

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
April 18th, 2023

1. **Board Members Present:** Josh Edwards, Pat Sherman, Herb Benshoof, Aaron Parris, Mark Rasdall, Ted Adolay, and Mike Leavitt
2. **Board Members Absent:** None
3. **Also, Present:**
 - a. **Staff:** Brittany Bay, Nick Johann, and Josh Bryant
 - b. **CSCD Attorney:** Roger Young
 - c. Approximately 20 freeholders in attendance & numerous online viewers
4. **Welcome:** Mr. Edwards called the meeting to order at 7:06 PM.
5. **Agenda Modifications:**
 - a. Mrs. Bay asked to add line item 5.a.iii Cordry Funding, Consider Resolution 2023-4 Reimbursement of Funds.
6. **Approval of Minutes:**

MOTION: Mr. Adolay motioned to approve the March 21st, 2023, Board Meeting Minutes, seconded by Mr. Sherman. Motion passed unanimously.

7. **Freeholder Concerns:**
 - a. Kim Folks (SW466) concerned about the \$370 equal assessment. He wants to know how this is working? Mr. Benshoof said that you have the same options to use all of the services in the Conservancy. Mr. Parris said only a portion of the overall budget is the flat fee assigned and that is less than 30% of the total budget. He explained the flat portion and the Ad Valorem portion which is based on assessed value. Mr. Sherman asked if he looked at the revenue side of the budget regarding Kim's question about fuel. Mr. Edwards said if he has any specific questions, he will answer them after the meeting.
 - b. Carrie Vavul (OES 332) introduced herself and thanked everybody who came to the road clean up and that they had a great turn out.
 - c. Greg Vavul (OES 332) noted 39 days until Memorial Day weekend and wanted to know if the Board has any idea of when there will be security. Mr. Sherman explained that the negotiations are ongoing with Nashville and Brown County. Mr. Rasdall asked who started negotiations with Nashville, and mentioned he believed Nashville had a problem covering their own shifts. Mr. Sherman explained we would like to get something done with the

Sheriff. Mr. Sherman explained that we want to have proof we are receiving what we are paying for. There was some discussion on Flock Cameras.

- d. Diane Trueblood introduced herself and asked if there was a problem with accounting for our sheriffs. Mr. Parris mentioned it was not the Boards decision to cancel the long-standing contract the CSCD had with the Sheriffs Department, and he didn't fault them for choosing how to run their department and they chose to not renew that contract. Mr. Rasdall mentioned the Sheriff's department did not want the liability of the Conservancy paying the Sheriff's.

8. Management Reports:

a. Director of Finance & Administration:

1. Mrs. Bay summarized the fund report. The current balance is \$2,715,481.34.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$167,950.25. The unexpended remaining balance is \$1,681,964.27 or 75.70% remaining.

MOTION: Mr. Sherman motioned to approve the monthly claims subject to audit; seconded by Mr. Parris. Motion passed unanimously.

3. Mrs. Bay discussed Cordry Funding. She noted that Mr. Sherman and herself had been looking into funding and one option was bonds. Mrs. Bay mentioned that Mr. Young suggested that the CSCD adopt a resolution allowing intent to reimburse expenditures for the Cordry Spillway Project so that we can start paying the open invoices.
4. Mr. Sherman explained the large upcoming expenditure with the Cordry Dam and that be followed with the large expenditure of the Sweetwater Dam. Mr. Sherman mentioned that he would be asking the Board to determine bond counsel and financial advisor will be and pursue that with Mr. Youngs assistance. One thing that Mr. Sherman was concerned with is making these bonds first available to freeholders to purchase. He noted that Mr. Edwards had some experience with bond counsel and worked with bond counsel at the school.
5. Mr. Young believed in the very near future the CSCD is going to be spending 1.3 million for the Cordry Spillway repair which is almost ready to go out for bid and there is also substantial work to be done at Sweetwater and that would be upwards of cost at 1.9 million and that may not go out to bid for 2 or 3 years from now. What the CSCD attorney would advise is for the District to get a good municipal financial advisor. He believes a general obligation bond issue is probably what the District would be looking at, but the

financial advisor would tell the Board if that is the best option. Mr. Young's recommendation for this meeting is to seek employment of Baker Tilly US, LLP as a financial advisor. Then if the best option is a bond issue, he recommends bond counsel and he recommended Ice Miller LLP. Mr. Young also noted the District has open invoices in regards to the Cordry Dam Project and he prepared a Resolution titled Declaration of Official Intent to Reimburse Expenditures, which he read.

MOTION: Mr. Rasdall motioned to approve Resolution 2023-4: Declaration of Official Intent to Reimburse Expenditures, and appointment of financial advisor and bond counsel seconded by Mr. Sherman. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.
 - i. Mr. Johann praised the work the maintenance crew had been doing.
 - ii. Mr. Johann mentioned he is updating the lake lights weekly.
 - iii. Mr. Johann wanted to make freeholders aware Dave Harden is 3-4 months out, so if freeholders need surveys they should get on schedule.

9. Commission Reports:

a. Building:

1. Mr. Sherman reviewed the building applications.

MOTION: Mr. Sherman motioned to approve building applications 23-021, 23-023, and 23-027 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. Benshoof. Motion passed unanimously.

b. Ecology:

1. Mr. Benshoof summarized the Ecology Minutes.
 - i. Mr. Benshoof asked anyone with interest in being a volunteer boat steward they should contact him, Brittany or Nick.

c. Security:

1. Mr. Adolay summarized the Security Minutes.
 - i. Mr. Adolay discussed increasing the fishing boat horsepower from 30HP to 40HP.

MOTION: Mr. Adolay motioned to amend the Resolution and approve increasing fishing boat horsepower from 30HP to 40HP, seconded by Mr. Rasdall. Motion passed unanimously.

d. Roads:

1. Mr. Rasdall summarized the Roads Minutes.
2. Mr. Rasdall opened the 3 sealed bids received for road paving.
 - i. Wallace Construction \$309,408.00
 - ii. Robertson Paving \$301,634.00
 - iii. Milestone \$269,054.30
 - i. Mr. Rasdall noted the paving budget was \$211,263.00. He mentioned there was upcoming work on Grey Wolf so if that was excluded from the Milestone Contract their bid would come in \$6,899.10 under budget.
 - ii. Mr. Young

MOTION: Mr. Rasdall motioned to approve Milestone bid excluding Greywolf Drive, seconded by Mr. Parris. Motion passed unanimously.

e. Water:

1. Mr. Parris summarized the Water Minutes.

f. Financial Advisory Committee:

1. No meeting.

g. Wake Committee

1. Mr. Parris summarized the Wake Committee Minutes.
2. Mr. Parris thanked Brittany, Sonia, and Scott for putting together the minutes the last few months.
3. He encouraged freeholders to attend the wake committee meeting.

10. New Business:

- a. None

11. Board Members Concerns

- a. Mr. Edwards had a question about where we are with the card readers for the fuel tanks. Mr. Parris asked Mr. Leavitt about the progress of how the Fire Department is choosing to proceed with fuel. Mr. Leavitt said the Fire Department would be fueling their own vehicles. Mr. Parris then noted there is no longer a need for the card reader since the CSCD can already track their fuel.
- b. Mr. Rasdall asked for the negotiations committee to get the rest of the Board up to speed. Mr. Edwards asked Brittany to send out some dates to the Board of when they can schedule an Executive Session.

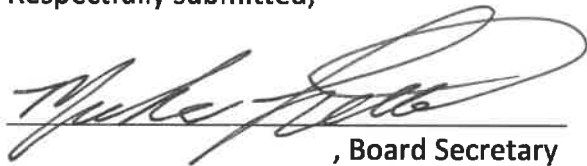
- c. Mr. Sherman further discussed the general obligation bond issue. Mr. Young explained the process.
- d. Mr. Parris discussed the fuel used by the fire department to date. Mr. Leavitt noted they are already supplying their own, so Mr. Parris requested the fire department return their fuel key.

MOTION: Mr. Parris motioned to approve billing of the fire department for the fuel used to date, seconded by Mr. Rasdall. Mr. Leavitt abstained. Motion passed 6-0.

12. Adjourn (8:28 PM)

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

Respectfully submitted,



, Board Secretary

Date Submitted: