

LAKE LEMON CONSERVANCY DISTRICT

Board of Directors Meeting
City of Bloomington Utilities Building
600 E. Miller Dr., Bloomington, IN 47401
October 23, 2025
6:00 P.M.

BOARD MEMBERS PRESENT: Chairman – Les Wadzinski, Treasurer – Debra Ladyman, David Carrico, Stephen Werner.

ALSO PRESENT: District Manager – Adam Casey; Office Administrator – Lily Schunn; Bryan Blake – CBU Ex-Officio

ABSENT: Vice Chair – Bret Huber, Malcolm McClure, Michael Blackwell.

- I. Call Meeting to Order / Chairman’s Remarks (LW)
 - a. Meeting called to order at 6:00 P.M.
- II. Public Comment (LW)
 - a. None
- III. Administrative (LW)
 - a. Approval of September 25th, 2025 Board Meeting Minutes

LADYMAN MOTIONED TO APPROVE SEPTEMBER 25th, 2025 MEETING MINUTES. WERNER SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- IV. Adoptions of 2026 Annual Budget: Resolution 10-25-05
 - a. Ladyman and Casey briefly recapped the 2026 Annual Budget, no changes had been made from the September Public Hearing.

WERNER MOTIONED TO APPROVE RESOLUTION 10-25-05; 2026 ANNUAL BUDGET AND STATEMENT OF SALARIES AND WAGES, CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- V. Treasurer’s Report (DL)
 - a. September Financial Highlights
 - i. Total Income: \$8,938.61
 - ii. Expense: \$32,791.18
 - iii. Total Checking & Savings: \$1,608,108.44
 - iv. Total Fixed Assets: \$503,157.00
 - v. Total Liabilities: \$949,043.37
 - vi. Total Liabilities & Equity: \$2,111,265.44

- b. Report of Claims for September 2025

WERNER MOTIONED TO APPROVE SEPTEMBER 2025 ALLOWANCE OF VOUCHERS. CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- c. Resolution 10-25-06: 2026 Fees & Charges

CARRICO MOTIONED TO APPROVE RESOLUTION 10-25-06: 2026 FEES & CHARGES, WERNER SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

VI. Managers’ Report

(AC)

- a. Resolution 10-25-07 2026 Board Meeting Dates

- i. Sets board meeting dates for 2026The board discussed separating the freeholder picnic from June board meeting and brainstorming a standalone event.

LADYMAN MOTIONED TO APPROVE RESOLUTION 10-25-07 2026 BOARD MEETING DATES, CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- b. Bathhouse Bid Award

- i. The meeting discussed the bathhouse renovation project, which received four bids ranging from \$110,000 to \$130,400. The proposed work includes replacing partitions, flooring, and lighting, as well as updating the exterior concrete walkways and adding a foot wash station.
- ii. Pintail Properties' bid stood out for its comprehensive approach, including concealed plumbing and a drop ceiling with embedded LED lights. Their local presence, competitive pricing, and timeline of completion by early April. Casey will work with the LLC insurance agent and attorney to develop the contract.

WERNER MOTIONED TO APPROVE THE BATHHOUSE REMODEL PROPOSAL FROM PINTAIL PROPERTIES IN THE AMOUNT OF \$114,260.00. CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- c. Resolution 10-25-08 2025 Encumber Funds: Bathhouse Remodel

- i. Encumber \$143,500 from the 2025 budget for continuous improvement projects.

LADYMAN MOTIONED APPROVE RESOLUTION 10-25-08 2025 ENCUMBER FUNDS: CONTINUOUS IMPROVEMENT FUND IN THE AMOUNT OF \$143.500 FROM THE 2025 TO 2026 BUDGET, CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- VII. New Business / Correspondence for Future Agenda (LW & AC)
- a. Next Board Meeting: Thursday, December 11th, 2025, 6:00 P.M. at the City of
Bloomington Utilities Building at 600 E. Miller Dr., Bloomington, IN 47401

VIII. Adjournment

**WERNER MOTIONED TO ADJOURN THE MEETING AT 6:54 P.M. CARRICO
SECONDS THE MOTION. THE MOTION CARRIED.**