

Westbrook



WATER TALK

public engagement series



Water Talk Public Engagement Process

Meeting One	August 15	Where We Are Now
Meeting Two	August 28	What Do You Think?
Survey	Aug 28 – Sep 15	What Do You Think?
Meeting Three	November 14	Leading Options Feedback

Agenda

6:00pm Welcome & overview

6:10pm Where we are now

7:45pm The process going forward

7:50pm Final comments

8:00pm Adjourn

Public Engagement Guidelines

This first meeting is all about understanding. Opinions later.

Let's assume best intentions and demonstrate respect.

We want to hear all questions and all views.

Please be recognized before speaking and honor the process.

Neutral facilitation and notes.

Outdoor Water Amenities: A Retrospective

City of Westbrook



Three Outdoor Water Amenities

- 1905 – 1947 The Tank
- 1949 – 1984 Original Cornelia Warren Pool
- 1987 – 2019 New Warren Pool

1905-1947 (The Tank)

- Cornelia Warren funds a “swimming pool” to be built in the river

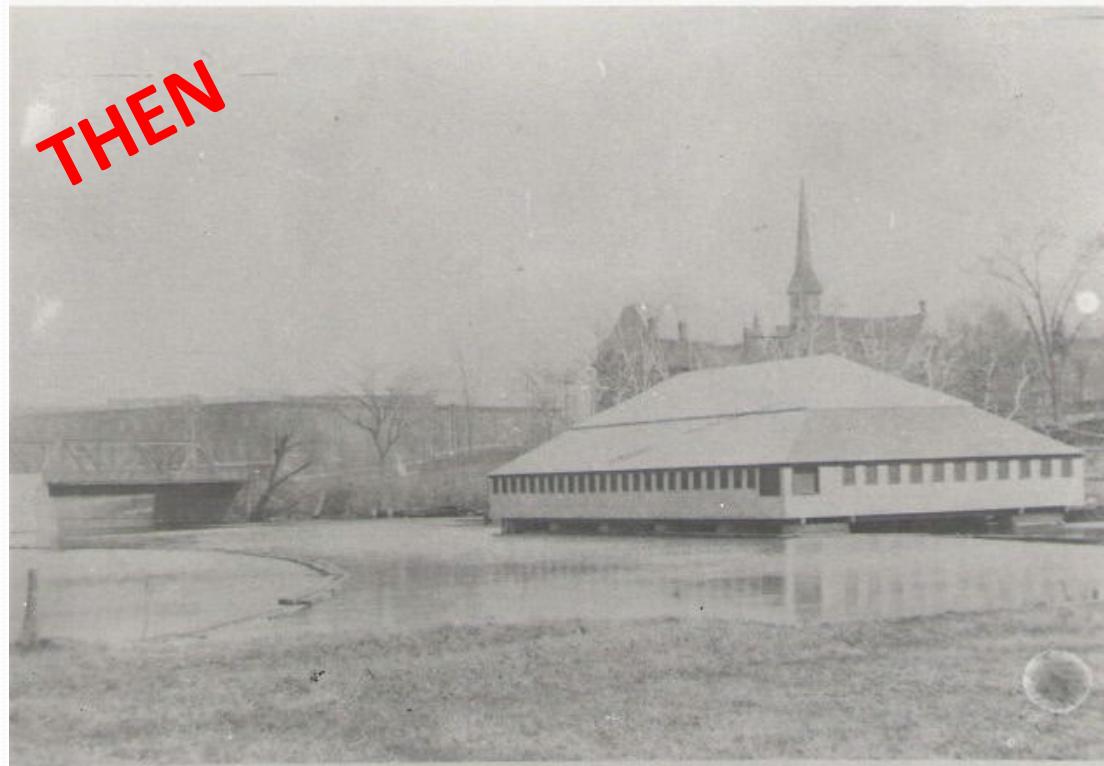


Image and history courtesy of [The Westbrook Historical Society](#)



History courtesy of [The Westbrook Historical Society](#)

1946-1949 (New pool constructed)



History courtesy of [The Westbrook Historical Society](#)

