

# CORDRY- SWEETWATER CONSERVANCY DISTRICT

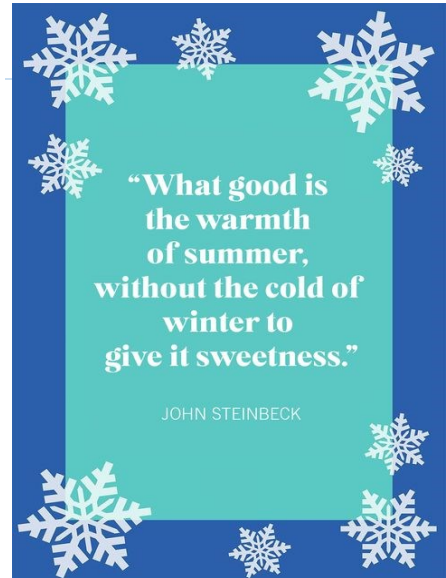


Cordry-Sweetwater Conservancy District Newsletter

WINTER 2022

## Interlocal Agreement By: Brittany Bay

If you follow our website postings then you know that the CSCD Board of Directors and attorney are working diligently with Brown County Sheriff's Department, Brown County Commissioners, and the Brown County lawyers to try to negotiate a mutually beneficial interlocal agreement. In mid-November CSCD attorney, Roger Young received a termination letter from Brown County's lawyers at Barnes and Thornburg LLP, stating that they were not renewing that 1995 interlocal agreement and that the current agreement will end at the start of 2023. Brown County has drafted two different interlocal agreements that are available on our website, along with the termination letter. The CSCD Board of Directors created a Negotiations Committee consisting of Herb Benshoof, Matt Petersen, and Patrick Sherman and they will assist in negotiating the terms of the contract proposed by Brown County's attorney. For more updates on the interlocal agreement subscribe for text & email alerts on our website and check out the dedicated interlocal tab on our website <https://cscd-in.org/interlocal-agreement-updates>.



## Shoreline Erosion & Wake Boat Study Committee

Representatives from the Ecology and Security Commissions are joining forces to study and make recommendations that will address freeholder complaints regarding "big-wake boats" damaging property and eroding the shoreline while wake-surfing and wake-boarding on our lakes.



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# Operations & Building

By: Nick Johann



2022 Has been a great year of growth for me. I have truly loved the opportunity the Board has given me to be your Director of Operations. We accomplished a lot this year through Ecology, Roads, and the Water Commission. I look forward to continuing the process improvement we started this year, upgrading or beautifying facilities, and finding cost savings to propel the Conservancy into the future. If you have any comments, questions, concerns, or suggestions I'd welcome a meeting for us to discuss those.

The Building Commission wrapped up their final meeting of the year and ended with 108 applications. I continue to see a trend of property owners moving down to the lake full-time. With that typically comes home updates or projects that include accessory building for additional storage.

The lead time on a survey continues to be a struggle within the Conservancy District. Feel free to give me a call in you are unsure if your project will require a survey.

Contact Information:

Email: [bcocscd@gmail.com](mailto:bcocscd@gmail.com)  
Cell : 317-412-7052

## New EPA Requirement Forces CSCD Service Line Inventory

The Flint, Michigan lead catastrophe had ripple effects throughout the drinking water industry. In its wake, the EPA has become quite stringent on getting the lead out of the ground in America's public water supplies. This led to the Lead & Copper Revised Rule, or LCRR.

There are many changes to the rule which includes new sampling methods and thresholds, minimum lead service line replacements annually, and public engagement to name a few. But the requirement that is garnering the most attention is a full lead service line inventory.

In order to be in compliance, every public utility in the country must submit a full service line inventory that acknowledges whether the service line is Lead, Non-Lead, or Galvanized requiring replacement. There are several ways to try and determine service line type including sifting through historical records, building material lists, customer self identification surveys, and the dreaded potholing or excavating down to the line in order to identify it.

Most utilities don't have the bandwidth to undertake this project on their own, they need guidance, they need resources to help them understand compliance, and they need someone that will organize timelines and milestones to help the utility gain compliance.

The CSCD has partnered with their Asset Management software provider, Ziptility, who is offering an LCRR Compliance Package in conjunction with their current software. Utilizing GIS, the CSCD will be able to investigate and mark service lines accordingly and display the map to the freeholders online.

The package also includes a Ziptility LCRR Consultant; many of you might remember former Conservancy Manager Josh Hawley, he is heading up the LCRR Compliance Package for Ziptility and will be the District's consultant through the project!

The first phase of the project includes going through historical records as well as Brown County Assessor information to determine dwelling build dates. Anything built post 1988 is considered non-lead as lead was banned nationally in 1988. The second phase we will need your help on! There will be a self-identification survey available online and through the mail for you, as the water customer, to identify your service line (more information to come later). Finally the third phase requires the CSCD team to excavate down to the service line to determine its type.

This is a long project that we hope to wrap up before the summer of 2023. There will be lots of updates on social media and our website including project information, progress, and more. We already know that all CSCD-owned service lines (from the water main to the meter) are plastic according to our as-builts. This means we will be concentrating on customer service lines throughout this project and we hope that you will be able and willing to help when the time comes!

## Employee Spotlight

Mary has been with the Conservancy since Jan. 18th, 2022. She previously worked in the eyecare industry and now has taken the role of our office clerk. She loves spending time with her family and going antiquing with her sister. She loves meeting new people, so if you haven't met her, please feel free to stop by the Conservancy Office and introduce yourself.



# News From Your Ecology Commission

**By: Jim Donnells**

Exciting things are always happening at the Lakes, and many of them are related to the wonderful environment we find ourselves in here, in the beautiful Cordry Sweetwater Conservancy District. As you know, the conservation, protection and enhancement of this great natural resource we call "CSCD" is the responsibility of the ECOLOGY Commission, in conjunction with your Board and the Conservancy Office Staff. Together with Nick Johann, our 7-member commission has been very busy this last year ensuring that our quality of life here in the CSCD is protected through proactive planning and acting on behalf of all freeholders in the District:

The fifth annual CSCD Deer Reduction Hunt is currently underway. Hunting by designated and highly qualified and tested archery hunters is happening on approved properties in two sessions: 1-16 November, 2022, and again on 1-8 January, 2023. Hunting is conducted from ½ hour before sunrise until ½ hour after sunset on each of those days under the supervision of Rusty Fields, our contracted Hunt Coordinator. To date, the CSCD deer population has been reduced by over 140 deer since 2018 in these annual deer reduction hunts, with no personal injuries or property damage. And yet, the deer herd of CSCD is still considered to be over-populated.

A heart-felt THANK YOU goes out to all freeholders for their full embracement of the CSCD Zebra Mussel Prevention effort put in place in 2022. With only very few complaints, all boat owners took and passed the online "Zebra Mussel Boater-Aware Education Course" in order to get their boat stickers ( this requirement is still in place for all new residents ), and your reception to boat/trailer inspections at the boat launch ramps by the boat stewards has been 99% positive. All users of the boat ramps seem to have overcome the minor nuisance of locked gates to launch and retrieve their boats and the net effects of your efforts are: we believe we have deterred all trespassers AND, most importantly, we have kept zebra mussels out of our lakes for another year. This has been a stellar example of a community coming together as a team for the good of all. Well done!!! The next challenge is in the spring, when folks use trailering companies to launch their boats out of storage. All freeholders must insist that trailers used for this purpose either sat dry for 5+ days before launch, or they must go through a "Hotsy" decontamination before entering our waters. We all must do our part in 2023 to ensure the same success as we had in 2022. Our boat steward team will once again be at the boat ramps to assist.

In 2022, we hosted 2 visits from the Indiana University "Clean Lakes Program," first in February and again in September. Students and their professor from the IU Graduate Limnology Class took water samples from nearly 75% of the coves of both Cordry & Sweetwater Lakes, and also sampled our inlet waters as well as our outlet waters to determine the true "cleanliness" of our CSCD waters. The February ( off-season ) results were most positive: no evidence whatsoever of E-coli, phosphorus, nitrogen or other adverse biological or chemical contaminants. We are still awaiting the results of the September ( high season ) water tests and will share those results once received. Great to know we have not only clear lakes, but clean lakes too! Your efforts to keep your septic system pumped out and in good working order and to keep all fertilizers, insecticides and herbicides well away from our lake waters are paying off. We have begun to coordinate our clean water efforts with the "Friends of Lake Monroe," who are struggling to keep invasive species, contaminants, and blue-green algae out of their lake, and it's nice to know that we are not contributing to their problem as we are part of the Lake Monroe Watershed ( in fact, we are their headwaters through North Fork Salt Creek ). They are very happy that we are doing our part to help protect Lake Monroe waters.

Your ECOLOGY Commission has also struck up a relationship with the newly organized, federal "Sentinel Landscapes Program" of Central Indiana. We are working closely with this environmental organization to secure federal and state grant funding for invasive species eradication and dam spillway repairs in the CSCD due to our proximity to Camp Atterbury. More to follow on this program.



## Update on Cordry and Sweetwater Dams

The grant for the Sweetwater Dam is currently held up with DNR due to staffing shortages at that specific position.

Our engineering firm Christopher Burke Continues to make headway on the Cordry Lake spillway replacement. They have completed the design and are currently working on the structural calculations. The project is still on track and construction could begin as early as the fall of 2023.

The core samples of the Cordry Dam are currently being analyzed and we should have a detailed report by January 2023.



Daniel Homm taking reading with a piezometer.

## Water Department News

**By: Josh Bryant-Water/Grounds Maintenance Supervisor & Ken Brasseur-CSCD Water Commission**

The Water Department has been busy with day-to-day activities and making improvements to our water system to make it more efficient and to reduce operating cost.

Water loss, due to system leaks and fire protection use, is one of the most significant factors that affect the efficiency and operating costs of a water utility. We are constantly working to identify leaks and repair or replace defective pipes and service lines. By utilizing data from our recently installed district metering and our new Sensus magnetic customer meters, we have been able to identify areas of significant water loss. This proactive approach has allowed us to identify and repair almost 100 leaks during 2022. The new Sensus meters store continuous water use data that can be transmitted to the CSCD office, thus eliminating the drive by reading process.

The EPA has recently implemented the "Lead & Copper Rule Revision" (LCRR). The EPA & IDEM are requiring water utilities to compile data pertaining to lead & copper distribution and service lines. Over the past few months, we have begun to compile the required data.



Josh Bryant, Ian Gillen & Kyle Wilborn preparing to install a new fire hydrant.

We recently had both elevated water tanks inspected. The inspection indicated both tanks are in good condition. Also, the water commission, with staff assistance, has updated our Emergency Response Plan (ERP).



The CSCD Water Department is dedicated to providing safe, high-quality water and fire protection as cost effectively as possible.

## Maintenance Department

By: Josh Bryant



The water department has been busy this year trying to recover water loss within our system. Repairing nearly 100 water leaks during the 2022 season. If you ever notice an area that could be a possible water leak we encourage you to call and report it to the CSCD Office to help us keep our losses at a minimum.

Now it's time for the winter weather and once again we have the winter equipment serviced and ready, the salt barn is full, salt brine is pre-made, and crews are ready to battle whatever may come our way.

During this off season the maintenance department will be prepping new playground equipment for installation at the Sweetwater Beach area. The old equipment is due for replacement and we will be installing the new equipment in-house this coming spring. We are excited to get the new equipment installed on the beach for everyone to enjoy.

## Roads Report By: Nick Johann

The Roads Commission completed many projects this year. We completed the line striping on the newly paved section of Sweetwater Drive. In addition to Sweetwater Drive, crews completed the paving of Birch Drive. The cracks in all of the main roads were sealed this fall, further extending the life of those surfaces. The addition of a 4x4 tractor has greatly improved our ability to grade gravel roads. The Commission welcomed our newest member, Jimmy Green this year. We have a fully staffed and equipped roads crew ready to take on whatever winter brings our way.



**Road restrictions begin December 15th/ Max weight is 20,000 GVW**

CORDRY SWEETWATER CONSERVANCY DISTRICT  
2023 MEETING CALENDAR

DATE	CSCD	ROADS	SECURITY	WATER	ECOLOGY	BUILDING
JAN	14	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
FEB	21	2	14	9	2	7
MAR	21	2	14	9	2	7
APR	18	6	11	13	6	4
MAY	16	4	9	11	4	2
JUN	20	1	13	8	1	6
JUL	18	6	11	13	6	5*
AUG	15	3	8	10	3	1
SEP	19	7	12	14	7	5
OCT	17	5	10	12	5	3
NOV	21	2	14	9	2	7
DEC	19	7	12	14	7	5

CSCD BOARD OF DIRECTORS - 3rd Tuesday of each month at 7:00 PM at the CSCD OFFICE except Annual Meeting - Saturday January 14, 2023 at 1:00 PM (NO REGULAR COMMISSION MEETINGS IN JANUARY)

ROADS - 1st Thursday of each month at 5:00 PM at the CSCD Office

SECURITY - 2nd Tuesday of each month at 6:00 PM at the CSCD Office

WATER - 2nd Thursday of each month at 5:15 PM at the CSCD Office

ECOLOGY - 1st Thursday of each month at 6:00 PM at the CSCD Office

BUILDING - 1st Tuesday of each month at 6:00 PM at the CSCD Office except February, March & April meeting time will be at 7 PM

\*If the meeting falls on a holiday it will be changed

# Board of Directors Election

In 2023, areas 3 and 7 are up for reelection. The election will be at the CSCD Board of Directors annual meeting on January 14, 2023. The election will be open for voting at the CSCD Office from 10 am to 12 pm. The Annual Meeting will begin at 1 pm and the results will be confirmed at that meeting. Absentee voting is available (ballot is with this newsletter). Absentee ballots MUST be received by the CSCD Office by 4:00 pm on January 13, 2023 to be counted. Please make sure if you mail your vote that you allow time for it to get here on time.



## **Matt Petersen Area 3**

My name is Matt Petersen, and I am running for the Cordry-Sweetwater Conservancy District Board of Directors. I have served on the Board for the past 7 years as the representative for Area 3. I serve as Chair of the Security Commission as well as the Chair of the Finance Committee. I am seeking re-election for Area 3, so I can continue to serve the best interests of our community and its residents while preserving the sustainability of our Conservancy.

I am passionate about our community as I have been a Freeholder since 2004 and a fulltime resident for over 11 years. As a Board Member and Chair of the Security Commission I remain in close contact with Sheriff Scott Southerland and Sheriff Elect Brad Stogsdill to resolve the current contract issues we have with Brown County. As you may know, our current contract expires 12/31/2022 and Brown County will not renew the contract in its present form. The security of our lakes is especially important to me, and I will continue to collaborate with the Sheriff and the Board to bring this to a reasonable conclusion.

My wife, Angela, and I just celebrated our 25<sup>th</sup> anniversary and we have three children. They are also excited about the amenities the District offers, which include, not only the lakes, but also, beach, walking paths, basketball/pickleball/volleyball courts, driving range, community gatherings, neighborly connection with everyone, and the secure feeling of our close-knit community. I want that to continue, not only for my family, but yours as well.

I have operated a small family-owned business since 2002. The work I do has given me insight and experience with a strong focus in security, budget operations and fiscal responsibility, preparing expenses, forecasting, conflict management, and the ability to adjust to unexpected happenings, as well as Human Resource management. My position on the Board at the Lakes allows me to use my skillset to assist within our community.

I also believe building strong relationships both within the community and with Brown County is key to seeing our area prosper. Over the years that I have served as your elected official, I have built a strong relationship and continue to work with the Brown County Sheriff's Department. I have collaborated with my fellow freeholders to help resolve issues that the District has faced.

I would be honored to receive your vote to continue my journey in helping the Conservancy prosper.

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## **Mike Leavitt Area 3**



I've been a Freeholder in the District since 2007, residing in the lakes full time since 2009. I'm a member of the fire department since 2010 serving as Training Officer, Secretary, and Chief for the past 5 years. Professionally, I'm a civil engineer licensed in Indiana, Ohio, Michigan, and Kentucky. Most of my engineering career has been spent either working in or supporting municipal or state agencies or heavy highway construction. I worked for the Indiana Department of Transportation as a Construction Project Engineer for the Vincennes District. I served as the City Engineer for the City of Bloomington which included being member of their Plan Commission. I was mining engineer and chief surveyor for a gold mining operation in northern Nevada. Since 1999, I've worked for DLZ Indiana, LLC managing the Indianapolis Field Services Division providing construction inspection services for central and southern Indiana utility, roadway, building, and bridge construction projects. Notable projects that I've managed include the civil/site design for Lucas Oil Stadium and inspection of I-69 Section 5.

I believe that my knowledge and experience in state and local government and public works operations, construction, and maintenance will be beneficial to the District and the Freeholders. I'm a firm advocate for transparency and would like to see the communication between the CSCD Board and the freeholders improve. Board members must make decisions based on what is best for the CSCD equally representing all freeholders.



# Board of Directors Election continued



## **Ted Adolay Area 7**

Hello! I am Ted Adolay and I am excited to announce that I am once again running for District 7. I have lived here full time for over 13 years in the home that has been in the Adolay family for over 42 years. My wife and I have a true passion for this beautiful community that has so much to offer. Some of our best memories have occurred here. I have a Bachelor's Degree from Ball State University in Business Marketing that has led to over 48 years in professional business that have allowed me to thrive in both the Electronics business and the Automotive business. While at Ball State, I was a member of Theta Chi Fraternity and served as the Social Chairman.

Qualifications: I served on the Indian Lake Board for 8 years. My accomplishments there include going from septic systems to sewers. I also restocked Indian Lake with Bluegill, Catfish, Bass, Northern Pike and Crappie after the sewer system was complete. As for my time on the CSCD Board, I brought forth the concern of the dangers of the Zebra Mussels by starting the Zebra Mussel Commission. With the Zebra Mussel Commission we accomplished the following: 1. Educated the entire conservancy community with the Zebra Mussel Quiz. 2. Created Rules for taking boats in and out of the lakes. 3. Posted signage around the lakes for more awareness. 4. Purchased equipment to decontaminate boats. 5. Overall awareness of the dangers of Zebra Mussels. Currently, I am the Secretary of the CSCD Board.

Platform: The current boating rules need to be enforced, i.e. WakeBoard Boats rules, Skiing Rules and Idle Zone rules. Security of the Conservancy is of high importance and therefore having a strong police presence is crucial. It is important for all CSCD Board members to participate in all of the Board activities. I am proud to say that I have participated in every Board activity. My long term goal is to preserve the lakes. Why you may ask? Without the beautiful lakes, this conservancy is nothing.

I was never asked to run for District 7. Social media has stated that others running were "asked" to run. I, on the other hand, am running out of my strong and passionate desire for the beauty of the lakes. Therefore, I am asking for your vote for District 7.

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## **Joe Kurdziel Area 7**

As a resident of the CSCD lakes area for twenty-five years, I have come to appreciate the awesome environment that we enjoy daily. In fact, I have had opportunities to relocate with my work but chose not to because I do not want to leave this area. Furthermore, there are many caring and giving neighbors that live in our lakes area. That is why I have submitted my application to serve on the CSCD board with a desire to continue to maintain and improve our lakes and town so we can continue to enjoy and benefit from this great place to live.

I offer over thirty years of accounting and financial skills which includes over twenty years as a Controller over both very large as well as smaller companies. I worked from the ground level so I have a full understanding of financial statements, budgeting, etc. which will allow me to support our financial success.

Lastly, I have come to respect our lakes area and I will continue to ensure we protect and nurture this environment to the best of our ability. I have also served as a volunteer on the CSLOA board for a few years, so I have a good understand of the issues and opportunities in our area. Please vote for Joe Kurdziel as board member of district seven. I will seek your input to discuss any issues and represent our district to the best of my ability.

# AFFIDAVIT OF LEGAL FREEHOLDER

STATE OF INDIANA, BROWN COUNTY, SS:

I, the undersigned, being first duly sworn upon my oath deposes and says that I am a Legal Freeholder of the Cordry Sweetwater Conservancy District, by reason of my name appearing on a Deed in my name.

That I am owner of Lot Number \_\_\_\_\_. That my legal address is:

\_\_\_\_\_.

That my lake address is (if different from my legal address above):

\_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Witnessed by me this \_\_\_\_\_ day of the month of \_\_\_\_\_ of year \_\_\_\_\_.

\_\_\_\_\_  
(Signature)



# Absentee Ballot

Notice: A freeholder as prescribed by IC 14-33-2-3 is entitled to only one (1) vote per Freehold no matter how many names are on the deed for the freehold. If a freeholder or a group of freeholders own(s) more than one property in the CSCD, contact the CSCD office (317-933-2893) to determine if more than one vote may be cast for such properties.

You may vote for only one candidate in each area for the January 14, 2023, election for members of the CSCD Board of Directors.

Absentee ballots MUST be received by 4 pm on January 13, 2023 to be counted.

## Area III (3)

Matt Petersen \_\_\_\_\_

Mike Leavitt \_\_\_\_\_

## Area VII (7)

Ted Adolay \_\_\_\_\_

Joe Kurdziel \_\_\_\_\_

### General Voting Instructions:

1. You may vote for only one candidate in each area for the election of board members of the CSCD Board of Directors. Only one name can be checked per area.

You may vote for one candidate from one or all areas. You do not have to vote only for the candidate of choice in the area in which your freehold is located.

### Absentee Voting Instructions:

1. Note that completed absentee ballots must be received at the CSCD office by 4:00 PM on January 13, 2023. Ballots received after this time will not be counted.

2. An absentee ballot is included in this CSCD December newsletter and can be used to submit your vote along with the completed "Affidavit of Legal Freeholder." You may pick up an absentee voting package by visiting the CSCD office on any official business day observed by the CSCD office or you may call the CSCD office (317-933-2893) and request that an absentee voting package be mailed to you. It may also be obtained online at [www.cscd-in.org](http://www.cscd-in.org).

3. Read and comply with the General Voting Instructions as stated above.

4. Complete and sign the "Affidavit of Legal Freeholder" form confirming that you are a freeholder in the Cordry Sweetwater Conservancy District. Have someone witness your signature on the form. One of the CSCD office staff can witness your form if you are voting at the office or turning your ballot in at the office.

5. Vote your ballot as you wish observing the instructions on the ballot. Place a mark on the line after the name of candidate for whom you wish to vote. You may vote for only one candidate in each area. You may vote for a candidate in one area or one candidate in each area if you wish. Write nothing else on your ballot that would in any way identify who is casting this ballot since this must be a secret ballot by state law.

6. Fold and place your completed ballot in a plain white envelop. Make sure that the envelop is marked "BALLOT". No other information should be written on the ballot envelop since this is a secret ballot by state law.

7. Do not place the completed "Affidavit of Legal Freeholder" form in the "BALLOT" envelop described above. Only the ballot is to be placed in the "BALLOT" envelop.

8. If mailing the absentee ballot to the CSCD office use the following instructions. Place the completed "Affidavit of Legal Freeholder" form and the plain envelop marked "BALLOT" in another envelop addressed to: **CSCD, ATTN: Election Committee, 8377 Cordry Drive, Nineveh, IN 46164**. Make sure to mail in enough time to reach the CSCD office by January 13, 2023.

9. You can also bring the completed "Affidavit of Legal Freeholder" form and the "BALLOT" envelop to the CSCD office and turn them in to one of the office staff no later than January 13, 2023. Absentee ballots will not be accepted during the onsite election period on January 14, 2023. On January 14, you must use a ballot provided by the election clerks.

# Your CSCD Employees

Brittany Bay, Director of Finance & Administration

Nick Johann, Director of Operations & Building Compliance Officer

Judy Surface, Water Clerk

Mary Hamilton, Part Time Office Clerk

Josh Bryant, Water/Grounds Supervisor

Kyle Wilborn, Water/ Grounds Operator

Ian Gillen, Water/ Grounds Operator

Mike Roberts, Part Time Maintenance Operator

Jimmy Green, Deputy

Zacc Shepard, Deputy

Oliver Hitz, Deputy

*There are about a dozen part-time/ seasonal employees without whom the District would not operate as smoothly as it does. Thank-you!*

## Contact Us

**Cordry-Sweetwater Conservancy District**  
8377 Cordry Drive  
Nineveh, IN 46164

**(317) 933-2893**

**cscdinformation@gmail.com**

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