

Executive Summary: December 17, 2025 – Council Pool House Work Session

Purpose of Meeting

The Village Council convened a work session with the architect to review two design options (A1 and A2) for the proposed new pool house, incorporating feedback from previous meetings. The session focused on design preferences, layout efficiency, materials, accessibility, aesthetics, and budget alignment.

Attendees

Council President Camara, Councilpersons Martin, Grant, Koss, and Paessun, the Fiscal Officer, Mayor, and project Architect were in attendance.

Key Discussion Points

1. Design Options Overview

- **Option A1:** Larger, more extensive plan featuring a central breezeway, multiple family restrooms, and expanded amenities.
- **Option A2:** Smaller, cost-conscious version without the breezeway, featuring a compact layout and screen wall for mid-century modern aesthetics.

Both designs maintain the pool house's current site placement and aim to balance function, design, and budget.

2. Restroom Configuration

- Strong support for **multiple family restrooms** near the baby pool for accessibility and convenience.
 - **A1 includes four family restrooms**, while A2 includes fewer to save space and cost.
 - Discussions centered on stall sizes (preferring oversized for parents with children), ADA compliance, and placement for privacy.
 - At least one **ADA-accessible roll-in shower** per gendered area and **six total ADA-compliant restrooms** were confirmed.
 - Decision to potentially reduce one family restroom to lower costs while maintaining three.
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3. Concession and Guard Areas

- Consensus that the **concession area should connect with the guard room** for accessibility and event support.
- Discussion about adding an **overhead door or side service window** for deliveries or future event use.
- Agreement to **expand concession storage** and potentially link the space to future community or event rooms.

- **No fryers or stoves** are planned to avoid health code complications; only refrigeration and light food prep.
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4. Mechanical and Storage Layout

- Recommendation to **relocate the mechanical room** closer to family restrooms or merge with janitorial space to optimize functionality.
 - Concerns raised about **security, door placement**, and minimizing external access points to reduce unauthorized entry.
 - Preference to avoid mechanical access from the “party patio” side for aesthetic reasons.
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5. Breezeway and Circulation

- Widespread support for the **breezeway concept** (Option A1) as both functional and visually appealing.
 - The breezeway will be **12 feet wide**, providing stroller and wheelchair access while maintaining code-required self-latching gates.
 - Discussions on seasonal closures using **overhead roll-down doors** for security and weather protection.
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6. Aesthetic and Material Selections

- Commitment to a **mid-century modern aesthetic** using durable, low-maintenance materials.
 - Consideration of **burnished or glazed concrete block** (CMU) as the primary material, possibly mixed with wood-appearing fiber cement for warmth.
 - Preference for **light or off-white tones** with colorful accent doors (red, blue, green) for vibrancy.
 - Avoidance of wood siding for maintenance reasons; possible use of cedar ceilings for interior warmth if budget allows.
 - Roofline debates included butterfly, off-kilter gable, and shed designs. Preference emerged for a **low-pitch gable or dual-shed roof** that allows natural light (via Kalwall translucent panels) without excessive heat gain.
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7. Accessibility & Safety

- All restrooms ADA-compliant; at least one **adult changing table** to be added, with potential for grant funding.
 - Discussion of **security features**, including potential for cameras, safe storage for funds, and controlled entry.
 - Emphasis on sightlines for safety around family restrooms and baby pool areas.
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8. Cost and Budget

- **Target budget:** Approximately **\$600,000**.
 - Council emphasized maintaining fiscal discipline while retaining essential features like the breezeway and multiple family restrooms.
 - Consideration to simplify certain elements (e.g., reduce one restroom or minimize exterior doors) for cost efficiency.
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9. Next Steps and Timeline

- Architect to refine **Option A1** incorporating agreed-upon adjustments:
 - Relocate mechanical/janitorial space.
 - Remove one family restroom.
 - Expand concession layout and add side service door.
 - Refine roofline and elevation with updated materials and lighting concepts.
 - **Updated renderings and materials** (including color palettes, equipment placement, and community visuals) to be presented at the next work session.
 - **Next council review:** Mid- to late **January 2026**.
 - **Community presentation:** Planned for **February 2026**, with materials to be distributed via the Village newsletter.
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Meeting Outcome

The Council favored **Option A1** as the preferred direction—with modifications to reduce cost, improve flow, and align aesthetics. The architect will return with revised renderings and cost estimates for review prior to public engagement.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor