

Lake Keesus Management District
Commissioner's Special Meeting Minutes
June 27, 2017

Opening

The special meeting of the Commissioners of the Lake Keesus Management District was called to order at 6:07 p.m. on June 27, 2017 at the Merton Town Hall by LKMD Chairman Craig Musbach.

Present

Craig Musbach, Chair; Larry Kancius, Treasurer; Lloyd Carter, Secretary

Confirmation of Postings

Secretary Carter confirmed that the meeting Notice, and Agenda had been posted (at the Town of Merton Town Hall, Town Library, LKMD boat launch), two weeks in advance (6/13/17), as well as publication in the Lake Country Reporter as a class 2 notice on June 8, 2017 and June 13, 2017. The Notice was also posted to the LKMD website on June 13, 2017. Two email reminders were sent to LKMD residents who have shared their email addresses with the LKMD and LKAA.

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of Minutes

Treasurer Kancius moved for the approval of the minutes of the previous meeting (April 25, 2017) of the LKMD. Chairman Musbach seconded the motion, which was approved unanimously.

Treasurer's Report

As of June 25, 2017, the checking account has a balance of \$7,084.82. The Money Market account has a balance of \$46,201.56. The 1 year CD has a balance of \$150,836.26. Chairman Musbach moved to approve the contract renewal and Secretary Carter seconded the motion which was approved unanimously.

Weed harvester offload site update and weed harvesting for 2017

Discussion by Chairman Musbach commenced regarding \$5,000 to park and offload the weed cutter at the former site on Park Drive. Status of the permit was addressed. (permit—2012 was when permit was issued, concerned about status of permit to make

the location a conforming sea wall. It was concluded that we can use the location, as is, if we don't need to modify it any further.

It was further concluded that we don't believe we have to apply for any other permit, as we don't have any control over that property

2nd Option: Boat Launch. Mid-level cost option with no specific proposal (maybe less than \$15,000) – one problem is there is an approximate 4'x4' wetland adjacent to the shore. This is a last resort option. This is the only property on the lake we have some control over.

3rd Option: Camp Whitcomb Mason. We have been working with the camp on this. High Cost Option.

Working on a 20-year agreement with the Boys and Girls Club (Camp Whitcomb Mason). Camp wants us to make improvements to the road. The current bids are about \$40,000 for the road piece and there may be other expenses. Any of the road improvements gets us down the hill but once you are lakeside, more improvements will be needed for shoreline improvements--\$25,000 estimate. Potential flood plain issues. Still have no solid agreement with the camp.

4th Option: Audrey Drive. There is a piece of property that is still owned by the town. We don't have a representative here from the town, hence no feedback on this yet.

5th Option: For the LKMD to purchase some property on the lake. High Cost Item. No immediate option available.

Discussion/Questions by attendees:

Question: Do we want to try and do something for the remainder of this season and what other options do we try to pursue.

Question: Describe Audrey Drive. We know nothing about the viability of this site.

Question: Is there a reasonable cost that lakes pay for this? Is \$5,000 a reasonable amount to be paying? A: We haven't identified a piece of property yet.

Question: Boat Launch – how do we make it viable? Discussion on who owns what. Map shows who owns what. Need survey map.

Barb: Let's focus on what are we going to do today (remainder of 2017) first and then discuss future.

A: Need 4 permits to use camp this year. All have been submitted. Also need an agreement with the camp and Sara and D. Willems have been in discussion. Lastly, the area down by the lake is really boggy. The truck and conveyor has already gotten stuck twice. This may not be viable to use as is.

Q: Only option this year is paying Paquett's?

Q: Do we have someone who can cut weeds? Yes, we do.

Mike K.: "Retired parcel", town right-of-way – road right away goes all the way to the water. Waukesha County Parks and Planning call it that. Typically, if a parcel is vacated, adjacent properties get to split the land. Need to look into this further.

Paul Dross: I saw a gap land and other properties –DNR was looking at the GIS map with me—Doberton Road and Audrey Drive all the way to the lake. Measure them in rods—16 ½ feet. How can a town road right of way gets vacated and "recorded" with the register of deeds? We need to look into this and define what "gap" land means.

Mike K.: there is NO gap land there. It is a field notes for the assessor—not an official map. Those gap lands do not exist. We need a subdivision plat. Mike will pick one up. Expressed frustration over this issue. Others expressed their frustrations over what has happened as well.

Discussion: \$5,000 would be approximately \$23 per property owner. Who would want the harvester by their property? 2-3 hands went up. Is \$5,000 in the budget? Yes.

Q: Can we move this forward and pay \$5,000 for this year?

Treasurer Kancius moved to approve \$5,000. For weed harvesting for this year, to be paid to the Paquette property owner for this 2017 season. The motion was seconded by Secretary Carter. The motion was amended to the amount of \$6,000. With the maximum payment to Paquette in the amount of \$5,000. And again, seconded by Carter. (informational vote by the attendees was 25 for and 11 against the motion). Commissioner's vote was L. Kancius and L. Carter for the motion and C. Musbach against. The Motion is approved.

Craig M.: We want to make a decision tonight.

Neighbor: (not specifically identified)-Expressed frustrations over trying to park weed cutter at Paquette's again—threatened legal action if it is placed there.

Q: Are we at high water level.

Craig: The town took that as their responsibility and LKMD had never posted those signs up. It is not our job.

Discussion: Mike K. Maybe we can get together to fix the wall the way it should be. Would have to get the DNR permit extended to fix the wall with timbers. We cannot touch the sea wall. There is no latitude to repair it. It was repaired in the past without a permit.

Long Term Options:

Terry Reinders: Where is the wetland at the launch? Does anyone have plans for when the launch was developed. Discussion ensued. Since this is a last option—this would be a waste of time pursuing the launch at this time due to the wetland area. DNR doesn't want the launch road blocked in any way.

If we did this it could impact us as the DNR could pull the permit. Need to clarify what the LKMD owns regarding the boat launch and also look at Audrey drive area. DNR is aware of what we own and don't own. We need to be careful because of the lease agreement with the DNR as it is close to up for renewal. We are one of the few lakes that get to keep the launch receipts. The lease is up in 2018.

No DNR grants are available for road ways. Wet land restorations are ok. Keeping the road in gravel would cost around \$10,000 every 2-3 years.

Paul W.: Discussed previous meeting. Direction was to push forward to pursue using the camp as a long-term solution to harvest weeds on our lake. Mike K: discussion on moving wetlands at the camp.

Barb: We have 3 options here why jump on the camp option?

Secretary Carter: Made a Motion to continue to pursue the camp for weed harvesting for a long-term use option. Treasurer Kancius seconded the motion. Commissioners voted 3:0 to approve unanimously.

Further Discussion:

Barb: question surrounding if camp sells then who owns the parcel that the weed cutter would be on?

Sarah: Camp looking into this with legal counsel. This would be outlined in any agreement.

Paul: Can the board ask Mike K. to check on Audrey Drive's status and "thanks Dan" for all your work.

Mike K: I must decline. I will purchase subdivision plats for the group.

Larry K.: We need to identify a permanent place with the least effect to the owners. We need to evaluate the impact on this. We need to keep this in mind when looking.

Other Business

Larry K. Raised the issue of commercial use permits at the boat launch. Information regarding this was discussed. How can we enforce this?

Mike K: Sommerset needs to make this right—needs a deposit check and \$50 per property. We need to see if the town can get involved and attach this to the process.

The important part is the insurance coverage.

Adjournment

Meeting was adjourned at 7:37 p.m. upon motion by Musbach. The next Commissioner's meeting will be scheduled in late July, 2017 at the Merton Town Hall.

Minutes submitted by: Lloyd Carter, LKMD Secretary

Approved by: