Rock Koshkonong Lake District

Amended Agenda

Board of Commissioners
March 20, 2025
6:00 p.m.
Fulton Town Hall
2738 W Fulton Center Dr.
Edgerton WI 53534

1. Call to Order
2. Confirmation of Meeting Public Notice
3. Approval of Agenda (discussion/action)
4. Approval of February 20, 2025 Meeting Minutes (action)
5. Public Participation (agenda items only)
6. Election of Commissioners (discussion/action)
    - Chairperson
    - Officers (as needed)
7. Treasurer Report (discussion/action)
8. Bills and Invoices (discussion/action)
9. Indianford Dam Report
    - Inspection, Operation, and Maintenance Plan (IOM) (discussion/action)
    - Emergency Action Plan (EAP) (discussion/action)
    - Indianford Dam Operating Order Change Request (discussion/action)
    - Indianford Dam Powerhouse Facility Repairs (discussion/action)
10. Lake Management (discussion/action)
    - Restrictions on Sea Planes
    - RKLD Procedures Update
11. Communications (discussion/action)
    - Annual Meeting
12. Public Participation
13. Comments by Commissioners
14. Adjourn

FEBRUARY 20, 2025
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, Alan Sweeney, Kerry Hull, Eric "Rick" Richardson, Michael Shumaker, Michael Hart and Susan Shearer

Recording Officer Salvo confirmed the meeting agendas were posted.

APPROVE AGENDA
A Shearer/Shumaker motion to approve the agenda passed, all voted in favor.

APPROVE MINUTES
A Shearer/Shumaker motion to approve the January 16, 2025 minutes passed, and all voted in favor.

PUBLIC PARTICIPATION
Chair Sweeney asked for public participation. There was none.

TREASURER REPORT
Treasurer Meyer presented the Treasurer's report along with the monthly bills. Treasurer Meyer stated the preliminary numbers include 2024 at $29,000 under budget.

A Richardson/Shumaker motion to approve the Treasurer's report and the bills list passed, all voted in favor.

Treasurer Meyer reported that preliminary 2024 financials indicate the District is $29,000 under budget.

INDIANFORD DAM REPORT
Recording Officer Salvo stated work has been started on the Inspection, Operation, and Maintenance Plan as required by the Wisconsin Department of Natural Resources and will continue with feedback from the Board of Commissioners.

The updated Emergency Action Plan (EAP) has been sent to the Wisconsin Department of Natural Resources for review and any modifications will be brought back to the Board.

After a meeting with the Wisconsin Department of Natural Resources in January, the Board submitted the policy change request for the Indianford Dam Operating Order and is awaiting a response. The anticipated timeframe is late February.

LAKE MANAGEMENT
There were no updates on the agenda item regarding restrictions on sea planes. The Board directed staff to include the item on the March agenda.

COMMUNICATIONS
Richardson and Salvo presented a list of options to enhance website accessibility and consider a potential refresh. A consultant will provide a detailed presentation on these options at the March meeting.

A Meyer/Richardson motion to move forward with researching additional information for an external professional refresh of the website passed, all voted in favor.

The Board directed staff to include the discussion regarding the annual meeting on the March agenda.

PUBLIC PARTICIPATION
Ray Lunder requested additional information regarding the seaplane request and the Indianford Dam Operating Order Change Request, as well as the inclusion of meeting attachments with the agenda.

COMMENTS BY COMMISSIONERS

Chair Sweeney announced his resignation as Chair of the Rock Koshkonong Lake District following his acceptance of the Chair position for the Town of Porter.

Election for the Chairperson position will be included on the March agenda.

Secretary Shearer requested that all invoices for buoy replacements or improvements be sent to her for inclusion in the 2025 Recreational Boating Facilities Grant application.

Richardson requested a discussion on the repairs and maintenance needed at the powerhouse. These include items such as increased ventilation and window repair.

There being no other business before the board, a Shearer/Hart motion to adjourn at 7:08 p.m. passed; all voted in favor.

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March 19, 2025

Mr. Mark Meyer
Rock Koshkonong Lake District
PO Box 63
Edgerton, WI 53534

Re: Indianford Dam – Misc Facility Repairs

Dear Mr. Meyer:

The following is our quote for the above-mentioned project. Scope of work is as follows:

All the projects below (except lighting) are priced on an individual basis. Travel and out-of-town expenses are not included in each price, but a weekly price is provided separately. There can be significant cost savings by grouping multiple projects together for the work to be performed in the same mobilization, so if that is the case, we can perform that work on a T&M not to exceed basis.

Humidity Control
-Furnish and install (3) attic fans into existing openings
-Furnish and install (2) wall fans
-Automatic controlling of fans via humidistat

Total: $17,000

Lighting
-Change existing high bay lights to LED fixtures
-Investigate existing outside lights to determine if power issue or bad fixtures
-This work to be completed while on site for other projects

Total: $3,200

Floor Finishes
-Prep the floor of the powerhouse to receive new finishes
-Includes flush cutting of any pipes and protrusions that are tripping hazards, as well as unused concrete pad removals
-Power washing of floor
-Painting of floor with epoxy floor paint

Total: $12,700

Wall Finishes/Windows
-Power washing of walls
-Soft washing of windows
-Change out the bottom two rows of windows to clear plexiglass
-Re-seal windows as needed

Total: $6,200

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Existing Doors
-Power wash doors as needed
-Repair any damage that we can
-Repainting of doors and frames

Total: $7,500

New Doors
-Furnish and install (3) new metal doors, frames, and hardware to match existing type and style
-Painting included

Total: $19,400

Electrical Equipment Room Enclosure
-Enclose corner of powerhouse to protect electrical equipment
-Walls and ceiling to be metal stud framing
-Insulated with ridged foam insulation, and white steel pro-rib siding inside and out
-Includes one new service door
-Electrical to include 3 lights and 2 receptacles

Total: $21,810

Travel Expenses Per Week for Crew
-4-man crew
-Includes hotel, per diem, and travel time

Total: $4,000/wk

If you have any questions or concerns, please contact us and we would be happy to sit down and review them with you.

Very truly yours,

Brandon Martzke
Vice President

Time and Material Billing Rates (Markup Included), Valid until 6-1-26
Superintendent - $117.79/hr
Carpenter - $101.29/hr
Laborer - $83.56/hr
Cement Finisher/Mason - $101.97/hr

5% Mark up on Materials (IEI Provided)

5% Mark up on Subcontracted Work

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Equipment Rates (IEI owned Equipment)
8000lb All Terrain Forklift - $2500/mnth
Skid steer - $1500/mnth
Scissor Lift (All Terrain) - $1500/mnth
Scissor Lift (Electric) - $750/mnth
Diesel Air Compressor - $750/mnth

Equipment Rates (Rented Equipment)
-Local rental rates will be marked up 5%

3-20-2025

Rock Koshkonong Lake District

RE: Recommended Focus Forward

After tracking and assembling the District's spending history the following should be noted (Prior to calendar year 2019)

1. Most spending was focused on water levels.
2. Most spending was not budgeted
3. Budgets were not adhered to.
4. Segregated Funds were used to supplement overspending.
5. Segregated Funds were repaid less interest earned from that fund.
6. $150K in grants were received (excluding wetland protection grants for individuals)
7. The District had quarterly meetings which were attended by its lawyer.
8. The District ran all topics past its lawyer.
9. The District sued the WIDNR and LKWA.
10. A temporary increase of 2.5" was approved by the WIDNR.
11. A one month extension to the summer period was awarded.

In 2019 the District was refocused and the following should be noted.

1. The dam operator was reinstated.
2. The lawyer was replaced.
3. The District invested in buoys and channel marker lights for boaters safety.
4. The District revisited and applied for all buoy permits.
5. The District installs and removed all buoys now.
6. $411K in grants were received.
7. Personal accounts were eliminated (Reporter and Frontier subscriptions).
8. The District's real property was insured for the first time.
9. Tax exempt status and FEIN numbers were acquired.
10. Spending was tracked and real budgets were created and followed.
11. All years have ended below budget.
12. The District worked with NOAA to create the Lake Koshkonng Monitor.
13. The District has monthly meetings and its lawyer does not attend.
14. The District completed 2.7M in construction.
15. 2014-2022 WIDNR Directives have been satisfied.
16. The wicket gates and trash racks are gone forever.
17. The District has improved communications and a IT project is underway.
18. The District is engaged with the WIDNR to modify our operating order.

In 2025 and forward I would like to make the following recommendations.

1. Determine a target value on the Segregated Dam Fund.
2. Target a 50% decrease in taxes for 2027 and beyond.
3. Continue improving communications
4. Continue seeking grants and researching projects.
5. Continue working with the WIDNR to eliminate the depth ranges and use a depth target. Using the highest level of 6.55’ as the target the dam operator would chase this single number. In general most users seemed very happy when the water was maintained at this level. This is not high water given the 36 year mean is 7.28’.
6. Continue working with the WIDNR to eliminate the winter draw down. With the improved discharge the first 6” of water storage is a mute point. Every 6” in excess of the summer level represents far more water due to our flat topograghy.
7. Collaborate with the Lake Koshkonong Wetland Association to eliminate any pending or future water level actions. Make the 2.5” increase permanent and forgo the WIDNR wetland impact studies and possible future increase.

Thank you,

Mark Meyer

RKLD Treasurer

Rock Koshkonong Lake District March 20th, 2025

2-20-2025 Segregated Dam Fund Balance	**$**	**44,182.71**
Interest	$	6.78
Transfer from General Fund- 2025 Savings	$	30,000.00
3-20-2025 Balance	**$**	**74,189.49**

Water Control Project Checking

10-5-2021 Transfer from Lake Fund	$	700,000.00
10-26-2021 Transfer from General Fund (balance of 2021 budget- loan payment)	$	114,544.63
10-26-2021 Meade and Hunt #1802663	$	(6,521.44)
11-23-2021 Meade and Hunt #1813312	$	(7,045.79)
11-23-2021 Meade and Hunt #1813312	$	(6,767.50)
11-26-2021 IEI Pay Request #1 (10% retanaige owed at completion)	$	(38,894.40)
1-5-2021 Meade and Hunt November 2021	$	(10,977.00)
1-5-2021 Transfer from General Fund (2019 & 2020 unspent. Approved 12-15-2021)	$	82,368.00
1-21-2022 Meade and Hunt invoice #326602	$	(5,739.75)
3-14-2022 Meade and Hunt invoice #327697	$	(2,061.75)
3-25-22 Meade and Hunt Invoice #328937	$	(3,147.25)
3-25-22 IEI Pay Request #2 (10% retainage owed at completion)	$	(51,687.00)
4-29-22 Meade and Hunt Invoice #329983	$	(5,678.00)
6-14-22 Transfer to General Fund for bills paid in 2021. Reconcillation.	$	(18,693.06)
6-27-22 Transfer from General Fund- 2021 LKWA donation for cleaning boom	$	2,500.00
7-11-22 Transfer from General Fund- 2022 Loan Payment Allocation	$	190,000.00
7-29-22 Mead and Hunt Invoice #33147	$	(4,318.00)
7-29-22 Mead and Hunt Invoice #332948	$	(8,951.75)
7-29-22 Mead and Hunt Invoice # 334300	$	(688.00)
8-29-22 IEI Pay Request #3 (10% retainage owed at completion)	$	(127,747.50)
8-24-22 Meade and Hunt Invoice 335627 (actual owed $6,207 balance credited)	$	(13,957.75)
9-30-2022 TSC Concrete Testing	$	(957.00)
9-30-2022 ECS Concrete Testing	$	(598.00)
9-30-2022 Transfer from General Fund 2021 Balance	$	26,209.00
10-19-2022 Transfer from Lake Improvement Fund	$	107,347.68
10-21-22 IEI Pany Request #4 (10% retainage owed at completion)	$	(296,681.29)
11-21-22 Mead and Hunt Invoice 337686 August	$	(7,003.00)
11-21-22 Mead and Hunt Invoice 338931 September	$	(6,731.51)
11-21-22 Mead and Hunt Invoice 340459 October	$	(4,121.00)
11-21-22 IEI Pay Request #5 (10% retainage owed at completion)	$	(365,490.00)
1-5-2023 IEI Pay Request #6 (10% retainage owed at completion)	$	(267,250.50)
1-5-2023 Mead and Hunt Invoice 341342 November	$	(11,130.76)
1-5-2023 National Exchange Bank Loan Draw #1	$	55,000.00
1-17-2023 Transfer to GF for TSC invoice IN125500	$	(1,385.00)
1-31-2023 Meade and Hunt Invoice 342723 December	$	(10,060.88)
1-31-2023 National Exchange Bank Loan Draw #2 transfer from GF	$	90,000.00
2-1-2023 IEI Pay Request #7	$	(78,914.70)
3-15-2023TSC- Concrete Testing Invoice IN125834 (paid from GF, transfer this account)	$	(2,665.00)
2-28-2023 IEI Pay Request #8	$	(116,640.00)
3-15-2023 TSC Invoice #IN126128	$	(1,754.00)
2-27-2023 Mead and Hunt January (Part 1/2 Invoice #344257)	$	(8,209.08)
2-27-2023 National Exchange Bank Loan Draw #3	$	130,000.00
4-21-2023 Transfer from Dam Fund	$	2,200.00
4-21-2023 TSC Concrete Testing	$	(1,233.00)
4-25-2023 National Exchange Bank Loan Draw #4	$	230,000.00
4-25-2023 IEI Pay Request #9	$	(60,210.00)
4-25-2023 IEI Pay Request #10 *check is MIA- requested cancel and reissue from FCB*	$	(72,499.50)
5-1-2023 IEI General Contractors- Failed Dewater and Sill Repairs- Change Order #9	$	(82,527.00)

5-1-2023 Mead and Hunt Invoice- Failed Dewater and Sill Repairs - March	$	(8,282.48)
4-25-2023 National Exchange Bank Loan Draw #5	$	20,000.00
5-19-2023 IEI Balance Due on Pay Request #11	$	(9,484.50)
5-22-2023 Mead and Hunt April	$	(4,979.06)
5-22-2023 TSC Invoice # IN126819	$	(100.00)
6-27-2023 Transfer from GF- 2022 balance	$	19,289.00
6-27-2023 Meade and Hunt May Invoices	$	(3,928.75)
7-14-2023 National Exchange Bank Loan Draw #6	$	40,000.00
7-14-2023 IEI Pay Request #12	$	(58,850.00)
8-23-2023 TSC Concrete Testing	$	(3,163.00)
8-23-2023 Worthington Products- Debris Booms and Hardware	$	(10,719.41)
8-25-2023 Mead and Hunt June	$	(2,084.00)
8-25-2023 Mead and Hunt July	$	(5,659.84)
8-25-2023 National Exchange Bank Loan Draw #7	$	420,000.00
8-25-2023 IEI Pay Request #13	$	(132,489.40)
10-3-2023 Mead and Hunt August	$	(4,492.13)
10-3-2023 IEI Cast in Place Concrete Change Request	$	(72,250.00)
10-26-2023 Mead and Hunt September	$	(1,638.00)
10-26-2023 IEI Pay Request #14	$	(96,525.00)
11-20-2023 IEI Pay Request #15	$	(13,500.00)
11-20-2023 Mead and Hunt October	$	(3,697.68)
1-3-2024 Mead and Hunt November	$	(1,580.25)
1-19-2024 50% Dispersement from WIDNR Grant	$	200,000.00
2-2-2024 IEI Project Retention	$	(207,710.09)
2-12-2024 IEI Refund for duplicate payment- Cast in place concrete/PR #14	$	72,250.00
2-29-2024 Mead and Hunt January (Request to confirm final payment for the project)	$	(1,940.25)
3-29-2024 Mead and Hunt Final Invoice- As Builts to WIDNR	$	(3,496.75)
9-15-2024 IEI Debris Boom Invoice 1/2	$	(10,578.66)
12-2-2024 Speed Rails and Dam Inspection	$	(29,839.51)
12-11-2024 IEI Debris Boom Invoice 2/2	$	(13,136.38)
12-27-2024 Deposit- Grant Award less 10%	$	160,000.00
1-13-2025 Plahn Canvas- Powerhouse Covers	$	(1,390.00)
1-22-2025 Transfer to GF for loan payment (160K grant + 40K WCP excess)	$	(200,000.00)
3-20-2025 Water Control Project Checking Balance	**$**	**51,256.01**
East Abutment Concrete/ Rirap Budget NTE (most likely summer 2025)	$	(15,000.00)
Powerhouse HVAC, Lighting, Floor, Windows, Doors. $50K+/- balance funded by 2024 GF excess.	$	(36,256.01)
2-15-2024- Balance	**$**	**(0.00)**

Borrowing Cap with a maximum 8 year duration	$	1,100,000.00
9-29-2023 Loan Summary Max 1.1M (corrected amount +1500 for loan origination)	$	986,500.00
7-20-2023 Loan Payoff (after 2023 payment of 190K) + Draw #7	$	(803,709.42)
2-29-2024 Loan Payment	$	190,000.00
Estimated Interest	$	(31,344.67)
Estimated Balance	$	(645,054.09)
1-13-2025 Payoff- Actual	**$**	**(616,573.25)**
1-16-2025 Motion to pay $160,000 + $40,000 from the water control project checking	**$**	**200,000.00**
3-1-2025 Scheduled Payment	**$**	**190,000.00**
3-1-2025 General Fund Excess (reduced by powerhouse miscellaneous and IT project)	**$**	**5,000.00**
2025 Balance of Grant	**$**	**40,000.00**
2025 Interest estimate	**$**	**(9,000.00)**
2026 Q1 $190,000 assumed allocation for loan payment	**$**	**(190,573.25)**
Dam Project Budget Total (RKLD 2021-2022 Resolution)	$	2,277,500.00

IEI Genral Contractors Base Contract and Changes including cast in place concrete	$	72,250.00
Mead and Hunt to date	$	(236,848.02)
Concrete Testing to date	$	(9,190.00)
Balance	$	2,103,711.98
Down Stream Dredging and East Bay Debris (Dam Fund NTE)	$	100,000.00
Final Costs (missing cost from Fox Constrution for removing spoils)	$	(87,749.50)
Wall Repairs (Rock County 2023 Resolution NTE)	$	425,000.00
To be submitted for reimbursement	$	(115,630.54)
PAID BY Rock County	$	115,630.54

General Fund Balance and Activity

2-20-2025 Balance	**$**	**165,352.66**
Dam Fund Savings	$	(30,000.00)
Kim Bothom March	$	(1,200.00)
Jenny Salvo March	$	(1,200.00)
Alliant #1	$	(22.29)
Alliant #2	$	(57.71)
Deposit Taxes	$	88,004.58
Deposit Taxes	$	3,853.82
Deposit Taxes	$	36,273.14
Payment to NEB for WCP loan	$	(190,000.00)
WIDNR Operating Change Request	$	(500.00)
Harbor at Newville- Buoy removal and resets	$	(1,954.33)
3-20-2025 Adjusted Balance	**$**	**68,549.87**
Kim Bothom- April	$	(1,200.00)
Jenny Salvo- April	$	(1,200.00)
3-21-2025 Expected Balance	**$**	**66,149.87**

Notes:

1. Review and Approve Scope for Powerhouse Interior. Funding from WCP and GF 2024 excess.
2 DNR has received operating order change request. They are waiting for comments from economic and streams. May
3. Credit card cancellation requested.
4. RKLD Treasurer's scope- Financial procedures.
5. RKLD Spending History. Recommended moves forward.