

**Executive Summary – Pool Work Session Date:** May 21, 2026

**Subject:** Evaluation of Repair vs. Replacement Options for Community Pool

**Purpose:** Strategic discussion regarding the future of the municipal pool, including structural integrity, infrastructure modernization, long-term sustainability, and potential renovation concepts.

**In Attendance:** Councilpersons Camara, Grant, Koss, Martin & Pinter; Mayor Southard, Fiscal Officer Wilcheck, Pool Manager Friedel, Maintenance Supervisor Sutton, Pool Consultant Rick West, Administrative Assistant Sutton

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## **Executive Summary**

The May 21 Pool Work Session focused on determining the most practical and financially responsible path forward for the aging municipal pool. The discussion centered on whether the existing structure should be repaired, fully demolished and rebuilt, or reconstructed within the current shell.

Pool consultant Rick West, who has over 40 years of experience working on pools and has extensive familiarity with this facility, strongly recommended against a complete demolition. Instead, he proposed constructing an essentially new pool inside the existing structure. His recommendation was based on the belief that the current shell and foundational structure remain fundamentally sound despite visible deterioration, leaks, rust, and cracking.

The meeting produced several important technical findings, operational concerns, and future planning considerations.

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## **Key Findings and Recommendations**

### **1. Recommended Direction: “New Pool Inside the Existing Pool”**

Rick West advised that the most practical solution would be to:

- Install a completely new stainless-steel pool structure inside the existing shell
- Replace the pool floor
- Replace deteriorated stainless-steel walls and gutters
- Upgrade to higher-grade 316 stainless steel
- Modernize plumbing and circulation systems
- Retain portions of usable existing infrastructure where appropriate

According to West, this approach would effectively create a brand-new pool while avoiding the substantial costs associated with full demolition and excavation.

### **Benefits Identified**

- Significantly lower cost than total demolition/rebuild
- Preserves existing structural support
- Extends usable life for multiple generations
- Allows modernization of plumbing and filtration systems
- Retains the existing visual character of the pool
- Reduces risk associated with removing large concrete structures

West stated that once reconstructed using this method, the pool would likely outlast the current generation of users and officials.

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## 2. Full Demolition Considered Cost-Prohibitive

West estimated that:

- Demolition alone could cost approximately **\$250,000**
- Replacing concrete and resurfacing could add another **\$250,000+**
- Total costs before completing a new pool installation could exceed **\$500,000**

Discussion emphasized that tearing out the entire structure may not be financially prudent given the condition of the existing shell.

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## 3. Structural Issues Identified

### Current Problems

The primary structural concerns discussed included:

- Cracking in the pool floor
- Persistent water leaks
- Rusted stainless-steel walls and gutter systems
- Corrosion caused by chemical exposure
- Aging plumbing infrastructure

### Hydrostatic Valve Issue

A major topic involved the likely buried or inaccessible hydrostatic valve beneath the pool floor.

West explained that:

- Groundwater pressure beneath the pool contributes to cracking
- Hydrostatic valves are designed to relieve that pressure
- The original valve appears to have been covered during prior repairs
- Lack of pressure equalization likely worsened floor cracking over time

Participants discussed whether locating the valve could help reduce future structural issues, though West indicated a new floor and drainage system would still likely be necessary.

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## 4. Plumbing and Pump House Concerns

Council members expressed concern about:

- Difficulty sourcing replacement parts
- Aging equipment reliability
- Annual startup complications
- Corrosion inside the pump house

### Consultant Recommendations

West recommended:

- Replacing outdated tandem plumbing systems
- Upgrading circulation infrastructure
- Relocating liquid chlorine storage outside the pump room
- Constructing a separate ventilated chemical storage enclosure

He noted that chlorine exposure is accelerating corrosion of equipment and electrical systems.

Importantly, several existing assets may still be reusable, including:

- Main pumps
  - Portions of the filtration system
  - Backup filter components already in storage
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## **5. Design Enhancement Discussions**

The meeting also explored several modernization concepts.

### **Zero-Entry / Accessibility Features**

Participants discussed:

- Adding a gradual entry or shallow ledge area
- Potential ADA-related considerations
- Reconfiguring portions of the pool floor during reconstruction

West indicated that while a true zero-entry design may be difficult due to the scum gutter system, modified accessibility features may be feasible.

### **Pool Heating**

Residents had reportedly expressed interest in a heated pool.

Discussion concluded:

- Commercial heating systems would be extremely expensive
- Solar heating would likely be ineffective for a pool of this size
- Thermal covers and energy-saving concepts could be explored, though no clear solution emerged

### **Potential Water Slide**

Members briefly revisited the idea of reintroducing a water slide. Concerns included:

- Water depth safety requirements
- Current code compliance
- Possible grandfathering issues

No formal recommendation was made.

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## **6. Procurement and Process Considerations**

Officials clarified that:

- The village cannot directly hire a contractor without a formal process
- Any major reconstruction project would require:
  - Engineering review
  - Design-build procedures
  - RFQ/RFP processes
  - Competitive bidding

Discussion acknowledged that Rick West could potentially participate in future bidding processes but emphasized the need for compliance with public procurement regulations.

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## **Overall Consensus**

The general tone of the meeting reflected optimism that:

- The pool remains salvageable

- A replacement-within-the-existing-shell approach may provide the best long-term value
- Preserving the pool's current aesthetic and community identity is desirable
- Infrastructure modernization should accompany any reconstruction effort

Several attendees voiced strong emotional and community attachment to the existing pool, particularly its stainless-steel appearance and historic character.

Rick West repeatedly emphasized that despite current deterioration, the pool is fundamentally worth saving.

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### **Proposed Next Steps**

The following informal action items emerged from discussion:

1. Obtain pricing estimates for:
    - Stainless-steel wall systems
    - Gutter replacement
    - Concrete and shotcrete work
    - Plumbing modernization
  2. Explore engineering and grant eligibility questions related to:
    - Reconstructing within the existing shell
    - ADA improvements
    - Energy efficiency opportunities
  3. Investigate historical records/photos related to:
    - Original hydrostatic valve location
    - Prior construction details
  4. Evaluate:
    - Chemical storage redesign
    - Accessibility enhancements
    - Long-term infrastructure modernization
  5. Begin considering formal procurement/design-build pathways if council elects to move forward.
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### **Closing Notes**

The meeting concluded with appreciation for Rick West's longstanding service and expertise. Participants expressed enthusiasm about the possibility of preserving and modernizing the pool rather than abandoning it entirely.

The discussion ended informally with requests for community members to share historical knowledge or photographs that may help identify original construction details, particularly the location of the buried hydrostatic valve.

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Jeffrey Wilcheck, Fiscal Officer

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Tiffany Southard, Mayor