



Cordry-Sweetwater Conservancy District

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Board of Directors Meeting Agenda

August 19th, 2025, 7:00 PM @ CSLOA

Also available online live at www.cscd-in.org

1. Welcome & Pledge of Allegiance
2. Agenda Modifications
3. Approval of Minutes:
 - a. July 15th Special Session Minutes
 - b. July 15th Board Meeting Minutes
 - c. July 21st Executive Session Minutes
4. Freeholder Concerns: (Please limit time to three minutes)
5. Staff Reports:
 - a. Director of Finance & Administration: Brittany Bay
 - i. Approval of Financial Reports
 - ii. Approval of Claims
 - b. Director of Operations & BCO: Nick Johann's Report
6. Commission/Committee Reports:
 - a. Building- Mark Rasdall
 - i. Building Applications
 - b. Ecology- Randy Brumfield
 - c. Roads -Greg Harper
 - d. Security -Jim Maulden
 - e. Water- Aaron Parris
7. Old Business
 - a. Public Hearing on Water Rate Increase
 - b. Consider Adoption of Resolution 2025-10: Water Rate Increase
 - c. Replat/Sale of Lot issue on Muskrat
 - d. **Rule Book Update**
8. New Business
 - a. None
9. Board Member Concerns/Comments
10. Adjourn

**Cordry-Sweetwater Conservancy District
Board of Directors Special Meeting**

July 15th, 2025

"DRAFT MINUTES UNTIL APPROVED"

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Ted Adolay, Greg Harper, Jim Maulden, and Mark Rasdall
2. **Board Members Absent:** Aaron Parris
3. **Also, Present:**
 - a. **Staff:** Brittany Bay
 - b. 3 Freeholders in attendance
4. **Call to order at 6:02 PM**
5. **Budget Workshop:**
 - a. Mr. Leavitt opened discussion about the preliminary 2026 budget. Mr. Leavitt suggested going line by line like they had done in the past. Mr. Leavitt noted looking at the total line items it's about half a million more than the current year's budget.
 - b. Mrs. Bay noted that the 2026 budget also included the bond principal and interest payment for the spillway repairs. Mrs. Bay noted that the commission's budget breakdowns were included in the packets along with the compilation.
 - c. Mr. Maulden asked if under road maintenance the beach shelter parking lot paving was included. Mrs. Bay noted that it was included in the road paving line item.
 - d. Mr. Adolay asked where the \$48k for the drain culvert was at. Mrs. Bay noted it was for the culvert that failed on Sweetwater. Mr. Leavitt confirmed it was for the one that failed due to all the flooding. Mr. Leavitt discussed that there had been potential for FEMA funding to replace it but all the work had to be completed to be reimbursed but the timeframe was not reasonable.
 - e. Mr. Adolay noted he believed on Nuthatch there was work that needed to be finished and asked of the monies allocated for Nuthatch was to complete this. Mr. Brumfield noted that it was not, the money allocated for Nuthatch is to put in a dock to allow kayak launching there. Mr. Adolay discussed the current condition of the area. Mr. Brumfield noted that what Mr. Adolay was discussing was installed for drainage and what is there now is complete and how it is supposed to be.
 - f. Mr. Brumfield noted that the terrestrial line item #359 the ecology commission normally budgets about \$10k for tree removal but there are a lot of dead trees, and a lot of work is needed for trees, so they proposed \$15k.
 - g. Mr. Brumfield asked Mr. Maulden if the security commission was looking at a different boat besides the rhib boats because he believes they are not lasting long. It was asked how long they last. Mrs. Bay noted that their life expectancy is 10 years and noted that they are not looking to replace the current rhib, this would be in addition to the current rhib on Sweetwater and replacing the pontoon. Mrs. Bay discussed the issues with the pontoon boat patrolling. There was discussion over the difficulty maneuvering the pontoon. Mr. Brumfield noted the rhib boats are a good concept but believes they are not lasting, and they could get a different style of boat. Mr. Leavitt noted that the Fire Department has looked at a plastic boat the past few years, there are various sizes and could be an option. Tom Quill, a freeholder, asked if he could ask a question. Mr. Quill asked about the Sweetwater rhib having a puncture in it and it

needing to be taken off the lake to repair the puncture. Mr. Quill noted that the inflatable portion could be patched and functionable again and as far as the mechanics of the boat it is functionable and fine. Mr. Brumfield noted that if they want to purchase a new boat in that same price range, they could get a Boston Whaler for the same amount of money. Mrs. Bay noted that she believed the security commission was wanting a boat that would bounce off another watercraft. Mr. Quill noted that was the original idea with the rhib boat and as far as a Boston Whaler he did not know what their hull was made from. Mr. Quill discussed the rhib boat being repaired and repaired effectively. Mr. Brumfield noted he believed they were not lasting long enough for the investment. Mr. Brumfield noted if they last 10 years and they are spending \$55k on them, he doesn't believe that is a good investment. Mr. Quill noted that the \$55k was to cover the boat, the lights, sirens and modifications to the pontoon lift. Mr. Quill noted the rhib itself was \$44,900. Mr. Maulden noted that even if they recommended life expectancy of the rhib boat is 10 years, that doesn't mean that they cannot last longer than 10 years. Mr. Maulden noted that to his knowledge the only thing wrong with the boat currently is it has a leak that needs to be repaired but they are still using it currently. Mr. Leavitt noted that the only watercraft he saw that is comparable would be the plastic boats. Mr. Maulden asked about that type of boat. Mr. Leavitt noted that he could look for the research he had on them. Mr. Maulden noted they are open to a different type of boat if they will last better and do just as good of a job. Mr. Maulden asked Mr. Leavitt to send some information to the security commission.

- h. Mr. Adolay discussed a handout he presented to the Board Members discussing water clarity. Mr. Adolay noted the water clarity in the last few years is not where it used to be. Mr. Adolay noted that Dave Jarrett has done clarity testing over the years of the lakes. Mr. Adolay noted based on these tests the lakes used to average about 24 feet and now average about 19 feet. Mr. Adolay discussed Mr. Rasdall's cove, and mentioned the whole cove is not as clear as it used to be. Mr. Adolay noted they needed to investigate something because something needed to be done. Mr. Leavitt noted they needed to look at sedimentation. Mr. Adolay noted he would like to see them budget to hire someone to investigate the issue to see what they need to do. Mr. Brumfield discussed the last survey he suggested and noted he would let Mr. Adolay bring this one up. Mr. Rasdall agreed something needed to be done. Mr. Rasdall noted that anytime a watercraft comes down and makes a circle in front of his house it turns to mud. Mr. Rasdall suggested adding \$25 to find a specialist to address this and that way the money is there, and they can always cut it back. There was discussion over the culvert and the sediment building up. Mr. Adolay asked for \$25k to be added to the preliminary budget for this.
- i. Mr. Adolay asked what kind of fish ecology wanted to buy for \$8k. Mr. Brumfield noted that this was for Aquatic Control to come in and shock the lake. Mr. Brumfield noted that Aquatic Control would shock the lake and anything under 13 inches for largemouth bass would come out.
- j. Mr. Leavitt asked if the money allocated for the skid steer would replace the existing skid steer. Mrs. Bay noted that it was.
- k. Mr. Rasdall asked if there was \$60k in the budget for dredging. Mr. Leavitt noted that most of that money is for the culvert replacement.
- l. Mr. Maulden asked what the \$250k dam repairs were budgeted for. Mrs. Bay noted that it was to start the engineering for the Sweetwater spillway.
- m. Mr. Rasdall asked if there was money leftover from the bonds. Mr. Leavitt noted that they went over on the bonds. Mrs. Bay noted that there wasn't and that is why they had to apply for additional appropriations. Mr. Rasdall asked if that came out of the Rainy-Day fund. Mrs. Bay noted that it came out of the General Fund. Mr. Adolay asked what work needed to be done on the dam. Mr. Leavitt noted it was actually the spillway needing repaired. Mr. Rasdall noted that the spillway was too small and that is why Sweetwater goes red, and Cordry stays

yellow, because it can't dump enough water out. Mrs. Bay noted that this amount was just to cover the initial engineering, and the Board would have to discuss how they are going to finance to pay for the spillway repairs. There was discussion over both Sweetwater and Cordry being rated as high hazard. Mr. Leavitt noted they did the geotech on Cordry with the core samples, but they have not yet done that on Sweetwater. Mr. Leavitt noted after Cordry was completed that the rating would be better, but Sweetwater wouldn't be until its repaired. There was discussion on what had been previously done on Sweetwater. Mr. Leavitt discussed the capacity. Mr. Leavitt noted both dams were listed as unsatisfactory, partly due to changes in how they are evaluated and partly because of the lack of geotechnical information to support their construction. Mr. Rasdall asked if there was a valve that could lower the lake. Mr. Leavitt noted there was not one on Sweetwater but there is now one on Cordry. Mr. Rasdall noted that they could not drop the lake level.

- n. Mr. Leavitt noted besides those items he just saw incremental increases due to cost increases in the preliminary budget.

6. Adjourn (6:43 PM)

MOTION: Mr. Harper moved to adjourn, seconded by Mr. Adolay. Motion passed unanimously.

Respectfully submitted,

Ted Adolay, Board Secretary

Date Submitted:

**Cordry-Sweetwater Conservancy District
Board of Directors Meeting**

July 15th, 2025

"DRAFT MINUTES"

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Jim Maulden, Aaron Parris, Mark Rasdall, Ted Adolay, and Greg Harper
2. **Board Members Present Virtually:** None
3. **Board Members Absent:** None
4. **Also, Present:**
 - a. **Staff:** Brittany Bay
 - b. **CSCD Attorney:** Roger Young
 - c. Estimated 8 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:00 PM
6. **Agenda Modifications:**
 - a. Mr. Parris requested to add line item 5. CSLOA Ox Roast, line item 9b. Tower Lease Extension, line item 8c. Entry Sign and line item 9.c. Roads.

MOTION: Mr. Parris moved to approve the agenda modifications as requested, motion seconded by Mr. Rasdall. Motion passed unanimously.

7. Approval of Minutes:

MOTION: Mr. Parris motioned to approve June 17th, Board Special Session Minutes, as submitted, seconded by Mr. Brumfield. Motion passed unanimously.

MOTION: Mr. Brumfield motioned to approve June 17th, Board Minutes, as submitted, seconded by Mr. Rasdall. Motion passed unanimously.

MOTION: Mr. Rasdall motioned to approve June 27th, Board Special Session Minutes, as submitted, seconded by Mr. Parris. Motion passed unanimously.

8. Freeholder Concerns:

- a. Carrie Vavul (OES 333) thanked everyone involved in the fireworks show. Mrs. Vavul asked about the status of the new rule book updates. Mr. Leavitt noted that they are being reviewed

by legal counsel. Mr. Young noted that he had reviewed the rules updates, raised some questions, and made some suggestions that the Board may want to consider. Mr. Young noted he didn't see why it couldn't be considered for adoption by the next meeting. Mr. Leavitt noted that the Board should all look at the suggestions prior to the next meeting.

- b. Larry Jamieson noted he had been here for 30 years, and his volleyball net has never been a problem, and he has never done anything except change a net out. Mr. Maulden noted he believed the office was going to reach out to them about removing the volleyball nets. Mr. Maulden noted they have been having the personal buoys removed and put back on the shore where they are supposed to be. Mr. Jamieson noted that his stick out about 20 feet from the shore and the poles are drove into the ground. Mr. Maulden noted that they are starting to enforce the rules that haven't been enforced in the past. Mr. Maulden noted that it was an impediment at night having a pole and net out 20 feet. Mr. Jamieson noted there has not been a problem with his being there for 30 years. Mr. Maulden noted that if they allowed him to leave his out then this may be the new big thing out on the lake. Mr. Maulden noted that personal buoys started out with just a few and then everyone had them out year-round. Mr. Jamieson noted he could build a dock there and asked what the difference was. Mr. Maulden noted that there was no dock there, and someone could ride a paddleboard or a kayak and they would be allowed to go right up to the dock but this is impeding them. It was asked if Mr. Jamieson could come to the next security meeting.

9. CSLOA- OX Roast & Fireworks

- a. Alison Randolph thanked everyone who volunteered, sponsored and gave donations. Mrs. Randolph noted that they raised \$2,000 more in the silent auction this year, and that was enough to pay the fireworks bill this year. Mrs. Randolph noted that the event was successful, and she was there to talk about the pros and cons. Mrs. Randolph noted there were some people a little excited on Facebook about safety and that is something their Board is looking at well as members of the CSCD security commission. Mrs. Randolph noted that she attended the last security meeting, and they were trying to figure out a way to keep everyone safe. Mrs. Randolph noted that Mr. Leavitt and the fire department and Amy Sherman and the Beach staff were instrumental in keeping everybody safe. Mrs. Randolph noted that the event started to get busy around 4pm and they started shuttles, so parking wasn't really an issue. Mrs. Randolph noted that something different this year was the number of people on the beach and in the water, so how to keep them safe was a top concern. Mrs. Randolph noted there were some police presence there. Mrs. Randolph then noted that they discussed with the security commission how to have this event next year. Mrs. Randolph noted that there were concerns about having this event open to the public. Mrs. Randolph noted this event has always been open to the public, but it did seem busier this year. Mrs. Randolph noted that some thoughts were too close to the public but how do they keep this internal and not just let anyone who isn't a freeholder in. Mrs. Randolph noted there was discussion over having security at the entrances. Mrs. Randolph asked but how does this get paid for, the fireworks are a \$12,000 show and the CSLOA is financially tapped out. Mrs. Randolph noted many freeholders do not know the difference in what the CSCD, CSLOA, and CSVFD do for the community. Mrs. Randolph noted that the CSLOA was the fun group and invited everyone to attend their meetings on the 4th Thursday of the month at 7pm to start talking the OX Roast. Mrs. Randolph noted that all involved organizations were going to work hand in hand to make it as safe as possible. Mrs. Randolph discussed hiring a lifeguard for the event. Mrs. Randolph noted that the CSLOA was open to having this event open or closed to the public, and mentioned at one point in time everyone was an outsider or non-freeholder; but noted the importance of controlling the crowd.

10. Management Reports:

a. Director of Finance & Administrative:

1. Mrs. Bay summarized the fund report. The current balance is \$5,476,204.26.

MOTION: Mr. Harper motioned to approve the financial report subject to audit, seconded by Mr. Rasdall. Motion passed unanimously.

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$339,816.67. The unexpended remaining balance for 2025 is \$1,841,942.33 or 43.33% remaining.

MOTION: Mr. Rasdall motioned to approve the monthly claims subject to audit, seconded by Mr. Harper. Motion passed unanimously.

3. Mrs. Bay summarized Resolution 2025-11: Transfer of Funds w/in Budget.

MOTION: Mr. Rasdall motioned to approve Resolution 2025-11: Transfer of funds within budget, seconded by Mr. Harper. Motion passed unanimously.

b. Director of Operations:

1. Mrs. Bay summarized Mr. Johann's report.

11. Commission Reports:

a. Building:

1. Mr. Rasdall reviewed the building applications.

MOTION: Mr. Rasdall motioned to approve building applications 25-058 and 2-059 for approval from the CSCD Board contingent upon lot owners obtaining all permits required by Brown County and meeting all conditions by the Building Commission, seconded by Mr. Harper. Motion passed unanimously.

2. Mr. Rasdall reviewed the dredging applications.

MOTION: Mr. Rasdall motioned to approve the dredging applications D25-012, D25-013, D25-014, D25-015, and D25-016 contingent on meeting all conditions by the Building Commission, seconded by Mr. Brumfield. Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission minutes.

2. Mr. Brumfield noted that an invasive species workshop would be held on Friday, July 25 from 1-5pm at the Broen County Public Library.
3. Mr. Brimfield thanked Susie Williams for drawing murals on the port-o-pot surroundings.
4. Mr. Brumfield noted that a freeholder, Jason Sneed, requested adding beehives in the pollinator habitat area.

MOTION: Mr. Brumfield motioned to approve allowing Jason Sneed to place no more than 8 beehives in the pollinator habitat area, seconded by Mr. Parris. Motion passed unanimously.

c. Roads:

1. Mr. Harper summarized the Roads Commission minutes.

d. Security:

1. Mr. Maulden summarized the Security Commission minutes.
2. Mr. Maulden discussed the buoys being numbered on both lakes and how that would help lake patrol in finding your location if you called.
3. Mr. Maulden noted that the commission was working with ecology commission to possibly tweak the occupancy level on the beach shelter house.
4. Mr. Maulden reviewed the OX Roast discussion. Mr. Maulden noted that tax dollars cannot be paid for the fireworks show. Mr. Maulden noted that they wanted to make the beach private again.

e. Water:

1. Mr. Parris noted that the meeting was canceled.
2. Mr. Parris noted that Princes Lakes was holding a meeting proposing an 18% water rate increase.
3. Mr. Maulden asked about the new member being added to the water commission and if they voted the new member in. Mr. Parris confirmed the Board voted the new CSLOA member last month.

12. Old Business:

a. Entry Sign

1. Mr. Parris noted a lot of freeholders have reached out to him and thanked everyone who donated money for the sign through GoFundMe. Mr. Parris noted they had reached about \$4,000 through the funding. Mr. Parris noted that he had received another quote from Indy Grills, the owner and freeholder Michael Shannon has offered to do the work for free to replace the sign. Mr. Parris noted that the money collected would go towards the new flower bed. Mr. Parris requested anyone who wanted to help pick out the new stone should reach out to him.

13. New Business:

a. Resolution 2025-10 Water Rate Increases

1. Mr. Young noted that the minutes should show this resolution was introduced and that the Board has scheduled a public hearing for this resolution at the August meeting. Mr. Young noted that he spoke

with the Prince's Lake attorney and more likely than not the increase would be estimated at 12% not 18%. Mr. Young noted he believed the consensus would be less than 18%. Mr. Young noted that when this comes up for final action it will come up as an amended resolution amended down to what Prince's Lakes imposes.

MOTION: Mr. Parris motioned to approve scheduling a public hearing for Resolution 2025-10 Water Rates at the August 19, 2025 Board Meeting, seconded by Mr. Brumfield. Motion passed unanimously.

b. Tower Lease Extension

1. Mr. Rasdall noted that we have a cell tower back by the dam leased by American Tower and the Conservancy gets sent a check monthly and some annual money as part of the lease. Mr. Rasdall noted he believed there are 7 five-year terms and there are escalated lease rates built into that lease over the five-years. Mr. Rasdall noted that the one thing that would be different now with this extension is that it would include a \$25,000 signing bonus just to sign the leasing.

MOTION: Mr. Rasdall motioned to approve American Towers lease extension on the cell tower with the \$25,000 signing bonus, seconded by Mr. Maulden. Motion passed unanimously.

Discussion: Mr. Parris thanked Mr. Rasdall for negotiating this lease extension on behalf of the District.

c. Roads

1. Mr. Parris noted that he asked to add this topic to the agenda because there are a handful of spots where there is contiguous ownership around the ends of the roads where the District's property goes into people's personal property. Mr. Parris noted that to him it would make sense that these people would want to acquire that property from the District. Mr. Parris noted that this particular freeholder in this circumstance had reached out to Mr. Young and asked if he would explain.
2. Mr. Young noted that these comments are being made with the assumption that the road depicted is actually where the plat says the road is and that may not be true. Mr. Young noted that what would have to occur is that the plan would have to be amended. Mr. Young noted that is a function of the Brown County Area Planning Commission and the District would not be involved in that. Mr. Young noted that it would impact the District. Mr. Young noted that if the Board had a position one way or another when the petition to amend was filed, that position should be known. Mr. Young noted that if the District objected the plat could still be amended over the objection. Mr. Young noted amended or not the District owns that road based on the plat, so if the plat gets amended and the District chooses to not sell the property, it will remain District property it's

just no longer a public highway. Mr. Young noted that if the plan gets amended and it is no longer a road and the District wants to release ownership then the procedure would be to offer the piece for sale under the statutes that allows an expedited sale to adjoining landowners. Mr. Young noted that from the survey it appears there would only be two adjoining landowners. Mr. Young noted he believed that non-adjoining landowners would have the option of putting in a bid but believed the statute provides an expedited way to get it on the market but doesn't eliminate the possibility that it could be sold to a non-adjoining landowner if there's a better bid. There was discussion if this would occur there would need to be an easement so they could access their property. Mr. Rasdall noted that the Board had the privilege of having this document in front of them and the reason for this but everybody else doesn't know why this is coming to fruition as far as why she would want to gain this and asked Mr. Parris to expand on that. Mr. Parris noted that he is invested in the property values of Cordry and Sweetwater lakes. Mr. Parris noted he believed that this is a reasonable thing for the Conservancy to do because it eliminates the challenges that this road is going into the freeholder's property. Mr. Parris noted there were other freeholders in similar situations. There was discussion over deed restrictions and marrying of lots. Mr. Young noted that in his time as the attorney for the District it was a condition that once lots were married they could not be divorced. Mr. Young noted that whatever the Board decides with this matter it will not set precedent again in the future unless the facts are identical to these. Mr. Parris then asked as far as the expense required to sort this out that would be all on the freeholder, no expense would be incurred to the District. Mr. Young agreed there would be no cost to the District. Mr. Maulden asked how it would get estimated. Mr. Young noted again that he had not researched this but he believed they would need to get it appraised. Mr. Parris discussed offering fair market value to a freeholder. Mr. Parris noted that selling this to a non-contiguous or adjoining property owner did not make sense to him. Mr. Young noted the District's covenants state they cannot further subdivide and if a new tract of ground is created that nots married then you have created another lot. There was discussion over the plats. Mr. Parris noted the survey they had in front of them was completed in 2020.

14. Board Members Concerns

- a. Mr. Rasdall thanked the freeholders for coming out and showing interest and reminded everyone to be safe on the lake and have a good time but be safe in the process.
- b. Mr. Maulden thanked the freeholders and neighbors and noted when the storms came through in the last couple of months just stepping and helping each other clear roads. Mr. Maulden noted that there was a tree down on Grizzly and 6 or 8 people came out and helped clear and that's what community is.

- c. Mr. Parris thanked everyone again who donated to the wall project. Mr. Parris thanked Mr. Rasdall again for the good negotiation. Mr. Parris apologized for not being at the Budget Workshop.
- d. Mr. Brumfield thanked everyone for coming out and reminded everyone not to forget their beach pass.

15. Adjourn (8:04 PM)

MOTION: Mr. Parris moved to adjourn, seconded by Mr. Rasdall. Motion passed unanimously.

Respectfully submitted,

Ted Adolay, Board Secretary
Date Submitted:

**Cordry-Sweetwater Conservancy District
Board of Directors Meeting
"Executive Session Meeting Minutes"
July 21, 2025 - 6:00 PM**

Board Members Present: Mike Leavitt, Randy Brumfield, Jim Maulden, Ted Adolay, Greg Harper & Mark Rasdall

Board Members Absent: Aaron Parris

Attorney: Roger Young

As Secretary of the CSCD Board of Directors, being present at said meeting, I certify that no subject matter was discussed in this executive session other than the subject matter specified in the public notice for this Session, IC 5-14-1.5-6.1(6)(a).

The meeting adjourned at 6:25 PM

Respectfully submitted,

Ted Adolay, CSCD Board Secretary

Date Submitted: _____

Cordry Sweetwater Conservancy

****DRAFT** Building Commission Minutes**
June 2, 2025

The meeting was called to order at 6:00 p.m.

Present: Mark Rasdall (Board), Cully Kinnick, Kathy Wood (CSLOA), and Nick Johann BCO.

