

Randolph County Drainage Board

325 South Oak Street * Suite 206 * Winchester, IN 47394 * Phone: (765) 584-0609

Present:

Gary Friend, Chairman
Tom Kerns, Vice Chairman
Missy Williams, Member
Edwin L. Thornburg, Surveyor
Meeks Cockerill, Drainage Board Attorney
Casey Keener, Secretary

Minutes for Monday, February 3, 2025

Gary Friend starts, all right, it's ten thirty let's open up the drainage meeting. Minutes approval for Tuesday, January 2, 2025. Everybody should have an email with a copy of them. Missy Williams make motion to approve the minute, Tom Kerns seconds. All those in favor signify by saying aye, aye. Opposed same sign. Motion passes 3-0.

Gary says, next is the surveyors report what you got Ed. Ed replies OK. We'll start with the school since you're here. This is Brian Gault with Veregy regarding Monroe Central stormwater for their solar project. Brian then passes out some visual aids for everyone to look out.

Ed says, for quick reference, anytime you see a one of these, well, these don't have the GIF logo on because they're not. Usually we have a GIS logo in the bottom corner and North is always at the top. Tom Kerns says, so this is South of the school. Ed says, Yes, this is against the rear, up against the railroad in the far back. Gary asks, right beside one thousand. No, behind the elementary. Brian says, Yes, sir, it's behind the elementary. But it's going to feed the high school. I'm not sure why that area was chosen. Might be because it was more private. Ed says, but it's strictly for Monroe Central. Brian says, Yes. Missy asks, would it be both elementary and high school? Brian replies, for now, they're running it only to the high school. This is the first stage they want to see how this goes, and they're considering running some to the elementary, but for now this is only going to feed the High school. Gary ask How many kilowatts is it? Brian replies, Six hundred and sixty kilowatts. Tom ask if there will be battery storage in it. Brian replies, No, no batteries forged. Ed says, now as far as the storm water effect on this, these panels are similar design and placement to our commercials that we normally don't do a separate storm water plan. It's the same amount of rain. All the panel between the panel, there is a county ditch that is downhill from this. If there starts to be any extra impact, we put a riser and a berm and capturing water, put it underground. But I don't see any need for any extra plan on this.

where this is at, there is a sanitary sewer that runs beside it, which is privately owned by Monroe Central School. So that's between him and them. The county dish that comes up come barely onto the property at the far West end and they have planned around it. I'll be honest, I've been a little critical of the project just because you're right along a railroad track, you're going to be catching stones dust, you know, railroads generate a lot of grief, but it's fifty foot from the rail. Brian says, I think the first-row panels is roughly fifty feet. Ed continues, So, you know it's not going to affect us in any way, but I think they're going to be all right. Going to work. It rains there, like everywhere else and will wash them off. Drainage wise, it's no different than anything else. I didn't see a reason to go ahead and make them do the engineer plan on that. Gary says, I'm trying to look at the property. The how close are the houses to the West? Brian says, the

Closest of house is roughly a thousand feet. It's kind of northwest and there's a row of trees kind of along the West side of the school property that blocks the visibility of it. Ed says, Yeah, the centroids in there along the school. They're pretty well. They're not going to be seeing anymore solar panels and they see schools as. Tom ask, this is large so, you're following this solar ordinance and your requirement and setbacks, right? Brian says, I believe so. No one's explained that one to me. Meeks says, they can't get building permits if the don't. Tom tells Brian, Yeah, there's we have a county solar ordinance. Ed tells Brian, you guys have had a copy of that.

Brian says, that would have been on the development side. I know they did all the research beforehand and looked up all the codes. This is, I think the second project, possibly third we've done in counting. Ed adds, this is the second that you guys have done. They're the ones doing the solar panels in Lake Baker. Gary ask Who are you with? Brian answers, Veregy, we're the company that's building it. Missy ask, are you the ones who did the High school. Just east of that. I know you're doing the Baker one. Brian says, Yeah, I know we're doing Baker. I'd have to look up what the Winchester one. Gary asks, so what are we needing here now, Ed? Ed replies, I brought it for you guys to approve that I didn't make him get a plan. Gary says, And your OK with all the. Ed replies Yeah, I believe we are. Gary says, OK, we have a positive recommendation from our surveyor on this project's drainage. Tom Kerns makes a motion to approve the drainage on this project. Missy seconds the motion All those in favor signify by saying aye. Aye, opposed. Same sign. Motion passes 3-0

