

1. Call To Order

2. Roll Call:

Present -

Mayor Klein
Dave Quickel
Henry Sibbing
Adam St.Marie
Michael Krajovic
Fred Gahl
Lawrie Weed
Norine Smyth/Betty V.
Peggy Schneider

Excused-

Deborah Beagle
Celine Lillie
Paula Porubcan

3. Approval of Minutes

- a. Betty V. Change to Sept. 28, 2023 Meeting Minutes: Pg. 4 should read, "It's not the Nitrogen that bothers me, it's the pesticides."
- b. Motion to approve Sept 28, 2023 as amended, seconded, all in favor.
- c. Approval of Oct. 26,2023 Minutes: Motion to approve, seconded, all in favor.

4. Report from Friends

Betty V:

- The FLR approved our work days

Fred

- How are you identifying what the targeted restoration or tree removal should be?

Betty V:

- We are just planning on starting with what is visible as you drive into town to beautify that.

Fred

- Does it make sense to have somebody survey it?

Betty V:

- Yeah, I believe that's what these contractors would be doing.

Fred:

- Is the City helping with any of that tree removal?

Betty V:

- The City didn't want to spend the money to do this and we as the FOH were willing to raise the money to do all of this.

- We are going to zone this out and just do an initial portion of the property and then add on from there. We will let you know when we get further along there.

Fred:

- I'm just thinking about if I can ask some friends of mine they might be willing to go out and do a favor

Hank:

- My question again is why isn't the City taking care of their own property?

Mayor:

- We didn't have anything in the budget for this year to do anything and the FOH offered to do it so as long as they work with the Arborist I am fine with it.

Hank:

- We should really be viewing this property in person a bit more.

6. Review of the draft letter to Council regarding the YMCA proposal

Mayor:

- City Council was informed that the YMCA will be on the agenda for Dec. 11, 2023

Mike K

- Mr. Draper, is this letter acceptable if the Council decides to take the request from Hillmoor?

Dan Draper

- City Council could decide that they like the offer of the YMCA and bypass the committee.

Mike K

- Mayor, I would volunteer to offer my services to work with the Y on options.

Fred

- We talked about this property not being for sale. It's a miracle we got it back and once it goes again I can guarantee we won't see it again. I think in general there should be some sort of covenants put on this property for generations to come.

Mike K

- This letter is talking about the process. Just to direct the Y to work with us.

Betty V

- We are not picking on the Y. I remember at our meeting we said we don't want to sell our property to anybody.

Mike K

- We don't have to sell anything to anyone. It could be leased.
- We could recommend that at this time the Y would talk through us.

Hank:

- I thought we were saying that Hillmoor is not where the Y should be.

Karen

- We could have conservancy rights on the Hillmoor.
- I think the letter makes good points. What we are talking about here is the requests.

Hank:

- Why don't we make a recommendation to the City Council that they don't sell anything until we complete our vision statement?

Fred:

- I don't want them to include "To work through" because it sounds like then we are on board with their offer.

Mike K:

- I think we should be meeting with the Y. Who is going to talk about what kind of deal there should be with them?

Hank:

- I think it would be terribly improper to meet with the Y privately.

Betty V:

- People at COW were upset about our committee not having anyone tasked specifically with the YMCA.

Dave

- Mike Kramp would be more than happy to sit here for four hours and talk through it.

Mike K:

- The idea of having a small working group to interface with the Y would be a good idea.

Hank:

- They can just come in and present to the whole.

Adam

- The reason the Y is back on the table is because I ran the numbers on the Golf Course and it looks bad.

Hank:

- We will likely have to ask the community if they are willing to spend some money on the Golf Course and if it is important to them maybe they would be open to it.

Lawrie

- We are getting off topic here.

Karen Y:

- A nature preserve can be run without any funds from the City.
- Midwest Prairie will get their insurance together to do more work in the spring.
- We have about \$7,000 budgeted for the Hillmoor and we used about half of that.

Fred:

- I was shocked at how much they did, and Betty's group.

7. Conversation with City Attorney Dan Draper/ question for the committee

Dan Draper:

- The City does not need to do an RFP for the sale of property it owns. We just need to verify its fair market value.
- There is a deed restriction on the property so no matter who it was sold to it could only ever be used for public purposes or non-profit.

Hank:

- So if the manager of the property made profit that would be ok? Like a golf course restaurant?

Dan Draper:

- I would run it by the old owners, but I think it's safe and I'd be willing to argue that it should be.

Mayor Klein:

- Devil's advocate: When you say public access would that mean that the golf course or the Y cannot be present if they have memberships?

Dan Draper:

- I don't think it would be a problem

Mayor Klein:

- In the end, will any of this or all of this have to go to referendum.

Dan Draper:

- It's hard to say without the grand plan but if they are going to build something that is more than \$1,050,000 it needs to go to referendum.

Betty:

- Is there any consideration for operating expenses? If someone donated money to build something does it have to go to referendum for operating expenses if they are over the limit?

Dan Draper:

- No, it does not. The City would have to pay.

Mike K:

- I think it's important to talk to the Y and find out what the synergies could be.

Hank:

- We are ready to send this referendum on the golf course to the public. We know it would be 5 million or 7 million or 10 million. But we need to establish the vision.

Mike K:

- Before we would do a referendum I would like to get a company like Kemper to do some research and present that to us. My recommendation would be we just focus on the Y. The entire meeting on Dec. 7th.

Karen:

- Do we need to have the YMCA come in before December to make a presentation and have a follow up conversation?

Mayor Klein:

- My only concern is that we may need time to respond to the Y and consider among ourselves. Can we move it to January?

Hank:

- We should ask the Council to let us do our job to review the Y proposal.

Mike

- Talking about how much work there would be talking to the Y. What about the thought of meeting next week just for the Y and then Dec. 7 we have a follow up meeting with the Y. We skip the week of Thanksgiving.

Dave

- Let's give the Y a list of questions and let them answer them for the next meeting. We don't need two meetings.

Betty

- I don't understand why we are rushing to decide on anybody.

Adam

- Have we gotten any feedback about if the City has allocated money for us to do some research? Could we hire Kemper to do some research and present it to us?

Karen:

- Is there any money in the budget for the Hillmoor in 2024?

Mayor Klein

- We can check and we can do a budget resolution?
- I am going to talk to Mike Kramp

Fred

- Our taxes are going to go up. Maybe we should ask about being a part of that reassessment.

Hank

- Let's put this topic on our next agenda. Are we going to get some money from them?

Mike

- Motion to adjourn, second, all in favor.