

Randolph County Drainage Board

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

Present:

Thomas E. Chalfant, Chairman
Gary L. Girton, Vice Chairman
Michael D. Wickersham, Member
Edwin L. Thornburg, Surveyor
Meeks Cockerill, Drainage Board Attorney
Casey Keener, Drainage Board Secretary
Jamie Meadows

Minutes for July 5, 2022

Tom Chalfant calls the Randolph County Drainage Board meeting to order. First is the approval of minutes for June 6, 2022. Mike Wickersham moves to approve the minutes as presented, Gary Girton seconds, Minutes approved, motion carries.

Surveyor's Report

Tom says first is the plan for Northtown Development, Ed go ahead. Ed say Jamie Meadows is here to present that. Jamie says, I think most of you are familiar with the Northtown 2 Development that we are proposing up on the north end of town. Its on old 27 North on the west end of division park and we have had an engineer do the calculations and the study there to propose the stormwater run off plan. That is composed of primarily a ditch coming across the property, down Old 27 from the south end all the way to the north end. Then it would drain into a dry detention pond on the north edge of 225 at the back edge of one of the lots and that drains into the county drain. Ed states that's the part of the Payne-Rozell-Harper Ditch. Jamie continues, that area has a little tendency to hold some water although we found a rock in that and once that is removed it should be functioning properly. The engineers from

Mote & Associates are the ones that prepared the water study on that and they suggested the run off plan that we have put together, proposed and that is in front of you is sufficient for that. There is 16-foot fall from the furthest point north which would be the south end of that property all the way to the northern corner. Mike asks, how far north does this go? Jamie says, it goes all the way to 225, both edges of that are city limits. Ed has one concern about this, the construction proposal is fine and I recommend that we pass it. The concern is that the plans say you have a HOA that's going to manage things out there. Jamie says, there is a covenant for the sub-division that falls back to the developer until any such time a HOA is put in to place if one would be put in place. Ed says my problem with that is, and this is state wide not just here, is if no active HOA, and the developer retires and moves there is no one to maintain the retention basins in some counties they are making these parts of the county ditch. Now without setting a separate rate for the subdivision the it would be a hardship on the property owners downstream. That's the only concern that I have. Jamie said that they can set it in the covenants that the property owners are responsible for the ditch lines. In that particular parcel that's lot # 22 in that one that homeowner would be responsible for the maintenance of the detention pond. Because that's part of that ditch line, so it would be their responsibility to maintain that. Tom ask, only on that property not anything upstream. Jamie says, correct not anything upstream and all of that ditch line is within the property. The key is the enforcement of the home owner. Ed says he sees a challenge when its on one property owner to maintain the basin for the whole sub-division. It will probably be fine for the first guy that moves in but when he decided to move will the next owner understand that is their responsibility. Jamie says it is in the covenants that they are to do so. Ed says we have had issues before where home owners wanted us to enforce a covenant that we have no authority to enforce. Meeks said it is not our obligation to enforce a private covenant. Tom says its going to be the property owners' yard so he either going to mow it or have weeds. Ed says I'm not concerned that they wont mow, its that after 20 or so years the detention ponds they grow they get shallower because the grass turns to dirt and who's going

to landscape it. Jamie state that they may need to call that out more specifically, there are duties to maintain the lot and responsibility's not to add any additional stormwater, so it looks like we need to call that out more specifically in the covenants. Mike ask if that is 14. Jamie said yes and it looks like we need to add the drainage. Tom said we are ready to move for approval for the stormwater plan. Gary moves to approve the stormwater plan for the North Town Development. Mike seconds, Motion carries.

Tom says that we are ready for the collection repayment. Casey explains that these are the ditches we borrowed money from the general drain fund and have now received money from spring taxes and can payback to balance the accounts out. Mike says he moves for approval, Tom seconds the motion, motion approved.

Ed says that on they bore under 32 that Culy's completed, the state was supposed to pay but he is having difficulty getting through to them. He's is wanting to pay Culy's while waiting to hear from the state. Mike moves to pay Culy's for the invoice billed. Gary seconds, Motion approved.

Tom ask if there is anything else for the drainage board? Mike says, Judy Anderson. Ed says how do we pay for this, do we divide it between the 4 ditches, this is the only way I have to legally do this work. Mike ask what the down side to this would be? Ed says I just have to figure the percentages for each ditch. Mike said when we talked about this how did we decide to do it? Ed said we never made that decision, that was the challenge, we had talked about using ARPA money, then we talked about doing it this way as I described but we never came to a decision. Mike ask if we do this work are we accepting Salt Creek as a legal drain? We are allowed to work on a public drain but we have to come up for funding. Mike ask what was the quote? Ed say the quote I have was \$18,000, six months ago. Mike says why don't we use ARPA, It is infrastructure, it was a mistake that was made in the building of that bridge. Ed say how do we go about that? Mike says we have to have a

Commissioners meeting to approve the project and pay it out of ARPA then council would have to approve. Ed needs to write an approval and we will get that going.

Mike Wickersham makes a motion to adjourn the meeting. Gary Girton seconds, motion carried, meeting adjourned.

Signed this 1st day of August, 2022 in the Randolph County Commissioners Room, Winchester Indiana.



Thomas E. Chalfant, Chairman



Gary L. Girton, Vice Chairman



Michael D. Wickersham, Member

Edwin L. Thornburg, County Surveyor