

# *Town of North Hills*

Town of North Hills  
Council meeting minutes  
November 12<sup>th</sup>, 2020

The meeting was called to order at 7:30PM by Mayor Dale Baumgartner at the Waverly Fire Department to accommodate the larger than expected attendance for the pool purchase presentation that was on the agenda. In attendance was Dale Baumgartner, Don Stemple, Chris Nahley, Cheney English, Regina Smith and Fred Newberry. Absent Angela Cole. In addition to council members, there were an additional 9 residents, Chad Newell (town accountant) plus Virtual online guests. There also were 2 in attendance from the pool board to answer questions. Most of the meeting was devoted to the pool acquisition info sharing and fielding questions.

## **Minutes**

A motion to approve the October 22<sup>nd</sup> minutes as amended was made by Cheney English, seconded by Chris Nahley, approved by council.

## **Town business**

Don Stemple gave a Power Point presentation on the pool acquisition options being considered. After the presentation, time was spent on fielding questions. The following is the Power Point presentation that Don gave.

# *Town of North Hills*

## North Hill Swim & Racquet Club Acquisition Proposal

- We're here to discuss the future of the North Hills Swim & Racquet Club
- We are very fortunate that the founders of the town had the vision to build this recreational facility
- We are grateful to individuals that have put a lot of time and effort into the club over the years

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- Over time, things change
- Public pools used to be a popular option for a family's recreational time in the sixties and seventies
- Back then, North Hills was the place to live in this area.
- Some of us feel that it still is, but there are much newer developments in the area

- Due to uncontrollable circumstances, membership has diminished over the years and costs have increased
- Good things have been done by pool management over the years to keep things going, a few being:
  1. Installing a pool slide
  2. Selling the land where the pond and pond parking lot are located to the town
  3. Selling the land on the other side of Pond Run from the pool to the town
- The club has also been fortunate to have both financial and time donation assistance.

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- The club didn't have the money to pay the cost required to get the pool opened up this year
- Its financial situation included only paying the interest on the loan needed to build new tennis court
- The club management approached the town early this year for financial assistance
- The town could have once again purchased land from the club to allow it to be solvent, but that was thought to be a stop-gap solution again.

- Town leadership feels having a public pool located in the town is an asset to the North Hills residents
- To keep the pool open, the town is considering dissolving the club and taking over the assets
- The town signed a lease for the tennis court storage building and for land to build a playground
- The town paid \$21,000 to the club for such lease to provide funds to open the pool this year
- This lease was signed with the understanding that the town was intent on taking over the club facilities

# *Town of North Hills*

- Some long-time members are concerned that the pool will lose its appeal to them if changes are made
- In the early years of the club, when membership was large, the club would limit its numbers
- The situation is certainly different now
- The club can't afford to turn away anyone wanting to join

- The cost for a family to be members of the pool in recent years is \$550 per year
- There aren't enough folks willing to pay that price for the club to remain solvent
- The town's plan is to lower the membership cost and increase membership to offset the reduction
- If necessary, consideration may be given to providing financial support through tax revenues
- The town has provided financial support to the pool in the past through its purchase of pool property

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- The plan presented here is for membership fees to cover every-day operating expenses
- Net revenue collected from pool parties and concessions would go toward pool improvements
- This year, swim lessons were made available at the pool but lesson fees paid the lifeguard expenses
- That plan will continue going forward, with the swim team being handled in a similar fashion
- The swim team can utilize the pool but will have to otherwise financially stand on its own.

- Since the North Hills Swim and Racquet Club basically became insolvent at the point that the town provided funds to open this year, it had no funds to repay any outstanding bonds.
- For those unfamiliar with these bonds, these bonds bought ownership in the club when joining
- Since the North Hills Swim & Racquet Club dissolved due to insolvency, lifetime memberships will dissolve with the dissolving of the club.
- Lifetime members have more than received the cost of the lifetime membership back when compared to the annual cost of being a member and the number years since paying the lifetime membership fee.



