

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2019

Stacy's Spotlight



By: Stacy
Wethington

Conservancy
Manager

Hello and Happy Holiday Season! Where has 2019 gone? It is hard to believe that it is winter and the end of the year already! As we move into the Winter season, please remember to drive cautiously and give the plow truck drivers plenty of room to work the roads. The pre-treat application that we used last season worked great and saved the District time and money. Josh Hawley and crew did an amazing job on our first winter event, the District roads were the only clear roads in the surrounding area! We are so thankful for their dedication to help keep our roads clear for everyone's safety.

2019 has been a memorable one for the CSCD Family, Nick Johann and his wife welcomed their beautiful baby boy, Rhett on March 4th.

Jeff Brahaum was hired as a full-time deputy in May and Bernie McGaha retired on November 23rd after 36+ years of service. I want to thank everyone that came to

Bernie's surprise retirement party, You could definitely feel all the love and appreciation that this community has for Bernie. Jimmy Green has been promoted to the Chief Deputy position and is doing an amazing job.

The Winter season is still a busy one for your CSCD Office Staff. We are busy with billing, collecting payments, budgets, financials and organizing. Nick Johann, your Building Compliance Officer, is busy helping freeholders and contractors obtain building permits and checking the progress on current projects. I would like to thank our office staff, Brittany, Judy, Nick and Mary for all of their dedication and hard work that goes in to keeping the office running smoothly.

Please remember that several of your neighbors are gone for the Winter. Keep an eye out and if you see something that looks suspicious, report it! Call the CSCD Office during business hours or the non-emergency Sheriff's number after hours. It's always better to be safe, then sorry.

This is a wonderful time of year, make sure you spend time with your loved ones. From your CSCD Staff we would like to wish you all a very Merry Christmas and Happy New Year!

HOLIDAY INFO

CSCD OFFICE SCHEDULE

Open:

7:30am-4:00pm Mon-Fri

Closed:

Tuesday, December 24th

Wednesday, December 25th

Wednesday, January 1st

Emergency Information

Snow:

In the event of winter weather, Josh Hawley & Josh Bryant will be in as usual to treat and clear roads regardless of office closures.

Police/ Fire:

Call 911 for all emergencies. The CSCD Officer can be reached via the non-emergency Sheriff's number 812.988.6605.

Water:

If you have a water emergency, call one of the numbers listed below. Be sure before this winter weather hits that you have a working shut-off valve and no exposed pipes to mitigate emergency situations.

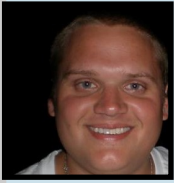
After-Hours **Water** Emergency Numbers

317.412.7025

317.306.8395

Visit our website at www.cscd-in.org or join us on Facebook (www.facebook.com/cscdgrounds) or Twitter @cscd_official

BUILDING CORNER



By: Nick Johann

*Building Compliance
Officer*

It was a jam-packed year with lots of projects going on. If you were out and about on or around either lake I'm sure you noticed many nice improvements.

I'd like to give you a few friendly reminders. At midnight on December 15th, the weight restrictions for the roads come into effect. The restriction limits vehicles and their load at 20,000 gross vehicle weight. Most contractors will bring in a pickup truck with trailer to get their materials to the jobsite and be under the weight restriction. If you are planning projects for 2020, I'm happy to meet with you to discuss the scope of the project and whether it will require a building application or not. The winter months would be a good time to have a survey completed on your property if you do not already have one.

Landscaping including retaining walls and patios **DO REQUIRE** a building permit. This is to ensure nothing harmful will be done to the lake or septic system. You may have noticed a small dredging barge on both lakes this year. This has been a helpful service for many folks that need a little more depth to get their boats into slips or to that back of coves. If you are looking to have dredging done, this does require an application and Board approval. As always, if you happen to see construction underway without a permit, please call me so I can make sure all the appropriate steps are followed. It was nice meeting new people this year through the building process and I'm looking forward to 2020.

2019 By the Numbers...

One of our favorite parts of the newsletter at the end of each year is to go back and look at the numbers. It's always fun to think about and analyze what all really got done around here and compare it to years past.

As you can see, work loads con-

tinued to increase, while labor and the overall budget decreased. The efficiency is in the numbers!

2020 looks to be another busy year and we are excited to see where our numbers fall so we can continually analyze and find out where and how to improve.

	2018	2019
Building Permits Issued	90	91
Gallons of Marina Fuel Sold	20,754	22,705
Ambulance Runs	N/A	66
Fire Runs by CSVFD	N/A	46
Customer Water Leaks Reported by CSCD	159	387
Water Leaks Repaired by CSCD	61	60
Winter Weather Events	19	19
New Water Installations	4	4
Completed Work Orders	1,929	2,509
Cut from Next Budget	\$72,947	\$46,480

Water Meter Pit Tips

Water meter pits have a funny way of getting into people's ways and they are usually an after-thought during a remodel or driveway project. Customers need to know, though, that the area around the meter pit is your responsibility to keep clear. Also, you can be charged if you cover

or damage your meter pit.

Planning on paving your driveway soon? Call Josh at the office and let him know. They will come out and check the meter pit and see if any improvements or changes should be made to the pit to insure future problems don't occur before you spend all that money!

Please do not park anything on or near your meter. Crews will need access in case of leaks or other emergencies.

2020 CSCD BOARD OF DIRECTORS ELECTION COVERAGE

The 2020 CSCD Board of Directors Annual Meeting is on Saturday, January 11th at 1pm at the CSLOA Clubhouse. This year there were three seats up for election; Area 1 held by Herb Benshoof; Area 4 held by Josh Edwards; and Area 7 that was vacated by Jerry Engle. Both Mr. Benshoof and Mr. Edwards will be

running unopposed. Mr. Engle's spot on the Board will be filled by Ted Adolay.

Due to all candidates running unopposed there will not be an official election. There has not been an official election since 2015! There will be business to attend to at the Annual Meeting; aside from the

annual reports by staff and commissions; the Board will vote on who will become Chairman, Vice Chairman, and Secretary for the Board.

In 2021 two seats come up for election, Area 5 held by Jay Nogan, and Area 6 held by Patrick Sherman.

AREA 1



HERB BENSHOOF

herbie@partnerisinstaffing.com

My family and I have owned property on Cordry Lake for the last 14 years. Eight of those 14 years I have spent serving on the CSCD Board of Directors. I have also spent several years on the CSCD Water Commission.

I love working with other Board Members and freeholders on projects to improve our community. I also enjoy solving problems and learning new things about the Conservancy every day. I'm most proud of being a part of the team that improved our water system and working with the CSCD staff to make the District a wonderful place to be!

AREA 4



JOSH EDWARDS

jedwards@swshelby.k12.in.us

My name is Josh Edwards and my wife and I have been residents of CSCD for fourteen years with our daughter and beagle. We truly enjoy the beauty and blessings this community offers. I am an avid hunter and conservationist. I have served as a member of the Field Staff at Atterbury and volunteer to guide during the Wounded Warrior activities.

I am currently beginning my second term as a member of the CSCD Board and am a representative of the Ecology Commission. I feel that my financial management and leadership experience will assist me in working together with the other Directors to achieve goals beneficial to both the Conservancy and its shareholders.

AREA 7



TED ADOLAY

TAdolay@tomwood.com

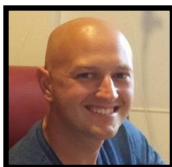
My family has owned property on Sweetwater since 1980 and I have lived here fulltime since 2010.

I was on the Indian Lake Homeowners Association and was responsible for the lake and ecology. I was involved in a sewer project around the lake. After the lake was refilled, I helped stock the lake with fish.

My family and I have a great love of all aspects of lake living as we enjoy boating, swimming, and fishing on the lake.

As a board member, I would control spending to keep our tax base as low as possible. In addition to keeping the lake clean and beautiful.

Taking Our Work Order System to the Next Level



By: Josh Hawley
Superintendent

As the crowd of over 200 Water Utility Professionals exited the conference room at French Lick, Indiana I could breathe a sigh of relief as I had just finished my first-ever presentation.

I was asked by the Indiana Rural Water Association to give a presentation during the conference due to many of the positive things they have heard about where we have taken the CSCD in the last 5 years. I knew immediately what I was going to talk about, Work Order Systems.

As customers/ freeholders at the CSCD you probably don't think too much about our work order system, why would you? But the truth is, it's probably the most important tool that we have.

When I arrived in 2014 everything was on paper. Employees would receive a work order, go complete it, come back and get the next one. There was nothing efficient about it. In 2015 we implemented a mobile work order system. In the first year we saved over \$5,000 just in fuel from not driving back and forth to the office.

Today our work order system is more

than just completing work and logging it. Today our work order system handles our inventory management; making sure that we never are without parts when that water main breaks at 2am.

The system automatically puts out work orders for preventative maintenance. The system knows when it's time to change oil, check fluids, rotate tires and pops out a work order when the vehicle hits that mileage parameter.

Our work order system also allows you, the customer, to put in work requests. Simply go to <https://citizenportal.dudesolutions.com/CordrySweetwaterCD> and create a free account.

I'm able to analyze all of our labor management, asset management, and inventory management very easily

through the system and we can finally start making data-driven decisions. We will be able to make better decisions on labor, better decisions on when to replace equipment, better decisions on how

much inventory to stock.

All of this saves you, the tax payer. This is precisely how we've been able to add and enhance more every year while decreasing the budget each of the last five years.

Finally, our system guarantees a smooth transition to the future of the CSCD. My first day on the job on September 1st, 2014 I didn't know where the light

switches were! I didn't know anything about our equipment, our assets, our labor, nothing.

I vowed that whomever replaces me will never have to go through that. They will be able to have an entire history of work orders and maintenance of every piece of equipment we have with the touch of a button.

The CSCD has embraced technology more than most government entities, all while continually working hard to decrease the budget. Data-driven decisions is the future; the future has never looked so bright for the CSCD!



Water & Grounds Superintendent, Josh Hawley, gives a presentation on Mobile Work Order Systems at the 2019 Indiana Rural Water Association's Winter Conference in front of hundreds of Water Professionals.

Submit Work Requests Online!

Create a FREE account and log in at:

<https://citizenportal.dudesolutions.com/CordrySweetwaterCD>

Putting in a tree? Dog Fence? Or doing any other digging? Make sure you call 811 BEFORE YOU DIG!

Crew Readies Equipment, New Brine Set-Up

With Christmas nearly here, that means that winter is also upon us, and with that it's time to start expecting winter weather. Last year we experimented with treating our roads with liquid brine and had great successes.

For this season we are upping our game! After learning a lot from our inaugural season, we now can better estimate our needs. We have purchased three 2500-gallon tanks. One of those tanks is to hold pre-mixed brine. The other two tanks are now holding our additive, Beet-Heet. With two tanks we were able to take advantage of a bulk discount. Our cost per gallon of mixture to spray on roads in 2018-19 was \$0.93. This year our cost is down to \$0.55!

Beet Heet is 99% biodegradable and contains four different chlorides and four different carbohydrates which makes it a far superior ice melter as well as having longer residual and anti-bonding properties. Beet Heet also carries the USEPA Designed for

the Environment label, no other salt pre-wetting agent in the country has that distinction.

Because of the sugar content of the mixture, Beet Heet is 500% less corrosive than a typical sodium chloride brine mixture.

Like all brine mixtures, there are a few limitations. The main one for us is that it can't be applied before or during a rain event. So those nights where it starts as rain and then turns to ice or snow won't work. We will still have to attack it with plows and rock salt.

We have renewed our weather service, BamWx which is utilized by many other entities including the Indianapolis Motor Speedway, Engledow Group, City of Greenwood, Franklin, and more. So we will have the latest updates and forecasts all winter long. This helps us get out on the roads at exactly the right time which usually aids in our success of clearing the roads.

There are still things that commuters need to keep in mind: 1) When it

snows hard and we can't keep up, stay off the roads.. 2) On long snow storms, our two guys take a break from 12am-4am 3) Sweetwater Drive between Centerlake and Eagle is NEVER a good road to take when snow is sticking due to the large hills. Our main thoroughfares that we try and keep clear are Nineveh Road, Centerlake Road, Sunset Drive, and Sweetwater Drive from the dam to the back-gate. 4) If the snow is under 2" we generally will not plow gravel roads.

Know your driving limits in this weather. Follow along with video updates on our Facebook page.

[Www.facebook.com/cscdgrounds](http://www.facebook.com/cscdgrounds).



History Lesson



In a small Island crammed between Cordry Drive and the two entrances to Hackberry Drive is a little slice of Heaven called Sam Eggers Corner. Sam was an original lot owner from the very beginning of the District. He passed away in 2015 at the age of 96. One of his favorite hobbies was gardening at his "Corner" there at Hackberry. Today the CSCD still maintains the area as a small garden space.

Lack of Quality Hunters Continues to Limit Hunt Numbers

Despite adding select weekend and evening hunts, DNR Community Hunting Access Program (CHAP) Coordinator Rusty Fields is concerned that we just aren't harvesting enough deer to make a dent in the overabundant population in the District.

So far in 2019 32 deer have been harvested with only two more weeks of hunting on the schedule. Last year 68 deer were harvested, still a miniscule amount considering the DNR goals to thin this herd.

"That number doesn't even touch the amount of new deer that were born this year," said Ecology Commission member, Deer Reduction Committee member, and CSCD Board member Josh Edwards.

The Ecology Commission has asked for approval to seek a DNR grant for another two years of Deer Reduction hunting in the District.

"More properties allowed hunting

this year than last year; we've had a great response to this hunt, we just have to find more quality hunters," said Mr. Fields, "but we won't sacrifice safety, the hunters have to be proficient, we won't do it any other way."

At the November 2019 Board meeting, approval was granted to allow the CSCD to apply for the DNR grant. The Ecology Commission will be recommending to continue the hunt regardless of the status of the grant.

"We have to open up the hours a little more so we can increase the hunters to make it more hunter-friendly," says Ecology Chairman Rick Normington.

Despite the low number of hunters, Mr. Fields has been staying busy as he also traps muskrats and beavers for the District. So far through early December he has already trapped 41 muskrats and two beavers.

DREDGING INFO

In 2017 the CSCD completed a long-term dredging program that cost millions of dollars between the two lakes. Studies had been completed to determine priority coves and the amount of sediment to be removed; contractors were hired; and the job was completed.

The Ecology Commission oversees all dredging activities in the lakes. There is NO current plan, nor talks, about any future dredging plans funded by the CSCD. Due to this, several freeholders have opted to contract out the work on their own expense.

Please note that there are specific procedures, rules, and guidelines that must be followed if you are planning on doing any dredging in your area.

A formal application must be completed and approved by the Building Commission, the Ecology Commission, and the CSCD Board. This application, therefore, will take an entire month to be approved. The different commissions can help answer any questions you may have.

CSCD OFFICE

CLOSURES

December 24th: Christmas Eve

December 25th: Christmas

January 1st: New Year's Day

January 20th: Martin Luther King, Jr. Day

February 17th: President's Day

CSCD COMMISSION MEETING INFO

BUILDING	<i>1st Tuesday</i>	<i>7pm</i>	<i>CSCD Office</i>
ROADS	<i>1st Thursday</i>	<i>5pm</i>	<i>CSCD Office</i>
ECOLOGY	<i>1st Thursday</i>	<i>6pm</i>	<i>CSCD Office</i>
SECURITY	<i>2nd Tuesday</i>	<i>7pm</i>	<i>CSCD Office</i>
WATER	<i>2nd Thursday</i>	<i>5pm</i>	<i>CSCD Office</i>
CSCD BOARD	<i>3rd Tuesday</i>	<i>7pm</i>	<i>Clubhouse</i>

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Officer Bernie McGaha Retires after 37 Years of Service to the Community

Every now and then a member of a community steps up and goes above and beyond for the community for decades, even generations. Bernie McGaha exemplified this and the CSCD will greatly miss all of the tangible and intangible work that he brought each day for 37 years.

On November 22nd, 2019 Officer McGaha officially celebrated his retirement at a surprise party put on by the CSCD Office Staff at the Clubhouse. It was standing room only and was a great testament to the love this community has for Bernie.

The Brown County Democrat reserved a large front page article all about "Bernie's Neighborhood" and is a great read about his career.

But Bernie's story is more than just about a career, more than just about dedication and longevity; it's about community, it's about ser-

vice, it's about selflessness, and it's about family.

"My first night, my boss told me I had messed up big time," says Bernie, "A boat motor had been stolen on my watch, I had just pulled over a car that had a boat motor in the back and let them off with a warning for failure to stop at a stop sign."

Bernie had all the information though and was able to trace the info, serve a warrant, and retrieve the motor along with several other reported stolen items. "That was all in my first night, what a night," he recalls.

Talking with Bernie and hearing his stories was amazing, he glowed talking about positive changes he made in people's lives. "I distinctly remember getting a defibrillator for EMS. We saved a lot of lives with that, lost some too."

It wasn't all happy times for Bernie. "I've been to over 100 death scenes in the District," he said softly, "It's never easy when it's someone you've connected with." To Bernie, that's his story. "I helped a lot of people, I grew with a lot of people, so I had a sense of responsibility. When something bad happened, I took it personally."

Multiple times during our talk Bernie mentioned how hard it will be to not be involved in people's lives anymore. "There's just so many



good times, so many good people" he said.

The biggest change in the District that he has seen is the growth, both of homes and people, but also the growth of the staff and the way it does business. "They used to just do stuff to get by, everything was junk, patched together. Now the thought is always about the future, we need this so that down the road it will be here, that's great," he said.

After hours of laughing and watching the rollercoaster of emotions with Bernie telling his stories, it's clear to me just how much he'll be missed. "I always felt like most people in this community were family." I'm sure most of the CSCD would all agree that this family is thankful for all the years Bernie put in watching over this family.



Your CSCD Employees

Stacy Wethington, *Conservancy Manager*

Brittany Bay, *Financial Manager*

Nick Johann, *Building Compliance Officer*

Judy Surface, *Water Clerk*

Mary Johantgen, *Part-time, Year-round Office Clerk*

Josh Hawley, *Water/Grounds Superintendent*

Josh Bryant, *Water/Grounds Assistant Superintendent*

Mike Roberts, *Part-time, Year-round Water/Grounds Maintenance*

Jimmy Green, *Chief Deputy*

Mike Clark, *Deputy*

Jeff Brahaum, *Deputy*

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

Cordry Sweetwater Conservancy District
8377 Cordry Drive
Nineveh, IN 46164

Contact Us

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Conservancy District**
8377 Cordry Drive
Nineveh, IN 46164

(317) 933-2893

cscdinformation@gmail.com

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