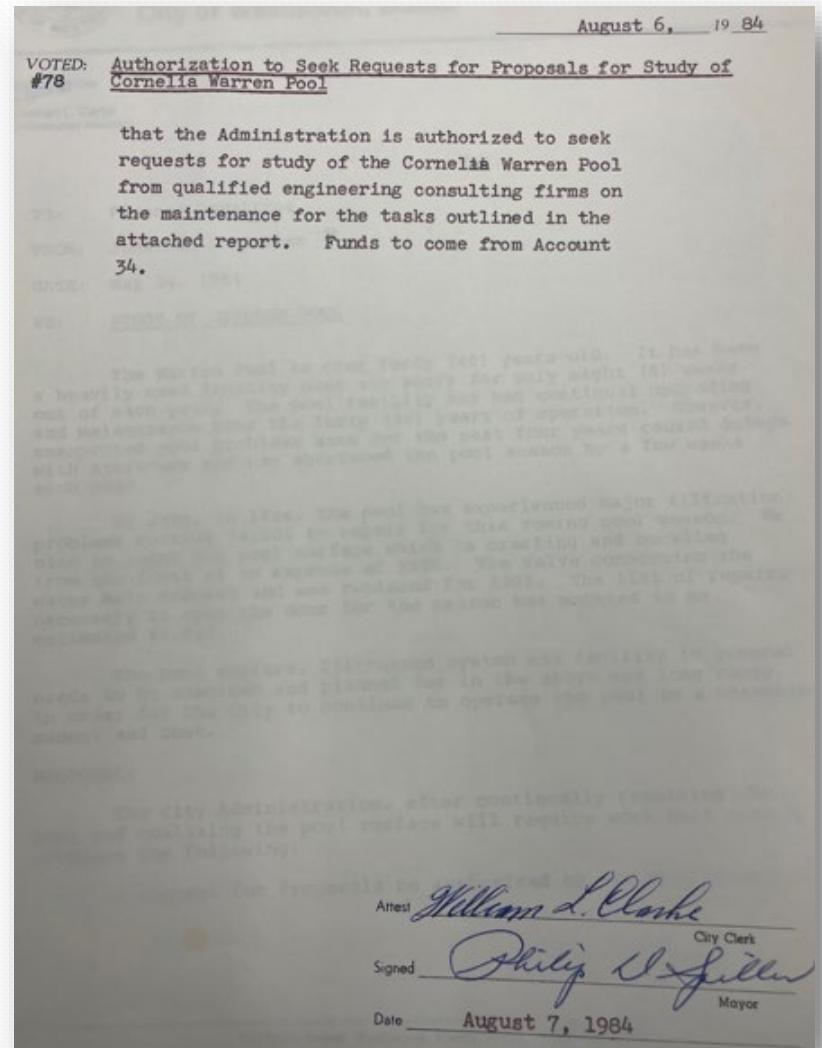
1949 – 1984 (Pool in operation)



History courtesy of [The Westbrook Historical Society](#)

1980-1984 (Maintenance Issues)

- Shortened pool seasons due to maintenance issues:
 - Leaking filtration system
 - Pool surface cracking & buckling
 - Cracked valve connecting to water main
 - Cited “corrosive chemical use and tank life”
- Ordered engineering study of pool



1985

- July – Report to Committee of the Whole
- August – Established an Outdoor Pool Building Committee
- September – Solicited bids for design & construction of new pool

1. Discussion of proposal for construction of new outdoor swimming pool.

Randy Peters explained that the first night after opening of old pool, 2,400 gallons of water were lost overnight. For a couple of days the deep end was closed due to water quality problems. Then the entire pool was closed due to pipe breakage. The pool was re-opened July 1, and is still losing 3 inches of water overnight. Keeping the pool open requires approximately 75 gallons of chlorine per day, at a cost of 93¢ a gallon. Due to sloping sides, maximum amount of chlorine is recommended for this pool.

The deep end of the pool has a shelf to act as a catch basin. When water level falls below that level overnight, there is only one water inlet.

Are averaging 180 people per day for swimming lessons. Average daily attendance is about 135 people. Adult average is only 11 per day. Reason is that pool is not conducive for cardio-vascular conditioning. There have been accidents involving falls into the pool due to the sloped sides.

1985-1987 (Construction)

- New pool, same name
- Opened June 1987

History courtesy of [The Westbrook Historical Society](#)



AT NEW POOL DEDICATION - At an opening ceremony for Westbrook's new Cornelia Warren Pool Wednesday are building committee members, from left, Jonathan Carter, Dennis Connolly, Randy Peters, Mayor Philip Spiller, Steven Culinan, and Joanne Eldridge. (Sampling the water are Jennifer Adams and Erica Eldridge.) The pool will open to the public Monday (June 29).

Warren Pool Opens Monday

Wednesday
June 24, 1987

Westbrook's brand new outdoor swimming pool, keeping the name the old Cornelia Warren Pool, is open to the public Monday (June 29), then be open every day, except in the worst weather, all summer long.

General swim hours will be 1:30 to 5:30 p.m., Monday to Friday, 9 a.m. to 5:30 p.m. Saturdays, noon to 5:30 p.m. Sundays. Adult and family swim hours will be 5:30 to 7 p.m. every day, and there'll be adults-only swim hours from 12:30 to 1:30 p.m. Tuesdays and Thursdays.

The pool's completion is the climax of a 2½ year effort, led by a largely volunteer committee and using substantial private donations to help out the city.

The new z-shaped pool was presented to many of those who helped in its construction at a poolside barbecue party Wednesday. There were hot dogs, burgers, and salad, plus a large cake, frosted to resemble the new pool site, made by Nancy Guertin. The hot dogs were a gift from Jordan's Meats, the labor to cook and serve from DAKA food service, which caters the S.D. Warren mill.



FOR WARREN POOL -- S.D. Warren mill manager Howard Reiche, right, and manager of financial accounting John Barker, left, present Westbrook Mayor Philip Spiller with a check for \$30,665 from the Cornelia Warren Community Association, towards the city's new outdoor pool, which will keep the Cornelia Warren name. Reiche is president and Barker treasurer of the Association, set up by Miss Warren, a daughter of Samuel Denys Warren. It built the original swimming pool, and gave it to the city in 1977, since when it has given \$169,399, counting the present gift, towards upkeep and repair.



FLAGS AWAY -- Liz Tanguay and her nephews Andrew and Matthew Lessard and Billy Burke watch the Together Days' parade Saturday. More photos on pages 14 and 15.

Dot Mitch Col

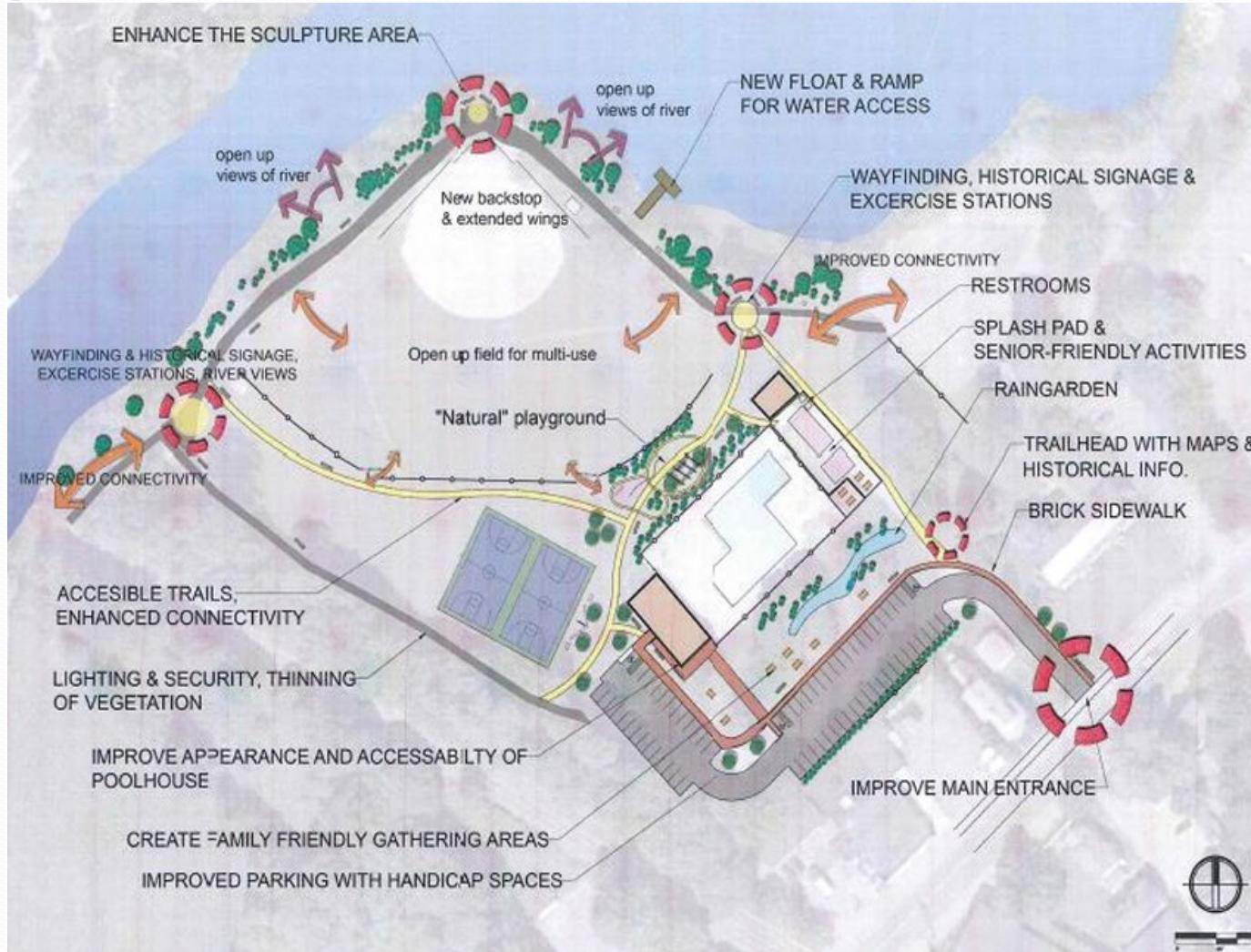
1987-2019 (Pool in operation)



