

Rock Koshkonong Lake District

Board of Commissioners

March 5, 2020

6:00 p.m.

Edgerton City Hall

12 Albion Street

Edgerton WI 53534

1. Call to Order
2. Confirmation of Meeting Public Notice
3. Approval of Agenda(action)
4. Approval Draft February 6, 2020 Meeting Minutes (action)
5. Public Participation (agenda items only)
6. Treasurers Report (discussion/action)
 - Financial Impact of the Mandated Dam Project, Use of Funds, Borrowing, Donations. Affects on Assessments or Mill Rates (discussion)
 - Determination of Zero Value Parcels, Active Multi-Parcel Farms, Exempt Parcels (discussion/possible action)
 - Approval of Exempt Parcel Assessment Refunds, Draft Supporting Resolution (discussion/possible action)
 - 2020 Annual Meeting – Project funding & tax vote (discussion)
7. Bills and invoices(discussion/action)
8. Indianford Dam Report
 - DNR 2020 Operation Directive (discussion)
 - DNR Dam Grant Application (discussion)
 - EAP and IOM Plans (discussion/possible action)
 - Dam Maintenance, Inspection Dive
9. Lake Management
 - Budget considerations (discussion/possible action)
 - Open Records Request (discussion/Possible action)
10. Landing and Lake Access
 - update on appraisal (discussion/possible action)
11. Resolutions
12. Public Comment
13. Comments from Commissioners
14. Adjourn

DRAFT - NOT APPROVED
FEBRUARY 6, 2020
BOARD OF COMMISSIONERS MEETING MINUTES
ROCK KOSHKONONG LAKE DISTRICT

Chair Alan Sweeney called the meeting to order at 6:00 P.M. Board of Commissioner members present were Treasurer Mark Meyer, Secretary Jim Jelinek, Supervisor Kerry Hull, and Jim Bowers, along with several district members.

Sweeney confirmed the meeting agendas were posted.

APPROVE AGENDA: A Jelinek/Hull motion to approve the February 6, 2020 agenda passed, all voted in favor.

APPROVE MINUTES: Sweeney requested the following language be added to the following motions.

A Jelinek/Hull motion to move ahead with the front slide gate option **for contract amendment #2** passed, all voted in favor.

A Jelinek/Shumaker motion for a change order **for contract amendment #2** of up to an additional \$5,000 for the design of the slide gate option passed, all voted in favor.

A Jelinek/Hull motion to approve the January 6, 2020 minutes passed, all voted in favor.

TREASURER'S REPORT: Meyer presented the Treasurer's report (see attached). Attorney Daniel Thompson recommended adopting a public record policy. Meyer requested historic financial records from BMO Harris Bank to prepare these for archiving. Sweeney stated Secretary Jelinek and Recording Officer Salvo will be presenting options for this.

There was no history provided to Meyer for exemptions to the district charge. He stated the district will need to vote on each parcel as they become available. Attorney Daniel Thompson recommended a mill rate assessment compared to the per parcel charge to eliminate this issue on \$0 value property. Meyers recommended changing the policy to complete an annual municipal audit compared to just a bank reconciliation.

A Hull/Sweeney motion to approve the bills list in the amount of \$12,031.53 as provided passed, all voted in favor.

A Jelinek/Bowers motion to approve the Treasurer's report passed, all voted in favor.

INDIANFORD DAM REPORT: Mead & Hunt prepared a diving inspection scope of work. They recommend a dive inspection be completed to inspect the condition of the Indianford Dam and powerhouse. It will allow the future engineer to provide a more accurate cost for the proposed repairs. The estimated cost to complete the dive inspection and review from Mead & Hunt is \$23,800.

A Jelinek/Meyer motion to approve Mead & Hunt engineering contract amendment #3 in the amount of \$23,800 for a total engineering amount of \$111,400 passed, all voted in favor.

LAKE MANAGEMENT: Treasurer Meyers has requested NOAA provide daily water forecasting in addition to flood forecasting. He stated it may take up to a month to begin.

LANDING AND LAKE ACCESS: Bob Venske, Town of Albion Chairperson, stated the appraisal has been completed for the property located on Bingham Road. The appraised value is \$62,900. Bob recommended the next step would be to have the attorney prepare a request for proposal. Sweeney indicated Dane County Parks has expressed interested but 2020 funds have been allocated for projects.

