

Hillmoor Ad Hoc March 30, 2023

Members Present:

Mayor Klein - Present

Deborah Beagle (Absent) - Sheila Campbell (Substitute) - Present

David Quickel - Present

Skip Atwell - Present

Henry Sibing - Present

Adam St.Marie - Present

Cheri Borowiec - Present

Michael Krajovic (excused)

Fred Gahl - Present

Celine Lille - Present

Cynthia Forster Feuredi (Excused)

Karen Yancey - Present

Frank Guske (Absent)

Paula Porubcan (Excused)

Lawrie Weed (Absent)

Norine Smyth - Present

David Curry (Absent)

Minutes approval of Mar 16, 2023

- All in favor

Mayor Opening Statements

- Increase of median salary from 40 something thousand to 67k
- Take Michael Krajovic's evaluation home and review to see if there are notes
- Introducing the YMCA

Steve Lois(Chief Volunteer Office for the YMCA)

- We serve 10,000 individuals every year
- Introduces Mike Kramp

Mike Kramp CEO YMCA

- Introduces Vision which is also handed out as a pamphlet
- 200,000sf state of the art facility
- Childcare is a huge need in Walworth County. 1500 licenses in Walworth but a need for 2,500. The Y is the nation's number one provider of childcare. Infants - 4 years old.
- Youth Sports
- Aquatics: teaches over 1200 kids swimming every year
- Integrated Rooftops: rooftop gardens and spaces for activities and meetings

- Senior Recreation Center
- Would keep preserved land

Questions:

Hank Sibbing

- Are you abandoning your present site?

Mike Kramp

- If the Y ended up at Hillmoor

HS

- What did you like about that property?

MK

- Connectivity to the state park, land

HS

- Is the property that you purchased still suitable?

MK

- Yes.

HS

- Is there anything lacking in the site by bigfoot that you can't do?

MK

- Access here is closer to town and we have many people asking us to consider the Hillmoor property.
- The Hillmoor surveyed highest on the list

Skip

- Actually the Y was approached initially by the developers who owned the property. I was on the board for 50 years at the Y. It is a huge part of our community.

MK

- A lot of users of the Y like being closer to downtown. A lot of kids like to bike there and people like to walk to the Y. Remaining downtown would allow that to remain as is.

Mayor

- Do you have a sense of how many members are City of Lake Geneva residents? You said you draw from 30 communities.

MK

- It's probably about 50%

Nancy

- The plan shows beautiful buildings but it doesn't show parking, pickleball, baseball fields etc. Will there be enough room for all these things and the natural spaces?

MK

- Absolutely

Nancy

- Can you explore permeable concrete?

MK

- Absolutely

Nancy

- The Y will be a lot more visible, will you be concerned about a lot of visitors overwhelming the Y? Will it lose the feel of the community YMCA.

MK

- There are limits on how many times you can use other YMCA's that are not your specific one.

Fred Gahl

- You say 30 communities that would be served by this. To me the property becomes what we were hoping the property wouldn't become if a developer got it. How many parking spaces would you need? 500-600?

MK

- Yeah

Fred

- I love the Y. But 500 cars from 5 am - 9pm could kind of tip the boats if someone else is having an event on the property if it's being used by a bunch of people.
- How much capital would it take if you got the check tomorrow?

MK

- Phase 1 30 million
- Phase 2 60 million

Fred

- How much capital have you currently raised?

MK

- We would have to raise it all?

Fred

- 60 million dollars is a lot of money. I am not trying to be critical but the City has debt on this and what we don't need is to make a commitment to someone then end up

MK

- We can get it done.

Fred

- But what if you can't?

Hank

- I also love the Y. I am a real devotee and want to make that very very clear. But I want to ask a couple more questions of where it can be? I also want the Y in the very best place to serve our community. I also want the Hillmoor property to be the best it can be to serve our community. When I first heard of your location you got by Bigfoot I thought it was great.

MK

- This is what we heard when we did the market study. The majority of people on the survey wanted it there. The central location and visibility to the city.

Sheila

- Who was it on that survey

MK

- 600 community members overall were surveyed. More people that were not members than are.

Cheri

- The last thing I want to see are

Norine

- Do you have a total footprint?

MK

- It sits on about 60 acres for the total vision

Adam

- I think that a new survey would be beneficial.
- Traffic is bad on wells too.

Mayor

- I have questions from Paula but I will email them.

Fred Guhl

- How many members do you have and how much will you grow?

MK

- Studies say we'd grow by 35%.

Fred

- How many acres are usable without the wetlands?
- About 100
- If we offered the whole property you'd probably say yes and then we'd have 20-30 acres left and I just don't see how we have the community sanctuary we are trying to cultivate here.

Cheri Borowiec

- I hope there will be environmental and sustainability standards. I would like to see that we can approve all and any design standards on this property to ensure they meet the highest standards.

Karen Yancy Executive Director of the Geneva Lakes Conservancy *See pamphlet

- Develop a trail using Knowles Nelson Stewardship Grant deadline May1
- Discover feasibility of restrooms/trails/kayak launch
- Assess plants and animals present
- 5-10 years to remove invasive species. Buckthorn etc. We want to free the Oak trees from losing nutrients to the buckthorn.
- Hillmoor Ponds: minimal work/signs trails/guard rails
- We will need boardwalks in the wetland areas which will require DNR permits
- We could save some money by mowing trails
- We would like to work out there as soon as possible to start clearing and cutting buckthorn. We ask all volunteers sign a waiver and maybe we can get the City attorney to grant permission for us to get out there.
- Kayak/Canoe launch at pond
- Existing Road would allow parking off of Haskins St. There is room there for car parking but from what Tom said there is no parking allowed there right now. We are not recommending that for the 1st phase but would be something we would want to consider for the 2nd phase
- Would need to do research in restoration of retention ponds. The wetlands are really our primary focus.
- We would start trails by the dog park we would have a 3.5 mile circular hiking trail

Total cost approximately \$830,000 and Knowles Nelson would pay for \$415,000. Other public and private grants could provide a match.

Lille

- Question about flooding of the white river area. How would that impact the use of the trails in the spring?

Karen

- Yes, in a very wet spring it could come up over the boardwalk but the reason for the boardwalk is to try to avoid that.

Fred

- What do you expect the cost of maintenance to be on an annual basis?
- What would you consider the footprint to be from precluding the use of a golf course or other activities?

Karen

- I'd have to talk to Tom about that. But buckthorn doesn't grow back too quickly. Also, it depends on cross country ski trails.
- About 63 acres is floodplain or golf course. The area we are stealing maybe from a golf course would be very little.

Hank

- I have a vision of having a golf course there and would be concerned about cutting into hole 7 and hole 8. Could we still preserve 9 holes of the existing golf course. It is a very historic golf course. Do those trails preclude the use of that property as a golf course?

Karen

- No, I do not think so. We can also move the trail a bit.

Sheila

- Sorry if I missed something in the last meeting. By doing this, are we jumping ahead of the plan and spending money that we might have to come back to and revisit again?

Karen

- I think we all need to know the property and restore the property and see the property so we can know. The trails are not set in stone.

Mayor

- I have a question from Paula
- What will the impacts be to existing habitats?

Karen

- I think all good because there is just so much buckthorn out there. I think we will need to do it with volunteers and contractor help.

Mayor

- My question is about the grant since it is a matching grant. So what are your plans about raising that money?

Karen

- The Rotary Club and Lyons. Wagner Foundation provided full funding.
- If in a year we came up 50k short we were hoping that the City of Lake Geneva could look into funding that should it come to it.

Skip

- The retention pond is an ideal thing for me for the City of Lake Geneva to develop. We can have ice skating and sledding hills are natural there. When would you be looking to do a study on that?

Karen

- Phase 2. There is concern over the water quality there because of the runoff from the parking lots.

Mayor

- I do want to make one more comment about public access. We are waiting for an assessment to be made by public works which would have to go to the insurance company. Our City Administrator will be addressing this next week to see if the assessment has been completed so we can hopefully make it happen by Earth Day.
- The next item on the agenda, do we want to vote on having this go to the finance committee to review approval for this grant.

Hank

- It almost seems like a no-brainer

Mayor

- One of Mike's concerns was that we could be moving too fast ahead with this and look like a committee that

Lille

- Can we do anything else on this part of the property anyway?

Fred

- I agree that we should look into finding potential funding for this which the Conservancy is willing to do.

Skip

- I think the community wanted this to be done. I motion to send this to the Finance Committee

Fred

- I second.

Lille

- The conservancy has budget funds to file and submit this application, correct?

Karen

- Yes.

Mayor

- A motion is on the table and a second.

Karen

- My contractor estimated that it could cost 20k a year to maintain but that number should really come from Tom.

Mayor

- And remember depending on the weather that could vary.

Hank

- I could see someone saying "who is going to pay for the maintenance of these trails"?

Mayor

- All in favor of this? Ayes from all.
- I will be sending this to the Finance Committee.
- Mike asked me to discuss with you whether or not we want to have further public input sessions?

Skip

- We could leave it open for people to submit ideas.

Mayor

- Our next meeting will be Apr 13, 2023

Item 11:

- Motion to adjourn
- Second
- Allin favor: Aye