

LAKE LEMON CONSERVANCY DISTRICT

Board of Directors Meeting
City of Bloomington Utilities Building
600 E. Miller Dr., Bloomington, IN 47401
August 27, 2026
6:00 P.M.

BOARDMEMBERS PRESENT: Chairman – Les Wadzinski, Treasurer – Debra Ladyman*, Stephen Werner, David Carrico

ALSO PRESENT: Adam Casey, District Manager; Chris Conner*, Operations Supervisor; Natasha Komoda, Office Administrator; Bryan Blake, CBU Ex-Officio

****Denotes virtual attendance via Zoom***

NO QUAREM PRESENT.

NO OFFICIAL ACTION TAKEN. INFORMATIONAL PUPOSES ONLY

- I. Call Meeting to Order/Chairman’s Remarks (LW)
- II. Public Comment (LW)
 - A. Sura Gail Tala, Freeholder (District V) The speaker addressed concerns regarding prior discussion of matters involving her without her knowledge or presence. She also raised concerns about parliamentary procedures and requested that the board address such matters directly with the affected person
- III. Approval of Board Meeting Minutes (LW)
 - A. Approval of June 20, 2026, Board Meeting Minutes
- IV. Treasurer’s Report (AC)
 - A. June Financial Highlights
 - 1. Total Income: \$636,424.51
 - 2. Expense: \$116,845.00
 - 3. Total Checking & Savings: \$2,208,469.52
 - 4. Total Fixed Assets: \$456,156.00
 - 5. Total Liabilities: \$893,001.07
 - 6. Total Liabilities & Equity: \$2,664,625.52
 - B. Report of Claims for June 2026 in the amount of \$105,942.28
 - 1. AC reviewed Allowance of Vouchers for June 2026
 - C. July Financial Highlights
 - 1. Total Income: \$88,738.15
 - 2. Expense: \$79,125.10
 - 3. Total Checking & Savings: \$2,217,185.61
 - 4. Total Fixed Assets: \$456,156.00
 - 5. Total Liabilities: \$892,104.11
 - 6. Total Liabilities & Equity: \$2,673,341.61
 - 7. AC highlighted an exceptionally strong year for recreation related revenue with revenues for park admissions, reservations and either exceeding, or likely to exceed, budgeted amounts for the year.
 - D. Report of Claims for July 2026 in the amount of \$68,879.08
 - 1. AC reviewed Allowance of Vouchers for July 2026

V. Manager's Report

(AC & CC)

A. General Update

1. AC reported that inspections and repairs to the sluice gate pipe were completed.
2. Water testing for E. coli and cyanotoxins have been tested throughout the season. Results are posted weekly during the season on a newly added widget on the website and displayed at lake access points.
3. Plants donated through the Sycamore Land Trust partnership were planted as part of the wetland project and a nice cross promotional article was published about the project by Sycamore Land Trust.
4. The second treatment for weed vegetation, including lotus and spatterdock, was completed. No further vegetation treatments will take place this year.
5. Shoreline surveys will be conducted to identify areas for fall erosion-control projects. Planned work includes riprap in severely eroded areas and the use of native vegetation in suitable shallow-water areas to provide shoreline stabilization and habitat.
6. Expanded office staffing has improved communication, customer service, revenue collection, and overall operations; Increased Park staffing has supported timely maintenance of safety buoys, debris cleanup, and pass sales.

B. Operational Update

1. CC reported that park operations have continued to run smoothly, with full-time staff assuming additional duties as seasonal employees returned to school. The Fourth of July event was successful, with no significant issues other than the weather.
2. Park admission revenue and annual pass sales have increased, with strong attendance continuing into August.
3. Visitors have provided positive feedback regarding recent park improvements. Staff will review the season and identify operational improvements for next year.
4. DNR officers have maintained a regular presence at the lake and assisted with enforcement of state laws and education regarding lake rules, such as the wake zone. The lake patrol employee reported a relatively quiet season, primarily involving education on swimming areas and boat pass compliance. Increased boat pass checks are being conducted, with follow-up on noncurrent or missing passes.

C. 2027 Staffing

1. Administrative Services & Community Engagement Coordinator-Full Time
 - a. Proposed is a 2027 full-time Administrative Services and Community Engagement Coordinator position, replacing the current seasonal part-time administrative position. The position is included in the proposed 2027 budget and would provide year-round office coverage, administrative support, communication, event and rental coordination, marketing, and community engagement. The position has a \$48,000.00 salary, \$4,000.00 Healthcare Stipend and PERF benefits. Budgeted event support expenses have been reduced by \$15,000.00 to help offset the positions wages and benefits.
2. Lake Operations & Park Management Intern- Summer/Seasonal
 - a. A seasonal lake-operations and park-management internship was also proposed, with a \$6,000 stipend covering approximately four eight-hour days per week

from Memorial Day through Labor Day. Some of its cost would be offset by reducing regular gatehouse staffing.

3. Board members expressed general support, but the job descriptions and compensation could not be approved without a quorum.

VI. 2027 Proposed Budget & Fee Schedule: First Public Discussion

(AC & DL)

A. Proposed fees and Charges

1. Most boat and launch fees were proposed to increase modestly. Many are constrained by the CPI language in LLCD's 1995 agreement with the City of Bloomington. The board discussed approaching the City of Bloomington about revising that limitation.
2. The most significant discussion concerned ballast boats: Daily ballast fee: proposed increase from \$30 to \$50; Annual ballast fee: originally proposed at \$310, but the board informally favored presenting \$325. The higher fee was supported as a way to fund shoreline stabilization, habitat enhancement and fisheries monitoring. Members noted that the wake zones and education efforts appear to have reduced complaints this season.
3. Other notable proposals included: Annual Park pass: \$85 to \$90; Daily Park admission: remains \$12; On-lake special event: \$1,800 to \$2,000; Shelter rental: \$200 to \$225; Off-season full-park rental: \$1,750 weekdays and \$2,500 weekends
4. New graduated event fees based on attendance and whether the event occurs during or outside the recreation season. Management will develop contracts defining event sizes, reserved areas, cleanup obligations, vendor access, deposits, and other requirements.

B. Proposed 2027 budget- Proposed Budget highlights include

1. General Fund revenue increased from approximately \$1.206 million to \$1.255 million, primarily due to higher projected recreation revenue.
2. No increase in LLCD's special-benefits-tax request.
3. Wages and benefits increase approximately \$36,000, or 13%, primarily due to the full-time administrative position, internship and Salary adjustments.
4. A \$6,200 fisheries survey, the first comprehensive survey since approximately 2015–2016.
5. A \$6,500 State Board of Accounts audit.
6. An \$8,000 biennial dam and spillway inspection.
7. Approximately \$20,000 for shoreline erosion, habitat enhancement and riprap work.
8. A scheduled bond payment of approximately \$78,400.
9. Overall expenditures decreasing by approximately \$31,000, or 4%.

VII. Next Meeting and Public Hearing on the 2027 Budget:

(LW)

Thursday, September 24, 2026, 6:00 PM;

Location: 600 E Miller Dr, Bloomington, IN 47401, Bloomington Utilities Building.

VIII. Adjournment

(LW)

CARRICO MOTIONED TO ADJOURN THE MEETING AT 7:38 PM. WADZINSKI SECONDED THE MOTION.