



TOWNSEND FLOWAGE PROTECTION DISTRICT

Quarterly Meeting, Board of Commissioners

June 7, 2025

9:00 a.m.

Townsend Town Hall

Members present: John Zimdars, Jim Bieber, Mike Gabryszek, Chuck DeMoulin

The Board of Commissioners Quarterly Meeting of the Townsend Flowage Protection District was called to order by Board President, John Zimdars on June 7, 2025 at 9:00 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 Chuck DeMoulin.

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

A motion was made by Jim Bieber to approve the March 22, 2025, Board of Commissioners meeting minutes. Chuck DeMoulin seconded the motion. All were in favor. Motion carried.

Quarterly Treasurer's Report was presented by Treasurer, Mike Gabryszek. Jim Bieber made a motion to accept the treasurer's report. Chuck DeMoulin seconded the motion. All were in favor. Motion carried.

A motion was made by Mike Gabryszek to approve the June 7, 2025 agenda. Jim Bieber seconded the motion. All were in favor. Motion carried.

Update on EWM Treatment and Testing: Jim Scharl June 9th

- Monday a posting will be made at all properties
- Following the posting they will begin treatment
- It will take 2-3 days to treat all designated areas
- Jim Bieber asked if we have a total cost for the treatment – For just TFPD the total cost will be \$117,863.00.
- In 2026 there will be required testing completed. At this time, it is unknown if there will be additional treatment. The cost of the testing is \$12,000. We will be applying for a grant again in 2026 but it will be very competitive.
- Mike Gabryszek stated that the grant money is sent to Inland Lakes as they applied for the joint grant as required by the DNR. So far \$12,600.00 has been received as a pre-payment.
- The DNR required additional water testing points to monitor the amount of herbicide in the water.

- There will be a new requirement from the DNR to test below the dam to see how much of the treatment is flowing down the McCaslin river.
- Question was raised from the public about the change in the cost which seems lower than originally projected. Originally \$180,000 was projected when the plan was to use ProcettaCOR. At the joint meeting we asked for an alternative treatment due to the cost. We are using the same product we used 5 years ago which is Floridone. The treatment will be different this time as we are changing from the granular form to the liquid form. There is a concern from the DNR that the weeds will become resistant. The herbicide treatment will be applied at a higher level this year. In five years, we will not be able to use the same product a third time.
- Question from the public as to whether or not the June 9th treatment will include Inland Lakes. The Board confirmed that it does include both the upper reservoir and the Townsend Flowage. Treatment should be done by the end of week and we should start to see results fairly quickly.
- Following the treatment we will have to test 8 times. They are expecting to have to do 2-3 additional treatments to maintain the needed levels. John Zimdars will be doing the testing every seven days.

Discussion and potential vote on financing a maintenance building:

- Jim Bieber – At last board meeting I was tasked with conducting research on constructing a storage building to store and work on equipment.
- We conducted four meetings with the group.
- Group members included: Jim Bieber, Mike Gabryszek, Craig Andrews, Bruce Beno, Rick Bodart, and Ray DeBrien.
- Group completed identifying the needs of the building, viewing Inland Lakes buildings, and discussed what they liked and did not like.
- A drive through version was discussed but was more expensive.
- Needs identified: Size 66 x 60 ft building, 18 ft side walls, 2 overhead doors 20 x 16 feet, two electric openers, one service door, one window, and 3 ft of sky lights on the eaves. The building will require a 6" concrete slab with grade beams.
- The expectations were sent to five builders. Quality Construction out of Bonduel, Schmuckers Carpentry, LLC out of Shawano, and Morton Buildings, Inc. out of Kaukauna, Consolidated Construction, and Bieber Construction. Bieber is too busy to build. Consolidated Construction returned a bid that was 100K more than the other builders so they are no longer being considered.
- Quality Construction returned a total bid of \$132,779.87. They have their own crews for concrete and electric. They have been in business for 25 years and have built two recent buildings in the area.
- Schmuckers Construction: Amish Builders returned a construction bid of \$91,488.00 plus \$36,844.00 for concrete. This returned a total bid of \$128,328.00
- Morton Buildings: Proposed more of an agriculture type building. The construction bid returned at \$150,809.00. Eric Dorner bid the concrete \$32,800.00 for both Schmuckers and Morton but this bid came back a little less due to the anchor system. They returned a total bid of \$183,609.00.
- Additional costs that will need to be allotted for are \$2,800.00 to Kroll for excavating prep work, \$15,000.00 for electric, \$5,000.00 for a 10' x 20' mezzanine and a 10% contingency.
- Discussed including a 10% contingency in all bids.
- Total estimated costs:
 - Quality Construction \$155,579.87

- Schmuckers Construction \$150,768.00
- Morton Buildings \$206,408.00
- Discussed adding crushed stone around the building.
- Question posed from the public as to whether or not if maintenance work is done in the winter and if we do our own maintenance? The Board advised yes to both. This would allow volunteers to work on equipment indoors but they are not looking at insulating.
- It was asked if the committee had a preference. They did not take a vote and were planning to leave the decision up to the Board. Quality wise they are very similar per Mike Gabryszek. It is unknown when any of the builders will be able to start.
- Question posed from the public as to whether the committee should look at possibly getting more than one concrete bid to see if there would be cost savings. The committee stated Eric Dorner has done a lot of work in the area and people are very happy with his work.
- John Zimdars stated that Schmuckers and Quality are very similar with only a \$5,000 difference. They type of building that Morton is proposing is more than what we need.
- Chuck DeMoulin added that looking for a second proposal on concrete is possibly a good idea. John Zimdars has personal knowledge of the good work that Eric Dorner does. Quality Construction does have their own concrete team.
- The overhead doors will be facing south.
- The committee's approach to planning was to build one time and try to do it right and meet our needs.
- Question posed by the public as to whether or not they are budgeting for tools. The district does have a lot of equipment already. They will eventually need a bigger air compressor. Many times they use board member tools. At some point, the District may need to look at increasing tool collection. It was suggested that the District could ask if property owners would be willing to donate tools they no longer need.

A motion was made by Jim Biever to accept Quality Construction's bid. Mike Gabryszek seconded the motion. All in favor. The motion passed.

Discussion on how to finance the building:

- We do have the cash to pay for the building but John Zimdars is concerned that it would leave us short in case of needed additional treatment or for future unknown costs. f
- We could finance \$100,000.00 and pay the rest out of our bank account. The State has a program through the Board of Commissioners of Public Lands that does offer a low-cost loan. This would be a general obligation loan that would be financed for 3-5 years at an interest rate of 5.5%. We would be obligated to make one payment each year on March 15th. There is no pre-payment penalty. The interest earned on the loan provides aid for public school and media resources.
- Loan terms and payments:
 - 3 yrs \$38,095.97 / year on 3/15
 - 5 yrs \$24,069.19 / year on 3/15
- Mike Gabryszek stated that borrowing makes sense due to unknown cutter maintenance or replacement costs. It is older equipment that could require repair or replacement.
- We do need to show the State that we have sufficient levy to cover the cost for this.
- The question was raised as to how much we bring in per year right now. Mike Gabryszek stated there are approximately 450 properties and we collect \$150 per property which brings in around \$69,000.00. We receive two payments one in January and the other in February for half.

- At this time, it is believed that we will need to increase the levy per property \$51 per year if we apply for the 5-year loan, or \$86 per property per year if we apply for the 3-year loan. It is felt that we will have to increase the levy either way to cover future weed treatment costs. At this time, we anticipate the next treatment in 5 years to be around \$300,000 unless there is an alternative treatment or ProcellaCOR is outside of its patent.
- Inland Lakes per parcel levy is already at \$200/yr.

A motion was made by Chuck DeMoulin to pursue financing \$100,000.00 for 5 years. Mike Grabyszek seconded the motion. All in favor. The motion carried.

Discussion of McCaslin Brook additional buoy: Jim proposed an additional buoy at the mouth of the Brook. It is a 2-to-3-month process with DNR to get approval and the Town Board will also review the request. We would like to wait until winter to pursue this due to how long the process is. It was proposed that we revisit this at the Spring meeting. This item is tabled until then.

Report from Fish Committee: Jim Biever advised they are still waiting on the DNR. It has been 2 years since the survey was completed. The report has been on the supervisor's desk for some time now. There is no update yet.

Update on Red Maple Lane boat landing: Chuck DeMoulin advised that Marv and Frank have been contracted to replace the landing. They were asked earlier this year to hold off so boats could get in the water. They are expected to start the work after the July 4th holiday. The work should not take long to complete.

Oconto County passed an ordinance that prohibits power loading at any landings in Oconto County. The Town will be posting signs at all landings. This will be enforced by the Oconto County recreation officer. Wardens cannot issue citations for this.

Cutter Maintenance: We will look at schedules and we normally have a crew of five during the week. One bearing for the sidebar on the north cutter needs to be installed and then they will need to be greased before putting in. . Looking at possibly June 16th at 9am.

OCLAWA Update:

Fall Meeting will be held on August 23rd

Lucky 13 Raffle are available for purchase. We get money back from them and we have received several grants from them including one for this year.

Chuck DeMoulin made a motion to approve authorizing a resolution for the Townsend Flowage Protection District to apply for and obtain a cost-share grant from the WDNR for the purpose of Surface Water grants. Jim Biever seconded the motion. All in favor. The motion passed.

2025 Meeting Schedule Discussion:

2025 Meeting Schedule			
Date	Time	Type	Location
August 16, 2025	9 am	Annual	Townsend Town Hall

December 6, 2025	9 am	Quarterly	Townsend Town Hall
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Public Comment:

Motion to adjourn the meeting by Chuck DeMoulin and seconded by Jim Biever. All were in favor. Meeting was adjourned at 10:21 a.m.

Respectfully submitted,
Renee Vande Voort
Non-board recording secretary