

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
April 15th, 2025

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 & Nick Johann
 - b. **CSCD Attorney:** Roger Young
 - c. Estimated 8 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:03 PM
6. **Agenda Modifications:**
 - a. Mrs. Bay requested to add line item 5bi. Approval of Burke Lake Reconstruction Amendment #2 and line item 6ei. Approval of CSLOA rep Dale Sears to the Water Commission.
 - b. Mr. Parris noted he had a brief update on the Cordry Sweetwater sign.

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

7. **Approval of Minutes:**

MOTION: Mr. Parris motioned to approve March 18th, Board Minutes, as submitted, seconded by Mr. Brumfield. Motion passed unanimously.

8. **Freeholder Concerns:**

- a. Brenda Maulden (SW 264) noted that April is volunteer appreciation month. Mrs. Maulden noted she wanted to thank all the volunteers, the Board, commissions, CSLOA, all the people who pitch in and help around the neighborhood all the time. Mrs. Maulden noted that it is also invasive species awareness month. Mrs. Maulden noted that they had the first weed wrangle, which is part of the terms of the America the Beautiful Grant, they had a good turn out and noted they had a few more areas they needed to do to qualify for the grant. Mrs. Maulden noted that Saturday is the Nineveh Road clean-up, you can meet here and have breakfast at 7:30 before they begin the clean-up at 8. Mrs. Maulden noted that they couldn't do any of this without the volunteers. Mrs. Maulden noted they are so thankful, and they make this a wonderful community to live in, and it enhances the community, and brings a lot of people together. Mrs. Maulden noted that she recently attended the Indiana Lakes Management

Society, which CSCD is a member of, and noted that it was a neat network with a lot of different communities. Mrs. Maulden noted one of the neat things was during a keynote speaker programs Cordry Sweetwater came up on a slideshow and they applauded the CSCD for their Zebra Mussel Prevention Program. Mrs. Maulden noted a lot of the people there were from up North and they had zebra mussels in their lakes and they all noted the CSCD should keep doing what they are doing because you don't want zebra mussels.

9. Management Reports:

a. Director of Finance & Administrative:

1. Mrs. Bay summarized the fund report. The current balance is \$5,927,907.19.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$562,897.00. The unexpended remaining balance for 2025 is \$3,249,992.70 or 76.46% remaining.

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

3. Mrs. Bay reviewed the Mike Smith Paving claim for \$4,800.

MOTION: Mr. Brumfield motioned to approve the Mike Smith Paving claim subject to audit; seconded by Mr. Rasdall. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.
2. Mr. Johann discussed the Spillway repairs at Sweetwater and noted if they started it right now with engineering, planning, permitting, etc. it would possibly be ready to start fall of next year.
3. Mr. Johann discussed a collapsed culvert, and noted it wasn't something that was budgeted for but was going to get some quotes on that before it gets any worse.
4. Mr. Johann gave a Cordry Spillway update noting that at end of business May 9th the boat ramp will be open for people to be able to launch. Mr. Johann noted that the boat trailer parking lot will not be open for people to park their trucks and trailers in. Mr. Johann noted that where the construction site is, it is not a pass through.
 - i. Mr. Adolay discussed a submerged boat, and a boat on a dock post storm. Mr. Adolay noted that there are some areas that seem to be really muddy, especially the north end of Sweetwater with all the rain that came through. Mr. Adolay noted that might be something to look at. Mr. Johann noted that there were a few items that

potentially would have addressed those in the preliminary budget, and they were quite expensive.

5. Mr. Johann reviewed the Amendment to Christopher Burke's Professional Services.

Discussion: Mr. Rasdall asked if part of the permit required their oversight for DNR. Mr. Johann noted this would get us to completion of the project. Mr. Leavitt noted that they had to certify the record drawings in the end.

MOTION: Mr. Parris motioned to approve the Christopher Burke Amendment totaling \$111,500, seconded by Mr. Brumfield. Motion passed unanimously.

10. Commission Reports:

a. Building:

1. Mr. Johann reviewed the variance requests for Narkiewicz at 7106 Muskrat Drive. Mr. Johann noted there were 3 remonstrators. Mr. Johann noted they were against the variance because they were not in favor of the party deck extending past 22'.

Discussion: There was discussion over it extended 2' past the rules. Mr. Rasdall noted he was in favor of them putting it back at the 22'. Mr. Johann noted other than the 2' extension it meets CSCD requirements.

MOTION: Mr. Rasdall motioned to deny the Variance Request at 7106 Muskrat (Narkiewicz) seconded by Mr. Adolay. Motion passed unanimously.

MOTION: Mr. Parris motioned to approve the Building Application to not exceed 22' at 7106 Muskrat (Narkiewicz) for approval from the CSCD Board contingent upon lot owners obtaining all permits required by Brown County and meeting all conditions of the Building Commission, seconded by Mr. Brumfield. Motion passed unanimously.

2. Mr. Johann reviewed the variance requests for Tribble at 6054 Finch Drive. Mr. Johann noted the Variance was needed for 4 reasons, building a dock on the property line, requesting a boat shelter on a recreational lot, building a dock extending further than 20', and the length of boat shelter. Mr. Johann noted there was one remonstrator.
 - i. Mr. Parris asked if anyone wanted to speak on this project either for or against.
 - ii. Donna McGarrell (WS 485) noted that she wasn't against the first two requests in the variance, she was against the second two requests. Mrs. McGarrell noted that the sq. footage seems to be too much for an unimproved lot.

- iii. There was discussion about whether this went through the building commission and the commission's opinion on this. Mr. Rasdall noted that it has gone to the building commission and that at the next meeting he was going to recommend a rule change. Mr. Rasdall noted he believed the sq. footage of your dock should be attributed to the same rule whether the freeholder lives on the property or not. Mrs. McGarrell noted their concern was not the roof over it, it was the way it is oriented in the narrow cove.
- iv. Cindy Tribble (WS 484A) introduced herself and noted that the property being discussed belonged to her. Mrs. Tribble discussed the depth of the water at the location and the purpose of turning the dock was because of the depth of the water. Mrs. Tribble noted she spoke with the neighbor, and they did not have a problem with them putting it on the property line. Mrs. Tribble noted that the cove is over 100 ft wide and doesn't believe that it is narrow.
- v. There was discussion over what the Building Commission opinion was. Mr. Rasdall noted he was pretty firm on not allowing 24 ft. Mr. Rasdall noted it has been mentioned 100 times that the lake is not getting any bigger. Mr. Rasdall noted that the square footage for the dock he did not have a problem with. Mr. Leavitt asked if the setback was an issue with it not being 5 feet. Mr. Rasdall noted it was not an issue they allow that all the time. Mrs. Tribble showed photos to the Board of the project. There was a discussion. Mr. Parris asked Mrs. McGarrell if her concerns were the distance into the water and the orientation of the boat slip. Mrs. McGarrell confirmed.

MOTION: Mr. Parris motioned to approve the Variance Request at 6054 Finch (Tribble) except for the distance into the water for approval from the CSCD Board contingent upon lot owners obtaining all permits required by Brown County and meeting all conditions of the Building Commission, seconded by Mr. Rasdall. Motion passed unanimously.

3. Mr. Johann reviewed the variance requests for Bragg at 7380 Hackberry Drive.

MOTION: Mr. Parris motioned to approve the Variance Request at 7380 Hackberry (Bragg) for approval from the CSCD Board contingent upon lot owners obtaining all permits required by

Brown County and meeting all conditions of the Building Commission, seconded by Mr. Harper. Motion passed unanimously.

4. Mr. Johann reviewed the building applications.

MOTION: Mr. Rasdall motioned to approve building applications 25-019, 25-020, 25-024 and 2-025 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.

5. Mr. Rasdall reviewed the dredging applications.

MOTION: Mr. Brumfield motioned to approve the dredging applications D25-004, D25-005, D25-006, and D25-007 contingent on meeting all conditions by the Building Commission, seconded by Mr. Maulden. Motion passed unanimously.

6. Mr. Johann noted the last item of discussion was changing the time and day for the Building Commission meetings.

MOTION: Mr. Rasdall motioned to approve changing the time and date of the Building Commission meetings to the first Monday of the month at 5:30pm, seconded by Mr. Brumfield. Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission minutes.

c. Roads:

1. Mr. Harper summarized the Roads Commission minutes.

d. Security:

1. Meeting canceled due to lack of quorum.

e. Water:

1. Meeting canceled due to lack of quorum.
2. Mr. Parris discussed adding Dale Sears as the CSLOA representative on the water commission.

MOTION: Mr. Parris motioned to approve adding Dale Sears as the CSLOA representative to the Water Commission, seconded by Mr. Brumfield. Motion passed unanimously.

3. Mr. Parris discussed the Cordry Sweetwater sign at the entrance. Mr. Parris noted he had two guys giving estimates on repairing the sign.

11. Old Business:

- a. None

12. New Business:

- a. None

13. Board Members Concerns

- a. Mr. Harper noted that it has been a great year, and he feels great.
- b. Mr. Rasdall thanked everyone for coming and everyone for pitching in when the lakes flooded.
- c. Mr. Maulden thanked everyone for coming.
- d. Mr. Adolay asked if the Board was going to get some flowers for the funeral of Chad Crimmins. Mr. Adolay noted he would take care of the flowers from the Board.
- e. Mr. Leavitt followed by expressing their condolences to the family, and appreciation for the time he spent on the Board and served the community.
- f. Mr. Parris gave a shout out for the East Lake cleanup crew for the road clean up.
- g. Mr. Brumfield noted that he appreciated everyone coming out. Mr. Brumfield discussed the upcoming boating season and asked everyone to be safe out there.

14. Adjourn (7:48 PM)

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

Respectfully submitted,



Ted Adolay, Board Secretary
Date Submitted: