

Pipe & N. Pipe Lakes P&R District
In-Person Commissioners' Meeting - Lower Level of Lutheran Church in Johnstown Township
Saturday, May 30, 2026, at 9 am

Commissioners Attending: Jim Ladner, Tom McIntee, Gene Schultz, Jim McCarthy
(A Quorum per bylaws)

Commissioners Absent: Carla Gillespie, Dan Lowe, Brad Olson

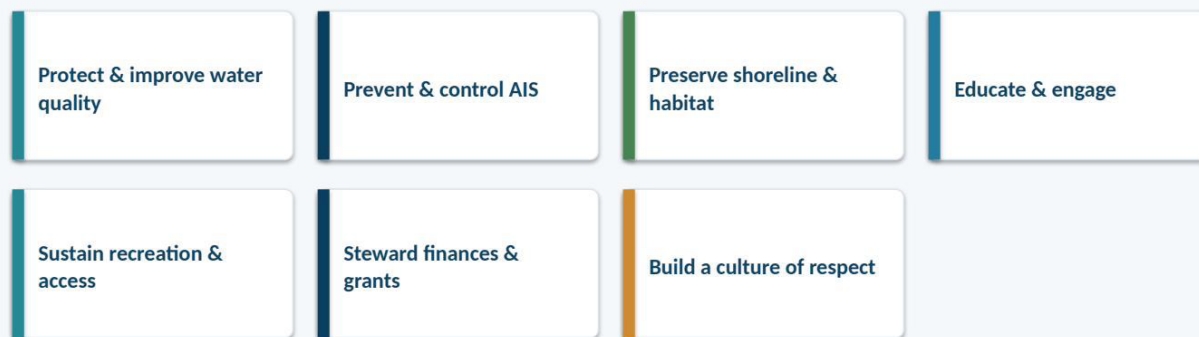
District Members: Over 32 District members attended - non-commissioner names on sign-up sheet: Tim Bresina, Larry Bresina, Bev Bresina, Barbara Buelow, Susie Caughey, Andi Dickson, John Flesch, Terry Gawrkin, John Gawrkin, Jim Gersch, Deanna Hallen, Ann Hengel, Tim Larson, Michael Linden, Lisa Lynch, Diane McIntee, Dave Nielsen, Diane Nielsen, Pat O'Brien, Brian O'Hern, Tom O'Hern, Mark Peick, Patrice Peick, Bill Peters, Don Peterson, Gloria Peterson, Wanda Peterson, Lloyd Popenhagen, Stevie Price, Kevin Salmon, Keith Schmidt, and Marc Schulte.

1. Call to Order 9:05 am

- 2. Initial Meeting Comments By Chair:** Jim Ladner presented an outline of the District's goals for this year. Below is the content of a slide presented that identifies these goals:

Our goals for 2026–27 and beyond

One purpose — protect and rehabilitate the lakes — seen from seven angles.



Each item on today's agenda advances one or more of these goals.

In this comments, the chair also presented a slide that showed how the Lake District seeks to move from the above goals to actions delivered through five separate “portfolios” that will be led by the five Commissioners who are elected by the Lake District membership.



3. **Approval of Past Meeting Minutes:** the draft minutes of the March 7, 2026, and April 8, 2026, Commissioners' meetings were reviewed. A motion to approve both sets of minutes passed unanimously.
4. **Treasurer Report.** Gene Schultz summarized treasurer report (see report attached). The Chair and the Treasurer also provided some background about the levy the Lake District has adopted over time, and how that compared with other Lake Districts in Polk County, WI. In connection with this, these Commissioners provided input regarding expenses that the Lake District has already committed to incur, or may well incur during the balance of 2026, and moving into 2027.

Recent / proposed investments

- YSI temperature & dissolved-oxygen meter (approved 4/18)
- New stream flow meter (approved 4/18)
- Mirrors & channel markers — bridge-tunnel (today)

The slides presented during this meeting will be posted on the Lake District website. Some of the slides presented during this portion of the meeting provided some background to the other Commissioners and also the members of the District in attendance as to what ground may lead the Board of Commissioners to recommend a levy increase of some time to the Lake District membership prior to the August 22, 2026, Annual Meeting. Several slides summarizing some of these grounds that were part of this presentation are included below.

Levy Preview — Why an Increase Wouldn't Surprise

A preview ahead of the August 22, 2026 Annual Meeting

No decision today — but the work now outpaces the current levy. Here's why:



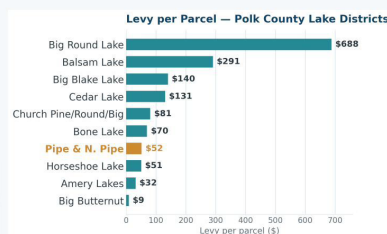
Levy Preview — Where We Stand

Drawn from the May 2026 Levy Memo

Among Polk County lake districts, ours sits in the lower quartile on every measure — 9th of 11 by total levy, and below every comparable-size peer per parcel.

Memo's suggestion: a phased increase over several years, paired with grants and cost-sharing.

\$52	per parcel — below every comparable-size Polk peer
9th	of 11 Polk districts by total levy
17 yrs	flat at \$17,000 (since 2009)



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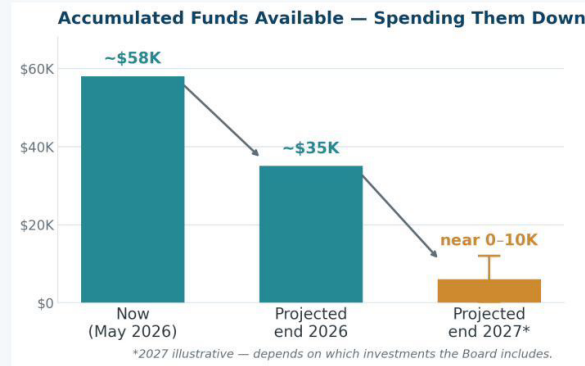
Spending Down What We've Saved

Why a flat levy isn't stable

The District is already spending more than it takes in — covering the gap from accumulated savings.

Even without a major new project, 2027 could draw those savings down toward zero.

Those savings took years of disciplined budgeting to build, and won't refill on a flat levy.



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5. **County Report:** Jim Ladner provided information from the Polk County Land & Water staff meeting with all lake & river districts, and from County Commissioner subcommittee meeting on proposed amendments to County Shoreland ordinance (boat house dimensions).
6. **Township Report.** Tom McIntee provided an update on suggested repairs and bidding process by Town re pad repair for boat landing. The repair will likely will involve an additional pad, in addition to further support for at least one of the existing pads. Tom thought the work would be done in late summer or fall. Cost in range of \$10,000 to be split between Town and District. Since landing will be closed while work is underway, late fall is ideal, but WDNR permitting rules may require work to be done before fall.
7. **Upcoming events:**

Annual July 4th Boat Parade: scheduled for Saturday, July 4, at 1 pm. New location on lake for assembly away from north beach area. Online sign up. Trophies ordered.

Annual Picnic: Will be on Saturday Aug 15 at 12:00 noon at the County Line picnic shed. Marc Schulte is working on new design and information to be displayed, including new street names and numbers. Jim Ladner is finalizing the resident owner list. Jim and Marc will figure out how to merge. The goal is to have a new Lake Map ready for distribution either at the picnic or at the annual meeting.
8. **Possible amendment of Bylaws.** Jim Ladner described several issues raised by the conflict between the District's current bylaws and current statutory requirements. He discussed the memorandum he circulated that describes the several different approaches taken by lake districts to update bylaws. It was agreed to have further discussion and to make a decision on a recommended approach at the July 18, 2026, Commissioners' meeting. Any amendment must be made at the Annual Meeting with 14 day advance notice to all district members.
9. **Healthy Lakes.** Tom McIntee discussed the upcoming tour of some completed Healthy Lakes projects. This event is set for Saturday June 20, and, after discussion, it was determined to hold the tour from 4 to 6 in the afternoon. Tom also discussed various ideas about permanent signage for completed Healthy Lakes projects.
10. **Boat Speed and Congestion at Bridge.** Various solutions were discussed. A motion to approve funding up to \$4500 for an alternating sonar-type or mirror system was approved.
11. **District Website.** Jim Ladner reiterated some comments he had made previously at an earlier 2026 Commissioners' meeting about the prudence of update the District's website (and to coordinate the interface between the website and the District archives and database. He outlined potential sources of funding that could be used to support a website revamp, with an improvements focused on better education and involvement of Lake District members.

- 12. Aquatic Invasive Species.** Jim McCarthy summarized the findings of Matt Berg from both 2025 annual inspections and the results of his 2024-2025 Point to Point survey of the entire lake (that is undertaken every 5 – 7 years). Matt has not observed the presence of any invasive species in Pipe or North Pipe Lakes.

The District continues utilize in person monitors at the boat throughout the summer. Last year the decontamination station was installed.

Jim Ladner reported that ownership of the company that has the automatic 24/7 audio/video monitoring equipment (I-Lids) has changed and that the new owner says his new technology may work at the Pipe Lake landing. If it does work, the District will apply this fall for a WDNR 2027 grant to purchase and operate the I-Lids system.

Below is a slide presented at the May 30 meeting regarding various components to the Lake District's AIS program.

AIS Program — 2026 and Beyond

Serves: AIS prevention & control · Led by Jim McCarthy (and Tom Klein)

Landing monitors

Trained CB/CW volunteers at the access point.

Boat / trailer wash

Stop hitchhikers; keep the decon station stocked.

Matt Berg inspections

Professional whole-lake AIS survey.

Looking ahead: I-LIDS — automated, camera-based landing inspection.

Grant application planned for fall 2026; if awarded, deploy spring 2027.

- 13. Recognition of Volunteers.** Larry Bresina, a former commissioner and long time volunteer and Water Quality Committee member for the District, was honored by the Wisconsin Lakes organization with the Lakes Stewardship Award at the Wisconsin Lakes Annual Stewardship Awards Banquet. At the May 30, 2026, Commissioner's meeting, the Lake District joined in honoring Larry for his decades of dedicated service to the Pipe & North Pipe Lakes P&R District — and to all Wisconsin lakes.

At the May 30, 2026, meeting, the LakeDistrict also honored Tim Larson who served for 9 years as a Lake District Commissioner and who continues to chair the Water Quality Committee.

And, also at the May 30, 2026, meeting, the Lake District also honored Doug Stevens who has undertaken monitoring of streams and lakes for the Lake District, for many, many years.

- 14. State of the Lakes Presentation.** Jim Ladner presented an overview of the State of the Lakes in 2026 and a summary of the recent research and projects the District has undertaken, and also what is planned for 2026 and the immediate future years. Again, the slide used in this presentation accompany these minutes.
- 15. Grants to be submitted in the fall of 2026.** In his presentation, Jim Ladner explained that he expected the Lake District to prepare and submit grant applications to fund a portion of the cost to a) the install an I-Lids monitoring system at the Pipe Lake Landing which would aim to assisting the District iat preventing AIS contamination into the District lakes, and b) to enable the Lake District to upgrade its website so as to better educate District members and build community.
- 16. Further Presentation About Focusing the Efforts of the Commissioners.** Jim Ladner provided more information about his proposal to further tailor the work and direction of the Lake District Commissioners. He used the following slide as part of this discussion.

Board Stewardship Portfolios

Serves: Governance — how the work gets organized

1. Financial Stewardship Budget, levy, audit, grant administration.	2. Lake Water Quality Monitoring, watershed, AIS, science grants.	3. Communications & Education Website, mailings, education grants.	4. Governance & Member Relations Roster, recruitment, bylaws, compliance.	5. Healthy Lakes & Stewardship Healthy Lakes, boating, events, wildlife.
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- 17. The Lake District Continues To Need Assistance.** At the meeting, the Commissioners Discussed Ongoing Efforts To Encourage Additional Volunteers & Ways District members could get involved. The following slides were used with this presentation and discussion.

People, Neighborhoods & Records

Serves: Engagement; governance

New Commissioners & volunteers We need more hands — and successors on the Board.	District “Neighborhoods” The neighborhood-based outreach approach.	Records & data Preserve and organize records and monitoring data.
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Where & How to Engage — the Stewardship Guide

Serves: Engagement — your on-ramp to the District's work

The District's Lake Stewardship Guide — “Where to Engage” — is on our website.

It lists every engagement area, what it involves, and the typical time commitment — each tied to a Board Portfolio — so you can find where your skills fit.

Your skills and support are needed. Please reach out to assist.

Five Board Portfolios — many ways in

- 1 • Financial Stewardship**
Grants admin • finance, budget & audit
- 2 • Lake Water Quality**
Monitoring • watershed • AIS • science grants
- 3 • Communications & Education**
Mailings • website • outreach
- 4 • Governance & Member Relations**
Membership • surveys • recruitment • compliance
- 5 • Healthy Lakes & Community Stewardship**
Healthy Lakes • boating • wildlife • events

District “Neighborhoods”

Serves: Engagement — organizing outreach close to home

To make engagement personal, the District is organizing into neighborhoods — small clusters of nearby properties — grouped by lake:

North Pipe Lake • ~48 properties

- Northwest side of N. Pipe
- Southwest side of N. Pipe
- East side of N. Pipe
- West side — Mid-lake

Pipe Lake • ~149 properties

- North side (west of landing)
- Northwest side
- Northeast side
- East side — Mid-lake
- North & East side of East Bay
- Southeast side, north of East Bay
- South side
- West side — middle
- Southwest side
- Lower Southwest side

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18. UPCOMING MEETINGS:

The next Commissioners' Meeting: July 18, 2026 @ 9:00 a.m. via Zoom

Lake District ANNUAL MEETING. Saturday August 22, 2026 @ 9:00 am (in-person at Lutheran Church at intersection of City Road G & T).

Note: this year's Annual Meeting is NOT be on the Saturday of Labor Day weekend (this year, Sept. 5), but rather will be held earlier. Indeed, in charting the schedule for this year's Lake District meetings, the Commissioners thought, as a trial, to leave Memorial Day and Labor Day week-ends free of meetings. We be surveying the District membership in the near future about how they like this new schedule (and a host of other matters of interest).

As in prior years, however, at this year's Annual meeting the Lake District members in attendance will be voting on the Lake District Budget and the Levy for 2027. Two Commissioner positions will also be up for election. There will likely be a proposed amendment of the District Bylaws too.

Meeting adjourns

Meeting adjourns at 10:30 am

Respectfully submitted'

James P. McCarthy, acting Secretary

PIPE NORTH PIPE LAKE PROTECTION AND REHABILITATION DISTRICT

YTD Account Balances - As of 5/28/2026		
Bank Accounts		
BUSINESS CHECKING XX0282	\$	60,163.77
RAPID RESPONSE SAVINGS FUND XX5632	\$	78,647.15
Less: Deferred Grant Advance	\$	27,943.69
Less: Remaining Cost Share Commitment	\$	27,666.15
Less: Rapid Response Fund	\$	25,000.00
Less: Donations for North Pipe Study	\$	-
Net Available for Spending	\$	58,201.08

YTD Checking Accountnt Balances		
Category	1/1/2026- 5/28/2026	
INCOME		
Lake Grant Reimbursement		
Aquatic Invasive Species - AAEP 70523	\$	1,154.24
Aquatic Invasive Species - AAEP 81325	\$	-
Clean Boats Clean Waters - CBCW167626	\$	1,000.00
Culvert - LPL192025	\$	-
Healthy Lakes - LPT84425	\$	-
Lake Management Plan - LPL199826	\$	17,562.38
TOTAL Lake Grant Reimbursement	\$	19,716.62
Picnic Income	\$	-
Other Income	\$	50.00
Tax Levy	\$	10,603.56
TOTAL INCOME	\$	30,370.18
EXPENSES		
Constituent Development		
Boat Parade	\$	-
Picnic	\$	-
Postage & Supplies	\$	-
Printing	\$	-
Website	\$	-
TOTAL Constituent Development	\$	-
Lake Grant Expenses		
Aquatic Invasive Species - AAEP 70523	\$	-
Aquatic Invasive Species - AAEP 81325	\$	-
Clean Boats Clean Waters - CBCW 155525	\$	-
Clean Boats Clean Waters - CBCW 167626	\$	1,584.00
Healthy Lakes - LPT76122	\$	-
TOTAL Lake Grant Expenses	\$	1,584.00
Lake Quality		
Lake & Stream Sampling	\$	2,341.61
Lake Modeling Studies	\$	-
Beach Port-a-Potty	\$	-
TOTAL Lake Quality	\$	2,341.61
Miscellaneous Expenses		
Insurance	\$	-
Commission Meetings	\$	579.74
Organization Dues	\$	487.50
Other	\$	-
TOTAL Miscellaneous Expenses	\$	1,067.24
TOTAL EXPENSES	\$	4,992.85
OVERALL TOTAL	\$	25,377.33

Slides Presented at May 30, 2026, Commissioners' Meeting:

[Click here to view the full PDF](#)