

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
February 18th, 2025
"DRAFT MINUTES"

1. **Board Members Present:** Randy Brumfield, Jim Maulden, Aaron Parris, Mark Rasdall, Ted Adolay, Greg Harper, and Mike Leavitt
2. **Board Members Present Virtually:** None
3. **Board Members Absent:** None
4. **Also, Present:**
 - a. **Staff:** Brittany Bay, and Nick Johann
 - b. **CSCD Attorney:** Roger Young
 - c. Estimated 15 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the annual meeting to order at 7:01 PM
6. **Agenda Modifications:**
 - a. Mr. Parris noted that he would like to discuss the Cordry Sweetwater Sign.
 - b. Mr. Maulden noted during the Security Commission Report he would like to have Brian Clancy speak.
7. **Approval of Minutes:**

MOTION: Mr. Adolay motioned to approve January 11th, Board Minutes, as submitted, seconded by Mr. Harper. Motion passed unanimously.

8. **Freeholder Concerns:**
 - a. Sharon Vankooten (I 65) noted she wanted to bring up that when the equal assessment was considered the funding model the financial advisory committee came up with also increased boat stickers. Mrs. Vankooten noted she believed the model needed to be looked at and she believed that this is only benefitting those that are at the higher end. Mrs. Vankooten noted that she believed the Financial Advisory Committee should be reconvened to have more community involvement.
9. **Management Reports:**
 - a. **Director of Finance & Administrative:**
 1. Mrs. Bay summarized the fund report. The current balance is \$6,305,631.50.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$465,803.85. The unexpended remaining balance for 2025 is \$1,927,088.69 or 89.89% remaining.

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

3. Mrs. Bay summarized Resolution 2025-3: Allowing Monies to be Distributed.

MOTION: Mr. Harper motioned to approve Resolution 2025-3: Allowing Monies to be Distributed, seconded by Mr. Brumfield. Motion passed unanimously.

4. Mrs. Bay summarized Resolution 2025-4: Encumbrances totaling \$2,106,843.29.

MOTION: Mr. Maulden motioned to approve Resolution 2025-4 Encumbrances, seconded by Mr. Harper. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.
2. Mr. Johann thanked Josh Bryant, Jeff Dollens, and Nick Hites for all of their hard work maintaining the roads this winter.
3. Mr. Johann discussed the fuel contract for this year.
4. Mr. Leavitt read the bids received for the fuel contract.
 - i. Premier
 - o 90 plus: \$3.41/gallon
 - o 87 E10: \$2.518/gallon
 - o On-road Diesel: \$2.61/gallon
 - ii. Keystone
 - o 90 plus: \$3.6875/gallon
 - o 87 E10: \$2.7313/gallon
 - o Diesel: \$2.816/gallon
5. There was some discussion.

MOTION: Mr. Parris motioned to approve accepting the Premier Bid for fuel, seconded by Mr. Adolay. Motion passed unanimously.

10. Commission Reports:

a. Building:

1. Mr. Rasdall asked if they should take care of the seat filling. There was discussion. Mr. Rasdall asked Mr. Johann to go through the building applications.
2. Mr. Johann reviewed the building applications.

MOTION: Mr. Rasdall motioned to approve building applications 25-001, 25-003, 25-006, 25-007, and 2-008 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. Maulden. Motion passed unanimously.

3. Mr. Johann reviewed the dredging applications.

MOTION: Mr. Rasdall motioned to approve dredging applications for Blake at 7027 Opossum (D25-001) and Ehrgott at 7037 Opossum (D25-002) contingent on meeting all conditions by the Building Commission, seconded by Mr. Brumfield.

MOTION: Mr. Rasdall motioned to approve adding Luke Johnson to fill the open seat on the Building Commission, seconded by Mr. Maulden.

Discussion: Mr. Parris asked if Luke would be replacing Pat's position. Mr. Rasdall noted that is correct. Mr. Maulden noted that he would not be replacing Pat, Pat was the Board member on the commission and this position that is being filled has been open for 6 years. Mr. Parris noted that Pat put his application in for the position as well. Mr. Parris noted his hesitation is two-fold, first being Pat's expertise in this area, which he noted he believes is valuable; and second, he believes it is important to keep Pat involved in the community on different commissions because of the work Pat has done as it is related to financing in the District. Mr. Parris then noted he had another question could there be an opportunity to add another seat to the commission. Mr. Parris asked if they could add Luke and Pat to the commission since they had a hard time filling the position for the last 6 years. Mr. Maulden noted that they do not know that they had a hard time filling the position, it was neglected for 6 years. Mr. Parris noted that he was happy to vote Luke in and wanted to add another spot as well and noted he didn't see a reason they couldn't add another member. Mr. Maulden noted that would give the commission 6 members and normally there is an odd number for voting. Mr. Maulden noted that if they needed Pat's expertise in finance, they could just ask him. Mr. Maulden noted that the qualifications for the commission are not finance. Mr. Parris noted that Pat served on the building commission for a multitude of years. Mr. Maulden noted that at some point people need to step aside and let other people come on board. Mr. Parris noted that this was the part for discussion, and he wanted to make sure that was voiced because he believes Pat adds value to that commission.

Motion passed unanimously.

Discussion: Mr. Parris asked if it was possible for the Board to vote on adding another spot to the Building Commission. Mr. Young noted that it is not exactly on the agenda. Mr. Rasdall noted that if they were going to do that, he believed they would need to add 2 people. Mr. Young noted he believed they fixed their commission members in a resolution, and if the Board wanted to do that it should be done as an amendment to the resolution. Mr. Rasdall noted that if they were going to change it, they would have to keep an odd number otherwise there would be ties in voting. There was discussion over the permit approval process. Mr. Leavitt noted that the Building Commission could approve some permits without Board approval. Mr. Parris noted if there was a tie it could come before the Board. Mr. Parris noted he wasn't trying to make this harder, and that he just didn't want to lose the expertise of a person who is willing to serve and respected. Mr. Maulden asked if they haven't been able to get 5 people for 6 years why would they want to add 2 more. Mr. Parris noted that because they operated with 4 for 6 years they shouldn't operate with 6 or 7 and noted the ecology commission has 7 members. Mr. Maulden noted that he believed the Board member on Building was responsible for making sure they have the right number of people on the commission and it's been neglected for 6 years.

b. Ecology:

1. Mr. Brumfield reviewed the Aquatic Control Contract.

MOTION: Mr. Brumfield motioned to approve the Aquatic Control Contract to not exceed \$65,000, seconded by Mr. Harper. Motion passed unanimously.

2. Mr. Brumfield summarized the Annual Anglers Club Kids Tournament Donation Request.

MOTION: Mr. Brumfield motioned to approve the \$500 donation to the Anglers Club for the Kids Tournament, seconded by Mr. Rasdall. Motion passed unanimously.

3. Mr. Brumfield summarized the ecology commission minutes.
4. Mr. Brumfield discussed the three open seats on the Ecology Commission.

MOTION: Mr. Brumfield motioned to approve adding Harold Crooks, Matt Rotelli, and Tom Golias to the Ecology Commission to fill all open seats, seconded by Mr. Maulden. Motion passed unanimously.

c. Roads:

1. Mr. Harper thanked everyone who voted for him during the election. Mr. Harper thanked the roads crew for maintaining the roads, especially this time of year.
2. Mr. Harper summarized the roads commission minutes.
3. Mr. Harper discussed the open seat on the roads commission.

MOTION: Mr. Harper motioned to approve adding Emily Bruns to the Roads Commission to fill the open seat, seconded by Mr. Rasdall. Motion passed unanimously.

d. Security:

1. Mr. Maulden summarized the security commission minutes.
2. Mr. Maulden noted there are a lot of freeholders who ask about security since the conservancy doesn't have a police force anymore and asked Brian Clancy to come up and discuss.
3. Mr. Clancy gave a little background and then reviewed the calls for service for 2023 and 2024.
 - i. Mr. Clancy noted in 2023 there were 13,334 calls for service in the County, of those calls 370 were in the District which is approximately 2.7% of the calls.
 - ii. Mr. Clancy noted in 2024 there were 16,844 calls for service in the County; of those calls 413 were in the District which is approximately 2.4% of the calls.
4. Mr. Clancy noted that the security commission has freeholders coming to them and saying they do not feel safe, so that is why he requested this information for full transparency and to show the community how safe the District is. Mr. Clancy noted that as a law enforcement officer working in 3 states with 4 different agencies this is a very safe place.
5. Mr. Maulden reviewed the ski show organized by Dave Jarrett.

MOTION: Mr. Maulden motioned to approve allowing Dave Jarrett to have a water ski show at 8 pm on a Saturday in July (date TBD), seconded by Mr. Adolay. Motion passed unanimously.

6. Mr. Maulden discussed the open seat and 2 renewals of members on the security commission.

MOTION: Mr. Maulden motioned to approve adding Matt Murtha to the Security Commission for 1 year to fill the open seat, seconded by Mr. Rasdall. Motion passed unanimously.

MOTION: Mr. Maulden motioned to approve renewing Brian Clancy and Steve Burke's on the Security Commission for 3 years, seconded by Mr. Rasdall. Motion passed unanimously.

e. Water:

1. The February Meeting was canceled.

11. Old Business:

- a. None

12. New Business:

a. CSLOA Fireworks Approval

- i. Alison Randolph reviewed the Annual CSLOA Fireworks and requested permission to hold them at the Beach and utilize the beach area on July 5th with a rain date of July 12th from 8am - 11pm.

MOTION: Mr. Rasdall motioned to approve the CSLOA Firework Show at the Beach, seconded by Mr. Maulden. Motion passed unanimously.

13. Board Members Concerns

- a. Mr. Rasdall noted he looks forward to another year and safety on the lake. Mr. Rasdall thanked the CSLOA for allowing them to use the Clubhouse.
- b. Mr. Maulden thanked the roads crew, and mentioned how nice the Clubhouse was looking.
- c. Mr. Leavitt thanked the roads crew and noted they are always out at all hours.
- d. Mr. Parris noted he wanted to discuss the stone wall located at the entrance to the lakes. Mr. Parris noted that Dave Jarrett has maintained the area since 2013 to keep it nice and mentioned all the hours Dave puts in taking care of, to keep this area nice. Mr. Parris noted there was some veneer falling off it and, in his opinion, it could use some updating. Mr. Parris asked the community to send him emails with ideas for the area and then once he has that information, he could present some ideas to the Board and get Board authorization to get quotes to update the area. Mr. Parris noted that Randy mentioned an Eagle Scout might take this project on, and asked the community to send him options that he and Dave haven't thought about.
 - i. Mr. Rasdall noted he appreciated Mr. Parris, noticing this and he had stopped by and looked at it and agreed if something isn't done with the sign soon, they will have to take it down and start over.
- e. Mr. Brumfield thanked everyone for coming and noted the Clubhouse does look good.

14. Adjourn (7:58 PM)

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

Respectfully submitted,



Ted Adolay, Board Secretary
Date Submitted: