

Executive Summary-Pool House Work Session

Date: June 18, 2026

Time: 6:09 PM

Purpose: Review updated pool house design concepts, evaluate project costs against budget constraints, and identify potential design modifications for further refinement.

Attendance: Mayor Southard, Council Members Martin, Pinter, Camara, Koss and Grant

Overview

Council members and staff conducted an extensive review of revised pool house design options following receipt of updated architectural concepts and cost estimates. The primary focus was balancing desired amenities, aesthetics, operational functionality, code requirements, and available funding.

Throughout the discussion, participants repeatedly emphasized the challenge of reducing project costs while preserving key features viewed as essential to the long-term success and appearance of the facility.

Major Discussion Themes

1. Budget Challenges and Cost Reduction Strategies

The project is currently estimated to exceed the target budget by approximately **\$200,000**, prompting discussion about significant reductions in building size and program elements. Multiple participants noted that minor line-item savings would not meaningfully address the budget gap and that larger design decisions would be necessary.

Several strategies were explored:

- Reducing overall square footage.
- Eliminating or consolidating concession areas.
- Shrinking or redesigning the breezeway.
- Eliminating dedicated guard and office spaces.
- Combining multiple operational functions into a single flexible-use room.
- Reconsidering roof design and configuration.

Participants generally agreed that substantial reductions in building area would be necessary to achieve the desired budget.

2. Concession Stand Configuration

A significant portion of the discussion focused on whether the proposed concession area should remain in its current form.

Concerns included:

- Costs associated with health department requirements, including:

- Three-compartment sinks
- Grease interceptor systems
- Additional plumbing infrastructure
- The size of the concession and storage areas relative to actual operational needs.

Several alternatives were considered:

- Converting the concession and admissions functions into a single multi-purpose room.
- Eliminating dedicated concession storage.
- Using food trucks or outside vendors instead of a permanent concession facility.
- Combining concession, admissions, office, and guard functions into one flexible operational area.

The prevailing sentiment favored greater flexibility and a reduction in dedicated concession space.

3. Restroom Design and Accessibility

Restroom functionality emerged as one of the most important topics.

Several participants stated that restroom quality and capacity are non-negotiable elements because they are among the most heavily used spaces in the facility.

Key issues discussed included:

Family Restroom

Participants debated:

- Whether a dedicated family restroom is required.
- Whether enlarged accessible stalls could serve similar purposes.
- Accommodating:
 - Family use
 - Accessibility requirements
 - Adult changing tables
 - Required showers.

Restroom Layout

Discussion focused on:

- Privacy configurations.
- Accessibility.
- Stall sizes for parents with children.
- Efficient use of space.
- Compliance with plumbing and building code requirements.

Several participants favored the restroom layout shown in one of the revised concepts, viewing it as more efficient and functional despite occupying less square footage.

4. Breezeway Debate

The breezeway became one of the central decision points.

Supporters argued that the breezeway:

- Improves circulation.
- Enhances aesthetics.
- Creates a more welcoming public space.
- Provides gathering opportunities.

Opponents questioned whether the feature justified its cost and square footage.

A recurring theme was that retaining the breezeway may require sacrificing concessions or other program elements to stay within budget.

A compromise concept emerged that would:

- Retain a smaller breezeway.
- Reduce its width.
- Consolidate surrounding spaces to preserve the visual appeal while reducing costs.

5. Building Appearance and Community Identity

Several council members stressed that the pool house serves as a visible representation of the Village and should maintain an attractive appearance.

Key points included:

- Preserving architectural character.
- Avoiding designs that appear overly simplified or asymmetrical.
- Ensuring any replacement is a clear improvement over the current facility.

Others emphasized that budget realities may require prioritizing function over aesthetics.

This discussion reflected a broader tension between affordability and long-term community value.

6. Roof Design Considerations

Participants reviewed roof-related costs and questioned whether redesigning the roof could generate meaningful savings.

Topics included:

- Simplifying roof geometry.
- Moving from multiple rooflines to a single-pitch roof.
- Evaluating metal roofing options.
- Long-term maintenance and hail resistance concerns.
- Drainage requirements.

Although opinions varied, there was interest in obtaining additional information regarding alternative roof systems and associated cost impacts.

7. Mechanical, Storage, and Support Spaces

Several participants questioned whether support spaces were oversized.

Specific areas reviewed included:

- Janitorial/mechanical room.

- Dedicated guard room.
- Office space.
- Concession storage.

Suggestions included:

- Relocating equipment into shared utility areas.
- Reducing storage space.
- Combining staff functions.
- Eliminating dedicated rooms that are infrequently used.

Emerging Consensus

While no final design was selected, discussion generally moved toward a concept that would:

1. Preserve an attractive exterior appearance.
2. Maintain functional and accessible restroom facilities.
3. Consolidate office, guard, admissions, and concession operations into flexible multipurpose space.
4. Reduce or eliminate excess storage and support rooms.
5. Retain a smaller version of the breezeway if feasible.
6. Reduce overall square footage to bring the project closer to the available budget.
7. Request revised concepts from the architect reflecting these priorities.

Follow-Up Actions Identified

The group discussed providing additional direction to the architect to develop revised options, including:

- A modified version of the preferred concept featuring:
 - Consolidated operational space.
 - Reduced square footage.
 - Smaller breezeway.
 - Reconfigured family restroom.
- A revised version of the alternative concept with:
 - Combined concessions and admissions area.
 - Improved window placement.
 - More open and flexible interior layout.

Participants agreed that updated drawings and pricing information would be needed before making a final recommendation.

Conclusion

The work session centered on finding a balance between community expectations, operational functionality, code compliance, and budget limitations. Council members expressed strong support for maintaining quality restroom facilities and preserving the overall appearance of the pool house while exploring significant reductions in dedicated concession, office, and support

spaces. The group directed its attention toward developing revised design alternatives that can achieve budget goals without compromising the facility's long-term usefulness or role as a community asset.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor