

**Lake Ripley Management District  
Meeting Minutes  
May 15, 2010**

**I. Call to Order and Roll Call**

The Lake Ripley Management District Board met at the Oakland Town Hall on May 15, 2010. Chairman Molinaro called the meeting to order at 9:00 a.m. Board members present during roll call: Walt Christensen, Georgia Gomez-Ibanez, Jane Jacobsen-Brown, Mike Sabella, Gene Kapsner, Dennis McCarthy and John Molinaro. Also present: Paul Dearlove (Lake Manager), Jim Dovgin, Hope Oostdik, and Cambridge Cable TV 98.

**II. Public Comment**

There were no public comments concerning issues not already on the agenda.

**III. Approve Minutes of Last Meeting**

Draft minutes from the 04-17-10 meeting were previously distributed and reviewed by the Board. *McCarthy moved to approve the minutes without additions or corrections. Motion seconded by Gomez-Ibanez. Motion carried 7-0.*

**IV. Treasurer's Report**

Sabella distributed and reviewed the treasurer's report for the one-month period ending April 30, 2010. Total receipts for the period were \$1,538.13. Receipts consisted of \$67.49 in earned interest, a 2008 real estate tax payment of \$1,440.64, and a \$30.00 reimbursement paid by Sabella to cover a payroll-tax-deposit penalty. Disbursements for the period were \$9,298.24. A transaction listing documented individual disbursements. Disbursements mainly included staff wages, payment for the installation of a grass waterway, workman's compensation insurance, and expenses related to general operations. Asset balances at month's end included \$156,407.98 in checking and \$200.00 in petty cash. Sabella noted that monies residing in the checking account were subject to an interest rate equal to the Wisconsin money market fund. *Gomez-Ibanez moved to accept the treasurer's report and enter it into the record. Motion seconded by Christensen. Motion carried 7-0.*

**V. Lake Manager's Report**

Information packets were distributed to the Board, including an activity summary report and phone logs. Molinaro was first recognized as the new President of the Jefferson County Board of Supervisors. The status of several landowner cost-sharing projects was then reviewed. This included the completion of 6,025 square feet of restoration plantings (funded by a county grant) at the Hoard-Curtis Scout Camp. A DNR Lake Protection Grant application had also been submitted on behalf of the Camp. Shoreline work at the Fischer, Fischer/Schabowski and Thompson was discussed, including failures by the riprap contractor to meet project specifications and satisfy his completion deadlines. The landowners had been advised to continue withholding payment for the incomplete work, and to consider wrapping things up using a different contractor. Phase II planting proposals and cost estimates were obtained for each of the above projects, and also for the Dovgin effort. Other news included the receipt of a written request for a project extension (Hoiby), and the completion of a cost-share contract that is now awaiting landowner acceptance (Paramore/Snellman). It was reported that committee evaluations had been completed for three new requests for cost-share assistance.

Lake District Preserve activities included the successful installation of a grass-swale waterway, which was paid for entirely by the Lake District. Unfortunately, Dearlove said all appearances suggest that Aschbrenner's operator recently sprayed and planted through it. Evidence included the removal of marking stakes, the repositioning of a check dam, and the killing of vegetation exclusively on the north side of the property line. Dearlove said he immediately brought the matter to Mr. Aschbrenner's attention, but that he has yet to receive a return phone call as was promised. He informed the Board that pictures will be taken to document the damages in the event that further action becomes necessary due to the apparent contract violation. Also related to the Preserve, Dearlove reviewed what he felt were the short-term (2010-2011) project needs and estimated budget impacts. Additional budget considerations pertained to a 2011 aquatic plant inventory and the possible funding of an internship position.

Other announcements:

- James Daly is committed to serving as a non-paid intern this summer. Insurance and legal questions relating to this type of internship arrangement are currently being investigated.

- A dissolved-oxygen meter was ordered following the signing of the \$1,000 grant contract.
- Comments on the inlet-dredging proposal were submitted as part of DNR's permit review.
- The weed harvester has been moved back to the lake, and operations will be commencing once engine repairs are completed on the shore conveyor.
- The navigational buoys were installed on 4/20 with the help of a professional installer hired by the Town.
- A lake-stewardship presentation was given to approximately 60 Cambridge Elementary 5<sup>th</sup> graders. Sabella suggested creating a brochure that can be used to introduce visiting students to the Lake District Preserve.

