

Executive Summary: Pool House Work Session – February 3, 2026

On February 3, 2026, Village Council members, the Mayor, Fiscal Officer, and the project architect from Brandstetter-Carroll convened a work session to review and refine plans for the new pool house in advance of a public open house scheduled for the following week. The primary objectives were to confirm recent plan revisions, review material and color options, and align on what design concepts would be presented to the public.

Attendance and Purpose

The meeting was attended by Council President Camara, Councilpersons Pinter and Grant, Mayor Southard, Fiscal Officer Jeff Wilczek, and the project architect. The session focused on preparing a clear, accessible presentation for residents while incorporating prior feedback on functionality, durability, maintenance, and cost.

Floor Plan and Functional Updates

Several refinements to the floor plan were reviewed:

- **Restrooms:** Adjustments were made to toilet stall layouts to slightly reduce overall square footage while maintaining functionality. Wider stalls were incorporated, and accessibility features such as an adult changing table will be added graphically in future drawings.
 - **Concessions Area:** Plumbing fixtures (three-compartment sink and hand sink) were relocated to the back wall to improve workflow and create space for refrigerators, freezers, and central prep tables. Door placements and access to plumbing chases were simplified to reduce construction complexity.
 - **Entries and Circulation:** The front entry was revised to a wider, more open gated configuration, while an overhead door remains at the rear. Egress requirements were discussed, confirming that a swing door is still required at the front for code compliance.
 - **Breezeway and Structure:** The team discussed whether certain interior walls should remain or be removed to create a more open breezeway feel, subject to structural engineering requirements. The structural engineer recommended masonry walls extending fully to the roofline in certain areas for stability.
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Materials and Building Systems

A significant portion of the discussion centered on exterior and interior wall materials, with emphasis on durability, maintenance, and long-term cost:

- **Burnished (Honed) CMU Block:** Identified as the most economical option, offering structure and finished appearance in one product, with consistent color throughout and minimal maintenance.

- **Glazed CMU Block:** Approximately 25% more expensive than burnished block, but noted for superior durability, ease of cleaning, moisture resistance, and long-term appearance—particularly attractive for restroom areas.
 - **Glazed Brick / Thin Brick Veneer:** Discussed as an aesthetic option but generally viewed as less desirable due to added layers, higher labor costs, and potential durability concerns compared to glazed CMU.
 - **Interior Finishes:** Painting interior CMU remains an option, though there was strong preference for materials that reduce repeated repainting and maintenance over time.
 - **Anti-Graffiti and Moisture Control:** Anti-graffiti sealants and clear sealers were discussed as mitigation strategies. Moisture management, airflow, and mold prevention—especially in restrooms—were recurring themes.
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Siding, Roofing, and Architectural Accents

To break up the mass of masonry, the team explored accent materials:

- **Fiber Cement Siding:** Proposed for upper wall areas and recessed sections, offering flexibility in texture (smooth or wood grain), orientation (horizontal, vertical, board-and-batten), and color, with long-term durability.
 - **Metal Panels:** Vertical metal paneling was discussed as an alternative accent, potentially providing a contemporary “slatted” look.
 - **Roofing:** A steeper metal roof is recommended over restroom areas for longevity and performance.
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Color Palette and Aesthetic Direction

Council provided clear direction on color preferences:

- A **light, neutral base color** for the majority of the building.
- Strong preference for **blues and blue-green tones** (aqua, teal), which were viewed as appropriate for a pool environment and complementary to existing pool furnishings.
- Limited support for greens (especially sage), and broad opposition to yellow and orange as dominant wall colors, though brighter colors were considered acceptable for **doors and accents**.
- Consensus that only color schemes generally supported by Council should be shown at the public meeting to avoid unintended selections.

Windows, Ventilation, and Environmental Considerations

- **Windows:** Aluminum or fiberglass (non-rusting) window systems are planned.
- **Ventilation:** High ceilings, exposed but painted structural elements, and mechanical exhaust systems are intended to improve airflow and reduce moisture buildup.

- **Bird Control:** Design details will minimize gaps and perching areas to prevent birds from entering or nesting within the structure.
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Public Engagement and Next Steps

For the upcoming public open house:

- Updated floor plans with color and material renderings will be presented alongside the existing pool site plan.
 - Physical material boards and samples will be available for residents to see and touch.
 - Public feedback will be collected through written comments, Post-it notes, and flip charts to ensure community input is visibly captured.
 - The architect committed to providing updated visuals to the Fiscal Officer by the end of the week for final review before the meeting.
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Conclusion

The work session achieved alignment on key functional improvements, reaffirmed priorities for low-maintenance and durable materials, and narrowed the aesthetic direction toward light masonry with blue-toned accents. The project team is positioned to present a cohesive, well-considered concept to the public, while preserving flexibility to refine design choices based on community feedback and budget analysis.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor