



# City of Gahanna

## Meeting Minutes

### Development & Parks

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Stephen A. Renner, Chair, Ryan P. Jolley, Michael Schnetzer*

*Kimberly McWilliams, CMC, Clerk of Council*

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Monday, March 24, 2014

Law Library

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#### Immediately Following Finance

#### ROLL CALL:

**Present** 2 - Stephen A. Renner, and Michael Schnetzer

**Absent** 1 - Ryan P. Jolley

#### ADDITIONAL ATTENDEES:

Tony Collins, Jennifer Teal, Anthony Jones, Shannon Sorrell, Jamie Leeseberg, Shane Ewald; Press.

#### ITEMS - From the Director of Parks & Recreation

**DOC-0129-2014** Parks & Rec Supporting Docs

#### 1. 2014 Pool Operations Contract

Collins said Sorrell and I have been talking about a plan for operation of the swimming pools for 2015; in the past we had a number of firms that proposed private operation and the proposals came in as to where it never made sense financially; we also talked to members of the community about what our plans were down the road; our plan was to have a plan for 2015; we did give them an opportunity to bid on this year's operations and we were surprised to find out that they came back very competitive and made sense to proceed to go outside for operations and concessions, and we need to move quickly; normally would take a lot longer to be ready to bring information to you; is the end of March and hiring for aquatics season is just about over; with that said we are asking you to authorize the Mayor to enter into contract with Columbus Pool Management for the operation of our two swimming pools, and Cardinal Concessions to operate our concessions for 2014; asked Sorrell to submit all the information to you because this is the first time we are contracting it out since we took over the pools; wanted to make sure that everyone understood all of the details; small savings on our operations; large return on other

services; we no longer have a Recreation Supervisor to manage the aquatics since May of last year so Sorrell has been tasked to oversee the golf course and pools along with the rest of our recreation business operations; this will enable her to manage the contract instead of managing the 80 seasonal employees we have at the pools and enable her to use some of that time to drive some of the business centers where we are trying to attract new businesses to help pay for our costs; Columbus Pool Management will take care of maintenance and open swim time; there is not a cost with Cardinal Concessions they actually pay us a percentage of the sales; we are proposing to maintain the operation of the front desk and the office, so our staff will still run the check ins and the membership sales and the daily visits so that we have cash control of what is coming in and can have staff on site to watch the operations; Sorrell will be out there daily and Mike Musser, Parks Superintendent, to keep track of how things are going.

Schnetzer asked what are the risks to the City; what sort of protection do we have in the contract. Collins said we do lose some control contracting it out; have done research on Columbus Pool Management; they have been around for years and have a good reputation; they have good recognition in the City; they run apartment complex pools; did run Plain Township's pool for a number of years and lost that because of bid pricing; contract has them operating at our standards; have to have the same level of standards that we have had from a health code standpoint and a safety, life guard standpoint; clauses are in place for failure to perform; Sorrell took our operating standards and put them into the contract and said this is the way we need you to operate. Sorrell said we can request termination of their employees if we see a need and recommend it.

Renner asked about the actual transfer to Columbus Pool Management. Collins said Sorrell is in charge of all the programming and operations; the business side; Musser and his team are responsible for the pump side; when a pump goes down Musser and his team will take care of it or if a bathroom needs work and opening the pool; Sorrell and Musser will both meet with their management teams to get everything ready for the summer; Musser's team will still be responsible for opening the pool and getting it swim ready; our team will still be on site up to opening day; we will still have our staff there for front desk operations from opening day on; Sorrell and Musser intend to be there on a daily basis to inspect our facilities; are very sensitive facilities. Sorrell said we have it written and have provided them with our cleaning expectation and daily opening and closing expectations; one of the benefits of us staffing the gate is they will be people who have been with us 4, 5, 6 or 7 years and have been our coordinators in the past; they are all coming back; day to day they are the people I trusted to run those pools in the last 2 or 3 years and

they will be helping with contract compliance. Collins said we approve the hiring of their Manager and Assistant Manager, so Sorrell and Musser have to be okay with that person; we anticipate that a lot of the staff they hire are going to come from our community such as life guards so we will see familiar faces; once their people are hired there will be a training process because they are responsible for chemical control and cleaning on our equipment so they have to know where closets and things like that are; good news is we are not just handing them the keys and walking away; we are actually going to be there every day; so we will have constant communication with them; I also want residents to understand two things, and Kuhlman can help us with this; the pool is opening but this is not the silver bullet; we are still talking to partners; the problem is not solved and everything is not okay; we still will be paying the \$194,000 in operations on top of our other \$100,000 in pool costs; this does not get us down from \$300,000 cost in pool operations; we are still talking to partners and we are still talking to these people about a permanent solution; this was just a smart business move for 2014. Schnetzer said I do applaud you and your team for thinking outside the box.

Teal said hiring and paying 80 people every summer puts a huge burden on our one person payroll staff; paying for all of the ice cream cones and hot dog buns and paying the purchase orders puts a huge burden on my one accounts payable technician; while we can't actually quantify the impact of this change it might only save \$3,500, but from process and efficiency aspect and the overhead level it will have a tremendous impact. Collins said the same could be said for our HR department.

Ewald said there is only one thing in the contract I would change and it is minor; Exhibit D the pool closing; says there might be additional time; an additional two weekends beyond the closing date is listed in the contract; may want to make that indication earlier in the contract as well; that there may be limited times.

Collins said we are asking for waiver and emergency.

Recommendation: 1st Reading; waiver of 2nd reading; emergency, Consent.

## **2. 2014 Pool Concessions Contract**

Recommendation: 1st Reading; waiver of 2nd Reading; emergency Consent.

**Kimberly McWilliams, CMC, reporting.**