Absent: Luke Johnson, Dennis Cameron

Guests: None

Acceptance of December minutes

Mr. Rasdall made a motion to accept the July 7th, 2025, minutes. Mrs. Kinnick seconded. Motion passed.

Freeholder Comments: None

New Business:

Dredging Applications: None

New Applications:

25-061 - OEC 230 - Sackman - 8416 Aspen Dr

This project is to install carport.

Mr. Kinnick made a motion to approve application 25-056. Mrs. Wood seconded. The motion passed unanimously.

25-062 - Lansdell - SW 505A - 6354 Beaver Dr

This project is to rebuild the dock and extend the party deck over land.

Mr. Kinnick made a motion to send the application back to the contractor requesting a full and complete application with all the project details. Mrs. Wood seconded. The motion passed unanimously.

25-063 - Gambill - OWS 920 - 8192 Sweetwater Dr

This project is to build a pole barn.

Mr. Kinnick made a motion to approve application 25-063 pending all permits required by Brown County. Mrs. Wood seconded. The motion passed unanimously.

25-064 - SW 358 - Wagner - 6588 Gopher Dr

This project is to complete a dock remodel.

Mr. Kinnick made a motion to recommend approval of application 25-0 pending verification of the side setbacks. Mrs. Wood seconded. The motion passed unanimously.

25-065 - Jarvis - CE 26B - 7459 Haw Dr

This project is for a dock addition.

Mr. Kinnick made a motion to recommend approval of application 25-065. Mrs. Wood seconded. The motion passed unanimously.

25-066 - Pyles - I 19 - 8145 Bass Dr

This project is to build a new dock and boat shelter.

Mrs. Wood made a motion to recommend approval of application 25-066 Mr. Kinnick seconded. The motion passed unanimously.

Variance Requests:

None

Old Business:

None

Postponed Applications: None

Old Applications:

Stop Work Orders: None

Complaints: None

Freeholder Comments: None

Building Commissioners Comments:

As there was no other business before the Commission, Mrs. Wood motioned to adjourn, Mr. Kinnick seconded. The meeting was adjourned at 6:35 p.m.

The next Building Commission meeting will be September 8, at 5:30 p.m. at the CSCD Office.

Respectfully Submitted,
Nick Johann BCO

*Note these minutes are not official until voted on at the September meeting.

DRAFT
MINUTES
ECOLOGY COMMISSION MONTHLY MEETING
Cordry Sweetwater Conservancy District
AUGUST 7, 2025

1. The monthly meeting of the CSCD Ecology Commission was called to order by Randy Brumfield at 6:15 P.M., in the CSCD conference room.
Members Present: Randy Brumfield, Harold Crooks, Tom Golias, Brenda Maulden- Interim Recorder.
Members Absent: Shena Johnson, and Matt Rotelli.
Others In Attendance: Nick Johann, Troy and Cindy Roth
2. **REVIEW AND REVISION OF DRAFT AGENDA:** No changes were made.
3. **REVIEW AND APPROVAL OF MINUTES:** *Brenda Maulden moved to approve the Minutes of the July 3, 2025 meeting of the CSCD Ecology Commission; Mr. Golias seconded. This motion was unanimously approved.*
4. **FREEHOLDER CONCERNS:** Troy and Cindy Roth (SW257/258) 7607 Grizzly Drive, brought up concerns about the back of the cove where their property sits, filling in with silt. The property opposite belongs to the CSCD. The stand-pipe that was placed during the construction of the coffer dam back around 2016 has filled up with debris causing the surrounding area to become marshy. The open top stand-pipe is causing potential safety concerns with children living and playing nearby. Ecology will investigate further.
5. **OLD BUSINESS**
 - a. **CSCD Operations Report:** (Nick Johann)
Cordry Lake Spillway: Several Cordry freeholders have made comments online that the water level seems to be several inches lower since the completion of the dam project. Mr. Johann said that the engineers still need to verify the project before it is certified as completed.
 - b. **Weed Treatment:** Spot treatment will take place on Tuesday August 12 on Sweetwater; the lake will be under "Yellow" status until 4pm. The question was asked about the lake treatment company adhering to our rules regarding no wake areas in coves during the course of treating the lakes. Mr. Johann advised that the company has been informed that they are to adhere and abide by all our rules and that they are not exempt from our no-wake rule.
 - c. **Pollinator Habitat Update:** Brenda Maulden and Harold Crooks were the attendees of the August 2nd Weed Wrangle held at the north entrance of the pollinator habitat. The goal for the 2 hours was to cut back and stump treat the woody invasives that had sprouted up since last September. The goal area was completed.
 - d. **America the Beautiful Grant Update:** No updated information regarding the status of grant funds.
 - e. **Port-O-Pot Surround Mural Update:** The surround at the Sweetwater boat trailer parking is in its final stages of completion. Ms. Susi Williams has painted a large fish on each of the three sides; bluegill, bass, and northern pike. She is currently working on the finishing details. The mural is getting a lot of compliments from the freeholders, and adds to the improvement of the area.
 - f. **Eagle Scout Project:** (Brenda) our scout is currently in the process of creating his project plan and will keep us advised.
6. **NEW BUSINESS**
 - a. **Dredging Applications:** *None*
 - b. **Dredging Discussion** (Randy) Major dredging project of the lakes was done back around 2014. Planning needs to begin for CSCD dredging projects for the 2027 budget year.
 - c. **Weed Wrangle:** Next scheduled is September 6th 9am-11am at the Pollinator Habitat area.
 - d. **Commission Member Concerns:**
Ms. Maulden was given a copy of the Annual Volunteer Monitoring Report with the Secchi-Disk Summary Data that freeholder Dave Jarrett has been collecting samples of for years. There has been a notable and unexplained decline in water clarity of both lakes in the past 6 years. The commission will review and discuss the data over the next few months and decide how to proceed in determining the cause and solutions to improve the issue.



Cordry-Sweetwater Conservancy District

8377 CORDRY DRIVE NINEVEH, IN 46164
PHONE: 317-933-2893 FAX: 317-933-3628

DRAFT Roads Commission Meeting
August 7, 2025

Present: Larry Trueblood, Dave Jarrett, Eric Vonhoven (CSLOA), Nick Johann.

Absent: Greg Harper (Board), Emily Bruns

Guests: None

Mr. Johann called the meeting to order at 5:00 pm

Freeholder Comments

Director of Operations Report

- 1) Mr. Johann informed the commission that patching and paving is complete.

New Business None

Commission Members Comments

Mr. Trueblood brought up the speeding on Centerlake Road near Grizzly Dr. He mentioned a Freeholder approached him about an intersection or speed bumps at that location.

As there was no other business before the Commission Mr. Trueblood made a motion to adjourn, Mr. VonHoven seconded. The meeting adjourned at 5:35 p.m.

Cordry-Sweetwater Conservancy District
Security Commission Meeting
August 12th, 2025

***DRAFT UNTIL APPROVED**

1. **Members Present:** Brian Clancy, Jim Maulden, Steve Burke, Tom Quill, Carrie Vavul, Matt Murtha, and Cathie Brown
2. **Members Present Virtually:** None
3. **Members Absent:** None
4. **Also, Present:**
 - a. **Staff:** Brittany Bay
 - b. **Freeholders:** Nancy Quill, Randy Brumfield Brenda Maulden, Brent Keith, Susie Williams, Meghann York, Joyce Tow, Kimberly Dusenbury, Shane Dusenbury, Jayme Golias and Amy Sherman
5. **Welcome:** Mr. Clancy called the meeting to order at 6:00 PM.
6. **Agenda Modifications:**
 - a. Mr. Maulden asked to add line item 5. Lt. Colton Magner Beach Parking and add line item 10.a. Slow Moving Watercraft in the Fast Zone.