# Town of North Hills

2021 PROPOSED EXPENSES	
Pool Manager*	\$6,500
Lifeguard**	\$14,000
Third Life Guard***	\$4,000
Water	\$5,000
Chemicals	\$5,000
Liability Insurance	\$3,800
Workers Compensation	\$1,000
General Property Insurance	\$1,900
Gas and Electric	\$5,000
Pool Maintenance	\$1,500
Trash	\$520
Phone	\$1,100
Pool Pass Expense	\$1,000
Mowing	\$350
TOTAL	\$54,870

\*Salary - expected 4 hours/day; 6 days/week for every full week)

\*\*Based on having 2 guards in the chairs,  
7 hours/day, for 83 days, at loaded cost of \$12/hour

\*\*\*Based on 7 hours/day on weekends (22 days), 3 hours/day on weekdays (61),  
at loaded cost of \$12/hour

- Other Previous Expenses
- Loan Interest (plan calls for load to be paid off) \$2,400
- Post Office Box \$106

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# Town of North Hills

## 2021 INCOME ESTIMATES

• Family Memberships, NH Residents (47 previous, 35 new)	82 x \$300 = \$24,600
• Family Memberships, non-residents (46 previous)	46 x \$450 = \$20,700
• Couple Memberships, NH Resident (5 previous, 5 new)	10 x \$200 = \$2,000
• Couple Memberships, non-resident (5 previous)	5 x \$300 = \$1,500
• Individual Memberships, NH Resident (5 previous, 5 new)	10 x \$120 = \$1,220
• Individual Memberships, non-resident (5 previous)	5 x \$180 = \$900

## 2021 INCOME ESTIMATES

• One-time family pass, NH Resident	44* x \$25 = \$1,100
• One-time adult pass, NH resident	44* x \$15 = \$660
• One-time child pass, NH resident	44* x \$10 = \$440
• One-time family pass, non-resident	22** x \$40 = \$880
• One-time adult pass, non-resident	22** x \$25 = \$550
• One-time child pass, non-resident	22** x \$15 = \$330

**TOTAL**

**\$54,880**



# Town of North Hills

\*22 weekend days x 2 guests/day = 44    \*\*22 weekends days x 1 guest/day = 22

- Previous memberships numbers are based on 2019 and include lifetime members.
- New memberships numbers are based on the presumption that 15% of the North Hills households will take advantage of the lower membership rates (300 homes x .15 = 45 memberships)
- Family membership – up to 4 with maximum of 2 adults (which can be grandparents/grandchildren), \$25 for each additional child for North Hills Residents (max \$350), \$40/child for non-residents (max \$530). This is comparable or less than other local municipal pools.
- Considering electronic wristband to unlock door for members. Guests would ring door bell for access.

**Please keep in mind that this presentation is merely a proposal intended to show what numbers would be necessary for the pool to be economically viable.**

**Although a significant amount of thought and consultation has been put into this presentation, all situations have not been addressed.**

# Town of North Hills

- The North Hills Swim & Racquet Club will be celebrating its 50<sup>th</sup> anniversary in 2021
- Having the pool under town ownership in lieu of being a private club, grants are now available
- We are looking to the Mid-Ohio Valley Regional Council for guidance and assistance with grants.

Dale mentioned that there is a \$ 40, 000 debt that the tennis court has.

Question asked – What happens if town does not take over the pool?

Answer – the pool / tennis court would be in default and bank would take over.

Question – What if we cannot get the number of members needed to sustain operation?

Answer – need to try for at least 2 years using campaigns, advertising, and various other means.

Question – Why is attendance down?

Answer – demographic changes, children have other things to do IE: soccer, baseball, and other activities.

Question – Will town send out survey?

Answer – will conduct campaign first

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Question – Would alcohol be sold?

Answer – no

Other repeated questions were asked that was answered previous

Other comments made:

- Pool is an asset to North Hills
- More new younger members this year
- Volunteers needed
- Pool may be rented
- Strong swim team which attracts others
- Pool could open now without any repairs
- United bank owns lien

## **Town Business**

Residents in attendance expressing concern over nearby properties that was a distraction and was devaluing their property values. Pictures of trash, mattresses, and various other was shared with residents in attendance. A letter will be prepared and sent to the residents informing them that they have 2 weeks before next step which will be to visit their place of business due to the fact that many visits were made to the houses without anyone answering the door.

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# *Town of North Hills*

A motion was made by Cheney English to adjourn at 21:00 seconded by Regina Smith, approved by council. The next regular scheduled meeting will be on December 10<sup>th</sup>, at the Ohio Valley University conference room at 7PM.

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