

## Executive Summary: Village Council Work Session – April 2, 2026

In Attendance: Councilpersons Grant, Pinter, Paessun, Martin, and Camara

Also in attendance: Mayor Southard, and Attorney Jesse Shamp

### 1. MPCA Storage Container Agreement

- The Village and MPCA (community association) discussed relocating a **shipping container** behind the maintenance building for MPCA storage.
  - Key agreed terms:
    - Village will fund **site preparation (pad), relocation, and future electrical installation**.
    - MPCA will have **exclusive access (lock/key control)**.
    - MPCA can **inspect and select** the preferred container (condition matters—must be watertight).
    - Container will likely be **painted and visually mitigated**.
  - Legal considerations:
    - Proposed structure: MPCA effectively **owns/controls the container**, with a **land-use agreement**.
    - If MPCA dissolves or abandons use, ownership may **revert to the Village**.
    - Need to confirm compliance with **bond funding restrictions**.
  - Additional considerations:
    - Placement must comply with **setback/property line constraints**.
    - Future **security (cameras, possible fencing)** and **landscaping** not yet finalized.
  - Action:
    - Draft a **formal agreement/lease** outlining terms and partnership expectations.
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### 2. MPCA–Village Partnership Formalization

- Discussion on formalizing the **relationship between MPCA and the Village**.
  - Rationale:
    - Address public perception regarding **fee waivers** for MPCA.
    - Clarify MPCA's role as a **partner supporting Village activities** (already stated in its charter).
  - Action:
    - Develop a **written agreement** to formalize roles, benefits, and expectations.
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### 3. Liquor Law Ballot Initiative

- Revisited effort to allow **expanded alcohol sales** (beer, wine, liquor, Sundays).
- Challenges:
  - Requires **300–400+ signatures** per issue.
  - Signature thresholds tied to **gubernatorial election turnout**.
- Strategy:

- Target **summer events** (Arts in the Park, Family Fun Night, pool attendance) to gather signatures.
  - Begin collection **after May primary**.
  - Complexity:
    - Rules depend on **tax districts and historical “wet/dry” designations**, not just Village boundaries.
  - Consensus:
    - Still seen as important for **economic development and attracting businesses**.
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#### 4. Newsletter Vendor Issues

- Ongoing problems with current vendor (billing errors, lack of transparency, limited design flexibility).
  - Concerns:
    - **Unclear cost breakdowns**.
    - Administrative burden resolving payment disputes.
    - Limited control over **layout/design quality**.
  - Action:
    - Explore **alternative vendors** (local/regional print shops).
    - Evaluate **cost vs. service quality**.
    - Consider bringing **design in-house**.
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#### 5. Pool Strategy & Community Survey

- Council reviewing a **resident survey** about pool usage, preferences, and future investment.
  - Key adjustments:
    - Refine questions to avoid:
      - Leading residents toward **tax/fee discussions prematurely**.
      - Asking questions that could **undermine future decisions**.
    - Focus on:
      - Usage patterns
      - Feature priorities
      - Willingness to support via **donations/fundraising (not taxes)**
  - Additional ideas:
    - Explore **donor funding / foundation model** for long-term support.
  - Concern:
    - Avoid asking questions that could produce results that **conflict with planned direction**.
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#### 6. Pool Replacement vs. Repair Debate (Major Topic)

- Current pool:
  - **63 years old**, beyond typical lifespan (~50 years).
  - Structural concerns: deteriorating steel walls, leaks, outdated systems.

- Increasing maintenance burden and operational risk.
  - Key debate:
    - **Replace vs. repair**
      - Administration and consultants strongly favor **replacement**.
      - Some council members want a **third-party engineering assessment (\$17K)** before committing.
  - Financial considerations:
    - Estimated project cost: **~\$3–3.5 million**.
    - Additional **\$250K design cost** seen as a major concern.
    - Recent **\$500K grant was denied**, but future opportunities exist.
  - Risks identified:
    - Spending on design without proceeding (“**money on the shelf**” concern).
    - Escalating costs if delayed.
    - Potential **pool failure** if no action taken.
  - Consensus direction:
    - Reopen discussions and:
      - Issue a **new RFQ** for design/build options.
      - Seek **external input from other municipalities**.
      - Explore **scaled-down options** if needed.
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## 7. Pool Operations & Concessions

- Concession stand operated at a **loss** due to:
    - Labor costs
    - Low sales on certain days
    - Inventory waste
  - Proposed improvements:
    - **Reduce operating hours/days** (focus on peak times).
    - Use **weather-based scheduling**.
    - Improve product selection and pricing.
    - Limit inventory and avoid overstock.
  - Strategic view:
    - 2026 is likely a “**final test year**” before deciding long-term approach.
  - Additional ideas:
    - Special events (e.g., **opening weekend promotions, community cookouts**).
    - Increase engagement to drive pool usage.
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## 8. Village Administrator Proposal

- Renewed discussion on hiring a **professional Village Administrator**.
- Rationale:
  - Increasing complexity of projects (infrastructure, compliance, grants).
  - Heavy reliance on consultants and legal counsel.
  - Need for **technical expertise and continuity**.

- Benefits:
    - Potential **cost savings through better oversight**.
    - Reduced burden on elected officials.
  - Considerations:
    - Hiring timeline (possibly **end of mayor's term with overlap**).
    - Importance of selecting the **right candidate**.
  - General sentiment:
    - Growing support, but requires further discussion and planning.
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## 9. Additional Operational Topics

- Upcoming:
    - **Sidewalk project design and bidding**
    - **Phantom Fireworks permit adjustments**
    - Continued infrastructure planning (roads, sewers, lakes)
  - General theme:
    - Village is managing **multiple simultaneous capital projects**, increasing need for structured oversight.
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## Key Takeaways

- The Village is at a **critical decision point** on major capital investments, especially the pool.
- There is strong emphasis on:
  - **Fiscal responsibility**
  - **Transparency**
  - **Long-term planning**
- Organizational capacity is becoming a constraint, driving interest in a **Village Administrator role**.
- Several initiatives (liquor laws, partnerships, amenities) aim to **enhance community engagement and economic development**.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor