

Mar 16, 2023

Introductions -

Lake Geneva City Attorney Dan Draper

Item Three: Approval of Feb. 28.2023 Minutes

- Correction to be made: Public Works Section - Page 2 - "Old clubhouse remains" is an error and is not there any longer.
- Henry: "I believe it was in reference to the Clubhouse footprint"
- All in favor of minutes approved. 4:07pm

Mayor Klein:

- Introduces Dan Draper

Dan Draper

- "Open Meetings Law" explanation: Anytime governing bodies are meeting it has to be open to the public, accessible to the public. Does not mean there needs to be public participation but it does necessitate public observation of the meeting.
- Rules about talking as groups. 9 people is considered a meeting "in furtherance of government business" and needs to be made known to be people.
- AdHoc Committees fall under the purview of "being government business"
- "Not so clear violations" - A walking Quorum - Ex. Two people get together and say we should do something then one keeps talking to another and passing it till 9 people agree. It can happen orally, emails, texts etc.

Henry

- Ex. "If Dave and I leave and talk about something would that be a violation?"

Dan

- "No, but if he talks about something to someone else and keeps passing it along it could be a violation of the open meetings law."

Henry

- "There also needs to be some sort of intent though is that right?"

Mayor

- "Here the deed restriction"

Adam

- Read's restriction paragraph. Needs to be a 501c3 or ancillary use.

Mike

- What does ancillary mean?

Dan

- The goal of the Grantor was that the City does not flip it to sell it
- A public use purpose is appropriate for the property. A use that benefits the Citizens.
- Public Recreation or Philanthropic is also allowed
- If it is something for Private use, Private Operation, Leasing it for Private use would not be acceptable

Mike

- Could the restaurant be private?

Dan

- It's not clear. The Grantor did not seem to have a problem with that.

Adam

- Does everything need to be approved by the Grantor?

Dan

- No, unless there is a private party making profit from then we would need to see if we require approval.

Henry

- What if there was an Icerink? Where the property is leased to a private company for the public use? Do we need to sit down and talk about it?

Dan

- We probably do. If the organization was a 501c3 or open for public purpose...it needs to be open to general citizenry.

Henry

- If we had to hire outside consultants where a third party profits would that be a problem?

Dan Draper

- That should fall under ancillary uses. Bar, pro shop, restaurant should fall under ancillary uses.

Mayor

- Item 6: Comments and questions for City Attorney Draper
- I do have questions from David Curry "What uses triggers approval from the previous owner"

Dan Draper

- If it's something other than a 501c3 or a private development. We would have to think about the possible gray areas and then we would likely need to contact them. But public uses should not trigger it

Mayor

- David Curry Questions: "Can the City sell licensing rights to parts of the property?"

Dan Draper

- Could we sell rights for the use of public goods? Probably, but you are asking specific questions before there is a specific vision?

Mike

- Similar questions, we have had 501c3's express interest, is the City allowed to sell or lease these properties or does it have to remain under the City?

Dan

- It may be acceptable, the YMCA was mentioned previously as an example.

Mike

- Do we need to go through rezoning for any kind of building?

Dan

- Yes

Henry

- So a restaurant would need to have zoning approval?

Dan

- Can I go? (I'm kidding)

Mayor

- Nancy?

Karen

- Knowles Stewardship Program offers grants to develop parks
- I believe we would score highly and can't guarantee a grant but we think we are a good candidate
- We would like to use the grant first for a circular 10' wide trail. Limestone that can be used for the disabled and bicycles.
- We would need to have two bridges. We have experience in that since we did that at White River park.
- We would like to do a canoe/kayak launch if it's not too expensive or complicated
- We would also like to have bathrooms
- The State program is a more flexible program. There is a federal program but is not as flexible.
- We want the Grant to be under 250k so as to not trigger State Assembly approval
- If we apply in May we usually hear by the Fall
- Public Survey? NOTE I MISSED THIS AND NEED MORE INFORMATION

- We would need help from someone in Public works to help fill out some things in the Grant

Request: Mayor is there someone you can recommend in Public Works to talk to

- We have a cost of about 10k to design the preliminary paths.
- 2 weeks from now should have slides.

Question:

- What was the name of the company?

Karen:

- Midwest Prairie

Henry:

- karen , can you show us where the 98 acres are on the map

Karen:

- It would be the Floor Plain area. It's 98 acres

Mike:

- It's a good idea to have a launch site for kayaks but there is a place where they may not be able to pass under the roads. There is also a hilly area that is not in the floodplain

Paula:

- So everything between the blue is not flood plain. But the trail is still going to go through. Is that correct?

Karen:

- I need to have my map in front of me to confirm that.

Henry:

- Basically what we are saying is that we have determined that these 98 acres will be put into the conservancy. Is that what we are saying?
- I think hole 8 is part of the floodplain but there are other things we can do with it.

Karen:

- No, we have not predetermined that. We have to look at the latest regulations on what you can do with a floodplain. We need to check on that.

Henry

- Just for clarification, does your group need to limit what else can be used on the flood plain?

Karen

- We are not looking to put a conservation easement on this acreage now where we are looking to have control over it. We are just looking to put trails for hiking. These are also easily movable. We are not trying to control it or make rules on this land, we just want to

add safe trails for people to hike there now. It was also a general public opinion and comments that we need trails back here. No conservancy easement on this land that we are proposing.

Henry

- All we are talking about now is creating a perimeter trail with grant funds?

Karen

- Yes. Is it a matching grant?

Henry

- Are we voting on this or is this already done?

Mayor

- This committee will be voting on this.

Karen

- The reason we are moving so fast is because this grant deadline is May 1, 2023
- If the committee decides they need time to consider we understand we may lose this grant.

Norine

- How many acres would a 9 hole golf course take?

Henry

- I would need to check. It could be about 38

Norine

- So if we have 200 acres the golf course would take a portion of that and the trails another portion

Mayor

- Nothing has been predetermined here.

- Who owns the school property?

Norine

- Could an underground parking garage be built on or under the property

Paula

- Having someone work on a master plan sounds exciting. But what is the backstory to that? How did this project come to be?

Karen

- The conservancy has been supportive of this flood plain becoming a nature preserve for a long time. In the conservancy budget we allocate a budget for a master plan.

Mayor

- Steps out to get documents

Mike

- Clarifies on the map what is the flood plain.

Karen

- We do need to clarify that. We only want to work in the floodplain so we do want to make sure we are not going anywhere else where other recreational use could take place.

Henry:

REQUEST: CAN WE GET A MAP OF THIS SO WE CAN ALL REVIEW IT AND UNDERSTAND IT MORE

Karen

- Any other questions?

Paula

- Has the conservancy done any plans to do any studies of what has begun to live there on the property, wildlife etc.?

Karen

- We plan to do that. Because the buckthorn has moved in there there's a lot we may not see until we remove that invasive species. WE hope to be able to return wildlife that isn't even there anymore

Mayor

- Item 8: Discussion on a Guiding Vision for Hillmoor
- Introduces Mike

Mike:

- Introducing via powerpoint
- Hands out document "Comprehensive Plan" and Slides
- Some have been working on Hillmoor for a while and some are new. I want to get everyone on the same page so we can cultivate a common vision
- Starts slides "Visioning Session"
- City of Lake Geneva Mission Statement: The City said "No" to private development on the property so we should remember that
- Who are we doing this for? Primary Customers: The Residents of Lake Geneva. Secondary: Guests and Visitors

- Residents is inclusive of every age

Skip

- Thank you. That really does enlighten our direction and I think this a start to that.

Paula

- I agree with all that. I was thinking about all that. The sounds of water, birds and children.

Dave Q

- I guess that was a good presentation. One thing in the back of my mind is that a lot of these things we don't have to invent. There are things we should go see in this state that have done well preserving their parks for a hundred years.

Henry

- Great job. I think we do need to take a deep breath and think about what this would look like in 50 years. I think the Mayor requested we present what we think our ideas would be.

Mike

- Share part of it.

Henry

- I made copies of it. Hands out his vision. Golf course added to the unique ambiance of the Hillmoor. Preserve and renovate in a minimal way the original 9 holes as designed.
- All the local golf professionals I spoke to feel this would be a successful gathering place. We promised the taxpayers we would make this a neutral tax liability as much as possible.
- Year round Ice Arena/Ice Skating

Mike

- Why would you want to go there? What would it do for you?

Henry

- Maintain the green aspect and create a place for people to come together and commune in a recreational way.

REQUEST: ARE THESE PACKETS AVAILABLE IN PDF?

Mike

- So you are saying these uses would help you in creating a place for community.

Karen

- Frederick Almstead designed beautiful parks throughout the country. I would love to see his ten best park ideas.

Mike

- Could you provide more detail: Sculptures, water features?

Karen

- It's hard to say. If we use Hillmoor as a Central Park. "People need places to play in and pray in to strengthen their bodies and souls." John Muir. I would like us to come to a place where we can have a vision statement that is simple like that. But I know we can't use the word "pray".

Mike

- Karen, could you write down a nice paragraph giving it your best shot.

Mayor

- You can email that to me and it can be included in the minutes

Norine

- If we are to deliver to the citizens and future generations we will give them a gift forever that is unparalleled in the world. Human beings

Adam

- I would love a space for families and kids, parking, traffic considerations and it needs to be beautiful

Mayor

- I won't reiterate but I wished I'd be here in 50 years to see it!

Celine

- "Preserves don't get bigger" they just stay contained. I would like to see a space preserved for people who live in a Condo or an Apartment. I would like to see part of this area preserved so that you don't need to get a permit. A space for all income levels to enjoy this property.

Mike

- Could you imagine what Lake Geneva would look like if Mary Sturgeous didn't donate Library Park. You can go to the library and feel like you have a mansion on the lake. It's so integral to the quality of life across all socioeconomic levels. It's a great equalizer for the community.
- Dan, before you leave, the frisbee park that was not part of the white river acquisition, that's not subject to the same deed restrictions?

Dan

- No, that's not part of the Hillmoor. The Deed restriction is not part of that.

Mike

- Does anyone else want to add or contribute?

Paula

- Trails, super important. Connectivity. Biking, walking, cross country skiing and connecting them to the trails we already have. It makes it safer for everyone.
- Recreation: Speaking of the disc golf course, I think it's wonderful and young adults love that course. It's also a personal love of mine.
- The habitat issues: We really have to understand what is there. Animal/PLants to make priority decisions about what we want to enhance and bring that into the early design stages of what we are doing.
- As an archeologist, I am concerned about the archeological sites that may be present. The golf course area probably has had anything cleared. The remaining areas other than wetlands should be looked at.
- Urban Ecology Center to educate people
- Regarding the YMCA. We should think about if we went in that direction, do we lose control over that property? What kind of recreational program do we have? Not everyone can afford a Y membership. We may lose control of maintenance of habitat if we give part of that property to an organization like the Y. We just need to think about it.

Mike

- Mayor, could you comment on ongoing public engagement and how we approach that?

Mayor

- Ultimately down the road when we make our proposal to the City Council, it could be good to quarterly have a public hearing session regarding that. I will start thinking about where, when and how we can do a field trip or two.
- We agreed to meet every two weeks. Let me know if you cannot attend.
- Also, the YMCA would like to do a presentation at our next meeting.
- After that we may hear from someone who has some ideas of a Golf Course, amphitheater and so forth
- I think these meetings have been excellent. Thank you.
- Motion to Adjournment: Proposed, seconded, all in favor. 5:42PM

Comment from Observer:

- Keshwausketo has a book that talks about the process they went through.