DRAFT – not reviewed or approved

PIPE & NORTH PIPE LAKES PROTECTION AND REHABILITATION DISTRICT
Commission Meeting (Zoom)
Saturday, July 18, 2026, 9 a.m.

Commissioners Attending:

Jim Ladner, James McCarthy, Gene Schultz, Tom McIntee, Carla Gillespie

Absent:

Brad Olson, County representative; Dan Lowe, Township representative

Public: Fewer than 10 residents attended by Zoom; those attending included Larry Bresina, Mike Linden, Marc Schulte and Jeanne Derrick

Meeting Convenes: 9:03 a.m. CDT

County Update - provided by Jim Ladner

Brad Olson remains the County's representative on the District Board. At his suggestion, the County has proposed that Scott Gilbertson, newly elected supervisor for County District 5 (which includes Johnstown), replace him. It was Jim's understanding that the Environmental Services Committee (ESC) did not reach the appointment on July 15; and that the matter is expected to return to the ESC in August and then go to the full County Board, so Scott will likely first attend a District meeting in November.

The ESC did meet on July 15. Topics included a proposed moratorium on data centers and proposed amendments to the county shoreland ordinance. A newly elected county supervisor has petitioned to eliminate the shoreland ordinance; the petition drew a large turnout at the July meeting.

Ladner also reported that later in the meeting, it was his understanding that the County Supervisors on the ESC agreed by consensus that the ESC Chair would draft a letter to Polk County Board of Supervisors supporting the proposed shoreland amendments and opposing their elimination.

Township Update

Tom McIntee reported for the Township in Dan Lowe's absence. He explained that in summer, the main focus of the township is road repair. The stretch of Hwy 63 from Cumberland to Turtle Lake is being repaved. Because that project has first call on paving material, Township road work may be delayed.

Tom also explained that the repair of the public boat landing on Pipe Lake is scheduled to begin September 9, the Wednesday after Labor Day. It should take one or two days. The Township and the District are sharing the cost 50/50, budgeted at $5,000 each; any savings may go toward dock repairs.

Improvements to the dock are under consideration. Tom raised dock upgrades at the June Township meeting, where they were not well received; he may ask the Lake District to help fund them. The dock is about 25 years old. Carla Gillespie will coordinate with Tom so that dock work does not displace any existing signs or the possible install of an I-Lids system

The Township is seeking State TRIP funds for more extensive road repair. It has hired a consultant and is applying jointly with McKinley Township, since joint applications fare better.

Approval of Meeting Minutes

Motion by Jim McCarthy, second by Tom McIntee, to approve the minutes of the April 18, 2026 and May 30, 2026 meetings. Approved unanimously.Draft minutes of the August 30, 2025 annual meeting were circulated for review only. They will go to the membership with the annual meeting notice for approval at

the August 22 Annual Lake District meeting; any comments about the 2025 Annual Meeting minutes should go to Carla Gillespie or Jim Ladner.

Treasurer's Report

Gene Schultz reported about $55,000 in checking and about $79,000 in the Rapid Response account (the rapid response fund account contains $25k for the District's AIS Rapid Response fund).

Of that, about $77,500 is committed: $28,500 in state grant advances not yet earned, $24,000 in remaining District cost share on grants, and the $25,000 Rapid Response Fund reserve. Net available for spending is $56,141.09.

The current levy is $17,000, of which $10,603 has been received. Routine operating expenses run about $15,000 a year; one-time items such as the landing repair ($5,000) and the Danniger project ($12,000) are additional. The District is about $20,000 positive year to date, mostly from the $17,500 Lake Management Plan grant advance; Jim McCarthy noted that about $35,000 is expected to be spent under that grant, so the surplus is largely committed.

Gene presented a first draft of the 2027 budget, which includes an increase in the levy from $17,000 to $25,000 (a 47% increase, about $18.42 a year more on a $250,000 property). He will circulate the budget and his levy presentation to Commissioners for comment. Commissioners noted costs not yet included: iLIDS, channel navigation ($4,500), administrative help and website work.

Carla Gillespie suggested showing members that the levy has not changed since 2009; Mike Linden noted that $17,000 in 2009 equals about $26,888 today. Carla also questioned whether the $25,000 Rapid Response Fund is adequate; Gene will obtain a quote from the dive contractor.

Motion to Recommend Levy Increase

Motion by Tom McIntee, second by Jim McCarthy, that the Commission recommend increasing the annual levy from $17,000 to $25,000. Approved unanimously.

Note: an increase in the levy must be approved by a simple majority of voting members at the annual meeting. Bylaw amendments require 60%.

Healthy Lakes

Jim Ladner and Tom McIntee will tour the lake with a water quality specialist on August 3 and she will help identify properties that will be good candidates for the Healthy Lakes program.

Our contact person has changed due to an internal reorganization at the DNR. Some documentation requirements have become more stringent; Tom is regenerating records from earlier projects.

Five people signed up in 2025; three went through with their projects. Tom will check with the two who stepped out to confirm whether they want to rejoin or whether the 2025 grant should be closed. The 2026 group is ongoing; there are prospects for 2027. The June open house was a good first step.

Gene Schultz will deliver reimbursement checks to 2025 participants; the DNR requires proof of payment before it reimburses the District. The 2022 Healthy Lakes grant still needs to be closed out. Carla Gillespie reported new neighbors interested in the program and will pass their contact information to Tom.

Picnic

The annual picnic will be at the County Line pavilion on August 15. Volunteers are nearly all signed up, and Andy Dixon and others have secured prizes.

New Maps

Marc Schulte has designed the new lake map. Jim Ladner has updated the member roster against the county tax roll, adding District properties missing from the map and roster. The goal is to print the map for the August 22 annual meeting. Members without email may need mailed notices.

Bylaws

Jim McCarthy reported that the bylaws, last restated in 2007, need to be updated to bring us into compliance with state law (Chapter 33).

Jim Ladner and Jim McCarthy have made a summary of proposed changes including a clarification that the District is a governmental entity, not a 501c3; email notice of meetings; updated bidding and conflict-of-interest provisions; authority to adopt watercraft and seaplane ordinances to the extent authorized by the Town of Johnstown and Chapter 33; indemnification of officers; severability; and authority for board-adopted policies.

Terms of a board member begin at the end of the meeting during which they were elected and continue until someone else is elected and ready to fill that position.

Bylaws can only be amended at the annual meeting; it is not a board function. The Commission makes a recommendation, and proposed amendments must go to members 14 days before the annual meeting; materials will go out about August 6–7.

Motion to Approve Bylaw Recommendations

Motion by Carla Gillespie, second by Tom McIntee, to recommend the proposed bylaw amendments to the annual meeting. Approved unanimously.

Motion to Approve Expenditure for Administrative Help

Motion by Tom McIntee, second by Jim McCarthy, to authorize up to $4,500 for administrative support and outside expertise not covered by grants (for example, uploading required District records, Healthy Lakes coordination and website consulting), effective now, with $4,500 to be included in the 2027 budget. Approved unanimously.

Motion to Recommend Commissioners

Two Commissioner seats are up at the annual meeting: Tom McIntee's and Jim McCarthy's. Jim McCarthy is completing his third term and will not seek another. Motion by Jim Ladner, second by Gene Schultz, to recommend Tom McIntee for another term. Approved unanimously. Commissioners will look for a candidate for the second seat; nominations may also be made from the floor.

Boat Parade Changes

Changes to the registration process and starting spot for the boat parade were big improvements. All boats pre-registered, and shoreline judges improved safety. Tom will help organize next year’s parade but will be in it with his grandchildren. Sherry Brengman suggested adding a dock-decorating contest.

Motion to Approve Grants

Motion by Jim Ladner, to add the Clean Boats, Clean Waters (CBCW) and Healthy Lakes grants to the draft written Omnibus resolution, which was second by Tom McIntee. As such, the Omnibus resolution would authorizing a number of the Lake District Commissioners to sign pre-apps and applications for two education grants (upgrade of District website), an iLIDS grant to partially fund installation of an I-Lids system, an app for a comprehensive planning grant to protect against AIS, the CBCW grant and a grant

app for Healthy Lakes. The motion was approved unanimously. Applications are to be submitted on or before September 15, although the Lake District will shoot to get most of the grants submitted by the third week of August.

More on The ILids Monitoring System (which seeks to keep AIS out of our lakes)

The total cost is about $18,000. The DNR requires that the cost be spread out over the useful life, which is four years.

The net cost to the District is between $8,000 and $10,000. There are also about $2,500 a year in operating costs — this is not grant-eligible. The monitoring system would be in addition to the work done by our human landing monitors. An active CBCW monitor program is required to qualify for the grant. The unit now runs on solar power; sound levels near the neighboring home still need to be checked but the sound can be adjusted (or eliminated). Jim McCarthy noted that the DNR ranks Pipe Lake 42nd of about 300 priority lakes statewide and highest in Polk County.

Landing Signage

Signs at the landing may be relocated depending on where the iLIDS unit is sited; the main landing sign currently obstructs dock installation. Jim Ladner will meet with the iLIDS vendor. Also the DNR may require an agreement with the Township as landing owner — but the installation of the ILIDS system was approved by the Township Board in August 2024.

Channel Improvements

The District is exploring the use of mirrors to improve visibility of boats entering the channel. Mirrors appear cheaper and simpler than sonar or a stop-and-go signal. The bridge is Township property, so Township approval is needed. The $4,500 approved at the May 30 covers the work.

Polk County Land & Water Resources Dept Work on CLMP grant

Polk County Land and Water Resources Dept. has proposed a one-page agreement for its work on the CLMP upgrade, up to $8,000, which is already within the approved grant budget. Once he confirms some additional info relevant to the charges, the Chair is authorized to sign the agreement per the omnibus resolution; no Commissioner objected. Stream sampling will begin next spring (2027), and the Chair will seek to extend the Southwest culvert grant and fold it into this work.

Fish Kills on Pipe Lake

A number of early-season fish kills were reported earlier this summer, mostly on Pipe Lake with some on North Pipe. Blue-green algae has since been seen on Pipe Lake.

Other

Both loon chicks hatched and are healthy. Agenda item 7 was not reached; Jim Ladner will circulate Commissioner welcome packets, primers, website plans and the proposed Vanguard volunteer-recognition program.

Meeting Adjourns: 11:05 a.m.