## **VI. Old Business**

- **Review of phase 2 landscaping bids and approval of cost-share amount for the Jim Dovgin shore restoration at N4294 Alpine Village Ln.**

Dearlove provided background on the project, including the fact that a total cost-share amount was already approved in advance by the Board. He explained that the maximum \$7,000 cost-share amount had been based on a review of preliminary cost estimates for the riprap and planting phases. The riprap phase had since been completed, and now a detailed proposal for the phase-2 planting work was available for consideration. Without discussing numbers or specifics, Dearlove offered a very general summary of the contractor proposal prepared by A&N Lenox Dirt Works. The proposal included buffer plantings and the use of dry creek beds as stormwater-infiltration devices. He said the question was whether multiple bids would need to be obtained and reviewed by the Board. It was noted that Mr. Dovgin has until September of this year to complete all project phases.

*Jacobsen-Brown moved to approve proceeding with the project using the \$7,000 maximum cost-share amount previously authorized, and as long as the plan met District requirements and objectives. Motion seconded by Gomez-Ibanez. As a point of discussion, Sabella questioned if it was appropriate to include the dry creek beds that were not part of the original plan approval. Dearlove explained the roll of the infiltration devices for managing on-site stormwater challenges, and said he favored the idea of including them if any zoning issues could be resolved. Jacobsen-Brown received confirmation from Dovgin that he was in support of the plan, and that he would be responsible for covering any extra costs that go beyond the approved cost-share amount. It was acknowledged that Dovgin could come back and request additional funding should that become necessary. Motion approved 7-0.*

- **Review of phase 2 landscaping bids and approval of cost-share amount for the Perry Thompson shore restoration at W9184 Ripley Rd.**

The Board reviewed three bids that were obtained for the phase-2 planting work. Bids were received from Dutch Designs/Bedrock Hay & Landscaping (\$4,141), Good Oak Ecological Services (\$4,162), and CHILS (\$5,600). *Kapsner moved to approve cost sharing up to 50% of the \$4,141 low bid, or \$2,070.50. Motion seconded by Jacobsen-Brown. As a point of discussion, Sabella advocated for calculating the cost-share amount based on the Good Oak bid, which, while slightly higher, included more plant species and a deeper mulching depth. Jacobsen-Brown and Molinaro argued that the lower bid still met District standards, and that the landowner still had the discretion of choosing higher material quantities at their own cost. It was further argued that the motion was to approve a cost-share amount based on a set of minimum requirements, and not a choice of contractor. Motion approved 6-1.*

- **Request by Jim and Janice Hoiby for a deadline extension on carrying out their cost-share project**

The Board reviewed a written request from Jim and Janice Hoiby, dated 5/10/10, asking for a 6-7-month project extension. Dearlove explained that the landowners had been invited to the meeting but were unable to attend. He noted their project-completion deadline was set to expire in June, and that a number of factors had conspired to prevent them from acquiring the necessary bids. The letter indicated they were still committed to the project, and could have things lined up for late fall if given the chance. Molinaro pointed out that the purpose of having deadlines was to ensure that projects are not delayed indefinitely, and to prevent cost-share dollars from being unnecessarily tied up. *Kapsner moved to approve extending the project-completion deadline to late fall of the current year, but with the requirement that multiple bids be submitted for review by 9/15/10. Motion seconded by Jacobsen-Brown. Motion carried 7-0.*

- **Review of specifications and pricing for possible purchase of a utility vehicle for the Lake District Preserve**

Dearlove distributed a summary table showing specifications and pricing for several makes and models of utility vehicles. Costs ranged from roughly \$8,000 to \$11,000 for the type of vehicle and features the Board wanted to investigate. Seeing that a quote was never received from John Deere, Kapsner offered to obtain pricing information from one of his family contacts who works for the company. Jacobsen-Brown questioned the rationale for buying a utility vehicle and sought clarification on who would be operating it. General discussion ensued pertaining to potential uses and operators, liability and insurance implications, as well as alternatives to purchasing such a vehicle. Christensen said the question of need was an important one, especially given the cost. As an alternative, he offered that the Board could explore replacing the aging Dodge pickup truck with a more versatile, four-wheel drive model. ***Kapsner moved to lay the matter over for more information and consideration. Motion seconded by Christensen. Motion carried 7-0.***

## **VII. New Business**

- **Consideration of committee recommendations related to proposed shoreline cost-share projects located at N4204 Sleepy Hollow Rd. and W9172 Ripley Rd.**

Minutes from the 5/11/10 committee meeting were distributed for Board review. Molinaro and Dearlove summarized the project proposals and scoring outcomes. It was noted that two projects were actually scored for cost-sharing purposes. A third project, located at N4190 Sleepy Hollow Rd., involved an evaluation of suspected ice damage to shoreline riprap that was cost shared in 2002. Molinaro explained the committee's decision not to score the third project since only minor evidence of possible ice damage was observed. The recommendation was for the landowner (Joel Winn) to keep an eye on the situation to see if it worsens. If it worsens and proves not be a one-time occurrence, the landowner would be asked to bring quotes back to the Board for cost-share consideration. Repair work would likely involve re-burying the "toe" rocks and restoring the ideal side slope.

**N4204 Sleepy Hollow Rd.:** The landowner (Delos Hilleshiem) has 55 feet of shoreline that is rip-rapped but in disrepair due to ice damage. Cost sharing was requested to fix the damage by re-installing the rock. This proposal received a total score of 4 out of 20 possible points from the committee, thereby failing to satisfy the 8-point eligibility threshold. If the project included a 20-ft. buffer, the score would increase to 11 points, but the landowner was not interested. Consequently, approval of cost-share funding was not recommended and no action was requested.

**W9172 Ripley Rd.:** The landowner (Steve Mar-Pohl) has 100 feet of shoreline that is marginally protected by a crumbling, concrete seawall. Cost sharing was requested to replace the deteriorating seawall with riprap. The landowner also agreed to a 20-ft. upland buffer to gain additional scoring points. This proposal (with buffer included) received a total score 13 out of 20 possible points and was recommended for funding by the committee. ***Jacobsen-Brown moved to approve 50% cost sharing for the proposed shoreline restoration located at W9172 Ripley Rd., with a cost-share amount to be determined by the Board following bid review. Motion seconded by Gomez-Ibanez. Motion carried 7-0.***

- **Possible action on submitting a letter of support related to Jefferson County's plans to apply for a grant to update its shoreland zoning rules**

Molinaro explained that the county was required to bring its shoreland zoning policies into compliance with the new state rules. He said that a grant application had been submitted by the zoning department to help finance the effort. ***Molinaro moved to approve the drafting of a letter of support that could be attached to the application. Motion seconded by Christensen. Motion carried 7-0.***

- **Discussion relating to farmland that is for sale next to the Lake District Preserve**

Molinaro indicated he was no longer aware if the 30-acre agricultural property was still for sale. He explained that he was originally informed of the possible sale by Jon Sustarich at the Cambridge State Bank, and that Sustarich has since resigned from the position. Sabella said he had requested the agenda item to allow discussion on whether the District should target the property for acquisition. While generally opposed to a municipal body acquiring more land and taking it off the tax rolls, Sabella questioned whether the parcel held any strategic value in protecting the lake and furthering the District's mission. Dearlove responded by providing his own cursory assessment of the property in relation to stated watershed-management objectives. While it partially included a mapped "critical area" and connected to the Preserve, Dearlove could not say if it rose to the level of warranting outright acquisition. He

said he was not aware of any major erosion or runoff problems associated with the property. Molinaro said it was his opinion that the District was not in a financial position to consider another land purchase, particularly in the absence of any urgent and compelling justification. Kapsner added his concerns about taking that amount of acreage out of farm production. Discussion concluded with no action being taken.

**VIII. Correspondence**

Molinaro announced that he had been invited to attend the Cedar Shores Homeowners' Association meeting tomorrow. He said he planned to bring people up to date on Lake District activities and answer any questions.

Dearlove said he received a very positive condition report from Jay Settersten regarding the status of the 4.5-acre prairie restoration. The spot spraying of perennial weeds followed by mowing was recommended and is now being pursued. All other correspondence had been covered during the course of the meeting.

**IX. Adjournment**

*Jacobsen-Brown moved for adjournment at 10:45 a.m. Motion seconded by Kapsner. Motion carried 7-0.*

Meeting adjourned. Next meeting: June 19, 2010 at 9:00 a.m. at the Oakland Town Hall.

Respectfully Submitted,

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Jane Jacobsen-Brown, Secretary

Date

Recorder: PDD