

LNNLRCD REGULAR MEETING
404 Lake Court Center
November 19th, 2015

I. **Call to Order:** Marty called the meeting to Order at 6:00 pm. Board Members present: Marty Portner, Glen Baldwin, Mike Swartz, and Tim Spelde. Also present: Becky Breckenfelder, Treasurer and members of the community.

II. **Pledge of Allegiance**

III. **Approval of the Agenda**

Glenn made a motion to approve the Agenda. Tim seconded the motion. The Board held a discussion.

Marty indicated that under the Board Member Reports section, items under letter D, Jim Brown's report, will be tabled as Jim Brown is not attending this meeting.

Motion was unanimously approved by roll-call vote (11-19-01).

IV. **Approval of Previous Meeting Minutes**

07-27-2015: Glenn made a motion to approve the minutes. Tim seconded. No discussion. **The motion approved (3-0-1) by roll-call vote. Mike abstaining. (11-19-02)**

10-22-2015: Glenn motioned to approve the minutes. Mike seconded. No discussion. **The motion approved unanimously by roll-call vote. (11-19-03)**

10-29-2015: Glenn motioned to approve the minutes. Tim seconded. No discussion. **The motion approved unanimously by roll-call vote. (11-19-04)**

V. **Treasurer's Report.** Glenn made a motion to approve the Treasurer's Report. Mike Second.

Discussion: Becky reported that the big expenses were: 1) Renting the bucket crane used for the Sching's Park dredging 2) Work by Kenn Oltmann's dredging the dock area at Parkside Park 3) Jeff Winterland for renting of mats and supplying fuel for the bucket crane, 4) Wendler Engineering for the dam inspection report,. Glenn asked if all the bills are in for the dredging. Becky said that there are some items in pending. For example, work at the dam to return the lake to nominal pool,, payment for the final invoice on labor for the dredging at Sching's park. Glenn asked whether the cash flow still indicates that we have \$160,000 in RCD accounts. Becky responed that the State has sent us a check for \$41,000, a reimbursement for work paid for by the RCD during required work in the recent watershed 319 grant. Mike will deposit the check which will bring the cash-on-hand total to about \$200,000. Becky brought the Board's attention to the new budget report that measures the progress on Glenn's previous proposed budget cuts vs. actual. Marty asked if Watershed partnership (CCWP) is still funded. Glenn assured Marty that it still is. Glenn annualized our progress so far and indicated that our frugality is saving more money than projected.

Motion was approved unanimously by roll-call vote. (11-19-05)

VI. **Director's Report:**

Marty Portner: Marty said that he will not pursue the electrification of the Parkside park and East side park docks until he hears from ComEd on the plan to extend service to those locations. He spent a lot of time this period dealing with urgent issues surrounding the Sching's park dredging project.

Glenn Baldwin: Glenn gave the board an update on the café/convenience store project. Glenn stated that every dollar that we can make off of utilizing the LCC will go directly into dredging. The name of the new facility will be the Dockside Café and Marina. The café will be used for social gatherings, small clubs and informal gatherings. The store will have about 120 dry goods items and products that support the fishing community, campgrounds, boaters and general public. We could also support boat rentals and other items that encourage recreation on and about the lake. We can make electricity available at a charge for those who wish to charge their trolling motor batteries and/or dock their larger boats for charging. We can put up a temporary wall to allow approximately 60 people to have meetings. The POA and others would be able to use the room for a fee.

Glenn read a flyer that he proposes to send to the community announcing a business opportunity to become the owner-operator of the café/marina. He will be in charge of negotiating a favorable agreement for the RCD. The RCD will collect rent and a portion of the gross revenue of the café/marina. Tim asked what the next step is. Glenn stated that the next step is to vote on his proposal tonight. Mike asked if groups will be charged to use the building. Glenn estimated that the charge would be \$80-\$100. Marty asked Glenn to explain about the legality and zoning. He stated that Mark Miller, Ogle County Zoning, helped him to determine that the zoning for the building is B2. Glenn discussed the café/marina proposal at length with Michael Reibel, Planning and Zoning Administrator for Ogle County who indicated that the proposal sounded OK.

Marty asked Becky if there was precedent for this type of public-private enterprise. She said that Jim Harrison, County assessor indicated that White Pines runs such a venture. The property taxes are based on income from the venture according to a formula. Becky has filed the details. Glenn indicated that we may be able to accommodate parties of private groups as we have done, but depends on size of group. We will do our best to take care of those who wish to use the building in the current way. Becky needs to be notified ASAP because some reservations are already made for 2016. Tim likes the concept of the café/marina but needs to be involved in the details. Mike stated that he has no positive comments yet. He stated that he does not think that the community can support a business like Glenn is proposing, just based on the fact that we are a gated, closed community. He said that he will promote it whenever and however he can. Marty said that he would like the market to decide if the café/marina can be supported. Glenn stated that there is very little risk on part of the RCD in his proposal because even if it fails, there we can always go back to the way things are now. Glenn made a motion to send out his flyer to the taxpayers in the district. Glenn will take charge of the responses to the flyer.

The motion was approved unanimously by roll-call vote. (11-19-06).

Mike Swartz: Mike noticed some repairs that needed to be done at the main dock at the LCC. Mike indicated that the dredging decisions that were made with respect to Shings Park ended in great value for the taxpayers. He applauded Glenn's efforts to scrutinize the budget.

Jim Brown: No report. Items on the agenda will be tabled until the December meeting.

Tim Spelde: Tim presented the dam inspection report. There are some maintenance items in the report, but nothing earth-shaking. He recommended that we create an action item list so that these items can be accomplished and not postponed. Mike Swartz will manage the list and be involved in prioritizing the list and moving on the items with board and volunteer help. Tim took care of permitting issues with the EPA with respect to the Shings park-dredging project. Tim indicated that he found a trucking outfit to move the silt, so Mr. Kenny and others will be contacted as Mr. Kenny indicated that he would truck the silt to his farms. Tim said that he will work to look at the 2016 and beyond aspects of the continued dredging. Tim said that about 3,000 cubic yards were removed at Sching's Park. Glenn asked if we can look into setting up a committee to study the future dredging. This may be discussed at the December meeting. Marty said that he sent soil samples to a lab and the results came back good. Our silt has average to optimal mineral content. Mike stated that some

were worried that high organic content would indicate bad contributions to the lake. That appears not to be the case according to the lab results.

VII. Guest Comments.

Member of Community David Stewart: Dave indicated that although the zoning of the LCC building may permit the café and marina, the building is still in a development whose land use is governed by covenants. He wondered that even though the zoning permits a café, etc., and given that the covenants make an exception for the RCD with respect to residential use, it may not have been the intention of the exception to allow a café/marina and the owner-operator may not have that same exception. Glenn restated the Covenants exception with respect to the RCD.

Member of Community Becky Breckenfelder: Becky informed the board of an opportunity for Pennies For Parks to obtain playground equipment from a local school that is replacing it. The equipment is in excellent shape. She will offer it to the P.O.A. and will be asking the RCD to help if the P.O.A. does not want it.

Member of Community Dan Nicolini Dan said that there are many things to set up for the owner operator of the café and asked who is going to pay for those items. Glenn said that it would be the owner-operator's expense. Marty stated that the owner-operator would have to decide whether the expense of set-up items would justify the investment.

VIII. **Adjournment:** Glenn made a motion to adjourn the meeting. Mike seconded the motion. **The motion was approved by unanimous open outcry vote (11-19-07).** The meeting ended at 7:10 pm.

11-19-01 Motion to Approve Agenda
11-19-02 Motion To Approve 07/27/2015 meeting minutes
11-19-03 Motion to Approve 10/22/2015 meeting minutes
11-19-04 Motion to Approve 10/29/2015 meeting minutes
11-19-05 Motion to Approve Treasurer's Report
11-19-06 Motion to Approve Business Opportunity Flyer Mailing
11-19-07 Motion To Adjourn

MGP