



9401 CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
TEL 239-221-5035
FAX 239-494-5343
Esterro-fl.gov

MEMORANDUM

TO: Village Council

FROM: Kyle Coleman, Assistant to the Village Manager

DATE: June 17, 2020

SUBJECT: Happehatchee Operating Agreement

Greetings Council:

As you know, on December 18, 2019, the Village of Estero accepted the donation of the Happehatchee Center. Under this agreement, the Village agreed to continue environmental education on-site. This memorandum outlines a proposal to fulfill this legal commitment, following the Happehatchee Center's reopening (the site has been closed for several months due to the COVID-19 outbreak).

Proposed Partner

The Village proposes partnering with the local YMCA chapter to provide on-site programming, including environmental education. The YMCA has a long history of achievement and is uniquely staffed to provide this service. Their significant presence in Bonita Springs will allow them to share talent and costs, substantially reducing our operational cost and avoiding staff growth.

Proposed Programming

The primary and contractually-mandated program for Camp Happehatchee is environmental education. This contract would satisfy the Village's programming requirement. This education would be provided during the YMCA's on-site children's camp, to be offered throughout the year. The YMCA is excited to program on-site, as they believe that Camp Happehatchee would provide a unique offering for children, as well as adults (this could host YMCA leadership retreats, for example). Strict background checks will be conducted by the YMCA on all adults on-site, with these reports provided to the Village, as well.

Proposed Maintenance Arrangement

The YMCA has agreed to maintain the site at their cost, with the exclusion of capital improvements. This includes limiting brush overgrowth, as well as maintenance of the buildings on-site. We have defined capital improvements as all projects over \$2,500, which the Village would be asked to fund (the Village, of course, may decline to do so). Additional capital improvements could be considered by the Village, in order to grow the size of the program. The YMCA would invoke a caretaker program, similar to what the Village has today, with strict background checks performed by the YMCA on any caretaker(s) (to be provided to the Village, as well). The YMCA will function as a tenant of the site, with all of the benefits and responsibilities this affords.

Proposed Terms and Cost

The Village and YMCA would enter into a three year agreement, with both parties maintaining the right to void the contract following 60 days' notice. The Village would pay the YMCA \$6,000 per month for the first six months of this agreement, falling to \$5,000 thereafter, with annual CPI growth adjustments. The YMCA will offer a 25% discount and early registration opportunity for all Estero residents for its children's camp. This assistance for Estero residents will be in addition to the YMCA's existing scholarship program.

Proposed Timeline

If approved by Village Council on June 17, 2020, the YMCA would begin its children's camp on-site on June 22, 2020. The YMCA would like to begin as quickly as possible, given the present need for child care and the belief that the Happehatchee program would be incredibly popular. The addition of a 40 child day care program in Estero could provide a significant benefit to our local economy, as well.

Thank you for your consideration. Please let me know of any questions you may have regarding this proposal.

Kyle Coleman
Assistant to the Village Manager
Village of Estero