

September 17, 2013 Minutes
Cordry-Sweetwater Conservancy District
Board of Directors Meeting
"Minutes"

September 17, 2013, 7:00 PM, CSLOA Clubhouse

Board Members Present: Larry Kolar, Jim Ray, Anita Wright, Quinn Hetherington, Herbie Benshoof, Francis Gantner, Cathey Byers

Board Members Absent: None

CSCD Attorney: John Young (sitting in for Roger Young)

Managers Present: Rod Blasdel, Nina Latimer, Vernon McGaha, Anthony Haywood

Managers Absent: None

Guests: Dave Moebs, Shawn Michel, Margaret Bruce, Sandra Taylor, Chet Taylor, Ted & Kenna Frink, David Wallace, Cully Kinnick, Carter Westfall, Angie Adolay, Greg & Marcia Harper, Donn Patterson, Bill Culbertsin

A. Welcome and Pledge of Allegiance: Mr. Kolar called the meeting to order at 7:00 PM

B. Announcements:

1. Mr. Kolar stated that the Board is revising the rule booklet. It was improperly obtained and is being circulated by the public. It is currently being reviewed by Board members, the Board's attorney, Building Commission members, and particular District employees. Once it has been reviewed there will be a special public meeting for freeholder input before it is adopted. It is to consolidate the rules into one rule book and to make clarifications on the rules already adopted.

C. Agenda Modifications:

1. Mr. Ray stated that agenda item 6 will be postponed until the next Board meeting in October and to delete it from the agenda.

MOTION: Mr. Kolar made a motion to postpone line item 6 until the next Board meeting and to delete it from the current agenda, seconded by Mr. Ray— motion carried unanimously.

D. Freeholder Concerns:

1. Mr. Michele stated that last month's Board meeting Mr. Gantner verbally abused and intimidated a District employee. His main concern going forward is that if a Board member has an issue with an employee it would happen in a private setting and would happen within the presence of the District Manager and that every Commission meeting should be voice recorded and kept for at least two years. Mr. Kolar stated that the matter during the last Board meeting will not happen again. He also stated that he would have to talk to Board counsel about the voice recording issue.
2. Mrs. Harper stated that she had mentioned about a concern over the website and having by-laws on the website but her concerns were not fully placed in that month's meeting minutes. She stated that she would like part about the by-laws to be placed within that month's meeting minutes. Mr. Kolar stated that the meeting minutes are not a transcription of everything that takes place during the Board meeting but we try to capture the essence of what is important in the minutes and must capture the business side of the meeting. The website is again an unofficial website. There are no by-laws when it comes to adopting or changing rules within the District. Mrs. Harper's other concern was that for a freeholder who does not live within the District full time and who does not have a way to come to every Commission meeting. The website is outdated in order to obtain the meeting minutes for those Commissions. Mr. Kolar stated that the District tries to communicate in many different ways. If a freeholder could give us their email address in order for the District to send out any agendas for the Board or Commission meetings. The minutes are not posted until the Commission minutes are approved. Mrs. Putnam stated that due to more work coming to her within the past few months that she has not been able to keep the website up-to-date as she would like. Mr. Kolar stated that all meeting minutes are available at the District office the day after they are approved. If a freeholder is not able to come into the office to obtain them they are able to call the office and they would mail the meeting minutes to them.

E. Approval of Minutes:

1. August 20, 2013 CSCD Board Meeting Minutes

MOTION: Mr. Ray made a motion to approve the August 20, 2013 CSCD Board meeting minutes as submitted, seconded by Mr. Benshoof— motion carried unanimously.

F. Management Reports:

1. Conservancy Manager: Mr. Blasdel

- a. Mr. Blasdel read his manager's report on the various projects in progress within the District.
- b. The steel is up for the new office building and the decorative blocks have been delivered. They have done more grading.
- c. Boat ramps started yesterday. They have started on Sweetwater boat ramp first and will be completed by Friday and then will be completing the Cordry boat ramp next week.
- d. The dredging of Cordry Lake is estimated to be about 70% complete. They are tracking daily quantities. About 2-3 more weeks left until completion. Mr. Ray asked if Mr. Blasdel has received any freeholders looking into personal dredging. Mr.

Blasdel stated that he has received some and that they can come to the office to pick up an application and is forwarding them onto the contractor. He estimated about 6 freeholders.

- e. The road stripping and sign installation has been completed.
- f. Looking into hiring a couple positions. One being a Building Compliance Officer and the other a General Maintenance Operator.
- g. Seasonal hires for the marina and boat patrol are done. We are keeping one of the maintenance hires until September 27th and the last one will leave 2 weeks later due to the work load.
- h. Working on a notice to employees about the health care changes coming into effect October 1st.

2. Financial Clerk: Mrs. Latimer

- a. Mrs. Latimer read the financial report.

MOTION: Mr. Gantner made a motion to approve the financial report subject to audit, seconded by Mr. Benshoof— motion passed unanimously.

- b. The Board reviewed the claims for the month. Mrs. Latimer stated that item number 727 was to move over money to the new building fund. Knew that we would have to use about \$150,000 of our own money in addition to the loan. We transferred over \$100,000 last month. Mr. Gantner asked about line item 693 and asked if any of the payment would come out of the roads fund or if it would all come out of the general fund. Mrs. Latimer stated that it would all come out of the general fund. Mr. Kolar stated that they are paying the dredging contractors for half of their services provided, which is reflected in line item 719. Mr. Hetherington asked about the amount of fuel and the amount of credit card usage next month. Mrs. Latimer stated that those on Sweetwater used it more than Cordry.

MOTION: Mr. Ray made a motion to approve the claims subject to audit, seconded by Mr. Benshoof— motion passed unanimously.

3. Roads/Water Supervisor: Mr. Haywood

- a. Lost one of their full time maintenance guys.
- b. Cutting brush on the side of the roads.
- c. Painting and starting to flush the fire hydrants. We have about 30 left to flush.
- d. Fixing water leaks. We have had 13 leaks within the month that have popped up. We have fixed all of the water leaks detected by ME Simpson.

4. Security Manager: Mr. McGaha

- a. Two new police cameras are in and will be installed
- b. For the month of August till the Board meeting we have written 26 warning tickets and 5 UTT's for speeding.

- c. A copy of the incident report regarding Officer Randy Taggart while on duty has been given to Mr. Blasdel and has been talked to by Mr. McGaha about not using his computer unless he is stopped.
- d. All officers had range on August 27th and are qualified with their weapons.
- e. All beach attendants and marina attendants have completed their season. The marina is now closed until next year.
- f. Idle lights have been reset and will go yellow at 7pm.

g. Commission Reports:

1. Building: Mrs. Wright

- a. The property at 6568 Groundhog was instructed to bring the boat dock into compliance by November 1, 2013. The roof of the boat dock is higher than that allowed by the rules.
- b. The Commission approved 7 building permits.

13-040

This is for a boat dock. The shoreline stabilization is now in place.

13-053

Mrs. Wright stated that this application has already come before the Commission but the contractor wanted to change the angle of the new home construction. They have opted to leave it as is. They needed shoreline stabilization which is now in place.

13-056

This is for a roofline extension to cover porch and a 6 ft. extension to cover deck walkway.

13-058

This is for a carport.

13-059

This is for a storage shed.

13-061

This is for a deck and screened porch.

13-062

This is to replace an existing roof on a house.

Mrs. Wright stated that the rest in the Commission meeting were not approved by the Commission due to more information needed from the applicants.

MOTION: Mrs. Wright made a motion to approve the building permits 13-040, 13-053, 13-056, 13-058, 13-059, 13-061, 13-062, seconded by Mr. Kolar; there was discussion – motion passed unanimously.

- b. The property at 7366 Hackberry has been requested by the Board to remove the doors from the dock. Mr. Hetherington stated they have not been removed.

- c. Mr. Kolar stated that at this point the Board is not going to lift the moratorium until we finish cleaning up the process, hopefully by next month. It was asked how long the current rules have been in effect. Mr. Kolar stated that it was since 2006 and have been amended. It is just for those structures that are within the water. Mr. Benshoof asked if it would be lifted before the next Board meeting. Mr. Kolar stated that it would need to be voted on before it is lifted. It was asked if a contractor could submit a new application before the moratorium is lifted. Mr. Ray stated we should look into the request from the freeholder. Mr. Benshoof suggested that the office could time stamp the application as they come in. There would not be any action taken place on these submitted applications until the moratorium was lifted. The new building application is already being handed out by the office. Mr. Blasdel stated that the three week deadline is not just for the application but is to submit all requested documents and information. Those time stamped would be processed in order.

MOTION: Mr. Benshoof made a motion to approve the submission of new applications going forward and to be reviewed in order of that accepted once the moratorium is lifted, seconded by Mrs. Byers; there was discussion – motion passed unanimously.

2. Ecology: Mr. Ray

- a. The Commission has been working on the comprehensive fisheries management plan. Have reviewed it and received comments back. It was forwarded to the Angler's Club for review. Not sure how to proceed on the issue. They could have a public meeting for comments. Mr. Kolar stated that the Commission should refine it to where the Commission is comfortable with it and then bring it to the Board to look at it.
- b. Looking to find a private sector to do a study on the need for a deer reduction within the District. Has been in contact with Dan McGucan (Jim could you please send me the spelling of Dan's last name?) who once was an employee of the Indiana DNR and is willing to come to the next Board meeting to give a presentation and help give us some guidance on how to move forward. It will cost about \$200 for travel expenses. There was no objection from the Board. Mr. Benshoof asked if he would do a deer reduction study. Mr. Ray stated he is not going to conduct a study but he knows how to address the deer issues and could give us some methods he has used in the past.

3. Security: Mr. Hetherington

- a. Discussed the idle light times. This year the Commission tried something different. During the summer there weren't many negative comments until around Labor Day weekend. It was stated that towards the end of the summer the light would stay green while it was getting dark especially during the days that were cloudy.
- b. There was discussion about modifying the boat stickers to match the lot owner's numbers. It was determined it would cost too much. Will stay with current sticker.
- c. The trapping season for muskrats is mid-November. There was concern brought up about them burrowing holes into the dams that could cause damage. Some checked

and we can petition to DNR to trap out of season. There is an individual that is willing to trap the muskrats.

- d. Suggested that we take the cover off the gas pump. Mr. Haywood stated that Dave Jarrett said he would remove it and store it during the winter months.
- e. It was stated by a homeowner that during the last month of summer while the idle light was green that boaters were skiing while having there running lights on because it was dark. Mr. Hetherington stated they would look into modifying the time again next year.

4. Roads: Mr. Gantner

- a. Reviewed the 2013 goals and started looking into the 2014 goals. They are to pave all approaches where a District gravel lateral drive intersects a paved District drive, hire a consultant to perform a feasibility study for a walking/running and biking path that would parallel the perimeter drives, and trim trees and bushes along the drives. This could mean the need to purchase equipment to do this. Mr. Ray requested that he expand the trimming of trees and bushes to also include removing of some trees and bushes.
- b. Mr. Haywood was asked to prepare a list of intersections where paved approach would be constructed.

5. WATER: Mr. Benshoof

- a. Looking into getting quote for work on the water tanks.
- b. Looking into the water communication system again for water tanks.
- c. Looked at water loss report.
- d. Have looked into a couple of software systems.

H. Other Governmental Interface Meeting Reports:

1. Brown County Solid Waste: Mrs. Byers

- a. Phil Stevens is working hard to promote recycling. Made contact with vendors to take our recyclables.
- b. We are now on Facebook.
- c. Drive thru car count for recycling is up.
- d. 2015 there will be a budget problem. Discussed several options.
- e. Mr. Kolar asked if there were any major recycling days coming up. Mrs. Byers stated that on October 5th there would be for electronics and on October 26th one for shredding and drug take back.

I. Status from CSCD Attorney: Roger Young

- 1. Nothing new to update.

J. Unfinished Business:

- 1. Mr. Kolar stated that we are still waiting to hear back from Brown County over the Interlocal Agreement.

2. The Board needs to review the progress for the 2013 goals and if needed move them to the 2014 goals.
3. There was the first public hearing for the 2014 budget. Mr. Kolar went over the budget for 2014. This is an increase of \$291,491 from last year due to cost going up. Mr. Michele asked to clarify the tax levy portion of the budget. Mr. Kolar stated the tax levy for last year and for the past couple years were less because the District had excess money and did not need to raise as much through property taxes. The tax levy for year 2014 is more of a normal year. The budget only increased about 13% over last year. It was asked why the District couldn't live within the current budget. Mr. Kolar stated we are working within the current budget but that costs of things go up. We are trying to be as conservative as we can. There is some maintenance of things that need to be taken care of. It was asked if the roads expenses would go down now that the roads have been taken care of. Mr. Kolar stated that it would go down but that now the roads will need to maintain the roads. It was asked how many years the new building will be financed. Mr. Kolar stated that is was 10 years but that is has been built into the budget before.

K. New Business:

1. None

L. Board Member Concerns:

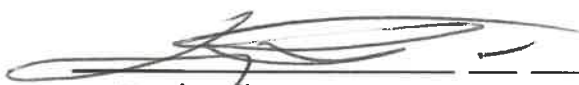





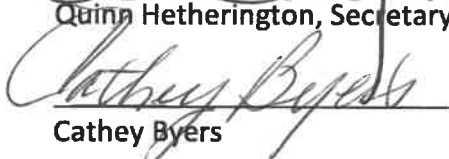
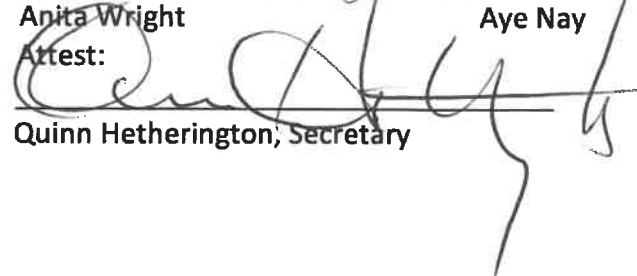
1. Mrs. Wright asked about the usage of the beach shelter and the beach area. Do we have rules about large groups of people using it? Some people use it for wedding purposes. It is going to be looked into. It was stated that the Ecology Commission should look into it.
2. Mr. Ray asked if Mr. Kolar could go over the budget process. Mr. Kolar stated that the next public hearing and adoption of the 2014 budget would take place at the Board meeting on October 15th at 7:00PM at the Clubhouse.
3. Mr. Hetherington stated that the expenses today will not reflect the budget in the future years. He gave the dredging of the lakes as an example. It was asked by a freeholder if the District has a reserve for the major expense projects. Mr. Kolar stated that we did not have a reserve set aside but have in the last few years have looked at goals and put a plan on how to accomplish those goals. That is why we have a rainy day fund. It acts as a reserve.
4. It was asked about the Cordry parking lot and when that should be completed. Mr. Blasdel stated that he has been waiting for the contractor to come back to finish it and that he is giving them until the end of the week or we will try to do something with it ourselves.

M. Adjourn

MOTION: Mr. Gantner moved to adjourn, seconded by Mr. Benshoof – motion carried unanimously.

Respectfully submitted by Kristi Putnam.

Approved this 15th day of October, 2013, at Nineveh, IN

 Larry Kolar, Chairman	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>	 Francis Gantner, Vice Chairman	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
 Jim Ray	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>	 Herbert Benshoof	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
 Quinn Hetherington, Secretary	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>	 Anita Wright	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
 Cathey Byers	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>	Attest:  Quinn Hetherington, Secretary	