

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
November 17, 2020, CSLOA Clubhouse

1. **Board Members Present:** Herb Benshoof, Josh Edwards, Pat Sherman, Jay Nogan, Matt Petersen, and Ted Adolay
2. **Board Members Absent:** Chad Crimmins
3. **Also, Present:**
 - a. **Staff:** Josh Hawley, Jimmy Green, Brittany Bay, Nick Johann
 - b. **CSCD Attorney:** Roger Young
 - c. 5 Freeholders in person, 20 on Zoom
4. **Welcome & Pledge of Allegiance:** Mr. Benshoof called the meeting to order at 7:05 PM
5. **Meeting Agenda Modifications:**
 - a. **Resolution 2020-12: Reducing the 2021 Ad Valorem tax levy by \$400,000**
 - b. **Discussion of CSCD Finance Committee Applications**

6. **Approval of Minutes:**

MOTION: Mr. Sherman moved to approve the October 20, 2020 Board meeting minutes, as submitted, seconded by Mr. Nogan. Motion passed unanimously.

7. **Freeholder Concerns:**
 - a. No Freeholder concerns expressed

8. **Management Reports:**

a. **Acting Conservancy Manager/ Superintendent**

1. Mr. Hawley summarized his report. He reminded Freeholders to sign up for paperless water bills and to register to receive notifications via the website. The Pickleball Club formally thanked the Board for striping the courts at Centerlake Park. All hiking trails are now mapped and available online. Explanation of the 2019 Water Loss Audit. Staff are working on a “work from home” plan in case Brown County reaches the ‘Red’ Covid19 Status.

b. **Financial Manager:**

1. Mrs. Bay summarized the fund report. The current balance is \$1,238,530.49.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The unexpended remaining balance for 2020 is \$312,141.78 or 16.56% remaining. Mr. Sherman asked about the hydrant levy. Mr. Hawley explained that the fee represents the cost of replacing all the fire hydrants and for providing fire-rated water service to the community. Mr. Sherman wants to make sure the levy is the correct dollar amount. Mr. Hawley will research.

MOTION: Mr. Sherman moved to approve the monthly claims subject to audit; seconded by Mr. Adolay. Motion passed unanimously.

c. Chief Deputy:

1. Chief Deputy Green summarized his report. Officer Keith Lawson has taken a different job and Officer Green is working with Sheriff Southerland to find a full-time replacement. The “Shop with a Cop” for Brown County kids will be on December 20th, anyone wishing to donate can do so at the CSCD Office.

9. Commission Reports:

a. Building:

1. Mr. Sherman summarized the building applications.

MOTION: Mr. Sherman moved to approve building applications 20-113, 20-117, 20-118, 20-120, and 20-123 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. Nogan. Motion passed unanimously.

2. Mr. Johann reminded everyone of the road restrictions that go into place on December 15th.

b. Ecology:

1. A report of the commission was submitted.

c. Roads:

1. There was no quorum at the November meeting.

d. Water:

1. A report of the commission was submitted

10. Old Business:

a. American Tower Lease Contract

- i.** American Tower has informed the CSCD of a higher risk of losing tenants due to the changing communications technology and offered a new contract with smaller incomes for the District. Mr. Adolay offered his opinion of keeping the current contract as is and not accepting the new offer. Mr. Adolay and his wife have been in the communications industry for over 30 years and he believes that tower will be

more important than ever with the new Verizon 5G service. Mr. Adolay discussed briefly how cell service technology works.

MOTION: Mr. Adolay moved to decline the new offer from American Tower, seconded by Mr. Sherman. Motion passed unanimously.

11. Commission Reports

a. Security:

1. Mr. Petersen discussed the need for a new police vehicle because of two vehicles currently broken down. He explained that the two vehicles were not sold with the correct police package and they could not hold up to the demands of a police vehicle. An opportunity has arisen to purchase a new 2020 police vehicle at a great discount. This vehicle would be an additional appropriation that would be expended from the Rainy Day Fund so an advertisement must be ran in the Brown County Democrat with a public hearing to be held before the Board can vote on approval. The Board directed Mr. Hawley to run the advertisement. The public hearing will be at 7 pm at the December 15, 2020 Board Meeting with a vote following the public hearing.
2. Mr. Petersen discussed the Security Commission's concerns with the rental procedures for the beach shelter house. The Commission is working on a new rental agreement form and other possible changes.

12. New Business:

a. Resolution 2020-11: Annual Meeting Location for 2021

MOTION: Mr. Sherman moved to hold the 2021 Annual Meeting at 1 pm on Saturday, January 9th at the CSLOA Clubhouse, seconded by Mr. Petersen. Motion passed unanimously.

Mr. Young inquired about the election if one needs to be held. Mr. Benshoof stated that the election will take place between 10 am and 12 pm on January 9th, 2021.

b. Approval of CSCD-Observed Holidays for 2021

MOTION: Mr. Petersen moved to approve the CSCD-Observed Holiday list as submitted, seconded by Mr. Sherman. Motion passed unanimously.

- c. Resolution 2020-12: Lowering the Ad Valorem Levy by \$400,000:** Mr. Sherman explained that the ad valorem levy should be reduced by the estimated funds that will be collected via the equal assessments approved at

the last Board Meeting. The Department of Labor Finance requires Board approval to change the submitted levy.

MOTION: Mr. Sherman moved to approve Resolution 2020-12, seconded by Mr. Petersen. Motion passed unanimously.

- d. The Board discussed the submitted applications for the CSCD Finance Committee. The applicants are well-qualified, however, the Board desires to have more diversity of types of lot owners in the District if possible. Mr. Hawley was directed to extend the deadline for applications to December 8th, 2021.

13. Board Members Concerns

- a. Mr. Petersen discussed the inflation he has seen of what some properties have been sold for versus what it is assessed for. He was shocked at the difference.

14. Adjourn

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

The meeting adjourned at 7:51 pm.

Respectfully submitted,

Jay Nogan, Board Secretary

Date Submitted: