purpose: Review the condition of the Village pool, discuss renovation versus replacement options, evaluate potential next steps, and hear expert input from aquatic consultant Kurt Carman.

Attendance: Council Members Camara, Grant, Martin, Koss, Pinter & Paessun; Mayor Southard, Kurt Carman of Ohio Aquatic Council

Executive Overview

Council met with aquatic industry consultant **Kurt Carman** to gain an independent assessment of the Village pool and discuss potential paths forward. The discussion centered on a fundamental concern shared by several council members: **the Village lacks sufficient technical information about the current condition of the pool to confidently determine whether renovation or replacement is the most responsible investment.**

Mr. Carman reviewed available information, highlighted significant unknowns regarding the facility's structural and mechanical systems, and recommended a formal condition assessment before major decisions are made. He expressed concern that key questions about the pool's structural integrity, filtration capacity, leaks, and underlying support systems remain unanswered.

The session concluded with general support for obtaining a professional site assessment and written report to establish a factual baseline for future decision-making.

Current Project Status

The Village is currently pursuing a **two-phase approach** to pool improvements:

Phase 1 – Pool House Renovation

- Architectural work is underway.
- Goal is to begin construction after the 2026 pool season.
- Objective is to complete the pool house before the 2027 pool opening.

Phase 2 – Pool Renovation or Replacement

- Construction would occur after the 2027 season.
 - Council acknowledged that discussions regarding the pool itself have been ongoing for approximately three to four years.
 - Members indicated they are now seeking expert guidance to move toward a final decision.
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Grant Funding Update

Council discussed several funding opportunities currently being pursued.

Potential State Grant

- The Village is pursuing approximately **\$500,000 in grant funding** for pool construction.

- The grant was initially denied but later reconsidered when another recipient was unable to utilize the funds before expiration.
- State officials requested additional documentation, including:
 - Detailed project cost breakdowns
 - Survey information
 - Concept sketches
 - Supporting planning materials
- The Village submitted the requested information and is awaiting a response.

Previous Grant Successes

- Council referenced a successful baby pool project funded through an ODNR grant.
- Members also discussed lessons learned regarding grant requirements, engineering certifications, and architectural costs.

Key Findings and Concerns Raised by Consultant

1. Lack of Definitive Facility Data

Mr. Carman repeatedly noted that Council could not confidently answer basic technical questions regarding:

- Pool volume
- Structural condition
- Extent of leakage
- Condition of walls
- Existing filtration performance
- Existing engineering documentation

He stated that renovation decisions cannot be responsibly made without this information.

2. Structural Integrity Concerns

Mr. Carman identified several issues that warrant investigation:

Hydrostatic Protection

- The pool's hydrostatic relief system appears to be missing or inoperable.
- Previous documentation reportedly found the hydrostatic valve concreted over.
- Failure of this system may have contributed to past floor heaving and cracking events.

Pool Leaks

- While leakage appears reduced due to recent repairs, the consultant emphasized that ongoing leaks could:
 - Increase operating costs
 - Wash away supporting soils beneath the pool
 - Create voids under the structure
 - Compromise long-term stability

Potential Voids Beneath the Pool

- Carman shared examples from similar aging facilities where significant underground voids developed beneath leaking pools.
 - He stressed the importance of understanding what lies beneath the existing structure before any renovation strategy is selected.
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3. Steel Wall Condition

The consultant questioned the condition of the pool's steel walls.

Observations included:

- Evidence of recurring rusting and repainting.
- Concerns that deterioration may exist behind visible surfaces.
- Questions about corrosion protection and long-term structural performance.

Council members noted:

- Significant repainting efforts have occurred in recent years.
 - Rust continues to reappear despite prior rehabilitation work.
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4. Filtration and Water Circulation

Mr. Carman expressed concern regarding the current filtration system.

Topics discussed included:

- Turnover rates
- Pump sizing
- Filter capacity
- Water circulation efficiency
- Water levels relative to gutter operation

He suggested the system may not be operating as efficiently as intended and recommended a detailed review as part of any facility assessment.

Renovation vs. Replacement Discussion

A major focus of the meeting was determining whether the Village should renovate the existing facility or construct a new pool.

Consultant Perspective

Mr. Carman stated that:

If renovation costs approach 50–60% of new construction costs, replacement generally becomes the preferred option.

However, he emphasized that the Village currently lacks sufficient information to determine where that threshold lies.

Preliminary Opinion

Based on information currently available, Carman indicated that:

- The most cost-effective solution may be to remove the existing pool and construct a new pool within the existing footprint.
- Reusing the site avoids major excavation and site work costs.

- The Village could retain the general character and functionality of the current pool while upgrading systems and extending useful life.
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Cost Discussions

Several cost estimates were discussed:

Prior Concept Plan

- MKSK conceptual plans totaled approximately **\$6.1 million**, including:
 - Pool
 - Pool house
 - Landscaping
 - Parking improvements
 - Site amenities and furnishings

Consultant Estimate

Carman estimated:

- Replacement of the existing pool with a similar facility could potentially be achieved for approximately **\$1.8 million**, excluding broader site improvements and amenities.

Council members expressed interest in obtaining more accurate pricing based on a clearly defined scope of work.

Procurement and Delivery Methods

The group discussed approaches for project development.

Design-Build Option

Mr. Carman suggested:

- Design-build could be a more economical approach.
- Many pool contractors have engineering resources available.
- The Village should focus on clearly defining project requirements and performance expectations.

Competitive Evaluation

He recommended obtaining proposals from several qualified commercial pool builders and evaluating:

- Technical approach
 - Cost
 - Warranty
 - Long-term maintenance implications
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Consultant Services Proposal

Mr. Carman outlined three possible service levels:

1. Consultation as Needed

- Hourly consulting rate:
 - **\$187.50 per hour**

2. Formal Site Survey

- Comprehensive written assessment of facility condition.
- Cost:
 - **\$3,435**

Deliverables would include:

- Site inspection
- Review of historical records
- Review of operational data
- Written findings
- Recommendations for maintenance, renovation, or replacement planning

3. Owner's Representative Services

- Broader project management and oversight role.
- Scope and cost dependent on project needs.

Council Discussion and Direction

Council members repeatedly emphasized:

- Frustration with years of planning without clear answers.
- Desire for objective, unbiased information.
- Need to understand existing conditions before spending substantial funds.
- Importance of presenting defensible information to residents and stakeholders.

There appeared to be broad support for obtaining a professional assessment that would:

- Establish a common factual foundation.
- Clarify structural and operational issues.
- Guide future design and funding decisions.
- Improve public communication regarding the project.

Action Items

Administration

1. Obtain a written consulting proposal and agreement from Kurt Carman.
2. Review proposal language with staff and council leadership.
3. Issue a purchase order if proceeding with the site assessment.

Records Research

1. Review Village archives and file cabinets for:
 - Original pool plans
 - Historical engineering documents
 - Prior estimates and reports.
2. Contact Patterson or other prior contractors to determine whether original plans or historical records remain available.

Future Planning

1. Consider commissioning the formal site survey and written condition report.
2. Use findings to determine whether renovation or replacement is the most financially responsible option.
3. Continue pursuing grant funding opportunities while technical evaluation proceeds.

Conclusion

The work session provided Council with its most detailed technical discussion to date regarding the future of the Village pool. The primary takeaway was that major decisions about renovation, replacement, scope, and funding should be postponed until the Village obtains a comprehensive assessment of the facility's actual condition. Council expressed strong interest in engaging an independent aquatic expert to establish a factual baseline, reduce uncertainty, and guide future capital planning efforts.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor