

# REGULAR DRAINAGE BOARD MEETING:

March 20, 2017

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

William Whitehead, President  
Clarence Hensley, Vice President  
John Landers, Member  
Shannon Henry, Member  
Dick McIntire, Member  
Tom Borchers, Surveyor  
Cindy Harty, Recording Secretary

**President, Mr. Whitehead,** opened the meeting by welcoming the audience and inviting them to participate in the pledge of allegiance.

## **APPROVAL OF MINUTES:**

**Mr. Whitehead** entertained a motion for the approval of the February 21, 2017 Drainage Board Minutes.

**Mr. Henry** moved for approval. Motion seconded by Mr. Hensley. **Motion passed 5-0.**

## **OLD BUSINESS:**

**No old business is presented to the Board this date.**

## **NEW BUSINESS:**

**Sean Downey of HW Engineering located at 135 N. Pennsylvania Street, Indianapolis, Indiana,** approached and stated that he is representing Nebo Road LLC. Mr. Downey stated that Nebo Road LLC is proposing a 36½-acre commercial site at the southeast corner of Nebo Road and McGalliard Road. Mr. Downey explained that the project is proposing two initial automotive

dealerships, a new boulevard extension, as well as a new detention pond for the overall site. He stated the first exhibit in front of each Board member is an aerial exhibit noting some topography indicating which way the water drains for that property. Mr. Downey stated the second exhibit is an even more detailed exhibit showing existing conditions for the existing pond, as well as some more contours. Mr. Downey stated the last exhibit is their proposed site that they are presenting showing the two dealerships up through the intersection on the north-side of the new road, along with their new detention pond located in the southeast corner. He stated the reason that they are here today is to request that their detention pond have an 18-inch drainage outfall pipe onto Mr. Statom's property to the south, and then they are proposing to connect into the county's existing 24-inch legal drain tile that runs transversally through Mr. Statom's property.

Furthermore, Mr. Downey stated as it stands today, the existing watershed on the property drainage leaves that site per ordinance at about 12½ CFS that is for the 5-year pre-developed runoff. He stated in the fifty-year post, which is what the comparison storm rates are per ordinance, we will only be discharging at about 5½ CFS from the pond, and part of that is their pond is sized more than they would necessarily need because of dirt necessity for the site. Mr. Downey stated they needed dirt to fill the existing pond, as well as fill the remainder of the proposed area, so they would have a pond that is actually over-sized, which is helping to decrease the discharge rate leaving the site. Mr. Downey stated, "Beyond that, I will open it up to any questions you may have."

**Mr. Whitehead** asked if there any questions from the Board.

**Mr. Henry** asked Mr. Borchers, "In the existing 24-inch county tile that this outflow would flow into, which way it would flow?"

**Mr. Borchers** stated that he does not know.

**Mr. Hensley** asked if they are referring to Fimple drain.

**Mr. Downey** stated that it is a 24-inch and it goes kind of south. . . . . Mr. Hensley asked if it goes across Jackson Street. Secretary Cindy Harty stated that it is either the Dora Wilhelm or the Fimple Ditch. Mr. Hensley stated it is the Fimple Ditch. Mr. Hensley stated, "The ground was assessed back when the person who owned it was, I cannot remember his name, but he had a dog grooming business, and I talked to him about the Fimple Ditch back then and he was assessed on that property for the Fimple drain that was put in." Mr. McIntire and Mr. Hensley discussed the matter and both agreed the person's name was Hurst. Mr. Henry asked if it ran straight south. Mr. Downey stated, "Yes, there is a little bit of line work there where the arrow points south. The pipe comes in from the east and then it turns and goes straight south, and from there, I believe it meanders to some degree further south." Mr. Hensley stated it comes

above ground right there at Jackson and then it goes on south and said he believed it went underneath the railroad. Mr. Landers asked if they were filling in the existing pond and creating another one. Mr. Downey stated yes, and we have done all of the environmental approval process through IDEM and the US Corp, so where we are proposing to put one of the dealerships would be right in the place of the existing pond, which as it stands today, really only encapsulates a small watershed to it. Mr. Downey stated it was his understanding that the pond was previously dug as part of the overall McGalliard Road project, so it was more of the dirt source not really a detention pond to speak of. Mr. Downey stated that currently it has no outfall from that pond, so it is more of a retention pond than a detention pond.

**Mr. Whitehead** asked if there were any other questions.

**Mr. Hensley** stated that Mr. Downey had answered his question about filling in the existing pond. Mr. Hensley stated, "I went by there this morning and I wondered if they were going to keep that pond." Mr. Downey stated "Unfortunately, not". Mr. Downey stated that with this type of business working around that pond was going to be difficult when you looked at the totality of the project. Mr. Hensley stated that it looked like a good plan.

**Mr. Henry** asked if anyone knew of any issues with the 24-inch drain. Mr. Hensley stated that he was right in the middle of that when it started and it is very capable of carrying a lot of water. Mr. Henry stated, "Okay." Mr. Whitehead asked if anyone from the audience would like to speak. No response is made. Mr. Henry stated he thought this was a good plan as long as the ditch can handle it and asked Mr. Borchers if he would stay on top of it during their construction. Mr. Borchers stated, "Yes, and I have been in contact with Angie Moyer about it too, and everything is good". Mr. Landers asked Mr. Downey if they would cross some of Will Statom's property, if they had spoken with Mr. Statom and everything was fine with it. Mr. Downey stated, "Yes, we have actually acquired an easement to do so".

**Mr. Whitehead** asked if they are asking for approval. Mr. Downey stated they are here requesting approval to connect to the existing 24-inch pipe. Mr. Hensley moved to approve HWC's project. Motion seconded by Mr. Landers. **Motion passed 5-0.**

**Mr. Whitehead** asked Mr. Borchers if there were any other matters and Mr. Borchers stated, "We are good". Mr. Whitehead stated that is what they like to hear.

**MAINTENANCE CLAIMS:**

**Mr. Whitehead** entertained a motion for the approval of the maintenance claims as presented. Mr. Hensley so moved. Mr. Henry seconded. **Motion passed 5-0.**

**ADJOURNMENT:**

The meeting adjourned at 2:40 p.m.

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William Whitehead, President

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Clarence Hensley, Vice President

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Shannon Henry, Member

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John Landers, Member

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Dick McIntire, Member

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Cindy Harty, Recording Secretary