2016 – 2019 (Citizen Initiative)

- Citizen-led initiative to refresh and modernize the Cornelia Warren Outdoor Recreational Complex.
- 2016 – Fraser Field Basketball Court Renovation Project
 - Funds from Cornelia Warren Community Association, Westbrook Environmental Improvement Corporation, and Recreation & Conservation Commission
- Council authorized \$4,636 expenditure for Peter Burke Landscape Architecture to draft Conceptual Plan for enhancements to the complex to assist community-led initiative with grant application to LWCF

Conceptual Plan



LWCF Grant Terms

- LWCF grant funds awarded in 2019 upon third attempt, \$300,000 total (required 1:1 City match)
- LWCF narrowed the scope of the work to **four main components:**
 1. Upgrades to parking area
 2. Redevelop two ballfields
 3. Pool gutter repairs
 4. Pool bathhouse renovations

Pool Items

Main Components:

1. Upgrades to parking area
2. Redevelop two ballfields
3. Pool gutter repairs
4. Pool bathhouse renovations



- Pool items estimated to cost \$100,000
- Believed to need cosmetic fixes only
- Remaining funds to be allocated to other components of LWCF project

2019-2020 (Pool Closed)

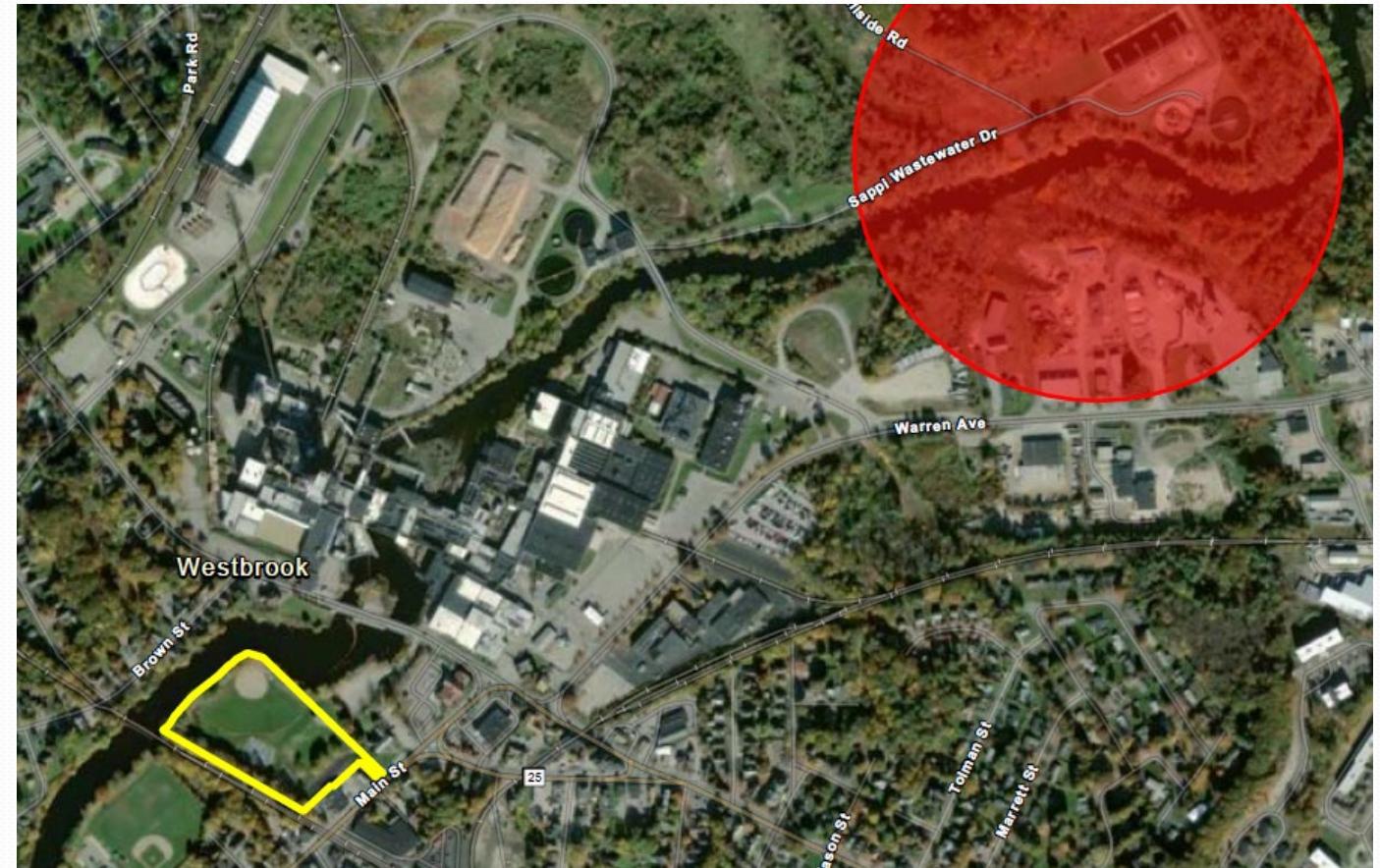
- 2019
 - LWCF grant award of \$300,000
 - Pool temporarily closed safety concerns
 - Pool losing water
- 2020
 - March - Project manager hired
 - March – COVID-19 Pandemic & State of Emergency
 - June – Pool closed again
 - June – City Council community meeting “Outdoor Pool or Splash Pad/Park”

Structural Failures Exposed

- Leak drained pool – structural failures exposed
- Proposals solicited for Engineering Design Services for LWCF Project. Pool becomes focal point.
- Pool contractors asked to provide repair estimates:
 - Local vendor declined, citing significant structural & code deficiency issues
 - Second vendor declined, noted repairs would be ineffective – cited unstable walls
 - A third vendor provided an estimate, but clarified that it would be a “band-aid approach” which would not address underlying issues

Unstable Soils

- September 2020 – second Civil State of Emergency
- Presence of Presumpscot Formation, unstable soil conditions.

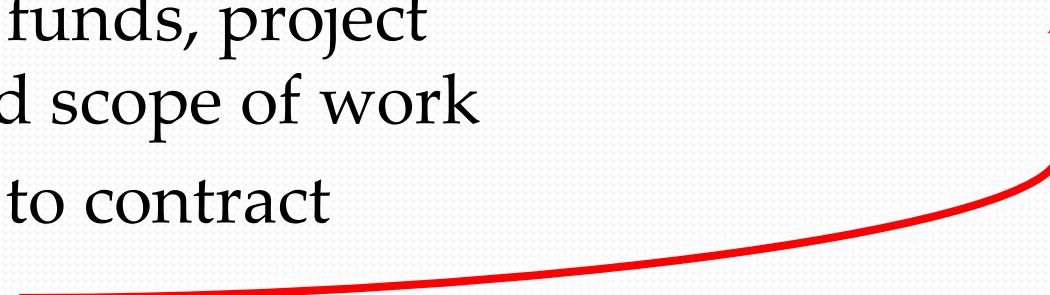


2021-2022

- City + Haley Ward + LWCF team prioritized the \$300,000 LWCF grant award across entire project.
- \$200,000 in CDBG funds
- March 2022:
 - Even with additional funds, project budget could not fund scope of work
 - LWCF & City agreed to contract modification.

Updated main components:

- 1. Upgrades to parking area
- 2. Redevelop two ballfields
- ~~3. Pool gutter repairs~~
- ~~4. Pool bathhouse reno~~
- 3. Demolition of pool**
- 4. Demolition of bathhouse**

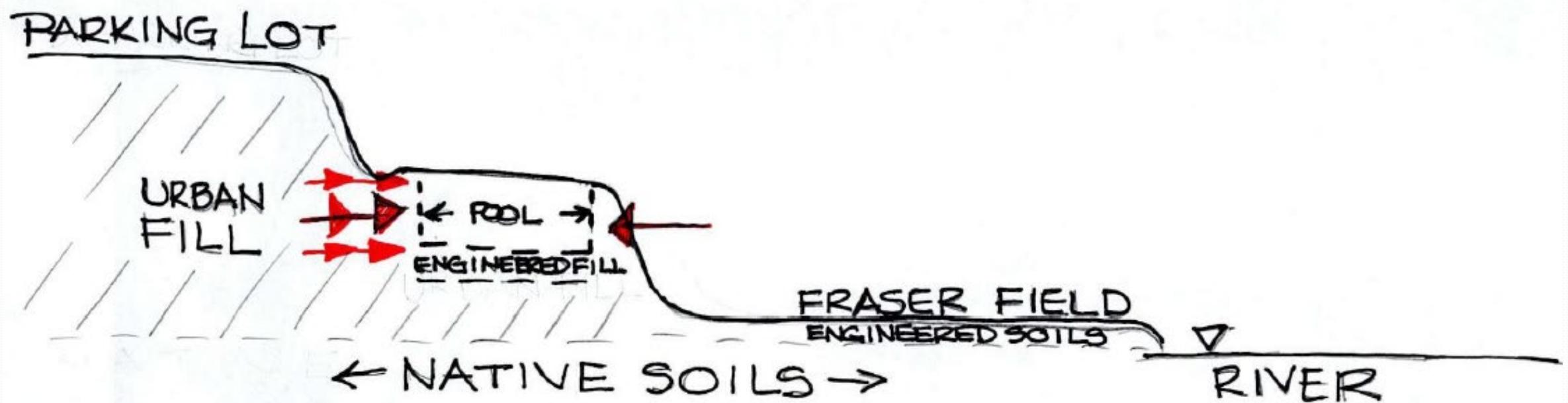


More discoveries

- Cornelia Warren Outdoor Recreational Complex built upon urban fill
- Additional \$75,000 from LWCF for remediation

Cornelia Warren Outdoor Rec Area

PROFILE
NOT TO SCALE



LWCF Project Completed

- All project work completed in 2023
- Waiting for LWCF reimbursement
- City Council directed staff to commence due diligence work recommended by LWCF concerning a replacement outdoor pool

New Project

- Pool evaluation process conducted by Haley Ward
 - 16 locations reviewed
 - Top 3 presented to City Council
- Pool Feasibility Study was initiated:
 - \$20,000 from Cumberland County CDBG
 - \$15,000 from Recreation & Conservation Commission
- Order of Magnitude estimate was determined for replacement pool
- Additional option considered – steel enclosure to extend season



TOP THREE SITES:

1. Westbrook Community Center
2. Foster Street Field
3. Cornelia Warren Outdoor Recreational Complex

Taking a Pause

- What does the community want?
- Some possible options: pool, pool with steel enclosure, a splash pad, no pool, or other?
- Water Talk – a three-part community engagement series

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