

## **2022 Lauderdale Lakes Lake Management District Meeting**

March 26, 2022 8:02 AM

Lauderdale Lakes Country Club maintenance building

Meeting was called to order by Dean Bostrom 8am

### **The commissioners were introduced and recognized**

Dean Bostrom (present)	Chairman – Golf Course
Greg Wisniewski (present)	Treasurer–Aquatic/Plant Management
Jim Kroeplin (present )	Dam and Environmental Projects
John Gilmartin (present)	Piers & Septic’s
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (present)	Town of LaGrange
Susan Pruessing (absent excused)	Walworth County Representative

### **Approve agenda for March 26, 2022**

Agenda approved by Greg Wisniewski/Don Sukala

### **Approval of Minutes of the November 13, 2021, Board Meeting**

Minutes were unanimously approved by Greg Wisniewski/Jim Kroeplin

### **Open Comments:**

Pete Spaulding: Not a lot of people know about the community center and it would be nice if there would be a sign posted outside the building. Sign saying: Lauderdale Lakes Lake Management District

### **Matt Adler: Regarding weekday spotting requirements for water skiing.**

*Dean Bostrom*

State of Wisconsin has a new rule that states, if you have a proper rear view mirror in your boat you can pull a water skier without a spotter. Matt Adler suggests that Lauderdale Lakes District considers this rule to be put into place Monday-Thursday

8am – Noon, or possibly mornings only to start because there are very few boats on the lake during the weekday. This ordinance would have to go in front of the LLLMD safety committee and water patrol and then The Town of LaGrange. If all committees agree, the town will have to create a new ordinance. Dean Bostrom suggested Monday – Thursday sunrise to 9am. He also suggests that Jim Kroepelin (Water Control) form a committee at the lakes district level and make a recommendation at the next meeting. Dean makes a motion to form a safety committee headed up by Jim Kroepelin to make a recommendation to this board regarding water skiing without a spotter during the weekday and what the rules would be regarding that. Greg Wisniewski 2nd the motion.

**Motion Approved**

### Purchase of trailer for new weed harvester

*Greg Wisniewski*

We purchased the weed harvester for \$145,000 The new weed hauling trailer was \$42,000. We did not purchase a trailer for the new harvester. We were pushing them hard and they came down about \$40,000 to meet us. There was only a \$2000 allowance for modifying trailers or getting a used trailer. We have not seen a lot of good trailers. To modify ours, I am not really satisfied with. We only haul the harvester 2000 feet a year, we are still under the grant. \$19,750 for the trailer minus the grant \$8100 with a \$2000 allowance which gives us about \$10,000 remaining. We have other equipment to sell. We want to sell of the weed hauling trailer that we purchased back in 2001. It was a modified trailer, basically a typical trailer to haul harvesters that was modified to haul weeds with an extremely long tongue which is needed to haul a typical harvester. We would like to get more than \$10,000 for it, even though it is 20 years old. Aquarius is offering us \$10,000. Greg doesn't want to trade it in because he can't use that number for the grant. We want the grant number to be as high as possible. Purchase of the new trailer at \$19,750 and if we get \$10,000 for selling the existing trailer, we will come with a net of \$350.00. We are still keeping the existing weed cutter. The existing harvester is slightly smaller and good for narrow areas.

Motion to purchase a new trailer for the new Aquarius harvester for \$19,750 Contingent on the sale of the hauling trailer for \$10,000 and will all be applied to the grant. Greg 1<sup>st</sup> Jane Larsen 2<sup>nd</sup>. **Motion Approved**

## **Design Proposal for the replacement septic at the golf course**

*Jim Kroeplin*

Last winter we November meeting we approved for soil testing for a replacement system. The next step would be to design the new septic system so that is what this proposal is for \$2750 for an engineer to design the system, if this is approved then the next step would be to get the product out to bid to get prices to install. The proposed septic is on the far side of the practice green, behind the shrub line. Runs along the south side of the putting green. South of the putting green and north of the # 8 fairway. It is on the golf course. This would serve as a septic for the entire municipal buildings. septic to hold all 3 buildings (Community center, Maintenance, and clubhouse) The existing septic for the golf course clubhouse is on the west side of the building. Their questioning how well that functions. This will be an ideal area that will not be used for anything else. In the future if we need to use the proposed septic for the maintenance and community center buildings (which currently have their own systems) If there are problems with them. We would be able to We would place a pump outside the existing clubhouse and pump the waste up to the new conventional system that would be installed. If at any point we would do anything with the clubhouse, either remodel or replace, the new system will be put in place and able to handle the needs of the building. We need to have an engineered design system because this is a commercial property. Residential properties do not need to be designed. Greg makes a motion to approve the design fee for \$2750. Jane 2<sup>nd</sup>

**All in Favor - Motion Approved**

## **Appointment of committee members Municipal land planning committee**

*Jack Sorenson*

In September we appointed a municipal land plan meeting committed. New members to add to the committee: Andy Brown, Jake Jacobson, Linda Johnson, Paul Lopardo, Scott Rhyan. Motion to add these members Plan: The 9 acres that encompasses all the buildings and the wooded area, gold course area. Planning a master plan for the entire company the We want to appoint additional people to the Municipal land planning committee that we approved at our last meeting in September. Regarding the clubhouse, we need to make a whole land plan and how to handle the clubhouse. We all agreed anonymously on almost everything. We don't want to alter the golf course at all. We have a request for other sports, pickle ball, more storage for materials, topsoil, sand, and tennis. We have parking that we need to consider. The Septic needs to be considered. Dumpsters. We all agreed that trying to provide a space for pickle ball and tennis is a good goal. We talked about the clubhouse should function as it does now with one employee. I have contacted to have our attorney create a letter of right of first refusal to send to Marilyn Busa for the triangle property near our golf course. She is willing to sell it to the golf course.

Marilyn is in an agreement to receive it. We talked about the clubhouse in its current location. We decided that instead of remodeling it should be torn down and certain material utilized if there is a value. Essentially it should be rebuilt. It comes in at a much lower price. The current building is around 3100 square feet. Parking wouldn't have to be changed. We did talk to Daren Schwanke. At Walworth He has indicated that provided we stay within the basic area and not exceed the square footage of the existing building we can build a new building and it doesn't have to follow the same walls, we can play around with the design of the and we don't have to comply with the height of the roofs. We can go up to 50' feet if we want. Contemplating on a single story with a basement which would be helpful with storage and equipment. Paul Lopardo suggested that we target 2025 as a completion date. We talked about being open on Saturdays in the winter. Our food license is for preparation of pre-prepared types of food and design a kitchen for that type of use. A lot of open space, windows, keeping the patio where it is. All types of design ideas. Our committee would ask if the board would agree with that and if so, we should move on with creating a script of what the building should consist of. And the next step would hire an architect. Kropelin walked the property and talked about where we would put tennis and pickle ball courts. The area that we thought would be just the south of the building. It would fit in the area with removing only some trees. Looking at doing the recreation projects first. Would like to endorse our recommendations

Comments: Would like to keep the lake residents up to date on what is going on with our plans. Also talk about fundraising. Start looking for qualified architect.

Motion #1 for Jim, Jane 2<sup>nd</sup>.

**Motion Approved**

### **Watershed study recommendations**

#### ***Jim Kroeplin***

Our consultants identified several small areas that we should begin to start looking at. A copy of the study is on the LLLMD website. There are a couple of areas on the north side of Green Lake and other areas along the roadways around all areas around Lauderdale Lakes. A draft copy and a final copy of the study was sent to the Town of LaGrange and Sugar Creek. And a final copy will be sent as well. A lot of the improvements will happen in their roadways, and we will need cooperation from them on these types of projects. The next step is to have the study submitted to the DNR for them to review and approve to make sure it falls into compliance with requirements that were set forth in the grant.

Dean: Make a motion to approve the water shed study and form a committee which can make recommendations with dollars and take them back to the board so we can start moving forward and accomplishing some of the issues.

**Motion to approve**: Dean 1<sup>st</sup> Jim Kroeplin 2<sup>nd</sup> **Motion Approved**

### **DNR dam inspection**

*Jim Kroepin*

The DNR requires a dam inspector to inspect the dam every 2 years. With the height of the Covid pandemic, LLLMD did not have one done. Jim reached out to two different consultants. Based on Jim's review he recommended RH Smith to do the biannual dam inspection with the cost of \$2,100.00.

**Motion to approve** the dam inspection: 1<sup>st</sup> Jim Kroepin 2<sup>nd</sup> Don Sukala

**Motion Approved**

### **Bidding approval for bidding services for the two Don Jean Bay shoreline projects**

*Jim Kroepin*

We received a second grant from the DNR for addition shoreline restoration on Don Jean Bay primarily the eastern end of the shoreline along the golf course area. The plans that would be required for bidding are minimal because most of that was done in the process of doing the plans for the first grant which would be the eastern/western portion. These projects need to go out for bid to contractors. There would be some small modifications and then the bidding process. We got a proposal from Geosyntec which is the engineering firm that did the grants submittals as well as the plans for the Don Jean Bay restoration #1. Total cost for the bidding would be a budget number of \$2,000. Jim recommends that the board approves the proposal so that we can get the projects out to bid sometime in the spring for construction this summer or this fall.

**Motion to award** the bid to Geosyntec for \$2000. **Dean 1<sup>st</sup> Jane 2<sup>nd</sup> Motion Approved**

### **Possible use of Walworth County Drones**

*Jim Kroepin*

The subject came up about the possible leasing out of the WC drones. Walworth would drive the drone and then provide us with the video. The reason why this came up is because there are several people on the lake. There have been violations on the lake about the use of aeration and pier installations without permits. Don will be looking into it further with Mike Cotter from the county. The LLLMD will be looking into the matter and will be discussing it later.

### **Water Patrol Body camera policy**

*Dean Bostrom*

Chris developed the policy and the LLLMD reviewed it and the attorney adjusted a few things and we now have a final policy. The policy is based on the state of Wisconsin dept of justice recommendations. Within the policy, states any time the water patrol

is engaged in lights, sirens, pulling over a boat, the body cameras must be always on. Body cameras will be delivered early to mid-May and there will be training for the use of the cameras.

**Motion:** Accept the policy as written by Chris and approved by the LLLMD attorney.

Jim 1<sup>st</sup> Jane 2<sup>nd</sup>

**Motion Approved**

### **Wisconsin IDOT Redline Study**

#### ***Dean Bostrom***

The transportation project commission meeting recommended that US

Bypass project be illuminated totally and that they recommend of the realignment of 12 no longer be studied. And that they would just proceed to just do improvements to 12/ 67. They are talking about the bridge being widened and refinished. It will take about 2 years to recondition the highway, possibly widening it a little, keeping it 2 lanes. Most likely Lockhart's will get a stop light instead of a round-a-bout. Jack Sorenson suggested that LLLMD provide a letter requesting.

### **Project Reports**

***Jim Kroeplin:*** 2 Grants for Shoreline restoration with bids going out this spring. Grant for 1 got extended good until Dec. 2022. Grant # 2 is good for December 2022. If need to be extended, we can do that next fall. The dam, everything is fine. We approved the proposal for the dam inspection. Water safety patrol, Body cameras. Boats are getting ready to go into the water. #1 Tee drainage, back burner until we get the septic system squared away before we do anything with the drainage in that area. We will revisit that project once the septic system gets squared away. Watershed study approved and will be sent to DNR and begin working with the committee to prioritize projects.

#### ***Don Sukala:***

**Fire Department** will be doing a free inspection at the LL Golf Course. It is mandatory and we will be scheduling that soon. No Fireman Dance this year.

**Boat Ramp:** Fees have been raised to \$5 for the day and \$30 for a yearly pass.

**Flag Island** sold to Dominic Sergi and getting a conservation easement. Allowing flags to be flown again. They will work on restoring the 2<sup>nd</sup> island. Jeff Jacobson is the new person in charge of the lights on flag island.

**Deakin Island Bridge work:** Starts this fall 2022.

**Boat Safety:** No In person class for 2022. Online only.

*Dean Bostrom*

**Golf Course:** Water scheduled to be turned on Monday March 28<sup>th</sup>. We will publicizing the open golf course for April 2<sup>nd</sup> opening for the golf course. Course is in good shape. Cart path that runs around tee # 5 that runs between 4 & 5 all the way up to the ladies' tee boxes has been completed and done successfully. There are 3 new tee boxes for the forward tees. 3 is still being completed, 5 and 8 are open. Sand traps were renovated and repaired.

*Jane Larsen:* Nothing to report on Clean Boats Clean Waters.

*Greg Wisniewski*

**Aquatic Plant management:** new equipment will be coming mid to late May. Same crew will be running the machines.

**Treasures report:** Reserve accounts have been sent to the accountants. District books for 2020-2021 some small adjustments but everything looks good.

*Dean Bostrom*

**LL Yacht Club** holding a Lighted Boat Parade on Saturday May 28<sup>th</sup> (Memorial Day Weekend).

**Fireworks** The fireworks company who the Yacht Club has used for many used has resigned from doing fireworks. Jeff Angst found a new company. The fireworks on Lauderdale Lakes are scheduled for July 2. They are expecting to have a better show because the new company makes a lot of their own fireworks, and we will not be bringing in as many imports. They also have the fireworks secured and are in Madison Wisconsin.

**Next meeting** June 4<sup>th</sup> 8AM.

**Motion to adjourn the meeting:**

Greg Wisniewski #1 – Jim Kroeplin #2

**Meeting adjourned 9:53 am**