



# Cordry-Sweetwater Conservancy District

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

## Board of Directors Meeting Agenda

October 15<sup>th</sup>, 2024, 7:00 PM @ CSLOA

Also available online live at [www.cscd-in.org](http://www.cscd-in.org)

1. Welcome & Pledge of Allegiance
2. Agenda Modifications
3. Approval of Minutes:
  - a. September 17<sup>th</sup> Board Meeting Minutes
  - b. October 1<sup>st</sup> Special Session Meeting Minutes
4. Freeholder Concerns: (Please limit time to three minutes)
5. Staff Reports:
  - a. Director of Finance & Administration: Brittany Bay
    - i. Resolution 2024-18: Transfer of funds within the Budget
    - ii. Approval of Financial Reports
    - iii. Approval of Claims
  - b. Director of Operations & BCO: Nick Johann's Report
6. Commission/Committee Reports:
  - a. Building- Pat Sherman
    - i. Building Applications
    - ii. Variance Requests
  - b. Ecology- Randy Brumfield
  - c. Roads -Mark Rasdall
  - d. Security -Jim Maulden
  - e. Water- Aaron Parris
7. Old Business
  - a. None
8. New Business
  - a. Resolution 2024-19 Adoption of 2025 Budget
  - b. Hiring Full Time Employee Nickolas Hites
  - c. Lake Rules Update
    - i. Measurement/weight determination
      - Pontoon Maximum Length
      - Speed Boat Maximum Weight
      - Speed Boat Maximum Length
    - ii. Wake Boat Ban
      - Grandfathered Decals
    - iii. Ban Wake Surfing
    - iv. No Plowing Rule
    - v. Increase Maximum Fishing Boat HP
    - vi. Non-Motorized Boat Requirements
9. Board Member Concerns/Comments
10. Adjourn



**Cordry-Sweetwater Conservancy District**  
**Board of Directors Meeting**  
September 17<sup>th</sup>, 2024  
“DRAFT MINUTES UNTIL APPROVED”

1. **Board Members Present:** Randy Brumfield, Pat Sherman, Aaron Parris, Ted Adolay, Jim Maulden, Mark Rasdall, and Mike Leavitt
2. **Board Members Absent:** None
3. **Also, Present:**
  - a. **Staff:** Brittany Bay & Nick Johann
  - b. **CSCD Attorney:** Roger Young
  - c. Estimated 11 freeholders in attendance & numerous online viewers.
4. **Welcome:** Mr. Leavitt called the meeting to order at 7:01 PM
5. **Agenda Modifications:**
  - a. None
6. **Approval of Minutes:**

**MOTION: Mr. Parris motioned to approve August 20<sup>th</sup>, Board Executive Session Minutes as submitted, seconded by Mr. Brumfield. Motion passed unanimously.**

**MOTION: Mr. Rasdall motioned to approve August 20<sup>th</sup>, Board Minutes as submitted, seconded by Mr. Sherman. Motion passed unanimously.**

**MOTION: Mr. Parris motioned to approve August 26<sup>th</sup> Board Executive Session Minutes as submitted, seconded by Mr. Sherman Motion passed unanimously.**

7. **Bond Issuance - Patrick Sherman**
  - a. Mr. Leavitt asked Mr. Sherman to review the bond issuance. Mr. Sherman noted that the bond was issued, and it was deposited into a separate account. Mr. Sherman noted that in the budget year 2025 there will be an interest only payment of \$82,864 due on the bond, so that will increase the 2025 budget. Mr. Sherman noted that there would not be principal payment due on the bond until 2026. Mr. Sherman noted that the District has a very favorable interest rate on the bond through the Indiana Bond Bank (IBB).
8. **Freeholder Concerns:**
  - a. Sharon Vankooten (I 65 & G 58A) noted that her freeholder comments were not motivated by any animosity towards Board Members or high assessed value properties. Mrs. Vankooten noted that for most of the Board Members equal assessment fees do not appear to provide substantial tax savings, and a number of Board Members may pay more based on the new

funding methodology. Mrs. Vankooten noted that she empathized with freeholders who have seen their assessed values and taxes increase. Mrs. Vankooten noted that she and her husband have seen their taxes almost double. Mrs. Vankooten noted she believed the increased boat decal fees are a better option than equal assessment. Mrs. Vankooten noted that Boat decal revenue decreases the certified levy. Mrs. Vankooten noted she believes the equal assessment unfairly shifts costs from those that benefit the most from the works of improvement. Mrs. Vankooten noted she believes under the current funding methodology freeholders of low assessed value properties are assessed at a higher tax rate than the freeholders with high assessed value properties. Mrs. Vankooten review Attorney General opinion 27 dated April 17<sup>th</sup>, 1962, and opinion 57 dated December 28<sup>th</sup>, 1967. Mrs. Vankooten noted she found it interesting that the Baker Tilly representative mentioned that for marketability the bond repayment guarantee would need to be based on Ad Valorem taxes. Mrs. Vankooten went over properties up for tax sale. Mrs. Vankooten asked the Board if any protocols were in place to ensure equal assessments are accurately assessed.

- b. Cathie Brown (DF 51) noted that there are a lot of freeholders that are trying to get their watercraft on or off the lake before the dam repair and asked when watercraft would need to be off the lake for the repairs. Mr. Leavitt noted that this is still in progress and hopefully it will be resolved by next week. Jennifer Roll asked the Board what the issue was. Mr. Leavitt noted that the Board originally asked for an excess bond of 150%. Mr. Leavitt noted that the contractor was not able to get that, and it wasn't a requirement of the bid documents, so they could not enforce the issue. Mr. Leavitt noted the Board then asked the contractor to get the 100% bond which they are in the process of doing. Mrs. Roll asked what happens if the contractor can't get a 100% bond, Mr. Leavitt noted that then it would go to the next lowest bidder. Mrs. Roll asked if the next lowest bidder would be ready to start, Mr. Leavitt noted that they must maintain their bid for 60 days per the bid documents. Mrs. Roll then asked if the Board could say what the conditions of the bid are regarding the start date. Mr. Leavitt noted that it was more of a completion date, the contractor must have the project completed in a certain amount of time. Mr. Leavitt noted that there is not a specific start date in the bid document, there is a completion date of 180 days. Mrs. Roll noted that there was not a completion date then it was more of a timeline.
- c. Jennifer Roll (7786 Elm Drive- DF 52A) asked about the timeline and contractors for the Cordry Spillway Project. Mr. Leavitt noted that the contractors are obligated to stand by their bid for 60 days, and once the notice to proceed is issued the contractor has 180 days to complete the project. The bidding process was discussed. Mr. Rasdall noted that if a contractor is selected and they do not perform they lose their 5% bid bond. Mrs. Roll noted that a lot of Cordry residents are concerned about the time frame. Mr. Leavitt noted that this project needed to happen and was confused with the opposition of some of Cordry lot owners about the project because it has to happen. Mrs. Roll noted she doesn't believe the Cordry lot owners are not opposed to the project, the lot owners on Cordry are concerned that they are not going to be able to use the lakes next season, and the concern has increased since this contractor has had trouble getting his bond. Cathie Brown asked if the timeframe to remove boats by October 1<sup>st</sup> was still intact. Mr. Leavitt noted that once the preconstruction meeting was scheduled, they would know more. Mr. Rasdall noted that if this contractor cannot get the bond, the price of the project goes up \$800,000. Mr. Sherman noted that he and Mr. Leavitt spoke before the District financed the bonding so that if the lowest one failed there would be enough money for the next lowest, meaning there is enough money in the bond to pay for the next lowest bidder. Mr. Sherman noted that if this contractor did not work out there would be funds available to cover the next lowest bidder, so that the District would not have to go through the binding process again.

**9. Management Reports:**

**a. Director of Finance & Administrative:**

1. Mrs. Bay summarized Resolution 2024-16 Transfer of Funds within the Budget.

**MOTION: Mr. Sherman motioned to approve Resolution 2024-16 Transfer of Funds within the Budget, seconded by Mr. Parris. Motion passed unanimously.**

2. Mrs. Bay summarized the fund report. The current balance is \$3,797,240.05.

**MOTION: Mr. Sherman motioned to approve the financial report subject to audit, seconded by Mr. Adolay. Motion passed unanimously.**

3. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$507,403.44. The unexpended remaining balance for 2024 is \$812,589.77 or 38.97%.

**MOTION: Mr. Rasdall motioned to approve the monthly claims subject to audit; seconded by Mr. Brumfield. Motion passed unanimously.**

**b. Director of Operations**

1. Mr. Johann summarized his report.

**10. Commission Reports:**

**a. Building:**

1. Mr. Sherman reviewed the building applications.

**MOTION: Mr. Sherman motioned to approve building applications 24-071, 24-072 and 24-064 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. Brumfield. Motion passed unanimously.**

2. Mr. Johann discussed the firewood sign the Board discussed at the last meeting. Mr. Johann noted that he spoke with the zoning inspecting and this issue is up to the Board to pursue, because there is nothing in the County Ordinance about selling firewood on personal property.
3. Mr. Adolay asked about holding tanks. Mr. Johann noted that the County just repealed their ordinance on them because of the new State Law and noted that the County cannot override State Statue.

**b. Ecology:**

1. Mr. Brumfield summarized the ecology minutes.
2. Mr. Brumfield went over the deer reduction hunt.
3. Mr. Brumfield updated where the ecology commission is with the America the Beautiful Grant.

**c. Roads:**

1. Mr. Rasdall summarized the roads minutes.
2. Mr. Rasdall noted a freeholder asked for a 15-mph sign on Hummingbird Drive and asked Mr. Johann to have one placed there since it did not need Board approval the speed limit is already set.

**d. Security:**

1. Mr. Maulden summarized the security minutes.
2. Mr. Maulden discussed both stationary cameras at the beach and the new body cameras.
3. Mr. Maulden noted there was a lot of positive feedback on the temporary speed bumps on Grizzly and they are talking with a contractor to look for a more permanent solution for next year.
4. Mr. Maulden discussed the issue with loose dogs and gave Billie Grimes-Watson contact information of [Grimeswatsonb@browncounty-in.gov](mailto:Grimeswatsonb@browncounty-in.gov).

**e. Water:**

1. Mr. Parris summarized the water minutes.
2. Mr. Parris noted the water loss is at an all-time low 32%
3. Mr. Parris reviewed the water issue at 7246 Cordry Drive.

**MOTION: Mr. Parris motioned to approve a settlement of \$11,500 for water damage repairs and a credit of \$250 on the water account for address 7264 Cordry, owner Liz Ann Whiteside contingent on the owner signing a release prepared by CSCD Attorney Roger Young, and this claim can be approved and payment mailed once the release is signed and in agreement. Second, by Mr. Sherman Motion passed unanimously.**

**11. Old Business:**

**a. Election Issues**

1. Mr. Leavitt noted that Mr. Johann sent out a memo from the 2024 election committee with concerns.
  1. Mr. Leavitt noted that one of the big issues is the timeframe for tallying votes.
  2. Mr. Young reviewed statues on the annual meeting times and elections. Mr. Young noted that the Board could hold the annual meeting at the usual date and time, the second Saturday in January at 1 pm, and give the election committee time to tabulate votes, recess the meeting until the following day. Mr. Young noted that there is nothing in the law that says when the annual meeting must end. Mr. Young noted there were two options, one would be to change the time, the other would be to hold the meeting at the usual time, recess, and come back the next day.

3. Mr. Johann asked if the statue spoke about the timeframe of actual voting. Mr. Young noted that the statue says the Board shall determine the election procedure. There was discussion on whether absentee ballots could be counted prior to the election.

**MOTION: Mr. Sherman motioned to approve allowing the election committee to tabulate absentee ballots prior to the annual election, seconded by Mr. Rasdall. Motion passed unanimously.**

4. There was discussion on signing a freeholder list before casting a vote. There was discussion on who verifies the freeholder before casting votes. Mr. Rasdall asked the election committee if when they get mail-in votes do they check their name off a master roster that someone couldn't vote twice. The election committee noted that they did have a master list to check them off.

**MOTION: Mr. Parris motioned to approve Brittany Bay, Nick Johann, Rebecca Fishburn, and Mary Hamilton as secretaries for the District for the 2025 election, seconded by Mr. Brumfield. Motion passed unanimously.**

5. Mr. Maulden noted that he had received feedback from freeholders that during the 2024 election people were campaigning at the election site.

**MOTION: Mr. Maulden motioned to not allow campaigning within 10 feet of the door of the election site, seconded by Mr. Rasdall. Motion passed unanimously.**

## **12. New Business:**

### **a. Public Hearing on 2025 Budget**

1. Mr. Leavitt opened the public hearing for the 2025 budget at 8:17.
2. Mrs. Bay read the proposed 2025 General Fund Budget Total of \$2,444,715.
3. Mr. Leavitt opened the floor to Public Comment:
  - i. There was discussion over the different accounts such as the 300 accounts are for services and 400's capital outlays/infrastructure/equipment.
  - ii. Mr. Leavitt discussed with the dam repairs is the Board delaying some items like the salt barn. There was discussion over the roof panels on the salt barn. Mr. Leavitt discussed the cost of panels. Mr. Sherman noted that they could look at how the budget is coming in and see if they could replace the panels in the current year.
  - iii. Mr. Sherman asked about the \$100,000 for the Sweetwater corrective action water inlet.
  - iv. Brenda Maulden discussed America the Beautiful Grant.
  - v. Cathie Brown expressed her concerns with the weed control application this year, the first time around it helped, the second time did not.

- vi. **Mr. Leavitt asked if the Board had any changes tonight or if the Board wanted to submit changes to Mrs. Bay prior to the next meeting, so the Board will know the final adjustment.**

**4. Mr. Leavitt closed the public hearing of the 2025 budget at 8:35.**

**13. Board Member Concerns**

- a. **Mr. Sherman noted he appreciated everyone here, and the input on the dam project and that they do not want Cordry shut down any longer than it needs to be. Mr. Sherman noted his concern was how long it is going to take Cordry to get back up.**
- b. **Mr. Rasdall noted the same as Mr. Sherman for his concerns on the dam project. Mr. Rasdall gave a shout out to Nick Johann and his crew on getting the water loss down to 32%. Mr. Rasdall thanked everyone for coming and the election committee.**
- c. **Mr. Maulden thanked everyone for coming to the meeting. Mr. Maulden noted that they were trying to make the dam repairs as smooth as possible and as soon as they get information, they will relay it.**
- d. **Mr. Adolay noted he did research on boat weights and lengths and the manufacturers are all over the board.**
- e. **Mr. Leavitt thanked everyone for staying involved and coming to the meetings and voicing their concerns, Mr. Leavitt noted this is the only way for people to know what is happening.**
- f. **Mr. Brumfield thanked everyone and noted that he is aware there is confusion on the Cordry dam and the Board is doing the best they can.**
- g. **Mr.**

**14. Adjourn (8:39)**

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

Respectfully submitted,

---

Ted Adolay, Board Secretary

Date Submitted:



Cordry Sweetwater Conservancy

**\*\*DRAFT\*\* Building Commission Minutes  
October 1, 2024**

The meeting was called to order at 6:04 p.m.

Present: Dennis Cameron, Cully Kinnick, Pat Sherman (Board), Kathy Wood (CSLOA), and Nick Johann BCO.

Absent: None

Guests: Gary Wood, David Marker, and Paul Schmoll.

Acceptance of September minutes. Mr. Kinnick made a motion to accept the September 3, 2024, minutes. Mr. Cameron seconded. Motion passed.

Freeholder Comments: *None*

New Business: Mr. Johann discussed shipping containers as a freeholder asked if they could put one on their property. *The commission recommended taking the topic to the Board and the CSCD attorney for their input.*

Dredging Applications: None

New Applications:

24-074 – I 55 – Duncan – 8023 Centerlake Rd.

This project is to install stone steps.

*Mr. Kinnick made a motion to approve application 24-074. Mr. Cameron seconded. The motion passed unanimously.*

24-075 – J 26 – Johnstone – 7122 Flounder Dr.

This project is to install stone steps and a retaining wall.

*Mr. Kinnick made a motion to approve application 24-075. Mrs. Wood seconded. The motion passed unanimously.*

24-076 – H11&11B – 8286 Alder Dr.

This project is to build a home addition and remodel the home.

*Mrs. Wood made a motion to approve application 24-076. Mr. Kinnick seconded. The motion passed unanimously.*

24-077 – SW 442 – Johns – 6464 Cougar Dr.

This project is to build a sunroom addition, add a bathroom, and remodel the home.

*Mr. Sherman made a motion to approve application 24-077 pending review by BCHD. Mr. Cameron seconded. The motion passed unanimously.*

24-078 – SW 218 – Baughman – 6950 Grey Wolf Dr.

This project is to build a dock addition.

*Mr. Kinnick made a motion to recommend approval of application 24-078 pending dock square footage verification. Mr. Cameron seconded. The motion passed unanimously.*

24-079 – SW 248 & 248A – Miller – 6970 Grey Wolf Dr.

This project is to build a new deck.

*Mr. Cameron made a motion to recommend approval of application 24-079 contingent on the contractor providing the total dock square footage, does the boat shelter have a railing, detailed drawings, floor plan for the bar area, and how are the stools mounted? Mr. Kinnick seconded. The motion passed unanimously.*

24-080 – WS 19 - Smith – 6473 Sweetwater Dr.

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

*Mr. Kinnick made a motion to recommend approval of application 24-080. Mrs. Wood seconded. The motion passed unanimously.*

24-081 – WS 34,35,36 – Graffia – 6548 Robin CT.

This project is to install a paver walkway and a retaining wall.

*Mrs. Wood made a motion to approve application 24-081. Mr. Kinnick seconded. The motion passed unanimously.*

24-082 – WS 97 – Marker – 6465 Owl Dr.

This project is to install a boat shelter.

*Mr. Kinnick made a motion to recommend approval of application 24-082 if less than 55' cove then a cove survey will be required. Mr. Cameron seconded. The motion passed unanimously.*

24-083 – WS 202 – Heyden – 6836 Eagle Dr.

This project is to build a new dock.

*Mr. Kinnick made a motion to recommend approval of application 24-083. Mr. Cameron seconded. The motion passed unanimously.*

24-084 – CE 26B & 27 – Jarvis – 7459 Haw Dr.

This project is to build a new dock and party deck.

*Mr. Sherman made a motion to postpone application 24-084 pending the shoreline being located on the survey and dock drawing, dock to scale on the cove survey, and the property lines located on the cove survey. The motion passed unanimously.*

24-085 – I 34 & 36 – Schmoll – 8037 Bass CT.

This project is to build a two car garage.

*Mr. Cameron made a motion to approve application 24-085 pending a Brown County permit and contractor's license. Mrs. Wood seconded. The motion passed unanimously.*

### **Variance Requests:**

Koumpuras - 6532 Quail Dr.

Dock & Boat Shelter Setback

Gardner – SW 444 - 6482 Quail Dr

Dock & Boat Shelter Setback

Wood – 7934 Falcon Dr.

Dock Setback

*The project was reviewed by the commission and will be presented at the November meeting.*

### **Old Business:**

**Old Applications:**

- 23-016 - WS 523 - Kern - 6240 Cardinal Dr.

**Stop Work Orders:** None

**Complaints:** None

**Freeholder Comments:** None

**Building Commissioners Comments:**

As there was no other business before the Commission, Mr. Kinnick. motioned to adjourn, and Mr. Cameron seconded. The meeting was adjourned at 8:26 p.m.

The next Building Commission meeting will be November 5<sup>th</sup>, at 6:00 p.m. at the CSCD Office.

Respectfully Submitted,  
Nick Johann BCO

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

DRAFT  
**MINUTES**  
**ECOLOGY COMMISSION MONTHLY MEETING**  
Cordry Sweetwater Conservancy District  
3 October, 2024

- A. The monthly meeting of the CSCD Ecology Commission was called to order by Randy Brumfield at 6:00 P.M., in the CSCD conference room.
- B. Members Present: Randy Brumfield, Ty Cooper, Shena Johnson, Brenda Maulden, Charlie Tinkle, Matt Murtha, and Jim Donnell ( Recorder )
- C. Members Absent: None
- D. Others In Attendance: 2 Guests
- E. ( 6:05 P.M. ) Brenda Maulden *moved to approve the Minutes of the 5 September, 2024 meeting of the CSCD Ecology Commission; Shena Johnson seconded. This motion was unanimously approved.*
- F. ( 6:05 P. M. ) **FREEHOLDER CONCERNS:** None
- G. ( 6:05 P. M. ) **OLD BUSINESS:**
1. **CSCD OPERATIONS REPORT:** In Nick Johann's absence, Randy Brumfield provided updates on myriad projects of interest to ECOLOGY including:
    - a. Randy's Animal Control ( RAC ) has been contracted to perform major **muskrat control** measures on our lakes this fall/winter in conjunction with the deer hunt. Traps are to be set out as early as 30 October. Freeholders are urged to send photos and location information of active muskrat dens to CSCD ( Nick Johann ) this month.
    - b. A **new gate** is being fabricated for the **Sweetwater boat ramp** and will be installed in November.
    - c. CSCD has initiated a **Hazardous Tree Inventory** in the CSCD to prioritize removals before they cause damage.
    - d. **Cordry Lake Spillway**: The long-awaited rebuild of the Cordry Dam Spillway has been delayed, however a new contractor has been selected to replace the originally-selected contractor who failed to perform on time. The bid for this new contractor is \$ 800,000 higher, but he is moving forward in a more-timely manner. Plans still call for the project to get underway in ( late ) October, and be completed within 180 days.
    - e. **Status of ECOLOGY Commission Budget Proposals for FY 2025:** At this point, no cuts to ECOLOGY Commission budget proposals have been made.
  2. ( 6:15 P. M. ) **HOLDING TANKS ISSUE:** It was decided to delay deliberations on the issue of "Holding Tanks" usage in CSCD until next month so that more research can be performed. The topic was added to the AGENDA for Nov.
  3. ( 6:20 P. M. ) **CSCD RULES REVIEW PROJECT** ( Shena ): The joint effort of the SECURITY Commission and ECOLOGY Commission to update and consolidate into one, online, and easily accessible Rule Book, all the "rules" in effect in the CSCD, continues. Commission members reviewed and proposed edits to the first 5 pages of the newly created Draft Rule Book that Shena had created for this purpose. The next 5 pages of her draft will be reviewed and edited next month.
  4. ( 6:40 P. M. ) **DEER REDUCTION HUNT:** ( Shena ) All is on track for a successful Deer Reduction Hunt in CSCD again this year ( 1-17 Nov. ) and next year ( 4-12 Jan. ). Last month, 20 hunters "qualified" for the hunt after demonstrating to Rusty Fields ( our hunt coordinator ), their ability to safely and accurately use their archery equipment to hunt.
  5. ( 6:45 P. M. ) **POLLINATOR HABITAT UPDATE** ( Brenda ): The "Pollinator Habitat Committee" continues to develop a comprehensive plan for the creation of this Pollinator Habitat resource. To date, \$ 885 in donations have been received from 10 contributors to help defray the cost of this project. Brenda continues to promote freeholder donations for this project. She is also seeking the use of a "seed drill" for seed dispersal this fall to ensure maximum germination. The required, **full-day training session** for CSCD employees and freeholders ( a prerequisite for award of the America the Beautiful Grant ), has been postponed to **Saturday, 23 November from 9 A.M- 4 P.M.** More details to follow...

**OVER >>>**

H. ( 6:55 P. M. ) **NEW BUSINESS** : A summary extract of the MINUTES from a recent Garden Club meeting was provided by Brenda Maulden. She outlined a very successful growing season for the CSCD Garden Club as they made full use of their 35 rebuilt garden beds. She reported that user fees for new members will be \$ 40 next season. Of concern, there was a recent water line break at one of the spigots provided by CSCD for Garden Club use and it was unclear as to who is responsible for its repair. Randy Brumfield agreed to discuss this with Nick Johann to ensure its timely repair.

I ( 7:10 P. M. ) **COMMISSION MEMBER CONCERNS:** One commission member inquired about the rules regarding mountain bikes and snow mobiles on the CSCD Nature Trails. While there was no firm confirmation of what is currently authorized/unauthorized, it was agreed that this issue will be addressed in the ongoing "Rules Review" process being conducted by the ECOLOGY & SECURITY Commissions.

J. **ADJOURNMENT:** Charlie Tinkle moved to adjourn the 3 October, meeting of the Ecology Commission. Shena Johnson seconded. The motion passed. The meeting was adjourned at 7:10 P.M.

Respectfully Submitted:

**JIM DONNELLS**  
Commission Recorder  
[opajimd@gmail.com](mailto:opajimd@gmail.com)  
(801) 361-8791

## **ROADS COMMISSION MEETING DRAFT MINUTES**

**5:00 PM THURSDAY, SEPTEMBER 5<sup>th</sup>, 2024**

1. Attending: Mark Rasdall, Eric Von Hoven, Dave Jarrett, Larry Trueblood, Greg Harper.
2. Guest: Suzy Houston, Bryan Clancy
3. Milestone has completed the 2024 paving for the CSCD. Greywolf Drive, Inkbush Drive, Opposum Drive, and Raccoon Drive have been converted from gravel to pavement.
4. Bryan Clancy of Hummingbird Drive appeared requesting that a 15 mph sign be installed at the North entrance to Hummingbird Drive. He also offered permission to install on the edge of his property if needed. Mark Rasdall moved to install such sign, Greg Harper seconded the motion, Motion passed unanimously.
5. A proposed (to be considered) list for paving in 2025 was presented. Catalpa Dr, Duck Dr, Hummingbird, Robin Ct, Sweetwater Dr. (Sunset to Eagle) are on the list. This list has not been approved by the CSCD Board.
  - a. Suzy Houston asked if Catalpa Dr. was on the 5 year plan? Mark Rasdall volunteered to investigate?
  - b. There was additional questions/discussion about Duck Dr. and Robin Ct.
6. Adjournment: 5:18 PM

\*There was informal discussion after the meeting about finances, school referendum tax amount, area expenses, etc.

**Cordry-Sweetwater Conservancy District  
Security Commission Meeting  
October 8<sup>th</sup>, 2024  
"DRAFT MINUTES"**

**1. Members Present:** Jim Maulden, Brian Clancy, Steve Burke, Tom Quill

**2. Members Absent:** Harry Sherman, Cathie Brown, Carrie Valvul

**3. Also, Present:**

a. Two freeholders in attendance (Nancy Quill (Ws98), and Brenda Maulden (SW264)); recording minutes for meeting.

