

**PIPE & NORTH PIPE LAKES PROTECTION AND  
REHABILITATION DISTRICT**

**Commission Meeting (by Zoom)  
Saturday, April 18, 2026, 9:00 a.m.**

**Commissioners Attending**

Jim Ladner, Gene Schultz, Carla Gillespie, Jim McCarthy, Tom McIntee, & (briefly) Brad Olson. Absent: Dan Lowe

**Other District Members**

Other members of the District were also in attendance - approximately 10, including Larry Bresina, Doug Baker, Tracy Van Steenburgh and others

**Call to Order**

Chair Jim Ladner called the meeting to order at 9:07 a.m. A quorum was present.

**Review and Approval of Minutes**

Draft minutes of the January 24, 2026 Commissioner meeting (Part 1) were circulated in advance. A motion to approve the minutes was made by Tom McIntee and seconded by Tracy Van Steenburgh. The motion passed unanimously by voice vote. Minutes of the March 7, 2026 meeting (Part 2 of the January meeting) will be considered at a later meeting.

**Treasurer's Report**

Gene Schultz reported that the District has approximately \$42,000 in the checking account and \$78,000 in the District savings account (that includes the \$25K rapid response fund).

An additional \$32,000 in deferred grant advance payments is being held, with the District on the hook for \$30,000 of matching contributions if those grants are fully executed. The current operating balance is approximately \$33,980.

Income to date includes the tax levy and full reimbursement of \$1,000 from the Clean Boats /Clean Waters grant for landing monitors.

The District also received a donation from former North Pipe resident Dan Paulson in honor of the late Dick Hollar, to be applied toward repair of the flow logger maintained by Larry Bresina. A thank-you has been sent.

Expenses to date have been modest. Repair of the flow data logger and back-invoices from UW-Stevens Point for water sample analysis came in higher than the \$1,000 budgeted for stream sampling — the Stevens Point invoices (\$1,700) had not been billed in the prior year and arrived in January. Quarterly bank commission was \$580; Wisconsin Lakes Organization dues were \$487.50.

On the active grants summary, the AIS Grant ending in 2023 has been submitted for closeout and final reimbursement is expected shortly.

The AIS Prevention grant managed by Jim McCarthy should be submitted and closed out this spring.

Gene noted some concern about the Culvert Flow project grant (\$10,000 awarded, \$7,500 advance received, \$11,000 District match), but Jim Ladner reported, based on a conversation the day before, that the project will move forward this year, no money will need to be returned, and outside assistance will be engaged.

Jim Ladner thanked Gene for the substantial upgrade he has brought to the District's financial tracking

systems over the past five years, including the move to QuickBooks. Jim announced that Gene will be relocating from Coon Rapids, Minnesota to Tampa, Florida, although Gene will retain his lake property and continue to contribute.

The District will need to recruit assistance for the Treasurer role, ideally from members with business or accounting backgrounds. Jim also signaled that broader discussion of the levy — unchanged since 2009 — will be needed in upcoming meetings.

### **County Report**

County representative Brad Olson briefly joined the meeting but experienced audio difficulties and was unable to give a report. Jim Ladner summarized the status of the proposed Polk County shoreland ordinance changes (boathouse size, bunkhouse rules, short-term rentals, and related matters), noting that Tom McIntee and Jim (Ladner) have followed the meetings of the Polk County Environmental Services Committee and have offered comments at public meetings. The County has not yet adopted changes; further action appears to have been postponed to May. The District will continue to track the proposals.

### **Township Report**

Tom McIntee reported on behalf of the Township. The annual spring road inspection has been completed; there are more identified road needs than available funding.

Equipment failures last winter required hiring out for snow removal and sanding, and the Township plans to purchase a new plow truck in 2027, which will require financing and likely a request for additional funding.

The annual Township meeting is scheduled for the third Tuesday in April (the 21st). The meeting is a meeting of electors and the public is encouraged to attend.

In response to a question from Jim Ladner and Gene Schultz, Tom noted that holding Township meetings via Zoom — now technically possible with the arrival of Lakeland Internet — has been discouraged based on advice from the Polk County Attorney's Office, but he hopes to revisit this issue and improve accessibility in 2026.

### **Recognition of Larry Bresina – Wisconsin Lake Steward Lifetime Achievement Award**

Lake District Chair Jim Ladner recognized Larry Bresina, who was presented the Wisconsin Lake Steward Lifetime Achievement Award by the Wisconsin Lakes Organization and the Lakes and Rivers Partnership the previous Thursday evening.

Larry has been actively involved in District water-quality work for more than two decades and has helped develop website and monitoring tools used by lake districts across Wisconsin. Jim presented a resolution recognizing Larry's exceptional service and lake stewardship.

A motion to approve the resolution was made and seconded, and with a vote of the Commissioners present, the motion passed unanimously. A framed copy of the resolution will be provided to Larry.

### **AIS Program for 2026**

Landing monitors are set to begin work at the Dick Hollar Landing and will continue under the existing program. A new protocol will be developed to manage shifts in inclement weather, after expenses last year ran above prior years because monitors remained at the landing through the full shift in bad conditions.

The District is also looking into (once again) pursuing the installation of an electronic video-monitoring ("iLids"-type) system; further details are discussed below.

Jim Ladner noted that the District has been fortunate to remain free of significant aquatic invasive species, in contrast to many lakes in Polk and Barron counties that now have zebra mussels. Continued investment in prevention is far less costly than remediation.

### **Lake and Stream Monitoring for 2026**

Following the April water-quality committee meeting, the 2026 monitoring plan is largely set:

- Pipe Lake monitoring: Mike Linden and Mark Schulte will continue.
- North Pipe Lake monitoring: Jim Ladner and Tracy Van Steenburgh will continue, with an effort to recruit and train additional volunteers.
- Stream monitoring: Tim Larson will continue to handle processing. Tom is willing to cover for Doug Stevens on a short-term basis on Pipe Lake; a permanent replacement is being recruited.
- On North Pipe Lake, Kris and Sara Karlson will be handling stream monitoring.

Jim Ladner reported that a new YSI dissolved-oxygen and temperature meter with a longer cable is needed to reach the deeper portions of Pipe Lake. Estimated cost is approximately \$3,000.

Motion made and seconded that the District purchase a new YSI dissolved-oxygen/temperature meter for Pipe Lake at a cost of up to \$3,000. The motion passed unanimously.

### **Landing Update**

Tom McIntee reported that the dock has been installed at the Dick Hollar Landing (with Dan Lowe and Dick Nason (sp)) and that Tom has met with an excavator to undertake the repair.

A possible repair approach was discussed: rather than lifting the sunken concrete pads, additional concrete pads (similar to cattle pads) would be laid on top, and rock material would be installed at the back end of the affected pad where power-loading has eroded material out from underneath.

Apparently three excavator contractors are willing to provide estimates; Tom will meet with a second the following Wednesday. The goal is to have a remedy in place this spring, though fish-spawning restrictions and lake-level conditions may affect timing. The contractor previously involved in the original landing work will not be used.

Tom also reported that supplies for the boat-decontamination station are ready in his garage and will be put out once overnight freezing has ended. He requested the bleach-solution recipe. Carla Gillespie raised the recurring issue of vehicles parking in front of the decontamination station and proposed using cones, stakes, or signage to keep the area clear. Carla and Tom will coordinate on a solution.

The Dick Hollar landing information sign was also discussed. The upper portion remains in good condition, but the lower third has deteriorated and is cluttered with outdated or redundant information. The sign may need to be moved to accommodate the planned video-monitoring (Lake Shield) installation. The board agreed to take a coordinated approach: defer final action until the iLids/Lake Shield location is settled, then redesign and possibly relocate the main sign and replace the smaller signs (with smaller plank-mounted signs on the dock for "no diving," "no fishing," etc.).

Carla Gillespie agreed to lead the coordination effort. Jim Ladner indicated the District should be willing to fund this; the cost is expected to be modest. The vendor used for the boat-washing station sign (Northwood Signs) was recommended.

### **Electronic AIS Monitoring (Lake Shield)**

Jim Ladner shared the preliminary bid from Lake Shield (lakeshield.com), the successor company to the prior iLids vendor. The ballpark figure was \$19,000, with several model options and details still to be finalized. The vendor's site visit indicated that the AT&T cellular signal is strong enough to support the

unit; alternatively, a Wi-Fi connection through Lakeland Internet is feasible. There appears to be adequate solar exposure, though final placement may need adjustment around the porta-potty location.

Jim McCarthy, who joined the meeting during this discussion, noted that the vendor suggested eliminating the loudspeaker feature to reduce noise impact on the adjacent neighbor and to save power.

The plan is to file a pre-application before September 15 and a full grant application by November 15, with installation in spring 2027 if the grant is awarded.

If the grant is not awarded, alternative funding (including a possible levy adjustment) would be considered. Jim McCarthy will coordinate the project, with Carla Gillespie and Tom McIntee on the committee, and outreach to nearby neighbors for additional help.

### **Healthy Lakes Program Update**

Tom McIntee reported that the 2026 Healthy Lakes grant has been approved, with three participants for this summer: Carla Gillespie, Andi Dickson, and Tom Forte. [CHECK SPELLING]

Participants will be sent the agreement form to confirm compliance with program stipulations. One additional inquiry has already been received for the 2027 cycle.

An open house tour of Healthy Lakes projects is being planned for the third Saturday in June. (June 2). Tom and Jim Ladner will call through a list of previous participants to assemble the tour.

Mike Linden and/or Mark Schulte may help prepare display signs. Pat Anderson, the District's DNR contact, has been very supportive of the program.

Jim Ladner emphasized the importance of expanding participation, particularly on Pipe Lake. He noted that consultant Cheryl Clemons (who worked with the District around 2010–2011 under Carol Vantine's leadership) provided a list of approximately 20 properties previously enrolled in the program, which will be useful for recruiting renewed engagement. Help with the open house and outreach was solicited.

### **2026 Surface Water Grant – Comprehensive Lake Management Plan Update**

Jim Ladner reported that the District has been awarded a three-year Surface Water Grant to update its Comprehensive Lake Management Plan, with a focus on the approximately 21 streams (most of them ephemeral) that flow into Pipe Lake and North Pipe Lake. Researchers Paul McGinley, Joe Magner, and Bill James, among others, will be involved.

The grant total, including the District's match, is approximately \$35,000. The work involves three phases: data collection, modeling and scenario evaluation, and drafting of the updated management plan.

Jim noted that the DNR scoring sheets for the grant have been received and will be shared with the Commissioners. The Southwest Culvert project will be folded into this grant, with Angela Popenhagen continuing to work with Jim Ladner and Jim McCarthy on understanding the flow contributing to Pipe Lake.

Jim Ladner also noted ongoing discussions with Angela Popenhagen regarding South Beach concerns. The initial approach will be educational — encouraging respect for the lake (no urinating in the lake, no washing pets in the lake, etc.) — before considering more aggressive measures. Similar education will be emphasized for the landing, the landing beach, and proper navigation through the channel.

### **Anticipated 2027 Grant Applications**

In addition to the iLids/Lake Shield grant, Jim Ladner expects that the District would likely want to apply for two education grants for 2027 — one for each lake, each seeking \$5,000 from the DNR with a total

\$5,000 District contribution for the two grants - meaning a total of \$15,000 — to support upgrades to the District website.

Discussion of additional grant ideas is welcomed; the application process will need to begin well before September, since several Commissioners will be away that month.

### **2026 Events: Parade and Picnic**

Gene Schultz reported that the annual picnic has been moved to Saturday, August 15, 2026 due to a conflict with the Rutabaga Festival weekend (the picnic's usual date). The July 4 parade is on as usual. Help with both events is being recruited.

### **Lake Map Update**

Gene Schultz noted that he has reached out to Natalie Lovejoy and Jan Breyer about the map update; a response is pending from Jan. Address renumbering of properties in recent years has made an update necessary. Gene has compiled a strong list of names, addresses, and email addresses; members are asked to send any additions or corrections to Gene and Jim Ladner. Some longtime members may not use email, so a paper outreach effort will also be needed.

### **Danniger Project (Southeast Pipe Lake Stream)**

Jim Ladner reported that the lead County engineer is moving forward with the Danniger Farm stream project on the east side of Pipe Lake, with bids for construction of a WASCOB expected to go out this spring. High phosphorus readings have been observed coming out of this stream. The County is funding the bulk of the work; the District has made a financial commitment. Tom McIntee, whose property is adjacent to where the stream enters the lake, will assist with before-and-after monitoring.

