



## **TOWNSEND FLOWAGE PROTECTION DISTRICT**

Annual Meeting

August 15th, 2026

9:00 a.m.

Townsend Town Hall

The Annual Meeting of the Townsend Flowage Protection District was called to order by Board President, John Zimdars on August 15, 2026 at 9:02 a.m. at the Townsend Town Hall.

Roll Call was conducted by Recording Secretary Renee Vande Voort. The following members responded with here: John Zimdars, Jim Bieber, Mike Gabryszek, and Mark Clements. Chuck DeMoulin was not in attendance

A motion was made by Mike Gabryszek to approve the August 15, 2026 agenda. Mark Clements seconded the motion. All were in favor. Motion carried.

It was confirmed by John Zimdars that the meeting agenda was posted at the Townsend Town Hall, Townsend Post Office, Laona State Bank, on the TFPD website, and was mailed out to all property owners.

A motion was made by Jim Bieber to approve the 2025 annual meeting minutes dated August 16, 2025. Mark Clements seconded the motion. All were in favor. Motion carried.

A motion was made by Bob Honeck to approve the 2025 audit report. Barb Kaker seconded the motion. All were in favor. Motion carried.

A motion was made by Ed Ericson to approve the quarterly treasurer's report. Gerry Birschbach seconded the motion. All were in favor. Motion carried.

Discussion was held regarding the 2027 budget and tax levy.

- The budget increased this year due to the building tax levy.
- It is a requirement that the State funds were spent first.
- The loan will be repaid in the amount of \$22,777.00 per year annually in early March.
- Payments will be made annually over the next four years to pay back the funds taken on loan for the building.

A motion was made by Scott Vande Voort to adopt the 2027 budget in the amount of \$108,777.00 and to set the tax levy at \$150 per parcel. Paul Tilque seconded the motion. All were in favor. Motion carried.

Update on the EWM treatment:

- The lake biologist was on the Flowage last week conducting a point to point survey, and sent a preliminary email overview. The points evaluated are set by the DNR. The purpose of the survey was to evaluate the different species of weeds found in the lake. They shared that the Flowage contains natural weeds that they have never seen before which indicates the lake is very healthy. A survey and map will be provided which will be added to the website.
- Algae Update– The DNR detected filamentous algae which is natural and can be found in almost all lakes and ponds. They did not encounter any blue green algae.
- Sandy Wagner asked if any weed samples were taken on the Upper Flowage north of the culvert. John Zimdars advised that the Board has not yet received the map therefore it is unknown if the DNR went into that area.
- Jeff Schroeter mentioned that the small bay in front of his property has a significant amount of milfoil. John Zimdars responded that the bay is not an area that is directly treated.
- Rick Bodart requested that John Zimdars repeat the information from the initial email regarding the cutter lanes. The upper flowage has a moderate number of EWM stems in the harvesting lanes and the lily pad area. John Zimdars will follow up and ask why it may be prevalent in the cutting lanes, and if there is anything that should be done differently.
- Scott Vande Voort asked if there was additional ppm testing performed. John Zimdars stated that the DNR did not ask for any testing.

#### Update on the maintenance building:

- The building is nearly complete. Stone was delivered yesterday to put around the outside of the building to control run off from the roof. Jeff Kroll will set the stone and will determine how much gravel should be used in the yard. Once that is complete the cutters can be moved into the building.
- The Board bought tools and an air compressor. In the past the Board members have used their own tools to maintain the equipment.
- The Building Committee is considering adding a mezzanine to store records.
- Originally \$200,000.00 was budgeted for the building project. As of now approximately \$166,000.00 has been spent. The cost of the building was approximately \$145,000.00. The remaining funds were spent on tools, excavating, etc.
- The mezzanine is expected to cost approximately \$5,000.00-\$10,000.00. All other major expenditures have already been incurred.
- John Zimdars expressed an official thank you to members of the building committee which included Mike Gabryzek, Jim Biever, Rick Bodart, Craig Andrews, Ray Debruijn, and Bruce Beno.
- The address of the maintenance building is 18281 Sunset Bay Lane. Attendees were invited for a tour directly following the meeting.

#### Fish Committee Report:

- Jim Biever: In 2023 the DNR conducted a fyke netting survey. The report was recently sent to Jim Biever by the DNR, and is available on the DNR website. It will be added to the Townsend Flowage Protection District Page, or can be viewed by clicking this [link](#).
- The survey indicated that the fish have grown since they did the last survey.
- There were fewer walleye found and stocking has been discontinued as it has been observed that the Flowage is not conducive to reproduction.
- The Muskie population has increased.
- The DNR has recommended that habitat work be increased. One recommendation is to leave fallen trees in the lake. Another suggestion is to add fish cribs.

- The CNR Muskie club planted muskie last year. The expected benefit is that muskie reduce the small pan fish population causing other pan fish to grow in size.
- There is money in the budget to support adding fish cribs. The Board will also look at pursuing grants to help offset the cost.
- Bruce Beno asked where the fish cribs would likely be located. John Zimdars advised that the DNR would need to approve the plan and that they would provide direction.
- John Marsh commented that when the first lake study was completed there were concerns of oxygen levels in the deeper sections. John Zimdars confirmed that there is only one 30ft area where this is a known oxygenation issue.

#### Commissioner nomination and election:

- John Zimdars announced that Mark Clements is stepping down from the Board, and he thanked Mark for his time.
- Mike Gabryszek nominated Scott Vande Voort, seconded by Jim Biever.
- John Zimdars called three times for additional nominations.
- No other nominations were made.
- Motion carried.

#### Discussion on the Christmas party:

- Waubee Lodge was initially booked for the Christmas party.
- Paul Tilque brought up considering Old Town Hall or Hillcrest Supper Club.
- It was asked if catering at the Town Hall was discussed, but there is likely an issue with serving liquor.
- It is confirmed that the Christmas party will be held on Saturday December 5<sup>th</sup> at the Old Town Hall.

A motion was made by Mike Gabryszek to hold the 2027 Annual Meeting on August 21, 2027. Paul Tilque seconded the motion. All were in favor. Motion carried.

#### Public Comment:

- Kathy Marsh mentioned that there is erosion around the island in front of their property. In the past the same issue was corrected by adding rocks around the island. Kathy requested help from the Board to connect them with resources that can help with that project. John suggested we get the County Engineer involved, and he will be reaching out.
- Kathy Marsh thanked the Board Members for their time and effort supporting the Townsend Flowage.

A motion to adjourn the meeting was made by Rick Bodart. Bruce Beno seconded the motion. All were in favor. Motion carried.

The meeting was adjourned at 9:50 a.m.

Respectfully submitted,  
 Renee Vande Voort  
 Non-board recording secretary