

HILLMOOR AD HOC COMMITTEE MINUTES
Thursday, August 17, 2023
POLICE TRAINING ROOM, UPSTAIRS CITY HALL

Meeting was called to order by Mayor Klein at 4:03 p.m.

Roll Call

Present: Mayor Klein, David Quickel, Hank Sibbing, Cheri Borowiec, Michael Krajovic, Fred Gahl, Celine Lillie, Karen Yancey, Paula Porubcan, Laurie Weed, Donna Jovani, Peggy Schneider

Absent: Deborah Beagle, Skip Atwell, Adam St. Marie

Approval of Hillmoor Ad Hoc Committee minutes from August 3, 2023

Motion by Sibbing, second by Porubcan, to approve the minutes from August 3, 2023.

Unanimously carried.

Kemper Sports (Golf Course) – Josh Lesnick

Lesnick explained the history and background of Kemper Sports. He assured the committee that if a golf course makes sense financially, his company can help plan and access the market.

Kemper Sports can lease or simply manage the golf course depending on the needs of the City.

Most likely, the first step would be a feasibility study costing between \$50,000 and \$100,000.

Providing concessions would be an important part, not necessarily a traditional clubhouse.

Geneva Lake Conservancy – Karen Yancey

Yancey explained that the Knowles-Nelson grant (first part) has been submitted. Recipients will be announced in a few months. Yancey stated that a member of the public had called regarding the grant not being completed correctly. Krajovic asked about the DNR doing an environmental assessment of the area. Yancey assured him it was not necessary. Krajovic also questioned the cost of maintenance of the trails and bridges in the future. Yancey explained that similar bridges at White River County Park have not required maintenance. Sibbing was concerned about the trails being placed in areas that would interfere with approved projects. While the Ad Hoc Committee approved the layout of the trails for the grant, this can be changed later. Krajovic wants another research group added to plan the trail system plus biking trails that weren't included in the grant.

Lake Geneva YMCA – Mike Kramp

Steve Lois, Board member of the YMCA, said they are excited to partner with the City and that we are fortunate to have the Y in such a small city for over 140 years.

CEO Mike Kramp reviewed the survey results. He said there is amazing symmetry with the survey results and language in the City's Comprehensive Plan. The YMCA can serve as the anchor on the site. Kramp explained that the Y plans will be based on sustainable practices (solar, UV windows, use of gray water, permeable concrete for walks and parking lot), and they would be able to teach sustainability to the next generation.

Kramp fielded questions about the survey itself stating that it went out to their entire database including past or non-members by email with a portion done by phone and hard copies available upon request. Porubcan was concerned about traffic into Hillmoor. Kramp responded that their peak times are actually Monday through Thursday in mid-morning and evenings. The footprint of the building is much scaled down from the original presentation/proposal to the Ad Hoc Committee although the proposal stands at purchasing 40 acres with the ability to expand at a future date. Mayor Klein was concerned about the infrastructure needs and suggested they also look at Veteran's Park as an alternate location. Kramp reiterated that the YMCA wants to maintain that community partnership with the City along with its working relationship to the schools.

Future meeting agenda items and next meeting date –

- August 31 James Killian from Kishwauketoe Nature Preserve in Williams Bay and David Van Zelst, landscape design in Wadsworth, Illinois

Thursday, August 31 at 4:00 PM

Motion by Yancey, second by Weed, to adjourn at 5:48 p.m. Carried.

Respectfully submitted,
Alderman Fesenmaier