

## **LAKE LEMON CONSERVANCY DISTRICT**

Board of Directors Meeting  
Riddle Point Park; Boys and Girls Club  
April 20, 2022  
6:00 p.m.

### **AGENDA**

**BOARD MEMBERS PRESENT: Chairman-Mary Jane Brown, Vice-Chairman Les Wadzinski, Treasurer-Debra Ladyman, Michael Klitzing, Steve, and Malcolm McClure, ALSO PRESENT: Adam Casey, District Manager; Ross Carlson, Operations Supervisor; Jessica Healey, Admin. ABSENT: Mike Blackwell, Steve Priddy**

- I. Call Meeting to Order / Chairman's Remarks (MJB)
  - A. Brown called to order at 6:00 p.m.
  - B. Solo Agenda Topic was to open and review RFP's
  - C. Minutes and financials will be presented at next board meeting
- II. Public Comment
  - A. Public comment focused on debris removal, barge staffing and current staffing.
- III. Oath of Office: Sub Area II - Debra Ladyman (MJB)
  - A. Ladyman repeated oath led by Brown. Ladyman signed Oath of Office.
- IV. Resolution 04-22-01: Lease/Purchase and Authorization of RFP (AC)
  - A. Last month the Board authorized receiving proposals for leasing the large barge and push boat. The LLCD recommended memorializing the decision through resolution. LLCD attorney has reviewed Resolution 04-22-01

**KLITZING MOTIONED TO APPROVE RESOLUTION 04-22-01: LEASE/PURCHASE AND AUTHORIZATION OF RFP. LADYMAN SECONDED THE MOTION. ALL OTHER MEMBERS "AYES". THE MOTION CARRIED.**

- V. Barge Lease/Sale RFP- Opening of Proposals and Award (AC)
- A. RFP was developed in conjunction with LLCD Attorney. Deadline for submitting proposals was today at 4:00 p.m. Received one proposal from Heartland Dredging.

Highlights from Heartland Dredging proposal include:

- B. Lease agreement for 2022 - \$30,000 rental / purchase total \$60,000
- C. Purchase at will of LLCD
- D. Est. cost for private dredging if purchased \$18.20 yard; Rip Rap - \$48.50 per ton stone
- E. Hourly work for debris removal - \$375
- F. Will use barge to act as anchoring point through 2022. Barge and push boat remain during lease period on Lake Lemon.
- G. After leasing period, they would use for dredging at LL and other lakes, as needed.
- H. 2-3 months between Nov and March for Lake Lemon. Need to fill at least two months of work. Keep on Lake Lemon full time. Can stop any time after first season with 90 days notice.

**KLITZING MOTIONED TO APPROVE PROPOSAL FROM HEARTLAND DREDGING FOR THE LEASE PRICE OF \$30,000.00 WITH POTENTIAL PURCHASE FOR ADDITIONAL \$30,000.00 AS PRESENTED AND OPENED THIS EVENING AND AUTHORIZE THE AWARD OF APPROPRIATE AGREEMENT WITH REVIEW OF LLCD ATTORNEY AND THE CHAIR OF THE BOARD. MCCLURE SECONDED THE MOTION. ALL OTHER MEMBERS "AYES". THE MOTION CARRIED.**

- VI. New Business / Correspondence for Future Agenda (MJ)

- A. McClure – Sewer update in Brown County. They now have the funding for preliminary report to expand Helmsburg plant and get initial engineering work done
- B. Next Board Meeting: May 26, 2022; City of Bloomington Utilities Building

- IX. Adjournment (MJB)

**MCCLURE MOTIONED TO ADJOURN MEETING. WADZINSKI SECONDED THE MOTION. ALL OTHER MEMBERS "AYES". THE MOTION CARRIED.**

**LLCD Board of Directors Meeting**  
**Boys and Girls Club Camp Rock Building at Riddle Point**  
**April 20, 2022 6:00pm**

Name	Lake Address	District	Email Address
Steve Simpson	7661 N. Van Hook Rd	1	
Betty Ann	7665 N. Van Hook Rd	1	
Sharon Wilson	4008 Salmon Harbor	7	
Lou Moneymaker	7663 N. Van Hook Rd	1	
Scott Adams	41184 WALKER LAKE	7	
Debbie Bail	1571	1	
Brenda Turner	3909 Harbor Dr	7	
Steve Sims	6517 Snow Harbor Ln	7	fish4tools@yahoo.com
Theresa Sims	6517 Snow Harbor Ln	7	theresa.sims@yahoo.com
Jay Simpson	7530 Lakewood	7	
Steve Lundgren	4703 Point Blanche	6	
Tim Swanson	3916 N Gray Ave	4	
GAIL TALA	8420 Seaside	5	
GREG ABOTT	4780 NORTH SHORE	1	gregles1950@yahoo.com
		1	
		1	
		7	
		1	

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- I. Call Meeting to Order / Chairman's Remarks (MJB)
- II. Public Comment
- III. Oath of Office: Sub Area II -Debra Ladyman (MJB)
- IV. Resolution 04-22-01: Lease/Purchase and Authorization of RFP (AC)
- V. Barge Lease/Sale RFP- Opening of Proposals and Award
- VI. New Business / Correspondence for Future Agenda (MJB)  
Next Board Meeting: May 26, 2022; City of Bloomington Utilities Building
- IX. Adjournment (MJB)

**Lake Lemon Conservancy District**  
**Board Meeting Agenda Item**

<b>Presenter</b>	<b>Mary Jane Brown, Chairman</b>
<b>Action Requested</b>	Administer
<b>Item/Subject</b>	Oath of Office
<b>Dollar Amount</b>	<b>N/A</b>
<b>Meeting Date</b>	April 20th, 2022
<b>Summary</b>	Brown will administer the Oath of Office to Debra Ladyman.
<b>Staff Recommendation</b>	<b>N/A</b>




## *Lake Lemon Conservancy District*

### Director Oath of Office

I do solemnly swear that I shall, to the best of my ability, strive to accomplish the purposes for which the district is established and to properly operate and maintain its works of improvement.

April 20, 2022  
Date

  
Debra Ladyman  
Sub Area II

**Lake Lemon Conservancy District**  
**Board Meeting Agenda Item**

<b>Presenter</b>	<b>Adam Casey, District Manager</b>
<b>Action Requested</b>	<b>Approve Resolution</b>
<b>Item/Subject</b>	Resolution 04-22-01: Lease/Purchase and Authorization of RFP
<b>Dollar Amount</b>	<b>N/A</b>
<b>Meeting Date</b>	April 20th, 2022
<b>Summary</b>	Resolution 04-22-01: Lease/Purchase and Authorization of RFP. LLCD Board decision that it is in the best interest of the LLCD to Lease with potential; large barge system using Request for Proposal Process
<b>Staff Recommendation</b>	Approve 04-22-01: Lease/Purchase and Authorization of RFP

## Resolution 04-22-01

### **Equipment Lease/Purchase and Authorization of Request for Proposals**

**WHEREAS**, The Lake Lemon Conservancy District (LLCD), at its March 24<sup>th</sup>, 2022 Board of Directors Meeting, has approved a motion to provide that the LLCD owned 2009 Barge (section serial numbers INWDPSB1H909, INWDPSB2H404, INWPDSB3H909) and 2010 Push boat (INWDPPB1A010), not being used during 2022 Fiscal Year by the LLCD, should be leased for the season to allow revenue generation and benefit to the LLCD, all in the best interest of The LLCD.

**WHEREAS**, due to difficulty of filling staffing positions, providing training, and due to high operating costs, the LLCD will include the potential sale/purchase of the aforementioned equipment, to the leasing party, at the end of the leasing period. The option to purchase shall be approved or denied by the LLCD based upon the performance by the successful bidder during the leasing period and willingness of bidder to keep the equipment at Lake Lemon to provide future dredging and shoreline stabilization work as an independent contractor operating on Lake Lemon. No guarantee of revenue or work shall be provided by the LLCD.

**WHEREAS**, due the specialized market and uniqueness of the equipment, the use of the bidding process is not feasible for a number of considerations. Obtaining fair market value appraisals of the equipment is not feasible in that the LLCD has been unable to find professionals that can adequately provide an appraisal for the equipment. The LLCD staff are also unable to provide an estimation of value based on measurable criteria and the lack of available market information. As such, the true fair market value, is most accurately dictated by the open market.

**FURTHERMORE**, due to the unique nature of the work and equipment, infeasibility of obtaining appraised fair market value, and in an effort to ensure the equipment continues to provide benefit to the LLCD and freeholders with considerations regarding time being of the essence, the LLCD has made the determination that a Request for Proposal pathway is the best method for the Leasing and potential sale of said equipment.

**IT IS THEREFORE RESOLVED AND ESTABLISHED** that the Request for Proposals procedure is granted by the LLCD with regard to the lease/purchase of the aforementioned equipment.



**PRESENTED** to the Board of Directors of the Lake Lemon Conservancy District this 20th day of April 2022

**ADOPTED BY THE FOLLOWING VOTE:**

<u><b>AYE</b></u>	<u><b>NAY</b></u>	<u><b>ABSTAIN</b></u>
<u><i>MJ Brown</i></u> MJ Brown (May 16, 2022 17:00 EDT) <b>MARY JANE BROWN, CHAIRMAN</b>	<hr/>	<hr/>
<u><i>Les Wadzinski</i></u> Les Wadzinski (May 16, 2022 19:41 EDT) <b>LES WADZINSKI, VICE-CHAIR</b>	<hr/>	<hr/>
<u><i>D. F. Ladyman</i></u> Debra Ladyman (May 16, 2022 21:51 EDT) <b>DEBRA LADYMAN, TREASURER</b>	<hr/>	<hr/>
<u><i>Michael W. Klitzing</i></u> Michael W. Klitzing (Jun 9, 2022 11:56 EDT) <b>MICHAEL KLITZING, Sub-Area I</b>	<hr/>	<hr/>
<b>STEVEN PRIDDY, Sub-Area IV</b>	<hr/>	<hr/>
<u><i>Malcolm McClure</i></u> Malcolm McClure (Jun 9, 2022 21:52 EDT) <b>MALCOLM MCCLURE, Sub-Area VI</b>	<hr/>	<hr/>
<b>MIKE BLACKWELL, Sub-Area VII</b>	<hr/>	<hr/>

ATTEST: *Adam Casey*  
Adam Casey (May 16, 2022 14:49 EDT)  
LLCD District Manager