**4. Welcome:** Mr. Clancy called the meeting to order at 6:00 PM.

a. Commission would like to recognize Mrs. Brown for her service with Indiana Task Force One in currently being deployed to aid and serve victims of the recent flooding and hurricane in the southern states.

**5. Agenda Modifications:**

a. Mr. Maulden noted that he would like to add "CSCD Green Rule Book Review", going over the first 5 pages of the rule book this meeting, for items pertaining to Security.

**6. Approval of Minutes**

a. The Commission reviewed the September Commission Meeting Minutes

**MOTION: Mr. Maulden motioned to approve the September 10<sup>th</sup>, 2024 Security Commission Minutes, as submitted, seconded by Mr. Quill. Motion passed 4-0.**

**7. Freeholder Concerns:**

a. Nancy Quill questioned a recent social media post she read pertaining to district speed limits. The post was about an unnamed freeholder who had a conversation with a Brown County Sheriff Deputy while the deputy was on patrol and parked at the beach. The freeholder had asked the deputy if our district speed limits are enforceable by the county sheriff deputies. There seemed to be some confusion with the deputy that they could not enforce our district speed limits as this was a private area. Mr. Quill stated that our district speed limits need to be enforced by law enforcement. Mr. Clancy stated that our district roads are county roads and that the speed limits would have had to have been approved by the county; thus, the limits need to be enforced. Mr. Burke added that some deputies do enforce the speed limit rules and some do not. Mr. Clancy said that he has no problem with going to the Sheriffs office and speaking directly with Sheriff Stogsdill for clarification and planned to do so before the next security meeting.

**8. Freeholder Violation Concerns:**

Mr. Kobets (WS-309), whom received a certified letter from CSCD of notice of 3 ticket violations resulting in boat sticker removal and suspension of lake privileges for 365 days was present and asked for leniency and removal of one or more violations. The violations that resulted in suspension were received on: 06/18/24- Expired boat sticker, 08/09/24- No flag raised with person down in water, 08/10/24- No spotter for tubers in water. Mr. Kobets stated that he was aware of the first violation as he didn't come to the office prepared to take the boat safety test or have his wallet to pay for his stickers and had missed the deadline when he finally returned. The violation was received in the interim

**Cordry-Sweetwater Conservancy District  
Security Commission Meeting  
October 8<sup>th</sup>, 2024  
“DRAFT MINUTES”**

before he applied for the new boating stickers. Mr. Kobets stated that his son-in-law was the one driving the boat for the second and third violations, but Mr. Kobets was only informed by his son-in-law of the second violation. Mr. Kobets was not aware of the third violation and suspension of lake privileges until he received the certified letter from the CSCD. Mr. Kobets said that he had a talk with his son-in-law and has imposed a “no boat driving suspension” for his son-in-law next summer, on his own. Mr. Kobets who was respectful and cordial, stated that he has owned his lake property for 27 years and said that he understands the safety rules are put in place for a reason, but feels that loss of privileges would be unfair to his extended family consisting of children, grandchildren and friends who frequently use the lake during the summer. Mr. Maulden, Mr. Clancy, Mr. Quill and Mr. Burke each responded to the seriousness of the violations and explained that plenty of notice and time were given to purchase stickers and that regarding the safety violations, that these were not only boat safety rules for CSCD, but state boating rules. Mr. Clancy stated that two of the questions pertaining to the violations were actually on the CSCD boat safety test and were also highlighted in the handout of the common Top Ten Rule Violations given to each freeholder when purchasing boat stickers and successfully passing the Boat Safety Course test. Mr. Clancy further explained that ultimately the freeholder is responsible for the actions and conduct of their guests. Mr. Kobets was advised that he may choose to go before the upcoming October CSCD Board meeting to petition the board for his appeal.

**MOTION: Mr. Quill made a motion to recommend to the CSCD board that Mr. Kobets lose boating stickers and boating privileges for 365 days, seconded by Mr. Clancy. Motion passed 4-0.**

**9. Director of Finance & Admin Report:**

a. Mrs. Bay prepared and distributed a summary report to Commission members prior to her planned absence of the October Security Commission meeting. The following topics were reviewed:

**FOLLOW UP:**

- Boat decals have been changed on the rhib boats to “CSCD Lake Patrol.
- Beach trash can with butt holders will be installed by the end of the week.
- Final Adoption of the 2025 Budget will be at next week’s Board Meeting on 10/15/2024.
- Repairs have been made to both the Cordry and Sweetwater boat docks.

**STAFF:**

- The wake boat demo for Boat Patrol happened at the end of September. Boat Patrol all agreed it was beneficial to see wake boats utilizing wake enhancing devices.
- Marinas are now closed until next season.
- Boat Patrol is done for the season.
- Beach Attendants will continue working reserved weekends only.
- The Beach shelter house will be winterized after the Haunted Trail.



**Cordry-Sweetwater Conservancy District  
Security Commission Meeting  
October 8<sup>th</sup>, 2024  
"DRAFT MINUTES"**

**10. Old Business:**

- a. ADA/Loading & Unloading Zone. Mr. Burke was tasked with researching reasonable solutions for designated parking/loading areas at the marinas for persons with mobility issues. Mr. Burke stated that labeling areas as "handicap" will cause more problems than the district is trying to solve in regards to federal ADA compliance. Mr. Burke made the suggestion that a freeholder in need of parking assistance, contact Boat Patrol to meet at the dock so the freeholder can assist and load the mobility restricted person(s) at the dock and then go park their vehicle. The commission decided to table this discussion until Mrs. Bay returns in order to get her recommendation on how to instruct Boat Patrol with supervising the transfer of persons with mobility issues, to a boat.
- a. Boat Patrol Cams Review: Mr. Maulden stated that he spoke with Mrs. Brown regarding the new cameras one day while she was on boat patrol duty. Mrs. Brown stated that she liked the display and playback of the camera, but having just received it, she was still familiarizing herself with it and had not had a chance to actually use it on the water.
- b. Buoy Numbers/Tape Review: This topic will be tabled until spring when the new buoys will be delivered.
- c. 2025 Budget Review: Commission members discussed creating a 5-year budget review plan. Mrs. Maulden invited commission members to attend an Ecology Commission 5-year budget planning session next spring as the sessions led by Jim Donnels are well organized and thoughtfully planned.
- d. Temporary Speed Bumps @ Grizzly: Mr. Maulden stated that the temporary speed bumps were a success with many drive residents commenting that they had noticed significantly slowed vehicles on the road. Mr. Maulden was tasked with contacting Smith Paving to get a quote for permanent "speed tables" for possible installation on other drives. Smith Paving quoted a price of \$450 for each speed table with a minimum order of 12. Plans to further discuss which roads, budgeting, and working with Roads Commission will be made at a later date.
- e. CSCD Green Rule Book Review: Commission followed review format of Ecology Commission by going over the first 5 pages of the rule book this month and highlighting items pertaining to Security. Each month the commission will set aside 15-20 minutes during the commission meeting to review the next 5 pages.

**11. New Business**

- a. None

**12. Commission Member Concerns**

- a. None

**13. Adjourn (7:54 PM)**

**MOTION: Mr. Burke moved to adjourn, seconded by Mr. Quill. Motion passed unanimously.**



Cordry Sweetwater Conservancy District  
Water Commission Meeting Minutes  
October 10th, 2024  
CSCD Office

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

**Present:** K. Brasseur, D. Caudill, A. Parris, J. Romick (CSLOA),

**Absent:** T. Kuhn

**Guests:** Josh Bryant

**Call to order:** K. Brasseur called the meeting to order at 5:15 p.m.

**Agenda Modifications:** New business – leak repairs

**Freeholder Concerns:** None

**Minute Approval:** Sept 12<sup>th</sup> revised minutes approval, Motion by D. Caudill, seconded by A. Parris, Unanimous approved.

**Financials:** Hydrant rental fee has hit our account (positively) which has freed up cash. Up approximately \$17,000 of from this year to last year primarily due to increased rates.

**Water Operator Report:** Josh – Rule book updates in progress. Hired new employee Nick Hites who is off to a great start. Judy s training new water clerk. Replaced 6 more schedule for next week. Repaired 9 water leaks September. ~36% water loss.

**Old Business:**

- A. 7246 Cordry Dr. – freeholder(s) has signed release/agreed to terms.

**Long Term Projects:**

- A. Update Water Department Rules Book – water utility book from 2008. Committee members and CSCD staff to review see if changes are warranted. Josh is working on it will submit to committee for review.

**New Business:**

- A. Lion drive credit - \$875 for septic pump
- B. Robin drive credit - \$850 for septic pump

Motion to approve reimbursement for these two water leak expenses. A. Parris, seconded by J. Romick. Unanimous approval.

**Water Commission Member Concern/Comments:** None

**Adjournment:** Motion to adjourn made by D. Caudill seconded by A. Parris at 5:53p.m. Motion passed unanimously.

**Next Meeting:** November 14<sup>th</sup>, 2024, at 5:15 p.m. at the CSCD Office.

Respectfully submitted by: Aaron Parris