**MOTION: Mr. Clancy motioned to approve agenda modifications
as requested, seconded by Mr. Quill. Motion passed 5-0.**

7. **Lt. Colton Magner**
 - a. Mr. Maulden introduced Lt. Magner and noted he had been working with him on speed limits and the Conservancy being an urban District and gave the floor to Lt. Magner. Mr. Magner noted that he and Mr. Maulden met at the Clubhouse about a month ago and discussed speed limits. Mr. Magner noted that he believed they are private roads here and they can't do anything about it, so it's the state law which is 55mph. Mr. Magner noted that he doesn't have a book of County Ordinances but Mr. Maulden provided him with one from 2008 where the commissioners at the time designated Cordry Sweetwater as an urban district and that gives lower speed limits by state statute. Mr. Magner noted the issue with going by County Ordinance only is there would have to be a county attorney willing to file those and you would have to have specific studies to lower speed limits. Mr. Magner noted he spoke with Rob Seet, the Chief Deputy Prosecutor, to confirm they are good with this, and he confirmed. Mr. Magner noted that speed can be well enforced. Mr. Magner discussed the two-lane roads versus the one-lane roads. Mr. Magner noted he never knew this ordinance existed but now that they know it does, they can follow state law. Mr. Magner noted that he had spoken with Mr. Maulden about the main complaints and if people had them to send them to him, Mr. Maulden, or Mrs. Bay. Mr. Magner noted he picks up a lot of morning shifts. Mr. Maulden noted that it won't take very many tickets for this to get on Facebook, and people know were writing tickets again. Mr. Maulden noted that the complaint he hears about is about construction workers getting off work and going faster than 15 mph on the side roads. Mr. Magner noted that if they stop someone and they don't receive a ticket they get a warning it is logged so they can see if it becomes a

problem. Mr. Burke asked if the commission would have access to that information and report to freeholders how many tickets have been written. Mr. Clancy noted that last year Crissie provided him with a run sheet and that would be included. Mr. Magner noted they can pull them as well. Mr. Magner noted that the Ordinance has an attachment with all of the roads. Amy Sherman asked if the officers that are working out here are being paid by the Sheriffs Department or by Cordry Sweetwater. Mrs. Bay noted they are paid by both, sometimes they are working for the County and sometimes they are working for the District as part-time help. There was discussion over scheduling. Mr. Clancy noted that this would be a process, and he hopes it has a ripple effect. Mr. Magner noted that if people wanted to allow officers to sit in their driveways on the side streets to radar to let him know. Mr. Maulden noted that he loves seeing people riding bikes and out walking and we must share the roads with each other, and we need to slow down. Mrs. Sherman asked what the deal was when she called for a trespass at the beach, and the officer told her it was a CSCD issue even though she was threatened. Mr. Magner noted trespass statute had gone through some turmoil in the last couple of years. Mr. Magner noted that it used to be a law enforcement officer was seen as an agent of the property owner and that was fine but there was case law a couple of years ago and all of the prosecutors wanted hands off trespassing issues, without an agent of ownership of that property saying it. Mr. Magner noted that the beach is a private entity of the District. Mrs. Bay noted that by the resolution it must be herself, Nick Johann or a Board member, to trespass someone. Mr. Magner noted that with that she would just have to call one of them and then ask them to leave. Mrs. Sherman asked about the person threatening her. Mr. Magner noted that it would be covered under intimidation and what prosecutors like to see with intimidation cases is a substantial step, and recordings are everything. Mrs. Sherman noted that she wanted to say something, and she did not want it to be taken as anything negative towards the Sheriff's Department, but in the last year every time she needed a Sheriff it has been no back up, or she has been told it's a CSCD issue. Mrs. Sherman noted that she doesn't feel safe and that they needed to rethink physical security here and that it has nothing to do with the Sheriff's Department. Mrs. Sherman noted the Lt. Magner had been there and helped her a few times personally and she did not want anyone to think she was being negative towards the Sheriff's Department. Mrs. Sherman noted that she is not alone in her thoughts about this, many lot owners have come to the beach and expressed the same things. Mrs. Sherman noted that sometimes it can be a 40-minute wait. Mrs. Sherman discussed some of the incidents that she had encountered and how she felt unsafe. Mrs. Sherman noted that they have great Brown County Sheriffs, but they can't be out here all the time. Mrs. Sherman noted this was a huge deal to her as both someone who has lived here 40 years and as a beach attendant. Mrs. Sherman noted we need someone here all of the time and mentioned whether that is having a person here during the week and having Brown County Sheriff fill in the rest of the time, because she believes we need to have someone here. Mrs. Sherman noted last weekend she turned away 10 groups of people. Mr. Maulden asked what they were turned away for. Mrs. Sherman noted they did not have their beach pass. Mr. Maulden noted that the security commission is going to work on that next year by making the beach private again. Mr. Maulden noted that this is an issue the beach attendants are having because the beach isn't private anymore. Mr. Maulden noted that we allow them to come here for 4th of July. Mrs. Sherman noted people google beaches near me and Sweetwater comes up and then people come. Mr. Manager noted that if Mrs. Sherman calls and the deputy shows up and deems it doesn't need to be reported to the prosecutor that doesn't mean they can't make a report, and she can ask them to make a report to keep it on file. Mr. Magner noted it is much more searchable if there is a report, than just a CAD call.

Mr. Clancy thanked Lt. Magner for coming to the meeting. Mr. Maulden asked if any commission members had questions for Lt. Magner. The Commission members thanked Lt. Magner for coming to the meeting. Mr. Maulden thanked Lt. Magner and noted they were looking forward to that first ticket on Facebook that someone will be complaining about. Mr. Magner gave his card to everyone.

8. Approval of Minutes:

- a. The Commission reviewed the July Commission Meeting Minutes.

MOTION: Mr. Clancy motioned to approve July 8th, 2025, Security Commission Minutes, as submitted, seconded by Mrs. Brown. Motion passed 7-0.

9. Freeholder Concerns:

- a. Brent Keith introduced himself and noted he was here just in case someone contested a ticket.
- b. Jayme Golias introduced herself and noted during idle time they observed several boats that don't have lights and asked if there was anything they could do about that. Mr. Keith noted that if they are out their nav lights aren't working. There was discussion over loud music. Mrs. Bay noted there was not a noise ordinance.
- c. Susie Williams noted she wanted to address what was happening with the girls in the boat who drove through beach area and how they were being punished. Mr. Clancy noted this was going to be spoken about in the next section under violation concerns.
- d. Joyce Tow introduced herself. Mrs. Vavul noted that she was her mother. Mrs. Tow noted that they appreciated the speed bumps put in on Grey Wolf, but they are put so far down the road that it's not really affective. Mr. Maulden noted that we have maintenance adjust them and move them back. Mr. Maulden noted once they're moved Mrs. Tow should get back with them and let them know how they are working out, because they have some permanent speed bumps put into the budget to be put in on Grizzly, Eagle and maybe one place on Cordry because those are feeder roads. Mr. Maulden noted if it's a positive effect they may start doing this every year, if it passes the Board.
- e. Amy Sherman noted that she has been here since she was 12 and has been a beach attendant for the last 6 years. Mrs. Sherman noted that they need to have some kind of effective security out here. Mrs. Sherman noted she feels it is very unsafe, and others feel the same. Mrs. Sherman noted that there should be a security person that can back them up whether it's the beach attendants, or boat patrol there needs to be someone involved in the community who is security and can be the authority out here. Mrs. Sherman noted that she can do what she can. Mrs. Sherman noted that she wanted to make the security commission aware of this. Mr. Clancy noted that they could chat more about this. Mr. Murtha noted that she works for the CSCD and one of her jobs is to enforce the beach passes and make sure people aren't trespassing and she can't call the deputies to trespass. Mr. Maulden noted that she can call the officer just has to hear from somebody on the Board. Mr. Murtha

noted he believed she said she calls the Sheriff and they say it's a CSCD problem. Mrs. Sherman noted they came out but that is what they say. Mr. Burke noted that he understood what Mrs. Sherman was saying but that it is everywhere. Mr. Burke gave an example of someone breaking into a funeral home in Indianapolis and that he reported and the officers response of the government isn't concerned with this. Mr. Burke noted he wasn't saying that her issues weren't important but that is unfortunately the reality of the world currently. Mr. Burke noted that he understood but the alternative is expensive, and he doesn't know if it's necessary. Mrs. Sherman noted that for 40 years there was a police force here and that the CSCD went to the state and changed the law to allow for Marshalls. Mr. Burke noted that they could talk at another time. Mrs. Sherman noted that this is not Indianapolis. Mr. Keith noted that Mrs. Sherman had called boat patrol before for back up at the beach.

- f. Brenda Maulden noted that a freeholder had brought up an issue of reserving the shelter for the women's group for the lakes that they had went to reserve for next month and the fees associated with it. Mr. Clancy noted the shelter house reservation is on the agenda.

10. Freeholder Violation Concerns:

- a. Meghann York noted that she was contesting tickets. Mr. Clancy asked if she was the freeholder. Mrs. York noted that she was not. Mr. Clancy gave her the floor and asked if she would like to know what the commission found out about this incident. Mrs. York asked if all her emails were sent to the commission. Mr. Clancy noted that he had all the emails. Mrs. York asked if there was more information than just what she had sent. Mrs. York noted that she emailed some information over and that her parents have had a house here for 30 years and she knows the boating rules. Mrs. York noted that she got the rope caught in her boat prop, but she did not drive into the beach area and that it is terrifying to think about someone doing that. Mrs. York noted her neighbor was on the boat with her and she had her send over a statement as well. Mrs. York noted she also sent over a text message from her sister. Mr. Clancy let Mrs. York know the process of how violation concerns are heard and that they hear the freeholder's point of view, the commission has a discussion and then it is turned over to the Board. Mr. Clancy let Mrs. York know that this is not a criminal investigation, but the Brown County Sheriff's Department did show up after this incident and he had reviewed their body camera footage. Mr. Clancy noted that there is a lot of information pointing in a different direction than what Mrs. York described. Mr. Clancy noted that they had a freeholder come forward and they are so adamant that they saw Mrs. Yorks boat and identified the make, color, and lot number on the boat, as the one driving over the beach rope that they wanted criminal charges filed and would be willing to testify. Mr. Clancy noted that that is not going to happen but wanted Mrs. York to know how adamant cooperating freeholder number one was. Mr. Clancy noted that cooperating freeholder number two was able to describe the boat by color as they were at the beach. Mr. Clancy noted that cooperating freeholder number three saw WS 59's boat

coming from the main body of water not from the cove over like Mrs. York's statement said. Mr. Clancy noted that freeholder number three stated they had made contact with the people on the boat and were greeted with rude comments. Mr. Clancy noted that he had asked Mrs. Bay to pull a list of all boats in the York's cove and verify there were no other white Bayliners. Mr. Clancy noted that it was circumstantial but cooperating freeholders 2 and 3 both noted that the Bayliner was driving without navigation lights. Mr. Clancy noted the security commission made their choice to issue 3 tickets because they felt they could be issued because of reasonable suspicion and probable cause. Mr. Clancy noted there are a lot of freeholders who are very upset about this incident occurred. Mr. Clancy noted that freeholders 1 & 2 both had their children in the water and were scared. Mr. Clancy asked Mrs. York who was driving her boat around 10:20. Mrs. York noted that she would have been driving. Mr. Clancy noted that she told the deputy that she wasn't driving because the deputy identified her as being drunk, unless she lied to the deputy. Mrs. York noted that she was not drunk. Mr. Clancy noted that the body camera showed her slurring her words. Mrs. York confirmed she was driving. Mr. Clancy noted that then Mrs. York lied to the deputy. Mr. Clancy noted that if she had told the deputy the truth he could have put her through a PTB test and possibly been arrested for drunk driving. There was discussion over drinking. Mr. Clancy noted that now Mrs. York's credibility is shot because she lied to a law enforcement officer. Mr. Clancy noted that he and Mr. Burke are both law enforcement officers. Mr. Clancy noted he was asking for someone to take responsibility for what happened because there are a lot of people that have stepped forward identifying Mrs. York's boat as the one responsible. Mr. Clancy noted that currently he did not believe Mrs. York's statement. Mr. Clancy noted that they were just doing their job as the security commission. Mrs. York noted she understood what Mr. Clancy was saying but she gave a statement of what she experienced that evening and it is very hard to argue with multiple people who saw it happen differently. Mrs. York noted that she did not do this but at some point, it's just her word against three other people. Mr. Clancy noted that this is just the process, and the security commission doesn't get to decide what happens the Board will get to, and they will have a difficult decision to make. Mr. Clancy asked if there was possibly anyone else driving the boat at that time. Mrs. York noted that she had her wife, niece, and her neighbor in the boat with her. Mr. Clancy asked Mrs. York if her story would change if he said that someone may have got the incident on video. Mrs. York noted that it would not change. Mrs. York noted that she didn't see how her statement was going to change their minds or prove she didn't do this, and they have received their violations so they will not be on the lake for a year, and she wants people to feel safe. Mr. Clancy noted in the body camera footage that Mrs. York was the only one talking and wouldn't allow anyone else to speak. Mr. Keith asked if she was the one who turned the beach rope into him the following. Mrs. York confirmed she was. Mr. Clancy reviewed Mrs. York's statement and mentioned there was a lot of circumstantial

evidence. Mrs. York noted she did not know how to prove her case and asked if she needed the other people in the boat to make statements or come in and give their accounts. Mr. Clancy noted anything that she had that could prove they were not at the beach at that timeframe he is all for them providing. Mr. Clancy noted that if they could provide that and the commission got this wrong, they would rescind those tickets. Mr. Clancy noted that there were freeholders present who wanted to speak about the incident. Kimberly Dusenbury noted that she was at the beach that evening with her kids and mentioned that they did not have their lights on and they could have hit someone who was closer to the rope. Mrs. Dusenbury noted that she was glad she had been paying attention because she had to run out and get her kids out of the water. Mr. Clancy noted that this would bring this section of the agenda to conclusion. Mr. Dusenbury noted he was not present, but his wife came home and told him about this incident and asked the commission to consider it longer than one year because his family was out there. Mr. Clancy noted there were rules on the amount of time and reviewed the violation section of the rules. A freeholder asked if Mrs. York owned the lot on Robin. Mr. Clancy noted that she did not and was not the freeholder her parents were. Mr. Clancy noted this was technically for freeholder violations and he could not have allowed her to speak but he did. The freeholder noted she appreciated that, and her concern was she did not believe she had ever seen Mrs. York before. A freeholder asked if she returned the rope to boat patrol where did she get the rope at. Mr. Clancy noted that the claim was that when they were coming around the cove it was floating the water and got attached. Mrs. Brown noted that Mr. Clancy handled this topic very well. Mr. Maulden asked if they needed to make their motion. Mrs. Brown noted she didn't realize they removed the two-year violation. Mr. Vavul noted she was concerned about the cost of reinstalling and replacing the beach rope. There was discussion. Mr. Clancy noted that they issued three tickets, one of the tickets issued was for being too close to the beach which falls under resolution 2024-20, the second ticket was issued for destruction of property this falls under title 14 boating laws, and the third ticket was issued for unsafe or invasive maneuvering which falls under title 14 boating laws. Mr. Clancy noted in his opinion there were multiple other tickets that could have been issued. Mr. Burke reviewed a boating accident that had occurred and noted how serious this is. Mrs. Brown asked if they can issue more than three tickets. Mr. Clancy noted that they could issue more than three but based on the rules he didn't believe it would carry more weight than the three. There was discussion over issuing more tickets. Mr. Maulden noted the only thing he had was Roger, the CSCD attorney, said that title 14 was too broad to use and he is there to recommend he is not there to make the decision and Mr. Maulden noted he did not agree with his recommendation. Mr. Clancy agreed with Mr. Maulden, saying that he did not agree with his recommendation and confirmed Mr. Burke did not agree either. Mrs. Vavul noted she believed they should pay to replace the rope and the man hours to install it. There was discussion over making a recommendation to amend a section of resolution 2024-20.

There was discussion over the decaled watercraft for the lot owners at WS 59.

MOTION: Mr. Clancy motioned to approve enforcing the three tickets as issued, which were destruction of property, unsafe maneuvering, and entering the restricted beach area; the IC codes that go with the violations are section 14-15-3-6 dangerous operation prohibited and 14-15-4-1 duties of an operator and issue additional tickets for no use of navigational lights, producing a wake during at a no wake time, 14-15-3-3 careful and prudent operation, and 14-15-4-2 notice and reports. Mr. Clancy motioned to approve a penalty for those violations as revocation of boat decals for all motorized watercraft for WS 59 for 1 year and further limit use of motorized watercraft for an additional year. Seconded by Mr. Burke. Motion passed 7-0.

11. Director of Finance & Admin Report:

- a. Mrs. Bay reviewed her report.
- b. Mrs. Bay noted the light change for the lakes.
- c. Mr. Clancy noted that not all the buoys are going to be replaced on Cordry because there currently are not enough. Mr. Maulden noted that Josh Moster has had a buoy missing in front of his house and he has been emailing Mr. Maulden for 2 ½ months. Mr. Clancy noted that the maintenance guys have been working on a lot of leaks. Mr. Maulden noted that he knows there are a lot of leaks but that is an excuse. Mr. Maulden noted that when he was on maintenance safety came first and this is on a curve, and it needs to be out there.

12. Old Business:

a. Boat Patrol Camera Review

1. Mrs. Brown noted she wears her body camera all the time but believes some of the other boat patrol members do not.
2. Mr. Clancy noted that it is hard to dispute evidence if it's recorded.

b. Buoy Numbers/Tape Review

1. Mr. Clancy noted this would be completed in spring of 2026.
2. Mr. Clancy noted he was very proud of this project.

c. Budget Review

1. Mr. Clancy noted he believed the Board had a final budget meeting last month. Mrs. Bay noted that last month was the budget workshop. Mr. Maulden noted that they would have another budget meeting next week. Mrs. Bay noted that the Public Hearing for the Budget will be in September and

Adoption of the Budget will be in October. Mrs. Bay confirmed there would not be a budget meeting this month.

2. Mr. Maulden noted he had Mr. Quill research other boats besides the rhib. Mr. Quill noted that they used to have a Bayliner for a patrol boat, with no padding or inflatable around it and that would cost \$43,000. Mr. Quill noted a Boston whaler was suggested and it would not have padding or inflatable and cost \$ 80,000. Mr. Quill noted that an inflatable boat called a high field would cost \$65,995. Mr. Quill noted that the inflatable 2023 North Star boat would cost \$ 48,800 and the hours on it were not available. Mr. Quill noted that an inflatable 2023 Zodiac would cost \$54,000. Mr. Quill noted that we currently have 2 Inmar boats in 2018 and 2020 with 115HP motors. Mr. Quill noted that a new Inmar inflatable boat would cost \$44,995.95 on the website and the shorter version of this with a 90HP engine would cost \$39,995. Mr. Quill noted there are dealer in St. Louis but couldn't match the website price because shipping would increase the cost. Mr. Maulden asked if that is because the Inmar boats come out of California. Mr. Quill confirmed. Mr. Quill noted there were some dealers on the East Coast and in Florida. Mr. Quill noted the Inmar boats are in their price range. Mr. Burke asked Mrs. Brown if the length of the boat would make a difference. Mrs. Brown noted that it was two feet different, if they were hauling something it may make a difference. Mr. Clancy noted that the cliff notes of what Mr. Quill just presented is the boat make we are currently using seems to be the most cost efficient. Mr. Quill confirmed. Mr. Maulden asked Mrs. Brown if she saw issue with the 18ft boat. Mrs. Brown noted she didn't believe so. Mrs. Bay noted that if they are going to poll boat patrol, they should poll the boat patrol members that drive them the most. Mrs. Bay noted that she believed that one boat patrol member should not make that decision, they should all be asked. Mrs. Bay gave the example that on a Monday or Tuesday when Mrs. Brown works, she may not be towing trees/logs out of the water as frequently as other shifts. Mrs. Brown noted that if they go to the 18 ft one that one also has the smaller motor on it. Mr. Quill noted that it would go down to 90HP. Mrs. Brown noted the smaller HP would make a big difference.
3. Mr. Clancy noted that they had already budgeted for the larger Inmar rhib boat so ultimately if it is approved it could happen. Mr. Maulden noted he asked Mr. Quill to do this because there was discussion about this boat amongst the Board. Mr. Maulden noted he wanted some other options. Mrs. Bay noted that there was discussion about the life span of the boat, and they have had the boat since 2018 and there is nothing mechanically wrong with the current the boat and she believes it would last well into its life span. Mrs. Bay noted the main concern is moving the pontoon off the lake. Mr. Clancy noted

that if they went to the smaller rhib things may not be as interchangeable. Mrs. Brown noted that she believed it would be wise to have all the boats be the same, that would make sense. Mr. Maulden noted as a maintenance guy you like when all the parts are the same. Mrs. Brown noted the shorter rhib if you tried to put a larger motor on that would flip. Mr. Maulden thanked Mr. Quill for his work on this.

d. Beach Shelter house

1. Mr. Clancy noted that they left off with having a maximum capacity at the shelter house. Mr. Maulden noted it was their shelter they can set the occupancy at whatever they want too, it doesn't have to be off a fire code. Mr. Clancy noted he felt that 80 was reasonable. Mr. Maulden asked Randy Brumfield and Brenda Maulden at the ecology meeting if they discussed this at all. Mr. Brumfield noted they touched on this topic but did not come up with anything. Mr. Brumfield noted that the shelter rental has become a commercial entity and that is not what it was meant for. Mr. Maulden noted at the last meeting they discussed making it non-commercial also. Mrs. Vavul noted that would limit the shelter but that would not limit the beach, because you could still submit a facility use agreement. Mrs. Maulden noted the women's group were last week and sat in the shelter. Mr. Maulden noted that they all have beach passes but when they went to reserve the shelter house today they were told if they have a group there, they can sit at the beach but not under the reserved shelter. Mrs. Sherman confirmed that is the policy because then people would not reserve the shelter they would just show up and want to utilize it without paying the reservation fee. Mrs. Maulden asked if this was on a weekend because they were wanting it for a weeknight. Maulden noted that what had happened last year or the year before someone on the CSLOA reserved the shelter for the lady's group but now the CSLOA is no longer hosting this event. Mrs. Bay noted the only groups that can reserve the shelter for free are not for profits like the Church of the lakes, CSLOA or the CSVFD. Mrs. Maulden noted that they all had their beach passes and the shelter wasn't reserved. Mrs. Bay noted that they could use the other side of the shelter house where employees sit. Mr. Maulden noted he believed that is what the shelter is for to get people together. Mr. Brumfield noted that it was built for kids birthday parties and get-togethers. Mr. Brumfield noted that there isn't anything saying people can't sit in the other shelter. Mrs. Bay noted that sometimes people have little groups on that side of the shelter or baptisms gather there a lot. Mr. Clancy tabled this topic.
2. Mr. Maulden noted he just realized the CSLOA Ox Roast wasn't on the agenda, and it should be because they were supposed to hear back from Mrs. Vavul. Mrs. Vavul noted they

didn't really talk about it last meeting. Mrs. Maulden noted that they had discussed in ecology that they needed them to make a decision on how they are going to play this out and have their plan by October. Mrs. Vavul agreed the CSLOA needs to come to the, with a plan. Mrs. Maulden noted at the last meeting that they discussed making it private but they were going to need a lot of help, and they are still relying on CSCD to do their job. Mr. Brumfield noted that it was not a CSCD event in his opinion, and if they want to have the event, go for it, but the CSCD funds are tax dollars and they can't be used to hire extra security for someone else's event. Mr. Maulden noted that it is going to be hard to make it a private event and suggested taking the Ox Roast back to the Clubhouse and keeping the events separate, so there is not so many people coming to the beach at one time. Mrs. Bay noted that if she recalled from the last meeting their issue with that was they were only going to put on one event. Mr. Burke agreed that is what was said. Mr. Maulden noted that for the fireworks someone from the CSLOA doesn't need to be there for the fireworks. Mrs. Maulden noted that they hire the fireworks out and pay \$12,000 for it, and they don't need a babysitter for that. Mrs. Maulden noted she believed Alison had said the fireworks had been covered. Mrs. Vavul noted she did not recall that being said. Mrs. Bay noted that she did not recall that, and Alison has asked her to share something on the CSCD website for fireworks donations. Mrs. Sherman noted that Alison had mentioned that they had made \$12,000 on fireworks night but that isn't going to cover operating costs for the clubhouse and library. There was discussion over who were members of the CSLOA. Mr. Clancy noted that he believed they should all be working together, and there are changes that need to be made but they should all work towards that. Mrs. Maulden noted that her and Mrs. Vavul are not voting members they just report back on the commissions to CSLOA. Mrs. Bay noted that Alison was trying to get volunteers so if anyone wanted to that would be helpful. Mr. Brumfield noted that volunteerism is down. Mr. Brumfield noted there are certain people that volunteer and there are people that come here to party and go home. Mr. Brumfield noted they needed to look at the vision they are moving forward with, and do they want that all inclusive resort feel. Mrs. Maulden noted that it's because they are the ones catering to everybody else that comes down here. Mrs. Maulden noted it's the same volunteers volunteering for everything and they are volunteered out. Mr. Maulden noted the biggest thing he is looking at is making the beach private again. Mr. Maulden noted that if the CSLOA can't keep the beach private, then we need to step in and tell them they need to take their event back to the CSLOA Clubhouse where you can have

anybody that you want down there. Mr. Maulden noted they need to come up with a way to keep it private.

e. Personal Buoys

1. Mr. Maulden noted he has heard from a few people that the lake looks a lot better with the personal buoys gone. Mrs. Maulden asked if the anglers had noticed a difference. Mr. Brumfield noted it is a lot better than it was.
2. Mr. Maulden noted that a freeholder came to the Board meeting that about his volleyball net. Mr. Maulden noted he thought he would be in attendance tonight, but he did not show up. There was discussion on removing the volleyball net. It was requested that Mrs. Bay reach out to the freeholder to see if they could go on his property to see how to remove the volleyball net.

f. Speed Humps

1. Mr. Maulden noted this was turned into the budget and the Board.

13. New Business

a. Slow Motorized Watercraft in Fast Zone

1. Mr. Maulden noted that a freeholder sent him an email about Cordry being too crowded with slow moving boats. Mr. Maulden noted that in his opinion if they have slow moving boats go to the right. Mrs. Vavul noted she thought that was a rule. Mr. Quill noted that its boat etiquette for the slow-moving boat to be outside the buoys. It was asked that Mrs. Bay share this boat etiquette with freeholders.

14. Commission Member Concerns:

1. Mr. Murtha discussed a tree down in the lake on Cordry being a hazard. There was discussion over the tree down. Mr. Maulden asked if a buoy could be placed by it until it's removed. Mrs. Bay noted that it is right by a buoy. It was asked that Mrs. Bay send a letter to the freeholder.
2. Mr. Clancy thanked the freeholders that came forward and provided information related to the July 4th incident. Mr. Clancy thanked the commission for all of their hard work.

15. Adjourn (8:53 PM)

MOTION: Mr. Clancy moved to adjourn, seconded by Mrs. Vavul. Motion passed unanimously.

Cordry Sweetwater Conservancy District
Water Commission Meeting Minutes
August 14, 2025
CSCD Office

*****These minutes are not official until approved by the Water Commission*****

Present: K. Brasseur, D. Caudill, A. Parris, T. Kuhn, D. Sears (CSLOA)

Absent:

Guests: Josh Bryant

Call to order: K. Brasseur called the meeting to order at 5:27 p.m.

Agenda Modifications: None

Freeholder Concerns: Herald Construction – Conversation about lynx dr invoice. Leak found to be on homeowners side of the meter and therefore their responsibility.

Loon Septic tank pumping fee to be paid due to our leak.

Minute Approval: June 12th minutes approval, Motion by D. Caudill, seconded by A. Parris, Unanimous approved.

Financials: Reviewed financials.

Water Operator Report: Josh – Rule book updated in progress and emailed to us. July water loss up to 49%... this includes the water loss of the water that refilled the dam project. With out this it would be ~33% water loss.

Staffing update: New hire Luke is doing a great job!

Old Business:

Long Term Projects:

- A. Update Water Department Rules Book – rule book amendments reviewed and approved by water commission. Motion T. Kuhn and D. Sears Seconded, Unanimous approval.

New Business:

Water Commission Member Concern/Comments: Water increase being passed to us by Prince's Lakes. More information in coming weeks.

Adjournment: Motion to adjourn made by D. Caudill seconded by A. Parris at 6:13 p.m. Motion passed unanimously.

Next Meeting: September 11th, 2025, at 5:15 p.m. at the CSCD Office.

Respectfully submitted by: Aaron Parris

CORDRY-SWEETWATER CONSERVANCY DISTRICT

RESOLUTION NO. 2025 – 10

**RESOLUTION AMENDING WATER RATES AND CHARGES FOR
CUSTOMERS SERVED BY THE CORDRY-SWEETWATER
CONSERVANCY DISTRICT WATER UTILITY**

WHEREAS, the Cordry-Sweetwater Conservancy District (“CSCD”) is an Indiana Conservancy District organized and operated pursuant to I.C.14-33; and,

WHEREAS, CSCD operates, as a part of its works of improvement and consistent with its District Plan, a water utility which provides potable water to retail customers within Hamblen Township, Brown County, Indiana; and,

WHEREAS, CSCD purchases water at wholesale rates from the Town of Prince’s Lakes for resale to Cordry-Sweetwater Conservancy District’s Water Utility customers; and,

WHEREAS, CSCD has been informed that the Town of Prince’s Lakes will increase the charges imposed upon CSCD for the purchase of bulk water in an amount not to exceed 18% effective August 18, 2025; and,

WHEREAS, it is necessary that CSCD raise its rates and charges to customers in an amount equal to the increased cost of bulk water purchased from the Town of Prince’s Lakes in order to generate sufficient revenue with which to pay the cost of operations of the CSCD Water Utility, including, but not limited to, debt service; and,

WHEREAS, the Board of Directors of CSCD has determined, after conducting a public hearing for which notice was given pursuant to law, that it is necessary in order to produce sufficient revenue for the CSCD Water Utility that rates and charges must be increased.

NOW BE IT THEREFORE RESOLVED by the Board of Directors of the Cordry-Sweetwater Conservancy District that:

1. The rates and charges to customers of the Cordry-Sweetwater Water Utility shall be increased as follows:

<u>Monthly Meter Consumption (per 1,000 gallons)</u>		<u>Current</u>	<u>Proposed</u>
First	3,000 Gallons	\$17.63	\$20.80
Next	12,000 Gallons	\$15.97	\$18.84
Next	15,000 Gallons	\$14.48	\$17.09
Next	20,000 Gallons	\$12.97	\$15.30
Over	50,000 Gallons	\$10.97	\$12.94
<u>Minimum Charge (per month)</u>			
	2,000 gallons allowed	\$35.26	\$ 41.61
<u>Fire Protection (per hydrant-per annum)</u>			
	All Customers	\$1,216.77	\$1,216.77

2. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors of CSCD.
3. All other Ordinances, Resolutions, Policies, Procedures, Rules and Regulations currently in effect for the Cordry-Sweetwater Conservancy District Water Utility, if not specifically amended by this Resolution, shall remain in full force and effect.

Adopted this 19th day of August, 2025

CORDRY-SWEETWATER CONSERVANCY DISTRICT
BOARD OF DIRECTORS

Aye

Nay

Michael Leavitt, Chairman

Mark Rasdall, Vice-Chairman

Ted Adolay, Secretary

Randy Brumfield, Member

Aaron Parris, Member

Greg Harper, Member

Jim Maulden, Member