

LAKE LEMON CONSERVANCY DISTRICT

Board of Directors Meeting
City of Bloomington Utilities Building
600 E. Miller Dr., Bloomington, IN 47401
September 25, 2025
6:00 P.M.

BOARD MEMBERS PRESENT: Chairman – Les Wadzinski, Vice Chair – Bret Huber, Treasurer – Debra Ladyman*, David Carrico, Malcolm McClure, Stephen Werner, Michael Blackwell*.

**Denotes virtual attendance via Zoom*

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

- 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 August 28th, 2025 Board Meeting Minutes

MCCLURE MOTIONED TO APPROVE AUGUST 28th, 2025 MEETING MINUTES. CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- IV. Treasurer’s Report (DL)
 - a. August Financial Highlights
 - i. Total Income: \$57,424.89
 - ii. Expense: \$45,515.12
 - iii. Total Checking & Savings: \$1,634,294.67
 - iv. Total Fixed Assets: \$539,091.15
 - v. Total Liabilities: \$951,377.03
 - vi. Total Liabilities & Equity: \$2,173,385.82
 - b. Report of Claims for August 2025

BLACKWELL MOTIONED APPROVE AUGUST 2025 ALLOWANCE OF VOUCHERS. WERNER SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- V. Managers’ Report (AC)
 - a. Resolution 9-25-04: A Resolution Establishing a Capital Asset Policy
 - i. Sets a minimum value for which items will be considered a capital asset. Per recommendation from the State Board of Accounts (SBOA) auditors, the threshold will be set at \$5,000.00. The policy is a requirement by the

SBOA and the current fixed assets list will be updated to reflect the codified threshold.

LADYMAN MOTIONED APPROVE RESOLUTION 9-25-04: A RESOLUTION ESTABLISHING A CAPITAL ASSET POLICY, CARRICO SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

- b. Bathhouse Renovation RFP- Opening of Sealed RFP's
 - i. The board will review the four opened bids for bathhouse renovation, ranging from \$110,400.00 to \$130,400.00. Staff will compile and share with the board a comparison summary of the proposals for review, including timelines and included/excluded items, before making a recommendation at the October meeting.
 - ii. Companies and bids:
 - 1. Cunningham Construction Group
 - a. Timeline: March 2026 - May 2026
 - b. Cost: \$122,450.00
 - 2. Rose Construction
 - a. Option #1
 - i. Timeline: None
 - ii. Cost: \$110,400.00
 - b. Option #2
 - i. Timeline: None
 - ii. Cost: \$130,400.00
 - 3. Pintail Properties LLC
 - a. Timeline: November 2025 - April 2026
 - b. Cost: \$114,260.00

VI. 2026 Proposed Budget: Public Hearing

- a. At 6:22 PM Board Chairman Les Wadzinski Called to order the Public Hearing for the LLCDD 2026 Proposed budget.
- b. No members of the public were in attendance and as a result no comments were received. There were no changes to the proposed budget since the first public discussion at the August 28th, 2025 board meeting.

LADYMAN MOTIONED TO APPROVE THE 2026 PROPOSED BUDGET FOR FINALIZATION AND ADOPTION AT THE UPCOMING OCTOBER 23RD 2025 BUDGET ADOPTION MEETING, WERNER SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

VII. New Business / Correspondence for Future Agenda (LW&AC)

- a. Senate Bill 1 (House Bill 1427)
 - i. SB 1 is Indiana's 2025 comprehensive fiscal reform bill, HB 1427 consolidates a wide range of tax, fiscal, and transparency reforms, many of which correct or replace provisions from 2025's Senate Bill 1 and other recent legislation. Starting in 2027, 0.2% of the county Local Income

Tax rate is reserved for “nonmunicipal taxing units” , including conservancy districts. The LLCDC will explore the potential of applying for a portion of these funds for the 2027 Fiscal year.

- b. Next Board Meeting: Thursday, October 23rd, 2025, 6:00 P.M. at the City of Bloomington Utilities Building at 600 E. Miller Dr., Bloomington, IN 47401

VIII. Adjournment

**MCCLURE MOTIONED TO ADJOURN THE MEETING AT 7:41 P.M. HUBER
SECONDS THE MOTION. THE MOTION CARRIED.**