Ed says next I have a letter written to Mike Bruns regarding Cornerstone Church of Christ. Which is located down behind the old Brown fertilizer house. Anyway, down there next to that. I've been working Mike Bruns as their engineer, he was formerly with Mote engineering. He does a lot of storm water plans that you guys see. Anyway, we looked at this. They are not going to have, even though they bought a property next door, they are not increasing their footprint. Of storm water. Far as we're not going to generate any more than was there before, and so I recommended we not make into a plan. I mean the stormwater plan for your property would cost them about five thousand dollars and basically tell them you're good. I wrote a letter that we sent to Mike. I can read that: Subject based building elevation. Involved the sighting of the replacement of the Cornerstone Baptist Church, hereafter called the church. I've come to the following conclusions on the building site. Due to street elevation in the area and to the area behind the building having an earthen berm built to slow run off coming on to the site. Best practice dictates that the building base elevation be at a minimum elevation of 1096.6. Which is, I believe, six inches higher than the dirt berm adjacent to it. They're not in a floodplain, there's no issue with that. But the original building was low enough, water would run in the door once in a You know the building was below grade. So, their insurance company needed a letter telling them to put the building high enough so water didn't run in the door. Gary ask if they are raising the concrete floor? Meeks says it's almost like a pole barn back. Ed says, it was not a church building. Meeks says, you would have driven by it and not have any idea it was a Church.


Ed says, Looked like old supermarket or something. It was a church home budget. The insurance company wouldn't pay for the fill under the floor without a letter telling them to put it in. Gary said so they are going to fill under the floor. Ed continues, Yes, well that the old that concrete will come out, they're not going to leave any there, but they're going to raise it up again. They are less roof and parking lot than the original structure. I won't give you a heads up that the Church of Christ out there on twenty-seven has the same issue, not with the low building, but with they're actually building back slightly smaller than they were. The church on the point is going to have the same thing going on, same size or smaller, and so by going back same size. Nobody in those neighborhoods were complaining about them before so, there's no reason they should complain about now. so I didn't see any reason to make a spend the extra three thousand dollars apiece. Gary says, OK. Have anything on Ed for this? What action you need from the board, Ed?

Ed replies, I really don't think I need anything. Just making you aware.

Ed says, what else is on our list? You want to explain that to them? Pass the book down to show them what we have been doing with the section corners. Casey Explains, we were doing something different with our section corners. We have completed phase one which are in this book. He's ready to start phase two. With our old section corners there is one per page and we have four binders with them all in it. Jake Subler at Mote & Associates proposed we do them a little different and have all the different monuments from a section on one. So, then we could make our books smaller and do them township and range. Then you go in here and you find your sections. It's makes it easier for them to deal with. So, he's ready to start phase two which is. Township 19. Ed adds, by doing it the way that the way he's changed these tie sheets, they are getting the monuments to an area together. They when they go to search them when you're doing a real-estate transfer. You'd have to look them all up. This way you get everything you want at once. Gary asks What is the proposal? Casey says, phase two -Township 19N-15E is \$12,000.00. We are going from one Township and trying to get that whole Township done at once, until they are all done. Gary ask what Mote's specialty is. Ed replies, Mote engineering in Greenville. They do it all. They have been our section corner work since the Eighties. But they do site work, their primary thing is site working and engineering Tom asked if Richard doing stuff on since he retired. Ed says, he's still working doing surveys. Gary ask Ed do you recommend we go to phase two. Ed replies, Oh yeah, that's our request. Gary says, any more questions for Ed on why we're doing what we're doing. Tom Kerns make a motion to approve the request for phase 2 at Mote & Associates. Missy Williams seconds. All in favor, say aye. Aye, opposed. Same sign. Motion passes 3-0

Missy Williams makes a motion to adjourn the meeting. Tom Kerns seconds, motion carried, meeting adjourned.

Signed this 3rd day of March, 2025 in the Randolph County Commissioners Room, Winchester Indiana.



Gary Friend



Missy Williams



Tom Kerns



Edwin L. Thornburg, County Surveyor