

**Cordry-Sweetwater Conservancy District
Board of Directors Meeting
February 17th, 2026**

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Mark Rasdall, Shena Johnson and Ted Adolay
2. **Board Members Present Virtually:** Greg Harper
3. **Board Members Absent:** None
4. **Also Present:**
 - a. **Staff:** Brittany Bay
 - b. **CSCD Attorney:** John Young
 - c. Estimated 5 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:04 PM
6. **Agenda Modifications:**
 - a. Mr. Leavitt requested to add line item 3.b. January 20th Special Session Minutes, 6.b. ii. Approval of Commission Member, 8.c. CSLOA Stipend, 8.d. Food Trucks and 8.e. Resolution 2026-3: Amending Resolution 2025-19.

MOTION: Mr. Brumfield made a motion to approve the agenda modifications as requested; second by Mrs. Johnson.

Roll Call:

Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

7. **Approval of Minutes:**

MOTION: Mrs. Johnson made a motion to approve January 10th, 2026 Board Minutes as submitted; second by Mr. Brumfield.

Roll Call:

Mr. Harper: Aye
Mr. Rasdall: Aye

Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

MOTION: Mrs. Johnson made a motion to approve January 20th, 2026 Special Session Minutes, with a modification changing the name from Mrs. Wheeler to Mrs. Johnson; second by Mr. Rasdall.

Roll Call:
Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

8. Freeholder Concerns:

- a. None**

9. Management Reports:

a. Director of Finance & Administrative:

- 1. Mrs. Bay summarized the fund report. The current balance is \$4,615,412.68.**

MOTION: Mr. Rasdall made a motion to approve the financial report subject to audit, which was seconded by Mrs. Johnson.

Roll Call:
Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

- 2. Mrs. Bay summarized the appropriation report and the monthly claims list. The claims total is \$663,331.06. The unexpended remaining balance is \$2,215,331.06 or 79.55% remaining.**

MOTION: Mr. Rasdall made a motion to approve the year end claims subject to audit, which was seconded by Mr. Brumfield.

Roll Call:

**Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye**

Motion passed unanimously.

b. Director of Operations:

1. Mrs. Bay summarized Mr. Johann's report.

10. Commission Reports:

a. Building:

1. Mr. Rasdall reviewed the building applications.

MOTION: Mr. Rasdall made a motion to approve building applications 26-004, 26-006, 26-007, and 25-009 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, which was seconded by Mr. Brumfield

Roll Call:

**Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye**

Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission's Minutes.
2. Mr. Brumfield noted that Matt Rotelli wanted to renew his seat on the Ecology Commission.

MOTION: Mr. Brumfield made a motion to approve renewing Matt Rotelli to the Ecology Commission for 3 years, which was seconded by Mrs. Johnson.

Roll Call:

**Mr. Harper: Aye
Mr. Rasdall: Aye**

Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

3. Mr. Brumfield discussed the annual kids' tournament donation to the Angler's Club.

MOTION: Mr. Brumfield made a motion to approve the \$500 donation to the Angler's Club for the Kids Tournament, which was seconded by Mr. Rasdall.

Roll Call:

Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

c. Roads:

1. The Road Commission meeting was canceled.

d. Security:

1. The February Security Commission meeting was canceled.

e. Water:

1. The February Water Commission meeting was canceled.

11. Old Business:

a. Rule Book

- i. Mr. Leavitt stated that the Rule Book update is still in process, and there are no topics for discussion at this meeting, but that the Rule Book will still be published to the freeholders for comment prior to its adoption.

b. Beach Shelter Rental Policy

- i. Mr. Leavitt stated there was no update.

12. New Business:

a. Area 4 Board Member Appointment

- i. Mr. Young stated that with Jim Maulden's resignation from the Board, there is a vacancy which may be filled for the remainder of 2026, if the Board chooses; there is no statutory process the board must follow, though he advised that preference should be given to an interested freeholder from Area 4, if possible. An election will be held in 2027 for the Area 4 seat, the winner of which will finish Mr. Maulden's term.

- ii. Ms. Bay reported that on January 29, an alert was published regarding the vacancy, by text, email, and by posting on the CSCD website and Facebook page. Mr. Young proposed inviting candidates to speak to the Board regarding their interest, should there be multiple interested freeholders, but to be mindful of public deliberations. Mrs. Bay reported that the only interested freeholder is from Area 4. Mr. Brumfield noted that he believed it was Area 5, but after some discussion agreed he was in Area 4. Discussion was had regarding historical procedures for filling such a vacancy. At Mr. Rasdall's request, Mrs. Bay read aloud the only resume submitted to the Board, from Mr. Dave Wallace. Discussion was had regarding Mr. Wallace's qualifications.
- iii. Mrs. Johnson noted that she believed that they would be following the advice of counsel if they proceeded tonight to vote for the sole candidate from District 4, which is the preferred place, since there had been 3 weeks to submit interest forms. Mr. Young agreed.

MOTION: Mr. Brumfield made a motion to approve appointing Dave Wallace to the Area 4 vacancy, which was seconded by Mr. Rasdall.

Discussion: Mr. Adolay expressed his disagreement with the nomination of Mr. Wallace, and his belief that Mr. Wallace does not possess the appropriate temperament for the Board.

Roll Call:

Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay: Nay
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed 5-1.

The Board declined to appoint a Board Member to Security, instead moving the matter to March's meeting.

b. CSLOA Fireworks Approval

- i. Alison Randolph, CSLOA President, asked for permission to hold the Fireworks at the beach on July 11, 2026, with a rain date of July 18, 2026..

MOTION: Mr. Brumfield motioned to approve renewing Matt Rotelli to the Ecology Commission for 3 years. Motion seconded by Mrs. Johnson. Roll Call:

**Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye**

Motion passed unanimously.

c. CSLOA Stipend

Mrs. Randolph requested the Board consider paying a rental fee for use of the CSLOA Clubhouse for its monthly meetings, as suggested by Roger Young at a previous meeting. This fee would help offset the costs for utilities and cleanup. There was discussion on the dollar amount for the stipend; the rental fee for freeholders is \$150 for similar use.

MOTION: Mr. Brumfield made a motion to approve paying the CSLOA a stipend for facility use for 12 Board Meetings this year at \$1,800, which was seconded by Mr. Rasdall.

Roll Call:

**Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye**

Motion passed unanimously.

d. Food Trucks

- i. Mrs. Randolph stated that the CSLOA contracts with food truck vendors for the Fireworks Festival, and asked whether the Board would consider other dates on which the food trucks could set up on CSCD property. Mr. Rasdall noted he would like to defer the question until Roger Young can provide his interpretation of covenant restrictions with regard to same. Mrs. Randolph suggested limiting to the vendors that already have an established relationship.

e. Area 4 Board Appointment continued

- i. Mrs. Bay noted that it has been confirmed that Dave Wallace is in Area 5 not Area 4 and retracted her earlier statement. Mrs.

Bay noted that he is still the only applicant for the Area 4 vacancy and did not know if this would change the Board's decision for appointment. Upon request, Mrs. Bay read the online posting from January 29:

Jim Maulden has resigned as the Area 4 Board Representative. The Board is seeking to appoint someone to the Area 4 Board seat for the remainder of this year. If you are interested in being appointed for the remainder of this year, please notify the Board of your interest in filling the vacancy. You can call the office at 317-933-2893 and speak with Brittany Bay or Nick Johann or you can submit your interest to Brittany Bay at bbay@cscd-in.org or Nick Johann at bcocscd@gmail.com and they will submit your interest to the Board. The Area 4 Board seat will be up for election again in January of 2027 to finish the remainder of the term ending in January of 2028.

The Board agreed that the posting was ambiguous with regard to whether only those from Area 4 were eligible to fill the vacancy. After discussion by the Board and input from freeholders in attendance, it was agreed that the best course of action would be to ask Mr. Wallace to decline the appointment and re-advertise the vacancy so it would be clear that the vacancy could be filled by a freeholder from any area, with preference to Area 4.

f. Resolution 2026-3 Amending Resolution 2025-19

- i. Mrs. Bay reviewed the Resolution.

MOTION: Mrs. Johnson made a motion to approve Resolution 2026-3 Amending Resolution 2025-19, which was seconded by Mr. Brumfield.

Roll Call:

Mr. Harper: Aye

Mr. Rasdall: Aye

Mr. Adolay Aye

Mr. Leavitt: Aye

Mrs. Johnson: Aye

Mr. Brumfield: Aye

Motion passed unanimously.

g. Decorations at the Shelter house

- i. Mr. Dave Jarrett requested permission to decorate the shelter houses at Sweetwater Beach for 250th Birthday of the United States of America from July 1 – 31, 2026. He provided a visual rendering of same for the Board's consideration.

MOTION: Mr. Rasdall made a motion to approve Mr. Jarrett's request to decorate the shelter houses for the month of July. Motion seconded by Mr. Adolay.

Roll Call:

Mr. Harper: Aye
Mr. Rasdall: Aye
Mr. Adolay Aye
Mr. Leavitt: Aye
Mrs. Johnson: Aye
Mr. Brumfield: Aye

Motion passed unanimously.

13. Board Member Concerns

- a. After stating that the Board's minutes seem too lengthy, Ms. Johnson requested the Board's consensus to revise Mrs. Bay's February minutes to shorten same. Mr. Leavitt agreed and noted most meeting minutes focus on action taken, and there would still be the recorded video if people wanted to get all the context.

14. Adjourn (7:57 PM)

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

Respectfully submitted,



Ted Adolay, Board Secretary

Date Submitted: