



MEETING MINUTES

GRAND RAPIDS COUNCIL

SPECIAL SESSION



Held: July 21, 2025

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The Council of The Village of Grand Rapids convened in special session from 6:00 P.M. to 6:30 P.M. in the Grand Rapids Township Fire Hall. Mayor John Berry called the meeting to order with the following members and visitors present:

Rachel Smith – Absent
Rick Tolles – Present
Jody Donsbach – Present

Martha Frantz - Present
Lynn Sylvain – Present
Louise Estep – Present

Mayor stated we are here to discuss our Village Pool; it has been in existence since 1968. They have got to the point where it is pretty tough to continue operating and it has been shared to place a small township operating levy on the ballot. Mayor stated the way it needs to be done is since the Village owns the property, a lease agreement can be entered into between the Village and the Township for the Township to be able to place the levy on their ballot. The levy would be for the current pools operating costs and doing it through the township allows a larger tax base to be easier on the tax payers. The Village wishes to lease the pool to the township so the township can place this on the ballot. The Mayor opened the floor to questions. Sylvain asked when this project started. Monica Thompson stated the pool started taking action to place a levy on the ballot back in February. Estep stated they came to our council meeting in March and explained this to Council. Sylvain did not recall needing a lease, Monica stated at that time we did not know this needed done, we just found that out a week ago from Linda Holmes. Sylvain asked the difference between a levy for the Village to maintain the pool or a levy through the Township. Monica stated putting this levy on through the township would impact each \$100,000 value of property for \$31.50 a year and just the Village she believes it would double. Monica stated just as many people in the township use the pool as the people of the Village. We have people outside the community use the pool as well. The plan is to offer a discount to the residents on their memberships and a higher rate to the non-residents just like Bowling Green and Napoleon pools do. Sylvain asked how much a membership is, Monica stated \$160 unless you purchase one early for \$99. Sylvain asked what the proposed price would be for residents, Monica would like to still offer the \$99 special. Sylvain can not determine where on the map the pool is and asked for the Mayor to draw it in. Sylvain asked if the pool was expanding, Monica stated no it is just to operate the current pool where it sits. Sylvain stated the lease agreement states a singular exhibit but there are two attachments, they should be labeled as Exhibit A & B and referenced in the lease. Sylvain stated the lease states the land will be used for public swimming and for other public recreational purposes and not for other purposes what so ever, Sylvain stated this does not make sense. Sarah stated this was prepared and reviewed by both the Township and Village legal. Dave asked what Sylvain's background is, Sylvain stated she does contract reviews for the last 40 years. Dave stated since it was written by attorneys and approved by attorneys don't you think it is good to go, Sylvain said no she does not. Sylvain stated what this does not talk about is non compliance what if we agreed to this \$1 lease for 3 years and the township is not compliant, Randy stated that is not townships responsibility. Estep stated this is just the lease, this is not the agreement between the township and the pool board. This is to allow the village to lease the land no longer to the pool board but to the township so that a levy can go on the ballot

for the pool. Sylvain states this is not specific enough and there needs to be a non-discrimination clause as well. Sarah stated Linda did not want to create a contract, if the levy did not pass, this was the process she recommended. Monica stated there is something in the lease that if the levy does not pass then the lease returns back to the Village. If the levy passes then they will continue the next processes. Sylvain asked what are you telling residents then, Monica stated if the pool levy passes the pool will continue operations. Sylvain stated if the pool decides to charge \$1,000, Monica stated if they would charge \$1,000 then we would not need a pool levy. Monica explained why should we spend the money to lawyers and attorneys to draft a contract if the levy does not even pass. Monica stated she has allowed low-income families to send their children for free for the last few years and asked Sylvain if she really thinks they will rob the community and charge a ridiculous fee. Sylvain thinks it is irresponsible to go into a contract without those terms written. Estep stated we currently have a lease with the pool, we do not have a contract and nothing has gone array in 50 plus years because why these pool board members are giving their time and energy to the Village residents, they are trust worthy. Estep stated the legal advice said these are the steps we are taking. Nate Bolton said he is understanding that the operations of the pool will come from property taxes, he knows there are talks in state legislature about abolishing property taxes in the state of Ohio. He asked where the financial responsibility falls if that goes through. Fiscal Officer Beyer stated that she was told the voted in levies would not go away, only the non-voted property taxes within the 10-mill limitation would, for the Village that would be \$50,000. Monica stated the pool is asking for a 3-year levy, if the voters approve then the voters are saying yes, they want the pool here and support the pool. The pool board will start looking into the future since our pool is getting to the end of its life. If the voters approve a second time, then they will start a plan for a new pool, they will get plans from an architecture, get the total cost, go through the process of grants from larger companies to help fund it then we will look at what we need to putting in a new pool. Monica stated if it does not pass then we will shut it down. Sylvain asked the cost to decommission the pool, Monica said more then the pool has, that would fall on the Village. Sylvain asked if there are any estimates for decommissioning the pool, Monica said no. Estep asked if they would consider to place on the May ballot if the vote is close, Monica said yes. Monica stated we think the pool is a value to the community, it is a great asset and does get used. The memberships are up now since covid, they would like to be open all seven days with longer hours but we currently do not make enough to do this. Sylvain asked if they will remain a non-profit, Monica said yes. Monica said Shawn stated the Village cost would a little more than double the township cost, if only ran through the Village as a levy. Carolyn Erdody stated she was on the pool board twice and they worked hard to keep the pool open. Carolyn stated the pool did get \$7,500 from the Village from the ARPA money, yes. Carolyn asked if the Township gave any ARPA money to the pool, no. Township stated this is the first time they asked us to get involved and they have been working pretty hard. Carolyn stated she was also on the Board of Control for the Town Hall for the Village and Township. The Town Hall fund had money leftover still with the Township, Trustees stated this money has been given towards the Town Hall. Carolyn also mentioned that the township was taking salaries out of the Town Hall fund, trustees said that will not be happening. Sylvain asked how much money they brought in for membership this year, \$5,802. Sylvain asked when this needs to be signed, Monica said tonight, because we have two or three more steps to go through before August 6th.

Estep made a motion seconded by Donsbach to enter into a lease agreement with the Township Trustees for the land the pool currently sits on with the lease agreement the two attorneys agreed on, with the change of having it say Exhibit A and legal description on the attachments and changing the word fay to day.

Votes were: Frantz – yes Donsbach – yes Sylvain – no
Estep – yes Tolles – yes

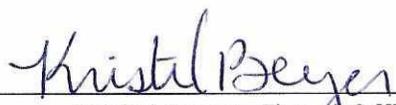
MOTION APPROVED

ADJOURNMENT:

Donsbach made a motion seconded by Estep to adjourn the meeting. The meeting was adjourned. The next scheduled meeting is July 28, 2025 at 6:00 P.M. at the Town Hall.

Votes were: Donsbach – yes Sylvain - yes Estep – yes
Tolles – yes Frantz – yes

MOTION APPROVED



Kristel Beyer, Fiscal Officer



John Berry, Mayor

All formal actions of the Council of The Village of Grand Rapids concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.