

**Cordry-Sweetwater Conservancy District**  
**Board of Directors Meeting**  
July 15<sup>th</sup>, 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
  - b. **CSCD Attorney:** Roger Young
  - c. Estimated 8 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:00 PM
6. **Agenda Modifications:**
  - a. Mr. Parris requested to add line item 5. CSLOA Ox Roast, line item 9b. Tower Lease Extension, line item 8c. Entry Sign and line item 9.c. Roads.

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

7. **Approval of Minutes:**

**MOTION: Mr. Parris motioned to approve June 17<sup>th</sup>, Board Special Session Minutes, as submitted, seconded by Mr. Brumfield. Motion passed unanimously.**

**MOTION: Mr. Brumfield motioned to approve June 17<sup>th</sup>, Board Minutes, as submitted, seconded by Mr. Rasdall. Motion passed unanimously.**

**MOTION: Mr. Rasdall motioned to approve June 27<sup>th</sup>, Board Special Session Minutes, as submitted, seconded by Mr. Parris. Motion passed unanimously.**

8. **Freeholder Concerns:**

- a. Carrie Vavul (OES 333) thanked everyone involved in the fireworks show. Mrs. Vavul asked about the status of the new rule book updates. Mr. Leavitt noted that they are being reviewed

by legal counsel. Mr. Young noted that he had reviewed the rules updates, raised some questions, and made some suggestions that the Board may want to consider. Mr. Young noted he didn't see why it couldn't be considered for adoption by the next meeting. Mr. Leavitt noted that the Board should all look at the suggestions prior to the next meeting.

- b. Larry Jamieson noted he had been here for 30 years, and his volleyball net has never been a problem, and he has never done anything except change a net out. Mr. Maulden noted he believed the office was going to reach out to them about removing the volleyball nets. Mr. Maulden noted they have been having the personal buoys removed and put back on the shore where they are supposed to be. Mr. Jamieson noted that his stick out about 20 feet from the shore and the poles are drove into the ground. Mr. Maulden noted that they are starting to enforce the rules that haven't been enforced in the past. Mr. Maulden noted that it was an impediment at night having a pole and net out 20 feet. Mr. Jamieson noted there has not been a problem with his being there for 30 years. Mr. Maulden noted that if they allowed him to leave his out then this may be the new big thing out on the lake. Mr. Maulden noted that personal buoys started out with just a few and then everyone had them out year-round. Mr. Jamieson noted he could build a dock there and asked what the difference was. Mr. Maulden noted that there was no dock there, and someone could ride a paddleboard or a kayak and they would be allowed to go right up to the dock but this is impeding them. It was asked if Mr. Jamieson could come to the next security meeting.

## **9. CSLOA- OX Roast & Fireworks**

- a. Alison Randolph thanked everyone who volunteered, sponsored and gave donations. Mrs. Randolph noted that they raised \$2,000 more in the silent auction this year, and that was enough to pay the fireworks bill this year. Mrs. Randolph noted that the event was successful, and she was there to talk about the pros and cons. Mrs. Randolph noted there were some people a little excited on Facebook about safety and that is something their Board is looking at well as members of the CSCD security commission. Mrs. Randolph noted that she attended the last security meeting, and they were trying to figure out a way to keep everyone safe. Mrs. Randolph noted that Mr. Leavitt and the fire department and Amy Sherman and the Beach staff were instrumental in keeping everybody safe. Mrs. Randolph noted that the event started to get busy around 4pm and they started shuttles, so parking wasn't really an issue. Mrs. Randolph noted that something different this year was the number of people on the beach and in the water, so how to keep them safe was a top concern. Mrs. Randolph noted there were some police presence there. Mrs. Randolph then noted that they discussed with the security commission how to have this event next year. Mrs. Randolph noted that there were concerns about having this event open to the public. Mrs. Randolph noted this event has always been open to the public, but it did seem busier this year. Mrs. Randolph noted that some thoughts were too close to the public but how do they keep this internal and not just let anyone who isn't a freeholder in. Mrs. Randolph noted there was discussion over having security at the entrances. Mrs. Randolph asked but how does this get paid for, the fireworks are a \$12,000 show and the CSLOA is financially tapped out. Mrs. Randolph noted many freeholders do not know the difference in what the CSCD, CSLOA, and CSVFD do for the community. Mrs. Randolph noted that the CSLOA was the fun group and invited everyone to attend their meetings on the 4<sup>th</sup> Thursday of the month at 7pm to start talking the OX Roast. Mrs. Randolph noted that all involved organizations were going to work hand in hand to make it as safe as possible. Mrs. Randolph discussed hiring a lifeguard for the event. Mrs. Randolph noted that the CSLOA was open to having this event open or closed to the public, and mentioned at one point in time everyone was an outsider or non-freeholder; but noted the importance of controlling the crowd.

## **10. Management Reports:**

### **a. Director of Finance & Administrative:**

1. Mrs. Bay summarized the fund report. The current balance is \$5,476,204.26.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$339,816.67. The unexpended remaining balance for 2025 is \$1,841,942.33 or 43.33% remaining.

**MOTION: Mr. Rasdall motioned to approve the monthly claims subject to audit, seconded by Mr. Harper. Motion passed unanimously.**

3. Mrs. Bay summarized Resolution 2025-11: Transfer of Funds w/in Budget.

**MOTION: Mr. Rasdall motioned to approve Resolution 2025-11: Transfer of funds within budget, seconded by Mr. Harper. Motion passed unanimously.**

### **b. Director of Operations:**

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

## **11. Commission Reports:**

### **a. Building:**

1. Mr. Rasdall reviewed the building applications.

**MOTION: Mr. Rasdall motioned to approve building applications 25-058 and 2-059 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. Harper. Motion passed unanimously.**

2. Mr. Rasdall reviewed the dredging applications.

**MOTION: Mr. Rasdall motioned to approve the dredging applications D25-012, D25-013, D25-014, D25-015, and D25-016 contingent on meeting all conditions by the Building Commission, seconded by Mr. Brumfield. Motion passed unanimously.**

### **b. Ecology:**

1. Mr. Brumfield summarized the Ecology Commission minutes.

2. Mr. Brumfield noted that an invasive species workshop would be held on Friday, July 25 from 1-5pm at the Broen County Public Library.
3. Mr. Brimfield thanked Susie Williams for drawing murals on the port-o-pot surroundings.
4. Mr. Brumfield noted that a freeholder, Jason Sneed, requested adding beehives in the pollinator habitat area.

**MOTION: Mr. Brumfield motioned to approve allowing Jason Sneed to place no more than 8 beehives in the pollinator habitat area, seconded by Mr. Parris. Motion passed unanimously.**

**c. Roads:**

1. Mr. Harper summarized the Roads Commission minutes.

**d. Security:**

1. Mr. Maulden summarized the Security Commission minutes.
2. Mr. Maulden discussed the buoys being numbered on both lakes and how that would help lake patrol in finding your location if you called.
3. Mr. Maulden noted that the commission was working with ecology commission to possibly tweak the occupancy level on the beach shelter house.
4. Mr. Maulden reviewed the OX Roast discussion. Mr. Maulden noted that tax dollars cannot be paid for the fireworks show. Mr. Maulden noted that they wanted to make the beach private again.

**e. Water:**

1. Mr. Parris noted that the meeting was canceled.
2. Mr. Parris noted that Princes Lakes was holding a meeting proposing an 18% water rate increase.
3. Mr. Maulden asked about the new member being added to the water commission and if they voted the new member in. Mr. Parris confirmed the Board voted the new CSLOA member last month.

**12. Old Business:**

**a. Entry Sign**

1. Mr. Parris noted a lot of freeholders have reached out to him and thanked everyone who donated money for the sign through GoFundMe. Mr. Parris noted they had reached about \$4,000 through the funding. Mr. Parris noted that he had received another quote from Indy Grills, the owner and freeholder Michael Shannon has offered to do the work for free to replace the sign. Mr. Parris noted that the money collected would go towards the new flower bed. Mr. Parris requested anyone who wanted to help pick out the new stone should reach out to him.

**13. New Business:**

**a. Resolution 2025-10 Water Rate Increases**

1. Mr. Young noted that the minutes should show this resolution was introduced and that the Board has scheduled a public hearing for this resolution at the August meeting. Mr. Young noted that he spoke

with the Prince's Lake attorney and more likely than not the increase would be estimated at 12% not 18%. Mr. Young noted he believed the consensus would be less than 18%. Mr. Young noted that when this comes up for final action it will come up as an amended resolution amended down to what Prince's Lakes imposes.

**MOTION: Mr. Parris motioned to approve scheduling a public hearing for Resolution 2025-10 Water Rates at the August 19, 2025 Board Meeting, seconded by Mr. Brumfield. Motion passed unanimously.**

**b. Tower Lease Extension**

1. Mr. Rasdall noted that we have a cell tower back by the dam leased by American Tower and the Conservancy gets sent a check monthly and some annual money as part of the lease. Mr. Rasdall noted he believed there are 7 five-year terms and there are escalated lease rates built into that lease over the five-years. Mr. Rasdall noted that the one thing that would be different now with this extension is that it would include a \$25,000 signing bonus just to sign the leasing.

**MOTION: Mr. Rasdall motioned to approve American Towers lease extension on the cell tower with the \$25,000 signing bonus, seconded by Mr. Maulden. Motion passed unanimously.**

**Discussion: Mr. Parris thanked Mr. Rasdall for negotiating this lease extension on behalf of the District.**

**c. Roads**

1. Mr. Parris noted that he asked to add this topic to the agenda because there are a handful of spots where there is contiguous ownership around the ends of the roads where the District's property goes into people's personal property. Mr. Parris noted that to him it would make sense that these people would want to acquire that property from the District. Mr. Parris noted that this particular freeholder in this circumstance had reached out to Mr. Young and asked if he would explain.
2. Mr. Young noted that these comments are being made with the assumption that the road depicted is actually where the plat says the road is and that may not be true. Mr. Young noted that what would have to occur is that the plan would have to be amended. Mr. Young noted that is a function of the Brown County Area Planning Commission and the District would not be involved in that. Mr. Young noted that it would impact the District. Mr. Young noted that if the Board had a position one way or another when the petition to amend was filed, that position should be known. Mr. Young noted that if the District objected the plat could still be amended over the objection. Mr. Young noted amended or not the District owns that road based on the plat, so if the plat gets amended and the District chooses to not sell the property, it will remain District property it's

just no longer a public highway. Mr. Young noted that if the plan gets amended and it is no longer a road and the District wants to release ownership then the procedure would be to offer the piece for sale under the statutes that allows an expedited sale to adjoining landowners. Mr. Young noted that from the survey it appears there would only be two adjoining landowners. Mr. Young noted he believed that non-adjoining landowners would have the option of putting in a bid but believed the statute provides an expedited way to get it on the market but doesn't eliminate the possibility that it could be sold to a non-adjoining landowner if there's a better bid. There was discussion if this would occur there would need to be an easement so they could access their property. Mr. Rasdall noted that the Board had the privilege of having this document in front of them and the reason for this but everybody else doesn't know why this is coming to fruition as far as why she would want to gain this and asked Mr. Parris to expand on that. Mr. Parris noted that he is invested in the property values of Cordry and Sweetwater lakes. Mr. Parris noted he believed that this is a reasonable thing for the Conservancy to do because it eliminates the challenges that this road is going into the freeholder's property. Mr. Parris noted there were other freeholders in similar situations. There was discussion over deed restrictions and marrying of lots. Mr. Young noted that in his time as the attorney for the District it was a condition that once lots were married they could not be divorced. Mr. Young noted that whatever the Board decides with this matter it will not set precedent again in the future unless the facts are identical to these. Mr. Parris then asked as far as the expense required to sort this out that would be all on the freeholder, no expense would be incurred to the District. Mr. Young agreed there would be no cost to the District. Mr. Maulden asked how it would get estimated. Mr. Young noted again that he had not researched this but he believed they would need to get it appraised. Mr. Parris discussed offering fair market value to a freeholder. Mr. Parris noted that selling this to a non-contiguous or adjoining property owner did not make sense to him. Mr. Young noted the District's covenants state they cannot further subdivide and if a new tract of ground is created that not married then you have created another lot. There was discussion over the plats. Mr. Parris noted the survey they had in front of them was completed in 2020.

#### **14. Board Members Concerns**

- a. Mr. Rasdall thanked the freeholders for coming out and showing interest and reminded everyone to be safe on the lake and have a good time but be safe in the process.
- b. Mr. Maulden thanked the freeholders and neighbors and noted when the storms came through in the last couple of months just stepping and helping each other clear roads. Mr. Maulden noted that there was a tree down on Grizzly and 6 or 8 people came out and helped clear and that's what community is.

- c. Mr. Parris thanked everyone again who donated to the wall project. Mr. Parris thanked Mr. Rasdall again for the good negotiation. Mr. Parris apologized for not being at the Budget Workshop.
- d. Mr. Brumfield thanked everyone for coming out and reminded everyone not to forget their beach pass.

**15. Adjourn (8:04 PM)**

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Ted Adolay", is written over a horizontal line.

Ted Adolay, Board Secretary

Date Submitted: