

**Cordry-Sweetwater Conservancy District**  
**Board of Directors Meeting**  
October 18<sup>th</sup>, 2022

1. **Board Members Present:** Herb Benshoof, Matt Petersen, Pat Sherman, Aaron Parris, Mark Rasdall, and Ted Adolay
2. **Board Members Absent:** Josh Edwards
3. **Also, Present:**
  - a. **Staff:** Brittany Bay and Nick Johann
  - b. **CSCD Attorney:** Roger Young
  - c. 20 freeholders in attendance & numerous online viewers
4. **Welcome:** Mr. Benshoof called the meeting to order at 7:02 PM
5. **Agenda Modifications:**
  - a. Mrs. Bay added line items 5. Security Results, and line item 6.a.iii. Resolution 2022-13 Transfer of Funds within the Budget.
6. **Approval of Minutes:**

**MOTION: Mr. Rasdall motioned to approve the September 20<sup>th</sup> Board Meeting Minutes, as submitted, seconded by Mr. Petersen. Motion passed unanimously.**

**MOTION: Mr. Rasdall motioned to approve the October 11<sup>th</sup> Special Session Minutes, as submitted, seconded by Mr. Petersen. Motion passed unanimously.**

7. **Freeholder Concerns:**
  - a. Marcia Harper introduced herself and brought up the wake boat committee and if there was a deadline for applications. Mr. Petersen answered that the applications should be in by November 30, so that people would have time to get them in.
  - b. Shawna Rexroth asked about the Ad Valorem vs Equal assessment portion of the taxes and why the Equal Assessment increased. Mr. Sherman explained the assessed value of the conservancy properties has gone up drastically. Mr. Sherman then explained the Finance Committee's 4-year plan regarding the Equal Assessment.
  - c. Sharon Ketner introduced herself as a freeholder and a member of the Financial Advisory Committee. She wanted to commit that the committee is down 3 people and wanted to let people know if they are concerned about the taxes they should apply. She then explained that if freeholders were concerned about the ditch fee yes it has gone up, but your overall assessed values should be coming down and that is supposed to be gradually happening.

- d. Melissa Woodward introduced herself and asked if property value has gone up why hasn't every property value gone up. Mr. Sherman noted that if their property value had not increased at the very least their equal assessment should have increased. Travis Swineford introduced himself and asked if there would be any way to get a private assessor and have the property assessed and get the value changed. Mr. Sherman explained that they could notify an assessor and try to get it changed but it is a very small window of opportunity in which they can dispute their assessment.

## 8. Security Survey Results:

- a. Mr. Petersen noted as of this afternoon only 304 freeholders had taken the survey regarding the interlocal agreement and security, which is only about 19%. Mr. Petersen urged more freeholders to get out there and take the survey. Mr. Petersen let all in attendance know that as of right now the leading option with 101 votes is to accept the same coverage that Brown County Sheriff Department offers to the rest of the county. Mr. Petersen then invited the future Sheriff Brad Stogsdill to speak.
- b. Brad Stogsdill introduced himself and mentioned that he did not believe this first draft of the interlocal agreement is what the Sheriff's Department had intended and the way it was worded on the survey was inaccurate. Mr. Petersen then responded by noting everything on the survey is exactly how the first draft interlocal agreement has been written and it would be irresponsible to change the wording until the agreement document has been changed; he did mention that the agreement as it is currently written is not what him and the current Sheriff, Scott Southerland, had been discussing but he can only go by what is stated in the agreement. Mr. Stogsdill said he is sure that the interlocal can be written in a way that it is all legal and the Sheriff's Department can provide 24/7 protection.
- c. Marcia Harper introduced herself and asked about the gated community and how that would look would it be how it was in the 80's, what is the cost difference and how would a Conservancy Marshall differ from the current way the lakes are being policed. Mr. Petersen then said option 6 on the survey gave freeholders the freedom to ask these questions and come up with ideas that the Board had not thought of and that would help the conversations that the Board is having with the Sheriff and the lawyers because they can bring these items up. Mr. Petersen mentioned that this survey was just the first step of getting input and narrowing options down so that then they could start pricing the popular options and going into detail on those options because it would not be beneficial to research and price them all if they are not the popular options to the freeholders.
- d. Randy Brumfield then suggested that once the interlocal agreement is figured out and more detailed maybe a new survey could be released.

## 9. Management Reports:

### a. Director of Finance & Administration:

1. Mrs. Bay summarized the fund report. The current balance is \$2,819,247.75.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$167,978.64. The unexpended remaining balance is \$818,125.33 or 33.32% remaining.

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

3. Mrs. Bay summarized Resolution 2022-13: Transfer of Appropriations.

**MOTION: Mr. Petersen motioned to approve Resolution 2022-11: Transfer of Appropriations, seconded by Mr. Rasdall. Motion passed unanimously.**

**b. Director of Operations:**

1. Mr. Johann summarized his report.
  - i. Mr. Johann discussed the status of the Cordry Spillway repairs. Mr. Johann noted that the plan is to start bids in spring of 2023 and break ground in the fall; the spillway should be completed by spring of 2024.
  - ii. Mr. Johann discussed listing some of the Conservancy's surplus equipment.

**10. Commission Reports:**

**a. Building:**

1. Mr. Sherman reviewed the building applications.

**MOTION: Mr. Sherman motioned to approve building applications 22-089 and 22-094 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. Rasdall. Motion passed unanimously.**

2. Mr. Sherman reviewed the dredging applications.

**MOTION: Mr. Sherman motioned to approve dredging application 22-002 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. Rasdall. Motion passed unanimously.**

**b. Ecology:**

1. Mr. Johann summarized the Ecology Minutes.

**c. Security:**

1. Mr. Petersen summarized the Security Minutes.

**d. Roads:**

1. Mr. Rasdall summarized the Roads Minutes.

**e. Water:**

1. No meeting, lack of quorum.

**f. Financial Advisory Committee:**

1. No meeting, lack of quorum.

**11. New Business:**

**a. Adoption of the 2023 Budget**

1. **Mr. Benshoof opened the adoption of the 2023 budget at 8:00pm.**
2. **Mrs. Bay read the proposed 2023 General Fund Budget Total of \$2,156,721.**
3. **Mr. Benshoof opened the floor to Public Comment:**
  1. Shawna Rexroth asked that since the equal assessment went up \$101 from this year to 2023 is there some kind of cap; and why did we have to increase this when we just set it last year. Mr. Sherman answered that there is a 4-year plan in place for the equal assessment that the financial advisory committee has worked on. Mr. Sherman then noted that this adoption hearing is for the expenditure portion of the 2023 budget and the equal assessment would fall under revenues.
  2. Sharon Ketner asked about the list of approved roads for paving in the 2023 budget. Mr. Johann answered and named the roads that would be included in paving for 2023.
  3. Melissa Swineford asked if we budgeted for 4 full time officers, but we only have 3 where does that money go or where is it reallocated to. Mr. Sherman answered that the money will sit there and become revenue for the next year and reduce the amount of money that needs to be collected for the following year.
  4. **Mr. Benshoof closed the public hearing of the 2023 budget at 8:06pm.**

**MOTION: Mr. Sherman motioned to approve Resolution 2022-12 and adopt the proposed 2023 budget; seconded by Mr. Parris. Motion passed unanimously.**

**12. Board Members Concerns**

- a. Mr. Petersen mentioned that he has been spending a lot of time with the interlocal agreement and having conversations with the Sheriff. This agreement will affect the first responders too, he mentioned that Mr. Leavitt has said in the past there are certain risks and they do not want to enter some houses without law enforcement present. Marcia Harper then asked why they would not want to enter certain houses. Mr. Petersen asked Greg Vavul for clarification. Mr. Vavul said that what has been so nice for many years is that the lakes officer normally beats the first responders to the scene, and they have already marked the house and cleared the scene and if it is a medical, they have already radioed them, and they can be prepared to what they are arriving on. Mr. Vavul said there are also other types of ones that they do not want to go in on first without law enforcement such as domestic disputes or ones where there are violence, physical

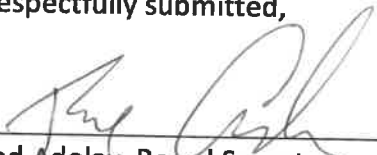
altercations or drugs involved; in these types circumstances he noted it is nice to have an officer close and in the area.

- b. Mr. Rasdall thanked everyone for attending both in person and virtually, and for providing input for the lake's community.

**13. Adjourn (8:12 PM)**

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

Respectfully submitted,



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Ted Adolay, Board Secretary  
Date Submitted: