

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
September 19th, 2023

1. **Board Members Present:** Josh Edwards, Pat Sherman, Herb Benshoof, Aaron Parris, Mark Rasdall, Ted Adolay, and Mike Leavitt
2. **Board Members Absent:** None
3. **Also, Present:**
 - a. **Staff:** Brittany Bay, Nick Johann, & Josh Bryant
 - b. **CSCD Attorney:** Roger Young
 - c. Approximately 20 freeholders in attendance & numerous online viewers
4. **Welcome:** Mr. Edwards called the meeting to order at 7:01 PM.
5. **Agenda Modifications:**
 - a. Mrs. Bay requested to change line items 8.c to Resolution 2023-12 Establishing requirements to obtain boat decals/beach passes.

MOTION: Mr. Parris motioned to approve the agenda modifications, seconded by Mr. Benshoof. Motion passed unanimously.

6. **Approval of Minutes:**

MOTION: Mr. Benshoof motioned to approve the August 15th, 2023, Special Session Minutes, seconded by Mr. Rasdall. Motion passed unanimously.

MOTION: Mr. Sherman motioned to approve the August 15th, 2023, Board Meeting Minutes, seconded by Mr. Rasdall. Motion passed unanimously.

7. **Freeholder Concerns:**

- a. Shawn Rexroth (OES 260) asked if the Board members had read the wake survey and who would approve the recommendations. Mrs. Rexroth then asked the Board to look at the survey in its entirety. Mrs. Rexroth expressed while reading other freeholders' comments many did not want to go out on the lake. Mr. Benshoof expressed that there are other reasons why and gave the example of tubers.
- b. Mark Miller (OES 611) expressed that he is an off-water lot and since all freeholds pay the same fee he had concerns as to why he can't have the same privileges of leaving a

camper/trailer/etc. on his lot. Mr. Parris explained everyone does not pay the same fee. Mr. Miller explained he wanted all properties whether there was a home on the property or not she have the same rights.

8. Management Reports:

a. Director of Finance & Administration:

1. Mrs. Bay summarized the fund report. The current balance is \$3,024,735.13.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$348,399.09. The unexpended remaining balance is \$958,357.08 or 37.81% remaining.

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

b. Director of Operations:

1. Mr. Johann summarized his report.

9. Commission Reports:

a. Building:

1. Mr. Sherman reviewed the building applications.

MOTION: Mr. Sherman motioned to approve building applications 23-057, 23-058, 23-059, 23-061, 23-067, 23-071, 23-072 and 23-074 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. Benshoof. Motion passed unanimously.

2. Mr. Sherman reviewed the variance request.

MOTION: Mr. Rasdall motioned to approve the variance request at 6312 Grosbeak for approval from the CSCD Board contingent upon meeting all conditions by the Building Commission, seconded by Mr. Benshoof. Motion passed unanimously.

b. Ecology:

1. Mr. Benshoof summarized the Ecology Minutes.

c. Roads:

1. Mr. Rasdall summarized the Roads Minutes.

d. Security:

1. Meeting canceled due to lack of quorum.

e. Water:

1. Mr. Parris summarized the Water Minutes.
2. Mr. Parris discussed the lead service line project, the grant funding, and the 3 bids received. Mr. Parris noted that Sub Surface was the lowest bid at \$120/meter. The other bids came from Midwest Infrastructure and Bynam Fanyo and theirs came in at around \$250/meter and \$300/meter.
3. Josh Bryant explained the EPA guidelines for the lead service lines.

MOTION: Mr. Parris motioned to approve the lowest responsible bid Sub Surface conditional on grant approval, seconded by Mr. Rasdall. Motion passed unanimously.

4. Mr. Parris discussed a septic violation on Elm Drive. Mr. Parris explained the homeowner did construction without seeking proper permits and possibly compromised their septic bed/field. Mr. Parris explained the recommendations of the water commission. The first option/recommendation is to install 2 1500-gallon plastic holding tanks with an alarm on the roadside of the building. Then simply have them pumped when full. The second option/recommendation is to require annual inspection/pumping of existing system (written report to CSCD office), and should the system fail, refer to option number 1. If septic fails, then water will be turned off until remedied.

i. There was some discussion about the options amongst the Board.

MOTION: Mr. Benshoof motioned to approve requiring the homeowner to install 2 plastic 1500-gallon holding tanks with alarms on the roadside of the building and have them pumped when full and the water service will remain disconnected until all holding tank construction is completed and inspection and approval by Brown County Health Department, seconded by Mr. Parris. Motion passed unanimously.

f. Financial Advisory Committee:

1. Mr. Sherman summarized the FAC Minutes.
2. Mr. Sherman discussed the boat decal pricing. Mr. Sherman read the recommendation of the finance committee: "that boat decals be sold biennially after the committee considered the cost of decals, the administrative costs associated with decals, and consideration of freeholder's time associated with obtaining decals. The 5-year

budget model reflects a two-year decal fee of \$165/\$90/\$25". There was some discussion.

MOTION: Mr. Sherman motioned to approve the recommendation of the Finance Committee pricing seconded by Mr. Parris.

**Mr. Parris: Aye
Mr. Sherman: Aye
Mr. Edwards: Aye
Mr. Benshoof: Aye
Mr. Leavitt: Nay
Mr. Rasdall: Nay
Mr. Adolay: Aye**

Motion Passed 5-2

g. Wake Committee

1. Mr. Parris summarized the Wake Committee Minutes.

10. Old Business:

- a. None

11. New Business

a. The Public Hearing of the 2024 Budget

1. Mr. Edwards opened the public hearing for the 2024 budget at 7:57pm.
2. Mrs. Bay read the proposed 2024 General Fund Budget Total of \$2,424,601 and Rainy-Day Fund Budget Total of \$250,000.
3. Mr. Edwards opened the floor to Public Comment:
 - i. Mr. Rasdall discussed cutting the budget.
 - ii. Mr. Parris discussed the boats and shelter for the boat purchased this year.
 - iii. Mr. Sherman discussed the bond issues with the Cordry and Sweetwater spillways and what was budgeted for principal/interest payments.
 - iv. Denise Caudill asked about the budget questions she sent to the Board.
 - v. Mr. Sherman explained that security would be paid both out of salaries for Brown Sheriff Department and we had monies in a 300 account for security services because Nashville is contracted out.
 - vi. Shawn Rexroth asked about the line items pertaining to housekeeping/janitorial and seasonal services. Mrs. Bay explained what was covered in seasonal supplies and janitorial services.
4. Mr. Edwards closed the public hearing of the 2024 budget at 8:02pm.

b. Resolution 2023-11 Transfer of Funds within the Budget

1. Mrs. Bay reviewed the Resolution.

MOTION: Mr. Parris motioned to approve Resolution 2023-11 Transfer of Funds within the Budget, seconded by Mr. Sherman. Motion passed unanimously.

- c. Resolution 2023-12 Establishing requirements to obtain boat decals/beach passes.**
1. Mr. Sherman reviewed the Resolution.

MOTION: Mr. Sherman motioned to approve Resolution 2023-12 Establishing requirements to obtain boat decals/beach passes, seconded by Mr. Rasdall. Motion passed unanimously.

12. Board Members Concerns

1. Mr. Rasdall apologized for not reading the wake survey in its entirety but noted he will before the next meeting. Mr. Rasdall then thanked everyone for coming and expressing their concerns.
2. Mr. Leavitt expressed that he appreciated everyone being involved.
3. Jack Warburton discussed the bright lights his neighbor has on flamingo and if there is anything we can do about it. Roger Young suggested contacting the Brown County Planning and Zoning, because this could be regulated through a zoning ordinance.
4. Mr. Adolay discussed a tree that was down in a cove and now it is by the gas pump. Josh Bryant explained we are having it removed it is too large for maintenance to remove it.
5. Mr. Sherman explained the amortization of a 4-million-dollar loan and that at the finance committee meeting Scott Nickerson ran that at 4%, 5%, and 6% and at 10/15/20 years. For 4 million dollars at 4% for 15 years that comes in around \$30,000 a month or \$360,000 a year. Mr. Sherman wanted everyone to know how significant this number is going to be. Mr. Sherman discussed assessed values coming out soon. Mr. Sherman discussed the amount of sales of homes in the District and how they affect everyone in the Conservancy.
6. Mr. Benshoof thanked everyone for coming and their comments.
7. Mr. Parris noted that previous discussions had brought up what is causing issues with the dam and Tom Quill did a great presentation on that. Mr. Parris noted that Christopher Burke is doing dam inspections in October and one of the things that he has asked the engineers to address is the underlying challenges to the dams. Mr. Parris also addressed the septic systems and life expectancy of septic systems being around 30 years and most were put in in the 50's so it's not if it is when they will start failing. The challenge that they have in addition to dams,

security, and zebra mussels is that something will eventually have to be done with the septic systems, so he wanted everyone to think about that.

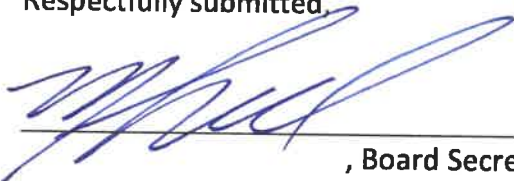
13. Freeholder Concerns

- a. Shawn Rexroth (OES 260) noted that she believes the septic inspection requirements are a good monitoring service for the septic systems. Mrs. Rexroth then mentioned that Mr. Parris previously told her that pressure and age are what caused the dam issues. Mr. Parris noted that is what he has been told pressure and time have caused the dam issues. Mr. Parris then explained that the question of what is causing the dams to fail is going to be asked to the engineers when they do their inspection in October. Mrs. Rexroth then asked about a conflict of interest between Sweetwater Realty and the Cordry Sweetwater Conservancy District. Mr. Young explained there is no conflict of interest from the information that Mrs. Rexroth just provided.

14. Adjourn (8: 57 PM)

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

Respectfully submitted,



, Board Secretary

Date Submitted: