

# REGULAR DRAINAGE BOARD MEETING:

June 21, 2021

President, William Whitehead, called the meeting to order. Members present at the meeting were the following:

Dick McIntire, Member  
Shannon Henry, Member  
Jamie Swoboda, Member  
Tom Borchers, Surveyor  
Brandon Murphy, Board Attorney  
Cindy Harty, Recording Secretary

**Commissioner Henry** opened the meeting by welcoming the audience and inviting them to participate in the pledge of allegiance.

## APPROVAL OF MINUTES:

**Mr. Henry** entertained a motion for the approval of the May 17, 2021 Drainage Board Minutes.

**Mr. McIntire** moved for approval. Motion seconded by Mr. Swoboda. **Motion passed 3-0.**

## NEW BUSINESS:

**Mr. Henry** entertained a motion for the approval of the Drainage Board Budget for 2022.

**Mr. Swoboda** moved to approve the 2022 Budget. Motion seconded by Mr. McIntire. **Motion passed 3-0.**

## Heath Ditch

**Mr. Henry** introduced the matter of the tie-in to the Heath Ditch and asked if anyone was present to speak on the matter.

**Brad Schoeff of Weihe Engineers** approached the Board and stated, "Good afternoon. My name is Brad Schoeff with Weihe Engineers. Our office is located at 10505 N. College Avenue, Indianapolis, Indiana. With me today, I have Kevin Manmiller with the Kim Pack Group that is here for this development. So,

we are here today to respectfully request approval to tie-in to the legal drain for their approximate 140-acres located at the southwest corner of Cowan and Fuson Roads for the development of approximately an 86 thousand square foot facility with a potential expansion to get it up to roughly a million square feet. The property recently went through the rezoning and that was approved. We have been working diligently with the operations team/owner team to complete the engineering needed, as well as, working with the local officials, whether it be a Sanitary District, the water company, working with the county surveyor, county engineering, county highway, and I cannot forget about the Plan Commission with Marta and her team. We have submitted the civil engineering drawings to about all of the agencies that are out there. We are getting feedback, and the agencies already received at least one of the local approvals, and so we are getting quite excited here. A couple of things that we are here for today, so the site right now, with the way it sits, has been in AG use for the last, we could probably go back to maps and it has probably always been agricultural use, so the site is free-flow, surface flow today. So, I put together a PDF, and I sent that over to Mr. Borchers, and I am not sure if you may have shared that with the Board.”

**Mr. Borchers** stated, “Yes, I made copies, not of everything, but the information that the Drainage Board would probably need.

**Mr. Schoeff** stated, “Thank you. I didn’t know if I needed to bring any copies, but I am going to fully speak to this document that I shared. So, as we were progressing forward, we found out that through the Indiana American Water that they are going to require us to bring a water main across, not once, but both of our frontages. Luckily, they did not make us bring it along State Road 67 as well. We have to bring a water main along Fuson Road, but then we have to tap on the northside and go underneath the big drainage ditch, get it to the southside of Fuson Road, turn east, and then it will go underneath the legal drain to the intersection of Cowan and Fuson Roads. Then we have to tap the main that is on the northside of that intersection. It is a 16, bring that underneath Fuson Road on the westside of Cowan and bring that to the south of the property, where we cross the legal drain again to get it to the dead-end terminus point in agreement with the water company requirements. So right off the bat, we have to cross it three (3) different times for that water main. Recently Vectren, they are the gas provider, and I roughly believe it is either 4 or a 6 that they are bringing in service, and are bringing to site. They now want it to come along from the intersection of Cowan and Fuson along the southside, and bring it west all the way, and have it basically mimic what the watermain is doing. Then we have to cross the watermain for the Vectren pipeline to get it to the back of the site. Then with the requirements of the county when it comes to the drainage facilitating the watersheds, the sizing for the detention basins, of course, gravity wise we are kind of hard pressed here, so we are trying to stick with the drainage patterns that are out there today. Knowing that a majority of the watershed from the 140-acres does go north, but a lot of it goes to the legal drain before it goes to the ditch on the northside of Fuson. We are asking to direct outlet our west detention basin into that ditch on the northside of Fuson Road and then take the outfall for the detention pond on the eastside of the project into where there is a manhole at where the legal drain hits Fuson Road. We are just asking to let us take that manhole and upsize it and make it a big rectangle structure so we can leave the legal drain that is in there today, and then plug our outlet pipe in right beside that. That way you can continue to go underneath Fuson Road with the outlet pipe. I was on site a few weeks ago after a good rain, and I did notice the legal drain, where it crosses underneath Cowan and Fuson Roads, that 18-inch pipe was really moving that water. It was good to see that from a drainage side, and the pipe had a lot of water in it, so it was good to see positive drainage through there. We believe that

we are not impacting any or doing any adverse conditions, as much as we are improving conditions. One thing I do want to point out with the size of these detention basins, they are substantially larger than they have to be to fulfill the drainage requirements. It is just not a simple factor of maybe one and half, we are pushing closer to about three times the size that the ponds have to be mainly because when you have a facility of this magnitude you need a lot of dirt. The best way to generate dirt is on site with a pond. We have the room to dig the ponds a little bigger than what we need. That is why these ponds are larger, both are larger than they have to be, so we can get the dirt on site to help pad this site up to get the development where it needs to be, so we can get it to construction.”

**Mr. Henry** asked Mr. Schoeff, “How deep are the ponds sir?”

**Mr. Schoeff** stated, “So right now, the ponds, these are set up as infiltration basins, which will slope to the middle where we have a stone trench with perforated tile, and they are approximately, I’m using this PDF here, five to six feet deep. That is to the bottom of the slope and then they drop about another foot to the center, then another 18-inches down to the flow line which is that perforated tile that then channelizes both ponds to the north.”

**Mr. Henry** stated, “Very good. Mr. Henry asked, “Does any other Board member have any other questions?”

**Mr. Borchers** asked, “Did we decide if we are going to replace any of the existing tile?” Mr. Borchers stated, “At first, I thought there’s a chance, but I’m just making sure just for me.”

**Mr. Schoeff** stated, “Yes, let’s speak on that for just a moment. So, when we first started looking at this, the footprint was at a premium, and first thing without having the final ultra-survey in hand, we were concerned about your legal drain and trying not to impact it. There was a team that was doing a wetland study, a team doing an agricultural study, and there are teams doing all kinds of studies out here. We are trying to get this thing done correctly. So, they flushed out, you can kind of see it here on this PDF, the call hat says drainage outlet from the east pond to the manhole for the legal drain. Underneath that leader, is a a big, there is like an ameba looking shaped, that is a big wetland right there. Then on the eastside of that, the hatching that has upside down triangles, that is a large archeological finding area, so that right there looking at this with the design team and the odor team, we quickly determined that we cannot really relocate that legal drain without putting this project in jeopardy and holding it up another six to nine months, with additional permitting with the state and all the other agencies, so we chose to leave that legal drain alone and not even go after reduction of the easement that is on it today. So, we are working around your legal drain, we don’t want to touch it, don’t want to disrupt it, we just want to be able to hook the drainage back into it using that manhole on the eastside.

**Mr. Henry** “Sounds like a good plan to me.” Mr. Henry entertained a motion for approval.

**Mr. McIntire** moved for approval. Mr. Swoboda seconded. **Motion passed 3-0.**

#### **OLD BUSINESS:**

**Mr. Henry** addressed Mr. Borchers and asked if he had any old business to present to the Board today.

**Mr. Borchers** stated, "The only thing that I want to mention is that both of those letters that were sent out to GJT Jackson Real Estate and Robert Mariotti about blockage of our regulated drain, both parties contacted me and we are working on a solution, so that should be good to go from now on. I just wanted to give you an update on that."

**Mr. Henry** stated, "Very good. We appreciate you doing that." Mr. Henry addressed Mr. Murphy and stated, "We appreciate your office sending those out too Brandon."

**Mr. Murphy** stated, "I also wanted to inform the Board that now that we are coming out of the emergency executive orders, we did approve claims last year using a designee, and we will need to ratify those claims in an upcoming meeting. I think I would like to have more members of the Board here, so if we could perhaps schedule that for next month to ratify all of those claims that we approved under that process. That is a step we need to take."

**Mr. Henry** asked, "So can we get those on the Agenda for the next meeting, is that what you would like to do?" Mr. Murphy stated, "That is my request." Mr. Henry asked Mr. Borchers, "Tommy can you and your office make sure that happens?" Mr. Borchers stated, "Absolutely."

#### **MAINTENANCE CLAIMS:**

**Mr. Henry** entertained a motion for the approval of the maintenance claims.

**Mr. Swoboda** moved to approve the claims as submitted. Mr. McIntire seconded. **Motion passed 3-0.**

#### **ADJOURNMENT:**

The meeting adjourned at 2:50 p.m.

---

Shannon Henry, Member

---

Dick McIntire, Vice President

---

Cindy Harty, Recording Secretary

---

Jamie Swoboda, Member