### **Additional Stream Flow Meter (North Pipe Lake, East Side Retention Pond)**

Jim Ladner reported that a flow meter installed by Larry Bresina and his son Tim on the west side of North Pipe Lake has been very successful at signaling when streams are flowing and when to collect samples. A second meter is proposed for the east side of North Pipe Lake, where the retention pond flows in. The District is working with outside consultant Udai Singh on the installation. Larry Bresina obtained a bid; the cost is approximately \$2,000.

Motion: Jim McCarthy moved, and Tom McIntee seconded, that the District authorize the purchase of a new flow meter at a cost of up to \$2,500. The motion passed unanimously.

### **Update to District Bylaws**

Jim Ladner reported that the District bylaws, originally adopted in 2007, are due for an update to reflect changes in Wisconsin law and to clarify organizational and logistical matters. Jim will circulate a memo and ultimately a redlined draft of the proposed changes to the Commissioners.

Approval of bylaw changes requires a two-thirds vote of those attending a District meeting (not a vote of the entire membership). Jim's plan is to obtain Commission endorsement of the proposed changes in advance, and to possibly have the membership vote held at the May 30, 2026 District meeting. A short additional Commission meeting in early May may be scheduled to review the proposed changes.

### **Integrated Synthesis Overview**

Jim Ladner indicated that he will prepare a slide deck on the Pipe and North Pipe Integrated Synthesis presentation — which is an overview distilling decades of watershed, hydrologic, limnological, and sediment studies and monitoring data (2002–2025) — for presentation at the May 30 District meeting. Gene Schultz will work on coordinating the audio-visual equipment for the in-person meeting at Christ Lutheran Church.

### **Website Revisions**

Jim Ladner presented an overview slide deck on potential revisions to the District website.

Over many years, the District has accumulated extensive scientific monitoring data, stewardship work, and history, but the current website lags behind peer organizations (e.g., Bone Lake and Green Lake) in functionality, mobile-friendliness, and engagement.

In his presentation, Jim outlined website improvement ideas including:

- Recognizing community members and past commissioners on the site;
- Better surfacing volunteer opportunities;
- Community-interest pages (member photo galleries, fishing reports, birding, lake art and photography, pets);
- Newsletter and email-alert functionality;
- Mobile-first design.

Funding could be sought through DNR education grants (see 2027 Grants above), with substantial work performed by District members at lower cost. Larry Bresina expressed interest in being involved given his work on the Lake Kit system and his Wisconsin Lake Steward award background, and emphasized balancing professional services against what members can do themselves. A working committee will be assembled. The slide deck will be circulated and will be discussed further at the May 30 meeting or at a meeting before that.

### **Other Business**

Several items were noted briefly for future follow-up:

- Lake "neighborhoods" concept – a more detailed presentation will be given at the May 30 meeting.
- District records and data management – Jim Ladner will recruit members with IT backgrounds to form a stewardship group to advise on the choice among current document-management approaches (the existing system, Gene's Google Docs setup, and the system designed by Dan Hollar).
- Volunteer outreach and recruitment of "ambassadors" or neighborhood liaisons – to be discussed further at the May 30 meeting.
- Budget for FY 2026–27 and levy – Jim Ladner will circulate a memo. He plans to recommend an increase to the levy (unchanged since 2009) and will discuss a possible "credit for volunteer work" approach for members who actively contribute.
- Lakeland fiber-optic build-out – mostly complete around the lake, with a few remaining gaps; Jim will continue to follow up.
- Building/land-use permit monitoring – continued attention is needed.
- Email-address updates for the District contact list – ongoing.
- Wake-boat guidance cards – Doug and Mark are updating the cards.
- Welcome packet for new property owners – to be developed.
- Channel mirror – Jim Ladner will obtain information about installing one or more mirrors at the channel so boaters can see oncoming traffic; Commission approval will be sought before installation.

### **Next Meeting**

The District Commissioners have a meeting scheduled for Saturday, May 30, 2026, in person at Christ Lutheran Church (County Roads T and G). A short Commissioner Zoom meeting may be scheduled in early May to review the proposed bylaw changes.

### **Meeting Adjourns**

10:28 a.m.

Respectfully submitted by Carla Gillespie, Secretary