RESOLUTIONS: Sweeney reviewed the resolution 2020-1. The adoption of the resolution allows the district to become eligible to participate in the grant program.

A Jelinek/Bowers motion to approve Resolution 2020 authorizing participation in the DNR Municipal Dam Grant program passed, all voted in favor

PUBLIC COMMENT:

- George Wellenkotter asked if the proposed platform could be constructed to 6 feet with the trash racks installed on an angle. This would allow a backhoe to be able to drive on to remove large debris.
- Water Management Engineer Uriah Monday from the DNR introduced himself to the district. His experience has been as a consultant working primarily with floodplains and stormwater management.

COMMENTS FROM COMMISSIONERS:

- Chairperson Al Sweeney stated the Indianford Powerhouse is a historic structure. Since it is the design may be affected due to its status. Mead and Hunt has provided an abstract. Jeff to include the approach to decide start on the
- Meyer stated there was talk about a book of resolutions and prepare a template.

Being no other business before the board, a Jelinek/Meyer motion to adjourn passed, all voted in favor.

Rock Koshkonong Lake District March 2020 Financial Report

Dam Fund CD1	\$	236,712.88	matures 2-19-2021
Dam Fund CD2	\$	206,332.52	matures 7-9-2020
Dam Fund MM	\$	<u>260,460.47</u>	available
Dam Fund Total	\$	703,505.87	

Lake Improvement MM \$ **106,941.39**

General Fund Balance and Activity

2-5-2020 Balance \$ **85,850.32**

Deposit taxes	\$	93,484.90	89K in revenue to come
Thompson Legal	\$	(227.50)	
Meade and Hunt	\$	(9,548.10)	
Mark Meyer	\$	(227.00)	
Allan Sweeny	\$	(86.43)	
MARs	\$	(742.50)	
Kim Bothom- Jan 20	\$	(1,200.00)	

2-26-2020 Balance \$ **167,303.69**

Thompson Legal	\$	(210.00)	RKLD review- insurance, annual budget, etc...
Mead and Hunt	\$	(39,246.52)	Design- Phase 1 Grant Application

Anticipated Balance \$ 127,847.17

Notes:

CenturyLink internet account is closed. Frontier account has been closed

Waiting for NOAA to provide daily water level forecast

BMO bank is drafting a letter for the district to sign requesting historic banking records

Assessment exemptions, vote, and resolve tonight.

Dam project is a must do mandated project. Financial requirements and impacts tonight

Suggest we add transfer of authority language to the districts nominated positions

Dam Project Budget	\$	2,500,000.00	\$	2,250,000.00
Phase 1 -Design & Grant App (2020)	\$	(120,000.00)	\$	(120,000.00)
RKLD Segregated Funds	\$	(810,000.00)	\$	(635,000.00)
Maximum Grant Award	\$	(400,000.00)	\$	-
Donations	\$	(130,000.00)	\$	-
Net Amount Borrowed	\$	1,040,000.00	\$	1,495,000.00

Jefferson County Liability	\$	175,000.00
Grant Bridge	\$	400,000.00
Initial Amount	\$	1,615,000.00

Annual Payment for Single Payment 10 year loan at 3.25% (BCPL loan rate)

Amount Borrowed	Annual Payment 10 years
\$ 1,500,000.00	\$ 178,096.00 \$ 48,750 interest year 1

Revenue Loans Limited to payments= 80% of revenue

\$ 200,000.00	total revenue @\$45
\$ (65,000.00)	cost of operations
<u>\$ (180,000.00)</u>	annual payment 90%
\$ (45,000.00)	

\$ 300,000.00	total revenue @\$67.5
\$ (65,000.00)	cost of operations
<u>\$ (180,000.00)</u>	60% or 77% after COO
\$ 55,000.00	lake management

650M in taxable real estate X .00046 mill rate	\$ 299,000.00
or \$46 per \$100,000 of assessed value	\$ 46.00

\$ 400,000.00	total revenue @\$90
\$ (65,000.00)	cost of operations
<u>\$ (178,096.00)</u>	year 1 payment
\$ 156,904.00	other projects