

Cordry Sweetwater Conservancy District
Water Commission Meeting Minutes
May 14, 2026
CSCD Office

*****These minutes are not official until approved by the Water Commission*****

Present: Ken Brasseur, Shena Johnson, Jeff Romick (CSLOA), Tom Kuhn, Denise Caudill

Absent: None

Guests: Josh Bryant, Mary Jo Baughman

Call to order: K. Brasseur called the meeting to order at 5:16 p.m.

Agenda Modifications: None

Freeholder Concerns: Mary Jo Baughman appeared to share a concern regarding the property she shares with Deborah Fairhurst at 6950 Grey Wolf Drive. Ms. Baughman noted that she has lived here for 38 years and has invested in water control throughout that time; water runs through her property from Grey Wolf Drive to the ravine. One of the improvements includes an asphalt driveway in 1994, which was destroyed by the flood waters of 2008. After that, they installed a road-quality driveway with culverts, as well as installed dams within the ravine to slow the water. It was redone in 2020. This winter, another residence in Grey Wolf had a service line break that caused a greater volume of water to flow across Ms. Baughman's property. Subsequently, there was a significant freeze causing several inches of ice. Ms. Baughman worked with CSCD staff and agreed that ice melt should be applied. Ms. Baughman states that CSCD ultimately used a plow blade to break up the ice, and praised Jeff Dollens for his work regarding the attempt to fix it. Ms. Baughman states that the asphalt at Grey Wolf is cracking, and then bends to follow her driveway before going to the other side of the ravine. The driveway cost \$30,000. It's about 100 feet long. Mr. Kuhn showed Ms. Baughman some photos taken today of the driveway after he inspected same. Ms. Baughman agreed that the photo shown represented the worst part of the damage. She is asking for some help from the CSCD to pay for the cost of repairs. The damage to the water service line occurred prior to the meter.

Mr. Bryant stated that the driveway was actually hand shoveled and not plowed with a blade. Ms. Baughman doesn't believe the damage was caused by a blade, but by the influx of water. Ms. Baughman stated there was a tree removed in January 2025, but the asphalt did not show any signs of damage after that. Mr. Bryant stated that the duration of the leak was that it occurred on a Friday and was repaired the following Monday. That is a narrow window for the base to be compromised to cause asphalt damage in Mr. Bryant's experience.

Mr. Brasseur further inquired as to Ms. Baughman's expectation as to the scope of the repair – whether it's crack sealing, milling out and repaving, or something else. Ms.

Baughman had a contractor look at it 45 days ago and discussed milling, but states there has been further cracking since that time so she would like to have him look again.

Mr. Romick asked whether she had any estimates; Ms. Baughman responded that she heard \$2800 for a certain area. Ms. Baughman stated that there are certain cracks and repairs that are needed that she does not believe are associated with the ice, that are not located from the road to the bend.

Service line damage was reported on January 31 and repaired on February 2. Ms. Baughman saw it in person on February 1.

Mr. Brasseur suggested tabling this matter for a month and contacting the contractor to delineate what the cause of the damage.

Ms. Johnson suggested that Ms. Baughman and Mr. Bryant meet with the contractor to have a look at the damage together. Mr. Brasseur and the remaining commission members agreed. The matter will be tabled until more information is gathered for the June meeting, at which time Ms. Baughman will call in.

Minutes Approval: Mr. Kuhn made a motion to approve the April 10, 2026 minutes. Mr. Romick seconded the motion, which passed unanimously.

Financials: The 2025 financials were unavailable due to a continued delay from the accountant Brad Mares, Horizon Financial. Those are anticipated to be completed by the next meeting. Mr. Bryant reported that Brittany Bay was comfortable from a cash flow standpoint, despite an \$18,000 expenditure for routine software fees and support services, and anticipates continuing positive trends.

Water Operator Report: Mr. Bryant presented the Water Operator Report. Water loss continues to decrease; we are down to 34% on water loss. New staff is working out well and all regulatory matters are in order.

Old Business:

- A. Water Commission Budget once prepared by Ms. B. Bay and Mr. J. Bryant of the CSCD staff. Mr. Bryant advised that the budget is forthcoming.
- B. Status of approval of updated Water Commission Rules. Ms. Johnson reported that she had not had a chance to review same. Mr. Bryant stated that the water rules need to be ratified by the Board. Ms. Johnson will update the Commission at the June meeting

Long Term Projects:

- A. None

New Business:

- A. Review of updates to Emergency Response Plan (ERP). Mr. Bryant presented the ERP and stated that the only changes made were to the names and phone numbers. Mr. Kuhn spearheaded the project in 2025. Mr. Kuhn will make the requested changes and distribute to the Commission for review.

Water Commission Member Concerns/Comments: Mr. Brasseur presented photos of the pumping station from a few years ago for the Commission's review.

Adjournment: Mr. Kuhn made a motion to adjourn. Mr. Romick seconded the motion, which passed unanimously. The meeting was adjourned at 6:13 p.m.

Next Meeting: June 11, 2026, at 5:15 p.m. at the CSCD Office.

Respectfully submitted by Shena Johnson.