



**DEVILS LAKE**  
**WATER IMPROVEMENT DISTRICT**

**WORK SESSION MINUTES**

August 22, 2024

**1. Call to Order** 10:00 am by vice-chair Susan Elworth

**2. Roll Call**

**Board Members Present:** Susan Elworth, Bob Stolberg, Keith Fowler, Dayton Mays

**Board Members Absent:** Tina French

**Staff Present:** Boone Marker

**3. Blue Heron Landing Discussion:** Boone said that the board needs to decide what to do with the property after SDA insurance said that it has been owned for four years and since then has not been restored, so they may not be able to insure it any longer. They have given the board one year to make progress on the property.

Balloon payment is due in 2026, There are three separate lots. Realtor said that all three lots could be listed or parcels listed separately, possibly higher income if parcels. They were also told by the realtor that the market currently good.

Need space for the lake manager to do lab work and ability for DLWID to have moorage space available were discussed. Access to docks would be preferable on property retained by DLWID.

Looking at grants to help fund project at site, not found yet. Boone said that he's still looking through list from grant writer. Educational space possible. No property tax, so maintenance costs would be ongoing expense.

Boone said that the lab consists of just two pieces of equipment, and doesn't need to be on the lake, but most convenient. Keith said he would like DLWID to have property on the lake. He would like DLWID to keep at least part of the property.

Property zoned residential/commercial. Discussion of tax assessor map and siting of building. 4006 NE West Devils Lake Rd.

Susan said she would like DLWID to retain one lot. Bob suggested city inspect the building. SDAO has list of what needs to be repaired. Discussion of changes to building to make it usable for DLWID purpose. Kitchen would be useful.

It was suggested that Boone email to board members the list of needed repairs. ADA access would be needed. Discussion took place about size of lots and possible lot line adjustments. Bob

emphasized that board would have ultimate approval of any sale, with any contingencies. Discussion of lots and possible uses which would influence property value. Bob suggested putting two lots for sale during summer if possible and if two lots sold to pay off the balloon payment due on the loan. Susan said DLWID needs a place to dock the harvester. It was emphasized that the facility needs to be improved within a year, or be in the process of building.

Boone will do research before board meeting before board takes action. Keith willing to look at property and building. Concern was expressed about parking if meetings are held there. Discussion of possible division of property and uses. Boone will start with city planning department.

Susan asked about kayaks that are sitting on the property. Discussion of unlocking them and surplusing them. Discussion of possible buyers.

**4. Dredging Discussion:** Boone said he went to a conference yesterday and learned about contracting. Discussion of surveying/engineering vs. construction bids. In-water work time is short. K&E work for the City is to be done by June 30<sup>th</sup>, 2025. Discussion of budgeted funds for work this year and whether DLWID work would be done after July 1, 2025.

**MOTION:** Susan Elworth moved to direct Boone reach out to Dowl to do surveying and engineering work. Motion seconded by Dayton Mays, and motion passed unanimously.

Discussion took place about the exemption process.

Boone said that the training was very good and urged board members to take this training too.

Discussion of DLWID's 40<sup>th</sup> anniversary this year – and the need for a celebration!

Boone distributed a document that included history of DLWID.

Campbell Environmental told Boone said that a disposal location needs to be determined.

Dayton suggested Larry of Morris Excavation. Discussion of royalty to DSL if the sand is sold.

Further discussion of timing of work for City and District and the need for a disposal site. July 1<sup>st</sup> to September 15<sup>th</sup> was determined to be the in-water work schedule. Further discussion took place about available funds.

**5. Miscellaneous Discussion:** Boone talked about Elodia in a few spots on the lake.

**6. Adjourn:** Work session adjourned at 10:52 am

Next board meeting: Monday, September 16<sup>th</sup> at 6:00 pm

Submitted by Susan Wahlke