

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING

REGULAR SESSION

COMMISSIONERS MEETING ROOM

107 W. Locust Street, Suite 303

Boonville, Indiana

July 11, 2022

4:00 P.M.

The Warrick County Commissioners met in regular session with Terry Phillippe, President; and Dan Saylor, Member. Attorney Todd Glass and Administrator Heather Soberg were in attendance.

Auditor Debbie Stevens attended and recorded the minutes.

President Terry Phillippe called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE

**AREA PLAN COMMISSION
REQUEST FOR EXTENSION OF SURETY
MAGNOLIA PLACE PUD**

Commissioner Terry Phillippe: First order of business is Area Plan.

Molly Barnhill: Okay. We have a request for Extension of Surety. It's Magnolia Place, PUD. The Developer/Owner is 2400 Green River Investments, LLC and CAC Development, LLC by Chris Combs. We're holding twenty-two thousand five hundred (\$22,500.00) in surety in escrow for street and drainage construction which expires July 26 of '22. They've had five (5) years and six (6) months. So, they're requesting a thirty (30) day extension. And also requesting a modification from the Subdivision Control Ordinance since improvement location permits have been issued for all of the lots. This came six (6) months ago and he had another six (6) months to get it finished. It did not get signed off on.

Commissioner Dan Saylor: So, now, he's just requesting, there's the thirty (30) extend, thirty (30) day extension request now? That's all we're doing with this?

Molly Barnhill: Yes. They had filed that they were done, the drainage work and everything was done. But, they couldn't come to an agreement on that part of it, so he went ahead and just filed an extension to try to get it worked out, the drainage.

Commissioner Dan Saylor: Okay.

Commissioner Terry Phillippe: Got it.

Commissioner Dan Saylor: I talked to Chris last week a little bit. But, I guess I assumed he was going to be here. I didn't know about the thirty (30) day extension. So, I'm, Bobby, you talked to Metzger or anybody? What was, I didn't know, I guess I didn't get what you and Steve...

Bobby Howard: The last we discussed, the major issue we still wanted resolved was that the water flows around that inlet and we want that rectified in some manner. And we were going to come to some kind of issue on how that would be resolved. The residents in there want it resolved. So, that's where...

Commissioner Dan Saylor: And so, so, you want, so this is where this thirty (30) day extension is come up.

Bobby Howard: Yeah, I believe so.

Commissioner Dan Saylor: Okay.

Bobby Howard: Our last punch list, I don't know, that was one (1) of the larger items on that punch list. There was some issues, I think, with some drainage and some of the basins having mud and debris in them.

Commissioner Dan Saylor: The retention, yeah.

Bobby Howard: Yeah, the underground storage chambers. And there was some issue there in regards to a video. I don't know if that's been resolved yet or not. But, that and I know the punch list, they have this inlet to be addressed. And it hasn't been addressed. So, we were wanting to figure out what, what has been addressed from the last punch list before we make any kind of suggestion on how to proceed. Because we just got another letter stating it's all done, and it obviously wasn't.

Commissioner Dan Saylor: Well, he talked about the inlet and that, and, you know, I talked to Tim too. And, and then we talked a little bit about the detention, retention, detention, underground storage, whatever you want to call it, with Chris. Chris made the comment that hey, there's going to be a little dirt down there. I said, I told Chris, the problem is, we don't know how much dirt. You know, if there's an inch, then it's probably no big deal. However, I think that system's designed with a rock floor or bottom in it to where that's supposed to permeate, you know, seep out through there. But, if it's all silted up, is it going to seep out through the system? I just think, I think Steve was looking for a more in-depth inspection report from, you know, Chris has made a comment, he paid I don't know, twenty-five

hundred (\$2,500.00) or three thousand dollars (\$3,000.00) for this report. But, it just didn't give them much detail. You know, hey, there's a foot of mud in the bottom or there's one (1) inch of it.

Bobby Howard: Right, I think that only one (1) structure was actually inspected and there were other structures that weren't, those kinds of things.

Commissioner Dan Saylor: And to look at it from Chris's side. He said, you know, hey, we've had over a hundred (100) year rain event. There wasn't, he said, and I'm quoting what he said, there wasn't any issues. So, I didn't hear of any there in that subdivision, so, it sounds like it could be working, you know, working properly, but it would be nice to know if there's a foot of dirt in there or an inch of dirt.

Bobby Howard: Right.

Commissioner Terry Phillippe: I'll even add that I've watched the video, you can tell because of the water lines on the sides of the structure that it has drained. But, I don't know how fast. It almost be nice to see that inspection done after a rain while there's water in the structure. I don't even know if that's possible.

Glen Meritt: Yeah, I, Glen with Cash Waggner. That's, I've been out a couple weeks over the last three (3) weeks and had to come up here for something else. I don't know everything that has gone on. But, Scott mentioned that he thought Bobby had met with Tim on the inlet. I've been out there several times and I'll be honest, after a rain, and I've not seen it. I saw the pictures. But, I had heard that Tim put a level on it and it's like a quarter inch. I mean, it is next to nothing and I think there's a lot of work involved to get rid of that for what little inconvenience is there.

Commissioner Dan Saylor: Well, Tim said if the sprinkler system wasn't on we probably wouldn't even notice it.

Glen Meritt: I think that's what happened that day.

Commissioner Dan Saylor: Number one (1). Number two (2), number two (2), I'm a little bit concerned, if we go out there trying to fix, it's going to be in worse shape than before, you know.

Bobby Howard: What's going to happen is, water's going to pool in the street and the asphalt is going to start cracking and coming up right there. You can see the low spot where the water holds for a little bit at a time. And the residents there have brought this to our attention. So, I think they would like it repaired as well. I think a little bit of curb work may be able to solve some of the issues.

Commissioner Dan Saylor: And so, is there, okay.

Bobby Howard: The distance between the curb and the top of the rim was actually maybe your fall difference. It came up a little level there. So, if that, if that rim was set at your correct elevation, the curb comes up a little bit for some reason. So, it may just be able to reset eight (8) feet of curb and it drain. It just needs a level put on it to see. And that's really not a hard job.

Commissioner Dan Saylor: Yeah, I, I did not talk to Tim after, after, cause he did not have the level with him. So, I did not talk to him after, you know, after he had put the level.

Bobby Howard: He used a hand level. He didn't use a laser or anything. So, I wouldn't, I wouldn't, I think it needs to be shot with (inaudible).

Glen Meritt: It's just one (1) on one (1) side. Not multiple inlets.

Bobby Howard: Correct. It's one (1) on the one (1) side that's one (1) inlet that is high and causing the issue when the water is diverting around it going into the street then back into (inaudible).

Glen Meritt: Yeah, I did see the pictures from a couple weeks ago that either you or Steve had sent.

Bobby Howard: It's been in several punch lists over the last several years. So, that's where my issue is with it is that it's a known thing and it's been overlooked until it's time to, time to accept for maintenance.

Commissioner Dan Saylor: So, Bobby, are you, you good with this thirty (30) day extension?

Bobby Howard: Yeah, that's fine.

Commissioner Terry Phillippe: I've got another question real quick while we're on this. Glen, Bobby, I don't know if either one (1) of you have the answer here. Does anybody have any evidence that the thirty (30) residents have been notified in writing and accepted the responsibility of the underground structures?

Glen Meritt: I don't know.

Bobby Howard: I do not know. I know that they've been getting information about the homeowners association, everything being transferred to them from the developer. And I've gotten several phone calls about the condition of the street and their concerns because they thought that they were going to have to fix the problems instead of the developer.

Commissioner Dan Saylor: According to Chris, the homeowners have been notified by letter of, of their responsibility on the detention. However, according to Steve, we have not received a copy of that letter that was sent out. Nor do we have proof that every homeowner received that.

Commissioner Terry Phillippe: That's my biggest concern of the (inaudible).

Glen Meritt: That's, I don't know anything about that.

Commissioner Terry Phillippe: Understood.

Glen Meritt: I mean, jumping back to some of the comment, I've kind of stayed out of the inspection because he went and hired somebody that EDS uses and that's who the supplier was from what I was told. And I did hear the same comment that they only ran that camera down that isolator row, which that's why the isolator row was designed there. It's got more protection. It's got a filter fabric wrapped around that particular chamber and that's where all the inflow comes from. So, that's the only place in that chamber system that's going to receive any sediment cause it's where all the flow is coming in. I was not aware that that was all they had done. But, the pictures that I saw, you know, there was barely anything in the bottom of that chamber and I mean if it was installed correctly, should not be any avenue for any sediment to get in any other portion of that chamber system. But, I understand that you guys are asking for more and all I know for him to do is to go back to the guy he hired, subcontractor, and see if they can get a little more detailed video.

Commissioner Terry Phillippe: Is thirty (30) days enough here, you think?

Bobby Howard: That's what they requested.

Glen Meritt: I know Metzger has went out there to look at it and Chris has told them that he's the one (1), he wants to get it taken care of.

Commissioner Dan Saylor: I make a motion to extend, make a motion to approve the request for extension of surety.

Commissioner Terry Phillippe: Second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

(Magnolia Place PUD is located on Page 20 of these Official Minutes)

**REQUEST FOR RELEASE OF SURETY
C-21-076 LIBBERT ROAD**

Molly Barnhill: We have a Request for Release of Surety. It's a commercial entrance, C-21-076, 3788 Libbert Road, SYF Properties, LLC and LLD Investments, INC. We're holding a letter of credit totaling twenty-six thousand three hundred seventy-four and forty cents (\$26,374.40) guaranteeing the entrance construction. They've had one (1) year. This surety expires August 18, 2020 (Clarification: 2022). And the County Engineer has signed off on their request.

Commissioner Dan Saylor: You good, Bobby?

Bobby Howard: Yeah, the driveway was constructed according to the approved plan.

Commissioner Dan Saylor: I make a motion to release the surety.

Commissioner Terry Phillippe: I'll second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

(C-21-076 is located on File in the Auditor's Office)

**REQUEST TO REZONE
PC-R-22-07 - DF DEVELOPMENT, LLC
ORDINANCE 2022-17 FIRST READING**

Molly Barnhill: We have a request to rezone. It's PC-R-22-07, Petitioner is DF Development, LLC, by Brandon Denton, the Member. The owner is Julia L. Euler and Patricia J. Martino, Co-Trustees. It's to rezone seven point one-one-two (7.112) acres located on the north side of Warrick Trail approximately one thousand seven hundred seventy-five (1,775) feet west of the intersection formed by Warrick Trail and Libbert Road from A, Agricultural Zoning District to C-4, General Commercial Zoning District with a Use and Development Commitment. It's Ohio Township, 21-6-9. It was advertised in the Standard June 2, 2022. And the APC gave a unanimous positive recommendation at their meeting held on June 13, 2022.

Jim Morley, Jr.: Jim Morley, Jr., Project Engineer. So, I just passed out to you all three (3) exhibits. The first is kind of where in the world are we. And this is on the Warrick Trail between Libbert and Epworth Road immediately across the street from that rehabilitation hospital, that white building there. And so, the second picture is an exhibit of, maybe a rendering of what it might look like. So, it's a real nice looking building. And then the third exhibit...

Commissioner Dan Saylor: What are these, Jim? Are these apartments?

Jim Morley, Jr.: Oh, I'm sorry, senior living. My bad.

Commissioner Dan Saylor: Senior living. Okay. Okay.

Jim Morley, Jr.: Should have opened with that, huh? Sorry. And the third one (1) is kind of an advertisement that Warrick Economic Development had ran trying to get people to come to the Wellness Trail. And on the back underlying you'll see that senior living is one (1) of the types of facilities that they're wanting to attract to the Wellness Trail. And so, we are seeking a rezoning to allow them to build a senior living facility which is in-keeping with what Warrick Economic Development is trying to get on the Wellness Trail.

Commissioner Dan Saylor: So, Jim, are you the design engineer? Architectural?

Jim Morley, Jr.: We're on the civil site design. The architecture is being done by and out-of-town company that specializes in senior living.

Commissioner Dan Saylor: I just wondered if these were being designed good. Cause you know you and I could be in one (1) of these one (1) of these days. So.

Jim Morley, Jr.: Sooner than we, sooner than we want.

Commissioner Dan Saylor: Yeah, I mean.

Jim Morley, Jr.: I think it's a full term deal. You get the rehab hospital right across the street.

Commissioner Dan Saylor: Oh, yeah. Just wheel us right over.

Jim Morley, Jr.: We'll put a handicap crossing right there in front of it.

Commissioner Dan Saylor: Yeah, or a tunnel. So, so the commitment is, if, if we, if we approve this request to rezone, that's what's going there, right? They can't change and put something else there? Or they would have to go back?

Jim Morley, Jr.: The commitment is just for C-4, it's just for Commercial Zoning. It has a Use and Development Commitment to keep out adult services or adult type bookstores and stuff like that.

Commissioner Dan Saylor: Right.

Jim Morley, Jr.: That's excluded from it. But, the rezoning is for commercial development in general. And commercial development, I mean that's C-4 Zoning, that is what's along with Warrick Wellness Trail. And so...

Commissioner Dan Saylor: Oh, is it all C-4? Okay.

Bobby Howard: They're not committing to an actual senior living.

Jim Morley, Jr.: Yeah, it wasn't set up that way. But, it's set up as C-4, which is what's up and down the Wellness Trail.

Molly Barnhill: So, anything commercial except the adult entertainment.

Jim Morley, Jr.: Yeah, but ultimately, this is, and the owner's here tonight or the developer is here tonight also if you'd like to talk to them. But, yeah, senior living is what they've got proposed. And so, I can tell you they've spent enough money with us that I don't think they plan on changing.

Commissioner Dan Saylor: How many, how many units or residences would this be?

Jim Morley, Jr.: Hundred and thirty-one (131)?

Member of Audience: (Inaudible).

Jim Morley, Jr.: Kind of reminded me a little bit of the project over on Grimm Road.

Commissioner Dan Saylor: Grimm Road, yeah.

Jim Morley, Jr.: Which is a real nice facility. So.

Commissioner Dan Saylor: Okay, you good with it? Yep?

Todd Glass: Mr. President, with two (2) Commissioners here and an Ordinance, you have to approve it on First Reading.

Commissioner Dan Saylor: Oh, yeah.

Todd Glass: Can't approve an Ordinance on night of introduction without a unanimous vote. But, we can get half of it done today.

Commissioner Terry Phillippe: Madam Auditor, what is our Ordinance number?

Auditor Debbie Stevens: '17. 2022-17.

Commissioner Dan Saylor: I make a motion to approve the request to rezone in First Reading.

Commissioner Terry Phillippe: I will second that. All in favor?

Todd Glass: Any remonstrations?

Commissioner Terry Phillippe: Is there anybody here to speak for or against this?

Todd Glass: Thank you.

Commissioner Terry Phillippe: Let the record show no one stood up. So, a first and a second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Jim Morley, Jr.: When you want to do the second reading?

Todd Glass: No, that will have to be at the next meeting.

Jim Morley, Jr.: So, can we do it two (2) weeks from now through?

Todd Glass: Yes.

Commissioner Dan Saylor: Yes.

Todd Glass: Definitely.

Molly Barnhill: Okay, July 25th?

Commissioner Dan Saylor: Yep.

Jim Morley, Jr.: Thank you.

Commissioner Terry Phillippe: Thank you.

STREET ACCEPTANCE BELLEVUE SECTION 2

Molly Barnhill: Okay, our next item would be Street Acceptance for Bellevue, Section 2, CD Real Estate Development, INC, by Chris Combs. Angel Drive at three hundred twenty-six (326) lineal feet. We're holding eighty-eight hundred (\$8,800.00) in a letter of credit which expires August 12, 2022. They've had three (3) years. County Engineer has not signed off on this request and is recommending to hold five thousand dollars (\$5,000.00).

Bobby Howard: Basically, this is a portion of the street that's not continuous with any other County roads at this time. Section 1 has not been accepted for maintenance. So, I can't accept, recommend acceptance of Section 2 without knowing we'll have the ability to maintain it without going over someone else's, what they're responsible for.

Glen Meritt: Glen Meritt with Cash Waggner. Hey, Bobby, I have one (1) quick question. Is there anything that's holding us from getting Section 1 accepted now that Bell Road and everything is done? I know that's kind of held up everything on those entrances.

Bobby Howard: I don't know what his concerns were at that time. We re-inspected upon, cause I don't know if our last punch list was addressed or not.

Glen Meritt: I don't know if I even have a copy of the Section 1. That's again, a lot of it's me being gone two (2) out of the last three (3) weeks on some of this stuff. But, I was kind of curious. Because section, I know they've put final coat of asphalt everywhere and then with the Bell Road improvements being done.

Bobby Howard: Yeah, I don't know why he was holding up on Section 1 yet.

Glen Meritt: I think they just have not come due yet. I don't know what the timing is on when the Section 1 is. I don't know if there's any way to complete an inspection on Section 1 and 2 in the next few weeks to at least get any punch list items when Section 1 does come up. That's all I wanted to ask if we can, I mean if the five thousand's (\$5,000.00) what we need to do for now, and too, hopefully we can get it all resolved in the next three (3) or four (4) months and release it all.

Bobby Howard: The letter of credit expires August 12th. I mean if we wanted to replace it with another letter of credit or a surety.

Molly Barnhill: Yes, but at this point that's what we need to do. We're out of time.

Bobby Howard: Alright.

Glen Meritt: Okay. That's fine.

Bobby Howard: So, if you'd rather do the surety instead of pay the bank for the letter of credit.

Glen Meritt: I'll ask Chris what he wants to do with that. I don't know.

Molly Barnhill: It can be released any time.

Bobby Howard: You could come back, release them both at the same time.

Molly Barnhill: Yeah.

Glen Meritt: If he brings a check in?

Molly Barnhill: Um hum.

Glen Meritt: For five thousand (\$5,000.00), I'm sure that's probably going to be easier. I'll let him know that.

Commissioner Dan Saylor: So, what do we need to do on this, Bobby?

Bobby Howard: Recommend reduction to five thousand dollars (\$5,000.00).

Commissioner Dan Saylor: To five thousand (\$5,000.00).

Bobby Howard: And basically, you're giving another year, six (6) months, whatever you decide. If he's ready to have it done, just give him another two (2) months.

Commissioner Dan Saylor: Three (3) months, two (2) or three (3) months.

Bobby Howard: I'd give three (3) months.

Molly Barnhill: The Ordinance says we review these once a year. So, can we just do a year?

Bobby Howard: It doesn't matter because he'll accept...

Molly Barnhill: It won't matter.

Glen Meritt: If we write a check, then he'll accept the time frame that goes (inaudible).

Commissioner Dan Saylor: Yeah, he'll want that check.

Bobby Howard: Yeah. We could do a year if the Ordinance says a year. It's just he'll come back in two (2) months or whatever and ask for both of them to be accepted.

Molly Barnhill: It's just, it's hard to do with thirty (30) day extensions and three (3) months extensions and six (6) month extensions. We've got a lot of these.

Glen Meritt: And they are a pain in the rear end. Let me tell you.

Molly Barnhill: Yes, they are.

Commissioner Dan Saylor: Alright, so, we're doing it for...?

Glen Meritt: For one (1) year for five thousand (\$5,000.00).

Bobby Howard: One (1) year extension for five thousand dollars (\$5,000.00).

Commissioner Dan Saylor: Alright, I make that motion to do the one (1) year extension for five thousand dollars (\$5,000.00).

Commissioner Terry Phillippe: And I'll second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Molly Barnhill: Alright.

Glen Meritt: Thank you.

(Bellevue is located on Page 20 of these Official Minutes)

**STREET CONSTRUCTION PLANS
PP-22-08 OWS**

Molly Barnhill: Our next item are Street Construction Plans. It's a primary plat, PP-22-08. It's OWS Subdivision. Petitioner/owner is Monte G. Williams Revocable Trust by Joseph Williams, Trustee. Five point two-zero-nine (5.209) acres on the east side of State Road 66 on the south side of Wildwood Drive zero (0) feet south east from the intersection of (State Road) 66 and Wildwood. Being part two (2) in Outlot 2 in the corrected plat, being part of Outlot

2 in the corrected plat of Sudamar Heights Subdivision. Recorded in Plat File 1, Card 186, Ohio Township, 36-6-9. Advertised in the Standard on June 30, 2022 and they're requesting no street improvements to Wildwood Drive for this subdivision.

Bobby Howard: It's basically a subdivision because it was an outlot and couldn't be built on.

Molly Barnhill: Yes, it's still one (1) lot and that's the only thing changing is they want to build on it now.

Glen Meritt: And the plans that we have, Glen Meritt with Cash Waggnar, are just three (3) commercial storage buildings. And therefore there are no road improvements. I think Bobby requested that the access be directly opposite of Yellowstone Subdivision that came in a couple months ago that Mattingly is doing on the north side of the intersection. And we're already doing improvements to Wildwood Drive as a result of that development and that has all been approved by INDOT. I think we finally got the approval a month, month and a half ago on that. And I know they sent plans out to bid. So, I anticipate that work starting this fall on Wildwood Drive improvements.

Bobby Howard: So, I'd recommend approving the request for no street improvements to be required for Wildwood Drive for this development.

Commissioner Dan Saylor: I make a motion to approve for street construction plans, or, yes.

Commissioner Terry Phillippe: I will second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Glen Meritt: Thank you.

Commissioner Terry Phillippe: Thanks, Glen.

(PP-22-08 is located on Page 21 of these Official Minutes)

PP-22-09 CADBURY AT BERKSHIRE

Molly Barnhill: Our next item is a primary plat, PP-22-09, Cadbury at Berkshire. Petitioner and owner is Maken Corporation by Daniel Ubelhor, owner. Approximately fifty-seven point two-two (57.22) acres located on the south side of Oak Grove Road. Approximately twenty-five hundred (2,500) feet west of the intersection formed by Oak Grove Road and Wethers Road. Ohio Township, 18-6-8, complete legal is on file and this was advertised in the Standard June 30, 2022.

Jim Morley, Jr.: Jim Morley, Jr., Project Engineer. This was the same subdivision I was here at Drainage Board for that I passed out something that looked like this. And so, it's standard road, that's the design, Bobby. What do you mean? Regular subdivision streets, residential subdivision, I believe Bobby's reviewed.

Bobby Howard: Yeah, I've reviewed. I don't know if, I hadn't got to talk to Jeremy yet. The only issue I had was on that entrance that they proposed in the decel lane, I just need the actual plan view of that somewhere besides on the Storm Water plan. I just need it in detail and to show a three (3) foot rock shoulder. So, basically, it's approved subject to, to my comments and the dollar amount, it still suffices because there's enough there to cover it.

Jim Morley, Jr.: So, I'll send you a detail of the decel lane and three (3) foot rock shoulder.

Bobby Howard: Decel lane at the entrance with the proper annotations.

Jim Morley, Jr.: Okay.

Commissioner Terry Phillippe: That's a lot of parcels.

Jim Morley, Jr.: For the record, they look smaller on 11 x 17 piece of paper. I'm just saying.

Bobby Howard: (Inaudible) here.

Commissioner Dan Saylor: A postage stamp would cover every one (1) of these.

Jim Morley, Jr.: But, they cost more than fifty-five cents (\$0.55).

Commissioner Dan Saylor: They're sixty (\$0.60) now, right? Increased. I make a motion to, so, this is just no street improvements, right?

Jim Morley, Jr.: No, this is for street improvements.

Bobby Howard: This is approving the street plans subject to County Engineer's comments.

Jim Morley, Jr.: On the decel lane.

Commissioner Dan Saylor: Okay, your comments are all in the record?

Bobby Howard: Yeah, I read them all out a second ago. I think that works.

Commissioner Dan Saylor: Alright.

Jim Morley, Jr.: Yeah. Good for me.

Commissioner Dan Saylor: I make a motion to approve the street improvement.

Commissioner Terry Phillippe: And I will second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Jim Morley, Jr.: Thank you.

Commissioner Terry Phillippe: Thank you.

Commissioner Dan Saylor: Thanks, Jim.

(PP-22-09 is located on Pages 22 through 24 of these Official Minutes)

PP-22-10 VICTORIA WOODS SECTION 1 PHASE 2

Molly Barnhill: We have another plat. It's PP-22-10, Victoria Woods, Section 1 Phase 2. Petitioner/owner is Oakland Holdings, LLC by Jordan Aigner, Managing Member. Two hundred twenty-three point eight (223.8) acres located on the west side of Victoria Woods Drive, approximately four hundred fifty (450) feet west of the intersection formed by Jenner Road and Baker Road. Being part of Lot 1A corrected amended plat of Lots 1 and 3 in Victoria National Golf Club Minor and part of Lot 1 in Victoria Woods Subdivision as recorded in 2013R-012548 in the Warrick County Recorder's Office. It's Boon Township, 17-6-8, and 18-6-8 and this was advertised in the Standard on June 30, 2022.

Jordan Aigner: Hello, Jordan Aigner, Oakland Holdings. So, basically, just again like we talked about in Drainage, we've got these two (2) lots that we're creating. When you have the plat in front of you now, I think the only other thing that we didn't touch on in Drainage, because it really didn't affect it, was some of the outlots were actually naming them lots to help out with that future development. So, it was kind of with Brad at Morley, we talked and we thought this might be the best way to, when we do future plats, it will be the re-plat of each one (1) of these lots that you see in there. So, when we're creating, and forgive me, I forget which lots we're creating that are going to be sold. But, these other lots are going to be set up now with a little bit less paperwork for you guys and us as we move forward. We actually have them as lots now because they touch right-of-way. There's utilities there. Previously, we called them outlots in the previous plat. And so, that's the only difference that you're seeing there from what we didn't touch on the other one (1). But, the streets are for, the street plans are just one (1) extension for those two (2) little roads, two (2) little lots. Again, maybe about two hundred (200) feet or so.

Commissioner Terry Phillippe: You good?

Bobby Howard: Yep.

Commissioner Dan Saylor: You good?

Bobby Howard: Meets our subdivision control ordinance design standards and recommend approval.

Commissioner Dan Saylor: Make a motion to approve PP-22-10.

Commissioner Terry Phillippe: I'll second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Jordan Aigner: Thank you.

Molly Barnhill: That's all I have for the Planning Commission. Thank you.

(PP-22-10 is located on Pages 25 through 26 of these Official Minutes)

ITEMS FOR DISCUSSION I-69 AGREEMENT WITH AMERICAN STRUCTUREPOINT

Commissioner Terry Phillippe: Okay, next up on our agenda is Items from Discussion, Items for Discussion from our new County Administrator, Heather Soberg.

Heather Soberg: Thank you, Mr. President. First item for discussion is the I-69 Agreement with American Structurepoint. Was tabled at the 06-27-2022 meeting. Your comments at that time were that it was a conversation ongoing with Vanderburgh County. And that there is a plan. I think that has now that has been sent to everyone and legal counsel has reviewed it. So, it's just there for your approval.

Commissioner Terry Phillippe: Counsel?

Todd Glass: And I believe it's in order unless you want to approve it subject to negotiating with them for a more specific period in which their services would be completed. This is the one (1) referencing, they'll be completed with a reasonable period of time, if you're okay with that. It's pretty wide open.

Commissioner Terry Phillippe: You'd think that the, the road plan took a little bit of time. Might seem a little...

Bobby Howard: (Inaudible) take several months.

Commissioner Terry Phillippe: What's your thoughts, Commissioner?

Commissioner Dan Saylor: So, have they give you an idea of the time line that it will...because it will probably going to take some meetings with some people and that...

Commissioner Terry Phillippe: We're trying to coordinate Warrick and Vanderburgh.

Commissioner Dan Saylor: Vanderburgh County.

Commissioner Terry Phillippe: I think I'm okay with a reasonable amount of time. And we can push if we feel like we need to push.

Todd Glass: It's not unusual to word it that way when you have so many wheels turning to come with a final result.

Commissioner Dan Saylor: Well, so, let's think about this though, do we want to, do we want to put a date on there to have a target to get this done by because of the political situation that's kind of being announced today and maybe in the future.

Commissioner Terry Phillippe: The dynamics can certainly change.

Commissioner Dan Saylor: Yeah, exactly.

Todd Glass: You can propose that it would be completed within a reasonable period of time, but in no case later than...

Commissioner Terry Phillippe: December 31, 2022.

Todd Glass: If you'd like that.

Commissioner Terry Phillippe: I like that.

Commissioner Dan Saylor: I like that.

Todd Glass: We can propose it and you can approve it with that one (1) term in our efforts to try to get American Structurepoint to agree to inclusion of it.

Commissioner Terry Phillippe: I like it.

Commissioner Dan Saylor: I make a motion to approve the I-69 Agreement with Structurepoint and with the legal counsel's authority to negotiate the timeline of December 31, 2022.

Commissioner Terry Phillippe: I'll second that motion. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

(American Structurepoint Agreement is located on File in the Auditor's Office)

WEBSITE AGREEMENT WITH VIV

Heather Soberg: Okay, the next item for discussion is the website agreement with VIV also tabled at the 06-27-2022 meeting. That has now been sent everywhere and to Legal Counsel. Andrew Skinner reviewed that. His only major comment there is that he thinks that we should probably attach the Independent Contractor Agreement to the proposal just to kind of put the two (2) together so long as you're okay with the terms of the proposal.

Commissioner Terry Phillippe: That's something that's long overdue. So, I'm certainly good with it.

Commissioner Dan Saylor: I'm good. We need a motion?

Commissioner Terry Phillippe: Yeah.

Commissioner Dan Saylor: I make a motion to approve the agreement, website agreement with VIV.

Commissioner Terry Phillippe: And I will second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

(VIV Agreement is located on Pages 26 through 27 of these Official Minutes)

**ACTION AGENDA
APPROVAL OF MINUTES
JUNE 27, 2022**

Commissioner Terry Phillippe: Next order of business is the approval of minutes from our June 27, 2022 meeting.

Heather Soberg: If I may...

Commissioner Dan Saylor: Yeah, is there a correction on that?

Heather Soberg: Debbie, there was a correction that I emailed to Kristine and I didn't realize that she wasn't going to be here.

Auditor Debbie Stevens: Okay.

Heather Soberg: So, there is a minor correction that needs to be done about who commented on something in the last meeting.

Commissioner Terry Phillippe: So, Counselor, just so I understand the dynamics here. So, the draft of the minutes is emailed out. Heather caught a minor error assuming Kristine has fixed that.

Todd Glass: Well, you just approve the minutes with the correction.

Commissioner Terry Phillippe: With that correction. Okay.

Auditor Debbie Stevens: If you'll include the comments in this meeting to reflect the correction to those minutes, then that will be part, part of the correction being included. Do you see what I'm saying?

Heather Soberg: Yeah.

Auditor Debbie Stevens: We don't have to go back and correct these minutes, but you're, you're referencing these minutes with the correction in this meeting tonight. Do you have it?

Heather Soberg: I do.

Auditor Debbie Stevens: Okay.

Heather Soberg: In the discussion regarding the Consulting Agreement for Roger near the end of the conversation, there was a statement made that, "I think this is all pretty much what we've discussed over the past couple, few months anyway." It was listed as Andrew saying that, and that in fact was Dan (inaudible) making that statement.

Commissioner Dan Saylor: Okay, I make a motion to approve the June 27, 2022 regular session minutes with that correction.

Commissioner Terry Phillippe: I'll second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

**COUNTY ADMINISTRATOR
CONSENT AGENDA
CERTIFIED CLAIMS – NON-CERTIFIED CLAIMS – PAYROLL
PAYMENT FOR NON-REPORTED EMPLOYEE HOURS**

Commissioner Terry Phillippe: Next order of business, County Administrator.

Heather Soberg: Okay, just a couple of items on our Consent Agenda for today's meeting. The Voucher Report dates 06-15-2022 to 06-28-2022 received on 07-06-(22) for review. Payroll date of July 1, 2022 also received on 07-06-(22) and the next item is the Payment for Non-Reported Employee Hours. Those are the only two (2) items we have tonight.

Commissioner Terry Phillippe: Very good.

Commissioner Dan Saylor: I make a motion to approve the Consent Agenda.

Commissioner Terry Phillippe: And I'll second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Heather Soberg: That's all I have, thank you.

Commissioner Terry Phillippe: Thank you. Good job on your first run. You didn't even seem nervous.

Heather Soberg: Thanks.

(Certified Claims are located on Pages 27 through 28 of these Official Minutes)

(Non-Certified Claims are located on Page 29 of these Official Minutes)

(Payroll is located on Page 29 of these Official Minutes)

(Non-Reported Employee Hours are found on File in the Auditor's Office)

COUNTY ATTORNEY
AMENDING CAPITAL IMPROVEMENT PLAN
I-69 CORRIDOR MARKET ANALYSIS AND STRATEGIC LAND USE PLAN

Commissioner Terry Phillippe: Alright, next order of business is our County Attorney.

Todd Glass: Mr. President, first item is amending the Capital Improvement Plan for the I-69 Corridor Market Analysis and Strategic Land Use Plan. We had hoped to have all the information we needed on that for tonight. I think needing some input from Steve Roelle and make sure that, because it's supposed to be LIT Tax, I believe, and if I can just get that confirmation, we can certainly have it ready to go by next week. Is that right?

Bobby Howard: If they approved the funding of the study itself under the ARP that's later on in this agenda, then it wouldn't necessarily have to amend the Capital Improvement Plan, would it?

Commissioner Terry Phillippe: That I don't know. But, that is where the funding is likely to come from.

Bobby Howard: Yeah, because they've got it on here under ARPA, I-69 Study.

Todd Glass: Oh, right there.

Bobby Howard: Yeah.

Todd Glass: Well, so I just asked that it be tabled and if, we'll either have it ready for approval next meeting or if there's some other reason why we don't need to amend the CIP, I'll report that to you.

Commissioner Terry Phillippe: Okay, got it.

Commissioner Dan Saylor: I make a motion to table.

Commissioner Terry Phillippe: Second. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Todd Glass: Thank you.

AGREEMENT WITH VICTORIA WOODS FOR SIGNAGE

Todd Glass: And secondly, we've got a rather simple agreement and release and hold harmless agreement with Victoria Woods. It's for the construction, installation, and maintenance and repair, I believe, of street sign and stop signage which will include some decorative framing. We have it prepared. We were just trying to make sure it was with the right legal entity. And it's the agreement to place those signage in County right-of-way, but the maintenance be upon the developer. And if you wish, we could approve that with final Counsel approval to get the right legal entities in that agreement.

Bobby Howard: I sent a comment back to John. I don't know if he got it in there in regards to, it talked about existing signage and a lot of this is not existing yet. But, it's approved per the street plans.

Todd Glass: Okay, did it reference existing signage?

Bobby Howard: Yeah.

Todd Glass: Okay. Well, if that hasn't been made, it will be made.

Jordan Aigner: Jordan Aigner with Oakland Holdings. Just want to make sure you guys know what the purpose is. So, your typical Ordinance signs are probably easier to maintain and easier to get these. These are decorative. Maybe not exactly like you see around the square here. But, they have that nice bottom. We might do a timber section in the middle there and a nice frame at the top. So, obviously, you know, these, when this gets turned over the County, that's a more expensive thing to replace. And so, that's why we're here tonight to say, hey, we'd still like to put them in, and then the maintenance agreement would, would be for us to, if they're hit or whatever, I guess, we would maintain those.

Commissioner Dan Saylor: Who's we?

Jordan Aigner: It would be, at this time be Oakland Holdings. In the future, if we turn this over to an HOA, who knows how many years we would then transfer that on to them as well. But right now, developer.

Commissioner Dan Saylor: Got it.

Jordan Aigner: So, just trying to make it look as nice as we can out there. And I will e-mail Mr. Glass the entity that, the exact name. It should be Oakland Holdings, but I'll make sure he has that. So, I think that's the only thing he needed from us.

Commissioner Dan Saylor: So, we can approve this with, based on...?

Todd Glass: Counsel final approval to get it in shape for signing.

Commissioner Dan Saylor: Alright. Make a motion to approve and with Legal Counsel getting the final details worked out.

Commissioner Terry Phillippe: I'll second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Jordan Aigner: Thank you.

Commissioner Terry Phillippe: Thanks, Jordan.

Todd Glass: Nothing more.

Commissioner Terry Phillippe: Let's see. Where are we?

Commissioner Dan Saylor: Bobby.

Commissioner Terry Phillippe: Counselor? Is that all?

Todd Glass: Yes, Sir.

Commissioner Terry Phillippe: Thank you.

(Victoria Woods Signage Agreement is found on Pages 29 through 33 of these Official Minutes)

COUNTY ENGINEER/HIGHWAY BRIDGE 113 SUPPLEMENTAL AGREEMENT

Commissioner Terry Phillippe: Okay. Next item of business is the County Engineer/Highway Superintendent.

Bobby Howard: Okay, the only item I'll have cause we just took care number two (2), I think, the County Attorney's agreement, basically, that approves the request for the non-standard street signs and posts. It's a Bridge 113 supplemental agreement. Basically, the construction inspection contract with Structurepoint had to be determined before INDOT set the schedule for the length of time of the project. So, basically, they're short one (1) month and I just recommend that this agreement be approved and I will hopefully be able to pull it up here for the dollar amount. I thought it was (inaudible) attachment.

Commissioner Dan Saylor: So, the supplemental...

Bobby Howard: It's an additional four (4) weeks at their approved rates, because the project's, INDOT's end date was a month after their end date in their original agreement.

Commissioner Dan Saylor: So, the approval of the supplemental agreement is with Structurepoint, correct?

Bobby Howard: Yes. Correct. And it may not take the full four (4) weeks. But, we wanted to just cover it in case, so we wouldn't have to come back. And I can give you that dollar amount now because I left the agreement on the printer downstairs. So, that dollar amount is twenty-one thousand seven hundred ninety-one dollars and ninety-two cents (\$21,791.92) for one (1) additional month.

Commissioner Terry Phillippe: Seventeen ninety-one-ninety-two (\$17,091.92)?

Bobby Howard: Twenty-seven...twenty-one-seven-ninety-one-ninety-two (\$21,791.92).

Commissioner Dan Saylor: Okay. I make a motion to approve the Bridge 113 Supplemental Agreement with Structurepoint in the amount of twenty-one thousand seven hundred ninety-one dollars and ninety-two cents (\$21,791.92).

Commissioner Terry Phillippe: I will second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

Bobby Howard: That's all I have. Thank you.

Commissioner Terry Phillippe: That's all?

Bobby Howard: Yes, Sir.

Commissioner Terry Phillippe: Thank you.

(Bridge 113 Supplemental Agreement is located on File in the Auditor's Office)

**COUNTY GRANTS DEVELOPMENT
REVIEW AND APPROVAL OF THE ARPA CORE GROUP RECOMMENDED PROJECTS
I-69 STUDY – WEBSITE UPDATE – COMMISSIONERS MEETING ROOM
DISTRICT 1 HIGHWAY BUILDING
FUQUAY-PLEASANT RIDGE SW PROJECT**

Commissioner Terry Phillippe: Next order of business is County Grants Administrator, Debbie?

Debbie Bennett-Stearsman: Debbie Bennett-Stearsman, Warrick County Grants Development. I'm here this evening to present to you projects that have been reviewed, scored, and recommended for funding by the core group, the core, American Rescue Fund Core Group. There are five (5) County projects from County competitive applications and one (1) recommendation from the competitive grant applications from outside the County. I sent to you previously the score sheets for each of the projects and the recommendations from the core group are as follows. The I-69 Planning Study which is in coordination with Vanderburgh County. That will be performed by American Structurepoint which I think you approved earlier in the agenda. I've changed the amount for the County to be forty-nine thousand five hundred (\$49,500.00) because I believe the entire contract is ninety-nine thousand (\$99,000.00) to be split equally. So, the core group recommended that the Commissioners approve the I-69 Planning Study for forty-nine thousand five hundred dollars (\$49,500.00). Do you want me to go through all of them?

Commissioner Terry Phillippe: Sure, you've already started. I've got a comment on one (1) of them. So.

Debbie Bennett-Stearsman: Correct. Well, I mean we can vote for them one (1) at a time. It doesn't matter.

Commissioner Terry Phillippe: Counselor, do you have a preference?

Todd Glass: I would list them all out.

Commissioner Terry Phillippe: Okay.

Debbie Bennett-Stearsman: Okay. The second is the IT equipment for the Commissioners' meeting room to allow live stream meetings in the Commissioners' meeting room. And I attached earlier a quote from Concept Sound and Light for fifty-seven thousand eight hundred ninety-six dollars (\$57,896.00). And the core group recommended that you approve this amount, fifty-seven thousand eight hundred ninety-six dollars (\$57,896.00). The third is for the County website which you approved earlier in the meeting. It is proposed from VIV for website design, development, two (2) years of hosting and maintenance. I sent to you prior the proposal from VIV and it's for twenty-seven thousand (\$27,000.00) including two (2) year maintenance. So, the core group approved, recommended that you approve the twenty-seven thousand (\$27,000.00) for the County website. The next is the County District 1 building, seven hundred fifty thousand dollars (\$750,000.00). This amount is to assist in paying for a portion of the building currently under construction. I have seven hundred fifty-thousand dollars (\$750,000.00) is the amount that's recommended by the core group. The last of the County recommendations is the Fuquay-Pleasant Ridge Drive Storm Water Project. And the core group recommended half of the request or forty...four hundred seventy-eight thousand eight hundred thirty-five dollars and fifty-eight cents (\$478,835.58) which I rounded up to four hundred seventy-eight thousand eight hundred thirty-six dollars (\$478,836.00) for the Fuquay-Pleasant Ridge Drive, south, Storm Water Project. Those are the five (5) County projects that the core group recommended. You might want to just take a vote on those five (5) first.

Commissioner Terry Phillippe: Okay. Any questions or comments, Commissioner?

Commissioner Dan Saylor: No, I think I'm familiar with every one (1) of them. The IT, meeting room IT update, when, when is that proposed to start?

Heather Soberg: They are working on getting all of the equipment and that's supply chain issues at this time. But, they have about a third of it, somewhere between a third and a half of it already on hand. It's just getting the rest of it before they get started.

Commissioner Dan Saylor: So, would it be safe to say that, that this could be done by year end or is that too aggressive?

Heather Soberg: Assuming that we don't have any further supply chain delays, yes.

Commissioner Dan Saylor: Okay. How soon is the money gonna be made available to these different groups?

Debbie Bennett-Stearsman: Well, for the County projects, I've met with Bobby and Steve and Heather and all of these projects, we have the funding. We have all the funding available now. So, I just have to get a few more

documents from them and then set-up their fund number so that they can draw. So, the money will not go into the individual accounts. It'll stay in the ARP line item and we'll pay directly from that.

Commissioner Dan Saylor: Pay out of that? Okay.

Debbie Bennett-Steersman: Yeah. So, I'll be tracking each of the projects whether they have local money and grant money, however we're gonna do it, but I will be tracking those files.

Commissioner Dan Saylor: Okay.

Debbie Bennett-Steersman: With Debbie.

Commissioner Dan Saylor: You good with everything?

Commissioner Terry Phillippe: Um hum. Yeah.

Commissioner Dan Saylor: I make a motion to approve the five (5) County projects listed on the agenda.

Commissioner Terry Phillippe: Just like to add an additional comment. I don't know where we'd be without you, Debbie. Thank you for all your hard work and setting up the process and understanding all the complicated dynamics of what goes on here and doing it right.

Debbie Bennett-Steersman: You're welcome.

Commissioner Terry Phillippe: And I will second that motion. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

(All ARP Grant Funding Paperwork is found on File in the Grants Department)

RIVERTOWN PICKLEBALL

Debbie Bennett-Steersman: So, the second recommendation from the core group was out of the competitive applications. We've only had one (1). I'll go back and state we've got eleven (11) applications from the County. Some of them were denied. Some were approved and we've gotten additional applications since the last core group meeting, just to let you know how many there are. The competitive applications seem to be pretty popular because I'm getting a lot of calls and a lot of meetings. The only one (1) we've received completed to date is the RiverTown Pickleball courts that are to, proposed to be built on the County land off of Vann Avenue.

Commissioner Dan Saylor: Vann Road Park.

Debbie Bennett-Steersman: I'm sorry, Vann Road, yes. Since that application came in and since the core group met, I have had several meetings with the pickleball group. And I've got a better understanding I think of where everything stands. I've got additional information. I do not feel, I'm a little worried that three hundred (\$300,000.00) is not enough at this point because they got had to up their, go back and get their quotes updated. Some of them went up and now the Parks Board is wanting them to work with Morley to get some more detailed work done. So, they're entering a contract with them and the Parks Board would also like for the group to get a construction manager. And the construction manager is gonna be five (5%) or (6%) of the total cost. So, I'm looking now that they need more, more like four hundred thousand dollars (\$400,000.00) than three hundred thousand dollars (\$300,000.00). After putting, we've got a spreadsheet on all the bids including the project manager and their new contract with Morley. So, it comes to five hundred ninety-seven thousand four hundred sixty-four dollars and ninety-six cents (\$597,464.96). And if you take off giving the group four hundred thousand (\$400,000.00) then it'll be right at two hundred thousand (\$200,000.00) that they have to come up with which they have raised over little over two hundred thousand dollars (\$200,000.00).

Commissioner Terry Phillippe: I think we all knew, so, what is the timeline? Looking out there I'm a little bit concerned about the timeline.

Debbie Bennett-Steersman: Well there's, I think they've come across a few issues that they've got to get straightened out with special use permits etcetera. But, they do have all the bids in hand. They do have specs. I got a construction manual today. I got their performa on how they're gonna manage. They did also have a construction manual that they just completed. So, all of the additional information the Parks Board wanted, I now have copies of. Now, I don't know that the Parks Board has and according to the management agreement it says construction doesn't begin until the Parks Board approves. So, I'm going to the next Parks Board meeting. Then there's a special use permit that probably will not get 'til the 1st of August. But, they're ready to go as soon as we tell them. Now, this money does not get given to the Park, to that group either.

Commissioner Terry Phillippe: Right.

Debbie Bennett-Steersman: They will have to come to us with invoices to pay either directly to the vendor or to reimburse them if they've already paid it out.

Commissioner Terry Phillippe: So, I think I've told you about the, you know, the request that they were going to put in. And a, the comment or two (2) were made and misunderstood and so I was gonna recommend a bump in the number to begin with. And then now, we've got a construction manager involved and additional planning.

Debbie Bennett-Stearnsman: Sherrie and I reviewed all of the, we have now have everything, the additional items they wanted and the additional quotes from, and contracts, from the engineering firms and construction management firms. So, that kind of made the total price go up.

Commissioner Terry Phillippe: I'm fine with the additional amount of money if you are.

Commissioner Dan Saylor: Who are they going to use as a construction manager? Do you know?

Debbie Bennett-Stearnsman: I do not. They have two (2) people that said they were available. Both of them gave a quote of around five percent (5%) of the total cost.

Commissioner Terry Phillippe: Do you know what their total in kind?

Debbie Bennett-Stearnsman: Their total in kind was fifty (50), so much paperwork.

Commissioner Dan Saylor: Material, what are they doing? They're moving dirt. They're laying asphalt down. Are they building a building? Are they building a building?

Commissioner Terry Phillippe: What, there's a restroom involved, right?

Debbie Bennett-Stearnsman: Yes.

Commissioner Terry Phillippe: Fence, lighting, parking.

Debbie Bennett-Stearnsman: Lights.

Commissioner Terry Phillippe: (Inaudible) construction.

Debbie Bennett-Stearnsman: Your total income is just a little over fifty-four thousand (\$54,000.00) in kind.

Commissioner Terry Phillippe: In kind.

Commissioner Dan Saylor: So, Debbie, what do you feel the total project costs? Total dollars of this project?

Debbie Bennett-Stearnsman: For the whole project?

Commissioner Dan Saylor: Yeah.

Debbie Bennett-Stearnsman: As we stand right now, I'd say it's around six hundred thousand (\$600,000.00). And in fact, they received a bid originally from, I believe it was ARC Construction to do the entire project without the soft cost for about six hundred five thousand (\$605,000.00). That's what she sent today. She sent all their procurement, but that didn't include like a design, construction manual, construction manager, or anything. So, the way they're building is a lot of small contracts and suppliers right now. I think that's why the Parks Board wanted them to have a construction manager to kind of be able to pull it all together as it's going in.

Commissioner Dan Saylor: Yeah, I think with this group is probably a good idea.

Debbie Bennett-Stearnsman: Got to be something I'll really have to, you know, stay with and watch pretty closely.

Commissioner Terry Phillippe: I just like to say that, you know, kind of tracked this thing since its idea phase. They had another location in mind which wasn't gonna work out. And they've really put it together. And they're collectively driven to get this done. And I definitely support them.

Commissioner Dan Saylor: So, we need a motion just on this one (1)?

Commissioner Terry Phillippe: Yep.

Commissioner Dan Saylor: I make a motion to approve the RiverTown Pickleball request for the ARP dollars.

Commissioner Terry Phillippe: And that's with the recommendation of four hundred (\$400,000.00)? You're okay with that?

Todd Glass: Have they requested four hundred (\$400,000.00)?

Debbie Bennett-Stearnsman: They requested three hundred (\$300,000.00).

Commissioner Dan Saylor: Does that need to come from the core group? Or?

Debbie Bennett-Stearnsman: No, the core group is reviewing and making recommendations based on how much they asked for.

Commissioner Dan Saylor: Okay.

Debbie Bennett-Stearnsman: Commissioners are the final say on how much you want to give them.

Todd Glass: There's no, nothing that prevents them approving the three hundred (\$300,000.00) and approving more during the application period. There's no prohibition against that is there?

Debbie Bennett-Stearsman: No, the Commissioners are the final say on how much they, they could change any of these amounts if they wanted to. These are the amounts that were applied for and scored out. I just, the pickleball was a little confused. They had bid, but I was confused by the bidding documents and the amount, the figure they were coming up. I've met with her three (3) times and several phone calls and asked for additional information and today, literally today, I got the new budget and it was up quite a bit more than what originally they applied for. So, and looked at the cash they had on hand and I just knew it wasn't gonna work with what we were proposing.

Commissioner Terry Phillippe: You know, initially, there was a there was a misunderstanding. They were going to apply for more and I made a comment to their board president that we expected them to apply for three hundred thousand (\$300,000.00) when they were in fact going to apply for more than that. And because it was in a message. Instead of a verbal conversation, she took that to be bump the application down to three hundred (\$300,000.00) which was one hundred percent (100%) my fault. I caused the confusion there. They were actually going to apply for more than this.

Todd Glass: Might want to consider approving what's been applied for. They can always supplement.

Commissioner Dan Saylor: Come, come back for the request an additional one hundred (\$100,000.00)

Todd Glass: Rather that throw a dart on the wall.

Debbie Bennett-Stearsman: Have them go through the process of asking for additional money is what you're saying?

Commissioner Dan Saylor: Have them come back to request an additional hundred thousand (\$100,000.00). Is that right?

Todd Glass: Or whatever the number is. It sounds like we're trying to decide what that number is here, which we probably shouldn't.

Debbie Bennett-Stearsman: Well and so as I've told others that have applied, this is gonna be it. Whatever, you know, comes because we have to go through other applications and we're obligating funds. So, that's fine with me, I just...

Jordan Aigner: Would you accept comments from the public?

Debbie Bennett-Stearsman: Yes.

Commissioner Dan Saylor: Yes, Jordan, come on up.

Jordan Aigner: It's directly related to a project like this. Just for what it's worth, Steve Roelle did reach out to me once and probably never got back with them. I didn't. So, the City of Boonville bid a project maybe like this. It was pickleball courts. It's public information. We bid it. One (1) other bidder. So, not a lot of bidders. It was over there by the City pool. Six (6) courts I believe. No lights. Okay? And it was basically taking that where the basketball courts are and the parking area is. Just kind of, a little, not a lot of dirt work. And I was surprised, our number was around like four hundred fifty thousand dollars (\$450,000.00) hard costs. I think that we were the number two (2) bidder. Number one (1) bidder was maybe four hundred and eight (\$408,000.00) for six (6) courts and no lights. So, I'm just giving that for perspective to compare. I have no idea how many courts they were wanting to do.

Commissioner Terry Phillippe: Restrooms?

Jordan Aigner: Pardon?

Commissioner Terry Phillippe: Restrooms?

Jordan Aigner: No. This was just...

Debbie Bennett-Stearsman: Lighting?

Jordan Aigner: No lighting, just and in fact, we got the, they were doing like post tension concrete to make it real flat and or no cracking and that made the price crazy. So, that didn't even have that. We redid just regular concrete. So just, I want to give you that for a perspective. I hate to see it, that's a great project to happen in our community. I think it'd be great. But, I also don't want to see a project fall and now we don't have any money. You know? So, just letting you know, that's, that did not get awarded because Boonville's budget at the time was maybe three-fifty (\$350,000.00) and so I don't even know where it is right now.

Commissioner Dan Saylor: Well, we all know what's, what's happened to construction cost in the last eighteen (18) to twenty-four (24) months. So...

Jordan Aigner: Yeah, so just food for thought.

Commissioner Dan Saylor: Thank you. Thank you, Jordan, for the input.

Debbie Bennett-Stearsman: Thank you, Jordan. So, this is ten (10) courts, lighting, restrooms, fencing. Includes, I mean, she's got everything listed out, but it does, this does include soft costs and I think Lamar did the 3D design for the Parks Board and then Morley did the initial engineering consulting. Both of those were in kind. They charged nothing. But now, they went back and met with Morley and Morley's doing surveying and other things. You might be able to tell them all that you're doing. And they got a new contract which they've included.

Commissioner Terry Phillippe: So, Counselor, I think where I'm stuck is she's informed folks that here's the rules. Apply once. Do you have a...

Todd Glass: Apply once?

Debbie Bennett-Stearsman: They're supposed to have it, so whatever we give to them, we ask for local match. And whatever, how much ever the County's participating, we're trying to help them fill a gap. So, we want good bids. This one (1) has been a little bit difficult, because it's a nonprofit trying to save money by buying supplies and getting local people, for the most part, some of it's specialty work. I think the striping and the, can't remember the netting and the courts came from, from one (1) particular place out of Louisville, I think. They've already employed a pickleball guru, I guess, a manager out of Louisville that's helping them go through the process. I just, it's a good project. I just wasn't getting the bids 'til she got everything to me in her process today. And in, from when she applied 'til now, there have been a few other meetings where she I have asked her for additional information. I didn't even have the management agreement between the Parks Board and the RiverTown Pickleball group. Which I now have and I've been able to read it. Some of the requests, I hear that the Parks Board is asking for, are not in this management agreement, but I went ahead and asked her for the information including the cost for a construction manager. So, you don't have to have that in there, a project manager, or you do. It's probably a good idea, because I don't want to be one (1).

Commissioner Dan Saylor: Well, we understanding, it's not a legal question?

Todd Glass: Well, it's, you've got an application request for three hundred (\$300,000.00). The competitive bidding process goes until....?

Debbie Bennett-Stearsman: Both of them go to September 2nd.

Todd Glass: You've got other, others that will ask for this money and will, what if what if you spend the money by August 22nd and you don't have any money left over?

Debbie Bennett-Stearsman: I don't think we'll do that out of the competitive.

Todd Glass: I know that, but somebody asked for fifty (\$50.00), we'll just give them a hundred (\$100.00), you know, when you've got other people getting ready to line up for requests for that much.

Commissioner Terry Phillippe: My rebuttal to that would be, these, these folks have been....

Todd Glass: It's not to suggest any of, that it's not an appropriate project or anything. I'm just thinking about procedure.

Debbie Bennett-Stearsman: Well, I'm just looking at, if I look at the whole budget, it doesn't add up. Just give them three hundred (\$300,000.00) and they can come back and ask for another hundred thousand (\$100,000.00) or do redo their application. But, I don't know that they have enough, I don't know that they have enough money to award the contracts, if that makes sense. So, I mean we could take the construction or project manager away. That's around thirty thousand dollars (\$30,000.00). That still leaves them, you know, shy of about seventy thousand (\$70,000.00) at this point.

Todd Glass: Do you, do you know, Debbie, if they can just simply supplement their application with supplemental information?

Debbie Bennett-Stearsman: I guess they can or they can change it.

Todd Glass: For the core group to then recommend another hundred thousand dollars (\$100,000.00).

Commissioner Dan Saylor: How often, when's the core group meet again?

Debbie Bennett-Stearsman: Well, I want to do a meeting at the end of July because we're getting more applications again. And I don't think we can fully award the competitive applications probably till August after we go back to the County Council again.

Commissioner Terry Phillippe: Todd, what is your concern?

Todd Glass: Just that the application that was requested was three hundred (\$300,000.00) and that's what the core group recommended to you. I don't, I'm not completely familiar with the process.

Debbie Bennett-Stearsman: I've been trying, a lot of it I just got today, so I've been going through everything today, the supplemental material. And then a lot of the additional information, I was not aware of from the Parks Board, I heard on Friday.

Todd Glass: Just, for ARPA, we just want to make sure we follow the rules, whatever the rules are. And I don't have them in my head.

Commissioner Terry Phillippe: It's lost revenue.

Heather Soberg: Is it possible to have them amend their application have the core group consensus and bring this back to the next meeting?

Debbie Bennett-Stearsman: It's fine with me. I mean they can, yes.

Todd Glass: No, this is not lost revenue.

Commissioner Dan Saylor: Huh?

Todd Glass: No, this isn't lost revenue. This is the competitive...

Debbie Bennett-Stearsman: This is the three point six (\$3,600,000.00).

Commissioner Terry Phillippe: Oh, I'm sorry.

Debbie Bennett-Stearsman: That's okay. It's got a couple more steps, but it's whatever you approve and recommend. Cause I'll have to take this to the County Council.

Todd Glass: I don't, I don't recollect seeing anything in your grant process that necessitates a whole new application process from the get go, but that it strikes me that it could be simply supplemented for your core groups next meeting but...

Debbie Bennett-Stearsman: I have asked some of the County, some of the County applications did not get approved. They came back in with a new request for a specific part of that project and I asked them to resubmit an application. This is a little bit different in that it asks for all of it. So, they could supplement it and I can send it out to the core group and come back to the next meeting and have that approved for the whatever amount that they put on, in at that time.

Commissioner Terry Phillippe: What, whatever...

Commissioner Dan Saylor: So, could we, could we approve the three hundred (\$300,000.00) tonight and ask them to come back or submit a supplement to you, you get to the core group and they and with, with the core group's recommendation, we can approve it on the 25th?

Debbie Bennett-Stearsman: Yes, because I'll be to the Parks Board before your next meeting.

Commissioner Dan Saylor: Because, we have three hundred (\$300,000.00) and they can get some of the ball rolling, whether it's the dirt work, whether it's, you know, awarding the, you know, the dirt work or the underground stuff or utilities. If you've got restrooms, you've got to run a sewer line. They don't need all of it all at once.

Debbie Bennett-Stearsman: And again, their management agreement with the Parks Board says the Parks Board has to approve them to start construction. And I don't know that that has happened. That's why I'm going to the next meeting to find that out.

Commissioner Dan Saylor: Is that tomorrow?

Debbie Bennett-Stearsman: It's the 12th or 19th. 19th?

Commissioner Dan Saylor: No, it's the first and third, right?

Debbie Bennett-Stearsman: 19th at 5:00 (PM), I think.

Commissioner Dan Saylor: 19th, so then in our meetings the 25th...

Debbie Bennett-Stearsman: 25th or 6th...

Heather Soberg: 5th, yeah.

Commissioner Dan Saylor: 25th, so, you get that all lined out then we can approve the additional.

Debbie Bennett-Stearsman: Okay.

Todd Glass: Just a few steps of getting a little paperwork in and Debbie can relay the Board's approval and support of the project, to get that in.

Commissioner Terry Phillippe: My concern is still, where we, we, Warrick County Government, Parks Board, everybody, just I feel like we've stood in the way every step of the way here. And we have. Just putting that out there. So, I'm good with the three hundred thousand (\$300,000.00), if that's how we've got to do it.

Todd Glass: That's just my suggestion.

Debbie Bennett-Stearsman: I think it will make it cleaner.

Commissioner Dan Saylor: I agree. Terry, I don't think we're, I think we're, I think, my, my concern is, I'll put it out there, I'm worried about setting a precedent, every project, to do this. So, I think we, we understand that this non-for-profit is it's, it's not, it's the first time they've ever done anything like this. They struggled in the beginning to get all their ducks in a row. I know they've learned some stuff. I've learned, you've learned, we all have learned some stuff. So, I, I, I think, then, then were giving the core group, you know, the validity that I think it needs. So, I make a motion to approve the RiverTown Pickleball three hundred thousand dollar (\$300,000.00) request tonight.

Commissioner Terry Phillippe: And I'll second that. All in favor?

Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: It's like a flea flicker. (Motion carried 2-0).

Debbie Bennett-Stearsman: I think that's the end. Thank you very much.

Commissioner Dan Saylor: Omaha.

Commissioner Terry Phillippe: Okay.

Commissioner Dan Saylor: Only Colts fans would understand that.

Commissioner Terry Phillippe: I believe that is all. Does anyone have anything else for the meeting?

Commissioner Dan Saylor: I have nothing.

Commissioner Terry Phillippe: I'll entertain a motion.

Commissioner Dan Saylor: I make a motion to adjourn.

Commissioner Terry Phillippe: I'll second. All in favor?

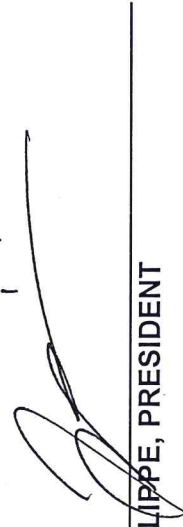
Commissioner Dan Saylor: Aye.

Commissioner Terry Phillippe: Aye. Motion carries (2-0).

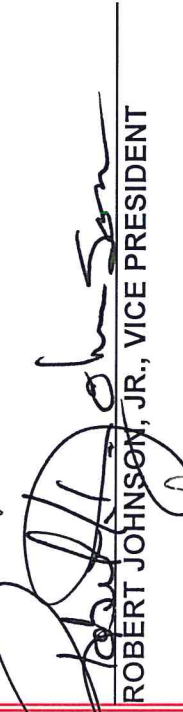
ADJOURNMENT: Meeting adjourned at 5:09 P.M.

WARRICK COUNTY BOARD OF COMMISSIONERS

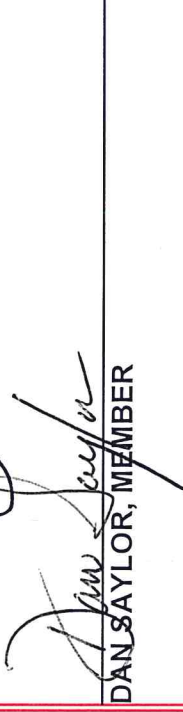
TERRY PHILLIPPE, PRESIDENT



ROBERT JOHNSON, JR., VICE PRESIDENT



DAN SAYLOR, MEMBER



ATTEST:



DEBORAH K. STEVENS, AUDITOR
WARRICK COUNTY, INDIANA

Minutes transcribed by Kristine Georges

Magnolia Place
30 day extension
July 11, 2022

BOARD OF COMMISSIONERS:

President

Member

Member

ATTEST:
Abbie Stearn
Auditor
Date: 7/11/2022



Re: Magnolia Place PUD

1 message
Chris Combs <chris@comblandscape.com>
To: "Area Plan Commission" <apc@warrickcounty.gov>
Cc: Glen Merritt <GMerritt@caahwagner.com>

Molly can you put us on the agenda for the July 11 meeting so I can figure out with Bobby what is not done thanks Chris
Sent from my iPhone

On Jun 27, 2022, at 2:13 PM, Chris Combs <chris@comblandscape.com> wrote:
Everything that I know was completed, so I guess a 30 day extension till I can meet with Bobby
Sent from my iPhone

On Jun 27, 2022, at 1:45 PM, "Area Plan Commission" <apc@warrickcounty.gov> wrote:

Would you all like to request an extension to the July 11th meeting to complete the streets?

Thank you,
----- Forwarded message -----
From: Bobby Howard <bhoward@warrickcounty.gov>
Sent: Mon, Jun 27, 2022 at 1:40 PM
Subject: Magnolia Place PUD
To: "Area Plan Commission" <apc@warrickcounty.gov>

Bobby Howard
7-6-2022

An extension or tabled as the streets aren't ready.

Robert Howard Jr., P.E.
Warrick County Highway Engineer
812-897-8094 Engineering
812-897-8126 Highway Garage

On Mon, Jun 27, 2022 at 8:54 AM "Area Plan Commission" <apc@warrickcounty.gov> wrote:

Need to know what you would like for Magnolia to request at tonight's meeting.

Thank you,
Katelyn Cron
Assistant Director

Warrick County Area Plan Commission
Rm. 201, 107 W Locust St. Boonville, IN 47601

FILED
JUN 27 2022
WARRICK COUNTY
AREA PLAN COMMISSION

Bellevue Subdivision, Sec 2
July 11, 2022

Hold \$5,000 =

1 year ext.

BOARD OF COMMISSIONERS:

President
Ann Sayle
Member

Member

ATTEST:
Abbie Stearn
Auditor
Date: 7/11/22

08-22-08 (53)

OWS SUBDIVISION
Request for no improvements
July 11, 2022

BOARD OF COMMISSIONERS:
Phil Baxter
Member
Dan Saylor
Member

ATTEST:
Phil Baxter
Auditor
Date: 7/11/22



CASH WAGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS

June 3, 2022

VIA E-MAIL: bhoward@warrickcounty.gov
Bobby Howard
Warrick County Highway Engineer
107 W. Locust Street
Counthouse - Room 208
Boonville, IN 47601

RE: **OWS PP-20108**
Wildwood Drive
Newburgh, IN
Our Project No.: 5185

Mr. Howard:

We request no improvements be required on Wildwood Drive as a result of OWS Subdivision. We also request no road plans be required for this subdivision.

If you have any questions, please do not hesitate to contact me.

Sincerely,
CASH WAGNER & ASSOCIATES, PC

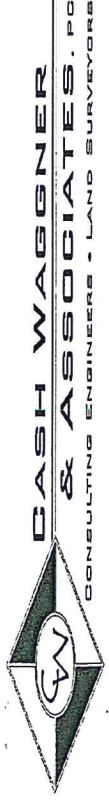
SR
Scott D. Buedel, PLS
Project Surveyor

Cc: File

FILED
JUN 07 2022
WARRICK COUNTY
AREA PLAN COMMISSION

Bobby

EVANSVILLE - JASPER
414 GIBBS DRIVE, SUITE 200, PARIS, IN 40363
PHONE: 812-233-4718 FAX: 812-233-4718
EMAIL: BUDGET@CASHWAGNER.COM
WWW.CASHWAGNER.COM



CASH WAGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS

June 3, 2022

VIA E-MAIL: pbaxter@warrickcounty.gov
Phil Baxter
Warrick County Surveyor
107 W. Locust Street
Counthouse - Room 208
Boonville, IN 47601

RE: **OWS PP-20108**
Wildwood Drive
Newburgh, IN
Our Project No.: 5185

Mr. Baxter:

Due to the size of the lot within this subdivision, we request no drainage plan be required.

If you have any questions, please do not hesitate to contact me.

Sincerely,
CASH WAGNER & ASSOCIATES, PC

SR
Scott D. Buedel, PLS
Project Surveyor

Cc: File

FILED
JUN 07 2022
WARRICK COUNTY
AREA PLAN COMMISSION

Phil Baxter
7-6-2022

EVANSVILLE - JASPER
414 GIBBS DRIVE, SUITE 200, PARIS, IN 40363
PHONE: 812-233-4718 FAX: 812-233-4718
EMAIL: BUDGET@CASHWAGNER.COM
WWW.CASHWAGNER.COM

PP-22-09

34

FILED

JUN 07 2022
WARRICK COUNTY
AREA PLAN COMMISSION

WARRICK COUNTY, INDIANA
Board of County Commissioners
Court House
Boonville, IN 47601

Certificate of Compliance - Cadbury at Berkshire
Plan and Specifications - Street Construction

Submission Date: June 7, 2022

Probable Start Construction: July, 2022

Probable Finish Construction: July, 2022

Project Location: Property located on the south side of Oak Grove Road approximately 0.5 miles west of Wethers Road in Newburgh, IN 47630.

Describe in detail type of street construction:
8,791 LF of 30' (Back-of-Curb to Back-of-Curb) roadway consisting of twenty-six (26) feet of concrete pavement or asphalt pavement with two (2) foot wide curb and gutter along each side. It shall have:

Concrete Pavement _____ Or _____ Asphalt Pavement
 1) 6" Concrete Pavement _____ 1) 1.5" HAC surface type B
 2) 4" Granular Base - #53 _____ 2) 2.5" HAC binder - base
 3) _____ 3) 4" granular base - #8
 4) _____ 4) _____

All storm sewers shall be High Density Polyethylene (HDPE), or Re-inforced Concrete Pipe (RCP) where specified.

All earthwork shall be compacted to 95% standard proctor.

Lawn area within the roadway right-of-way and all drainage ditches and swales to be seeded. An erosion control plan has been or will be submitted to the MS4 Operator.

TOTAL Streets - See attached engineer cost estimate

TOTAL Signs - See attached engineer cost estimate

TOTAL Miscellaneous - See attached engineer cost estimate

TOTAL Storm Sewer - See attached engineer cost estimate

TOTAL Sidewalks - See attached engineer cost estimate

J:\110000a\10600-10699\10616\West of Essex\Documents\Primary\10616-4-004_Primary Plat Certificate of Compliance.docx Page 1

I, the Owner of the above-named subdivision certify that the information given above is correct and true for all roads and streets accordingly and in compliance with the plans and specifications as submitted and attached hereto.

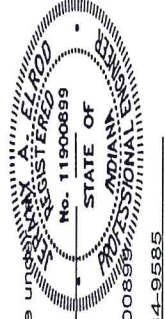
Owner name: Daniel J. Uebelhor - President, Maken Corporation
Signature: *Daniel J. Uebelhor*
Address: 3922 Bell Rd, Suite 2, Newburgh, IN 47630

I certify that to the best of my knowledge and belief:

That these plans and specifications for this subdivision are in Compliance with the standards for road and street construction as set forth in the subdivision Control Ordinance for Warrick County, Indiana.

That the plans and specifications as presented and attached hereto are under my dominion and control and were created by me and my employees.

Signature *Jeramy Elrod*
Typed Name Jeramy Elrod
Engineer X Licensed Land Surveyor _____ Ind. Reg. No. 11900899 Phone No. 812-464-9585
Address 4800 Rosebud Lane, Newburgh, IN 47630 Phone No. 812-464-9585



I will perform reasonable and periodic inspection of this project during construction to determine that such construction is in accordance with the plans and specifications for this project as approved by the Board of County Commissioners, Warrick County, Indiana, and attached hereto.

Signature *Jeramy Elrod*
Typed Name Jeramy Elrod
Engineer X Licensed Land Surveyor _____ Ind. Reg. No. 11900899 Phone No. 812-464-9585
Address 4800 Rosebud Lane, Newburgh, IN 47630 Phone No. 812-464-9585



Reviewed By: Area Plan Commission

Date: _____ Comments _____

Reviewed By: County Engineer

Date: 7/11/22 Comments Reviewed and approved

Approval granted by the Board of County Commissioners this 7 day of July, 2022.

President *Steve Seykora*
Member *Steve Seykora*
Member _____

Attest: *Steve Seykora* 7/11/22
County Auditor

Additional Space for Comments:

Four (4) Copies of the Certificate of Compliance accompanied by four (4) copies of the plans and specifications for street construction shall be submitted to the Board of County Commissioners for approval. Approved copies shall be filed with the offices of the Area Plan Commission and the County Engineer. One Copy shall be retained by the Licensed Land Surveyor or Engineer and the property owner shall receive a copy.



MORLEY

ARCHITECTS | ENGINEERS | SURVEYORS

June 29, 2022

Warrick County Area Plan Commission
Counthouse - Room 201
Boonville, IN 47601

Re: Cadbury at Berkshire
Engineer Cost Estimate for Primary Plat
Morley Project #10616-4-004B

Cadbury at Berkshire
COC Cost Estimate

[Handwritten Signature]
Dillon Street

FILED

JUN 29 2022

WARRICK COUNTY
PLANNING COMMISSION

Streets	Qty	Unit	Unit Cost	Estimated Cost
Road A (Jackson Dr)	4500	LF @	\$120.00	\$540,000.00
Road B (Alaina Dr)	1973	LF @	\$120.00	\$236,760.00
Road C (Norwich Dr)	648	LF @	\$120.00	\$77,760.00
Road D (Lombard Dr)	940	LF @	\$120.00	\$112,800.00
Road E (Hammett Dr)	940	LF @	\$120.00	\$112,800.00
Road F (Goswell Dr)	924	LF @	\$120.00	\$110,880.00
Road G (Dowgate Dr)	215	LF @	\$120.00	\$25,800.00
Decel Lane	1	EA @	\$5,000.00	\$5,000.00
Entrance	100	LF @	\$150.00	\$15,000.00
Guardrail				
Subtotal for Streets				\$1,100,720.00
Signs				
Thermoplastic Stop Bar	13	EA @	\$300.00	\$3,900.00
Street Signs with Post	13	EA @	\$200.00	\$2,600.00
Subtotal for Signs	12	EA @	\$250.00	\$3,000.00
Miscellaneous				
Fertilizer, straw and seeding	50	AC @	\$500.00	\$25,000.00
Erosion Control	1	LS @	\$10,000.00	\$10,000.00
Subtotal for Miscellaneous	1	LS @	\$10,000.00	\$10,000.00
Storm Sewers				
Cast-in-Place End Section	17	EA @	\$350.00	\$5,950.00
12" HDPE N-12	603	LF @	\$24.00	\$14,472.00
15" HDPE N-12	1315	LF @	\$26.00	\$34,190.00
18" HDPE N-12	617	LF @	\$30.00	\$18,510.00
24" HDPE N-12	1830	LF @	\$40.00	\$73,200.00
30" HDPE N-12	328	LF @	\$45.00	\$14,760.00
42" HDPE N-12	174	LF @	\$55.00	\$9,570.00
Estimated Cost				\$35,000.00

34

FILED

JUN 07 2022

WARRICK COUNTY
PLANNING COMMISSION

PP-22-09

WARRICK COUNTY, INDIANA
Board of County Commissioners
Court House
Boonville, IN 47601

Certificate of Compliance - Cadbury at Berkshire Plan and Specifications - Street Construction

Submission Date: June 7, 2022
Probable Start Construction: July, 2022
Probable Finish Construction: July, 2022

Project Location: Property located on the south side of Oak Grove Road approximately 0.5 miles west of Wethers Road in Newburgh, IN 47630.

Describe in detail type of street construction:

8,791 LF of 30" (Back-of-Curb to Back-of-Curb) roadway consisting of twenty-six (26) feet of concrete pavement or asphalt pavement with two (2) foot wide curb and gutter along each side. It shall have:

- 1) Concrete Pavement
- 2) 6" Granular Base - #53

- Or
- 1) Asphalt Pavement
- 2) 1.5" HAC surface type B
- 3) 2.5" HAC binder - base
- 4) 4" granular base - #53
- 5) 4" granular base - #8

All storm sewers shall be High Density Polyethylene (HDPE), or Re-inforced Concrete Pipe (RCP) where specified.

All earthwork shall be compacted to 95% standard proctor.

Lawn area within the roadway right-of-way and all drainage ditches and swales to be seeded. An erosion control plan has been or will be submitted to the MS4 Operator.

TOTAL Streets - See attached engineer cost estimate

TOTAL Signs - See attached engineer cost estimate

TOTAL Miscellaneous - See attached engineer cost estimate

TOTAL Storm Sewer - See attached engineer cost estimate

TOTAL Sidewalks - See attached engineer cost estimate

J:\1100005\10600-10699\10616\West of Essex\Documents\Primary\10616-4-004_Primary Plat Certificate of Compliance.docx Page 1

I, the Owner of the above-named subdivision certify that the information given above is correct and I will build all named streets accordingly and in compliance with the plans and specifications as submitted and attached hereto.

Owner name: Daniel J. Uebelhor - President, Maken Corporation

Signature: *[Handwritten Signature]*

Address: 3922 Bell Rd., Suite 2, Newburgh, IN 47630

I certify that to the best of my knowledge and belief:

That these plans and specifications for this subdivision are in Compliance with the Ordinance for Warrick County, Indiana.

That the plans and specifications as presented and attached hereto are under my dominion and control and were created by me and my employees.

Signature: *[Handwritten Signature]*

Typed Name: Jeremy Elrod

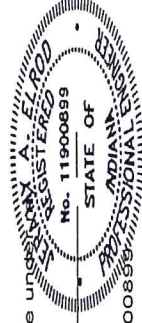
Engineer: X Licensed Land Surveyor

Address: 4800 Rosebud Lane, Newburgh, IN 47630

Ind. Reg. No. 11900899

Phone No. 812-464-9585

SEAL



I will perform reasonable and periodic inspection of this project during construction to determine that such construction is in accordance with the plans and specifications for this project as approved by the Board of County Commissioners, Warrick County, Indiana, and attached hereto.

Signature: *[Handwritten Signature]*

Typed Name: Jeremy Elrod

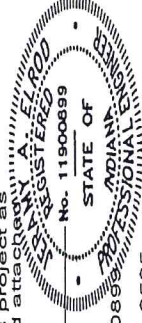
Engineer: X Licensed Land Surveyor

Address: 4800 Rosebud Lane, Newburgh, IN 47630

Ind. Reg. No. 11900899

Phone No. 812-464-9585

SEAL



Reviewed By: Area Plan Commission
Date: _____ Comments _____

By: _____

Reviewed By: County Engineer
Date: _____ Comments _____

By: _____

Approval granted by the Board of County Commissioners this _____ day of _____, 2022.

President: _____

Member: _____

Member: _____

Attest: *Cherie Thomas*
County Auditor

Additional Space for Comments: _____

Four (4) copies of the Certificate of Compliance accompanied by four (4) copies of the plans and specifications for street construction shall be submitted to the Board of County Commissioners for approval. Approved copies shall be filed with the offices of the Area Plan Commission and the County Engineer. One Copy shall be retained by the Licensed Land Surveyor or Engineer and the property owner shall receive a copy.

J:\10000a\10600-10600\10616\West of Essex\Documents\Primary\10616.4.004_Primary Plat Certificate of Compliance.docx Page 3



ARCHITECTS | ENGINEERS | SURVEYORS

June 29, 2022
Warrick County Area Plan Commission
Courtthouse - Room 201
Boonville, IN 47601

Cadbury at Berkshire
COC Cost Estimate

Handwritten signature

FILED

JUN 29 2022

NEW YORK COUNTY
SURVEY COMMISSION

Re: Cadbury at Berkshire
Engineer Cost Estimate for Primary Plat
Money Project #10616.4.004B

Engineer's Cost Estimate	Qty	Unit	@	Unit Cost	Estimated Cost
Streets	2600	LF	@	\$120.00	\$ 312,000.00
Road A (Jackson Dr)	1973	LF	@	\$120.00	\$ 236,760.00
Road B (Alaina Dr)	768	LF	@	\$120.00	\$ 92,160.00
Road C (Norwich Dr)	646	LF	@	\$120.00	\$ 77,520.00
Road D (Lombard Dr)	940	LF	@	\$120.00	\$ 112,800.00
Road E (Hammett Dr)	940	LF	@	\$120.00	\$ 112,800.00
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Guardrail					\$ 1,100,720.00
Subtotal for Streets					\$ 1,100,720.00
Signs					Estimated Cost
Stop Sign	13	EA	@	\$300.00	\$ 3,900.00
Thermoplastic Stop Bar	13	EA	@	\$200.00	\$ 2,600.00
Street Signs with Post	12	EA	@	\$250.00	\$ 3,000.00
Subtotal for Signs					\$ 9,500.00
Miscellaneous					Estimated Cost
Fertilizer, straw and seeding	50	AC	@	\$500.00	\$ 25,000.00
Erosion Control	1	LS	@	\$10,000.00	\$ 10,000.00
Subtotal for Miscellaneous					\$ 35,000.00
Storm Sewers					Estimated Cost
Cast-in-Place End Section	17	EA	@	\$350.00	\$ 5,950.00
12" HDPE N-12	603	LF	@	\$24.00	\$ 14,472.00
15" HDPE N-12	1315	LF	@	\$26.00	\$ 34,190.00
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24" HDPE N-12	1830	LF	@	\$40.00	\$ 73,200.00
30" HDPE N-12	328	LF	@	\$45.00	\$ 14,760.00
42" HDPE N-12	174	LF	@	\$55.00	\$ 9,570.00

Cadbury at Berkshire COC Cost Estimate	Qty	Unit	@	Unit Cost	Estimated Cost
San Guards	1	EA	@	\$400.00	\$ 400.00
Curb Inlet/Manhole/Area Drain	48	EA	@	\$1,600.00	\$ 76,800.00
Double Curb Inlet	4	EA	@	\$2,500.00	\$ 10,000.00
Manhole	1154	TON	@	\$26.00	\$ 30,004.00
Swale Grading	5048	LF	@	\$2.00	\$ 10,096.00
Subtotal for Storm Sewers					\$ 297,952.00
Sidewalks					Estimated Cost
ADA Curb Ramps	16250	LF	@	\$15.00	\$ 243,750.00
ADA Curb Ramps	33	EA	@	\$800.00	\$ 26,400.00
Subtotal for Sidewalks					\$ 270,150.00
TOTAL COST ESTIMATE					\$ 1,713,322.00

Engineer's Cost Estimate prepared and respectfully submitted by:
Handwritten signature
Jeremy Eirod, PE
Indiana Registration No. 11900899
Date Prepared: June 29, 2022

PP 2010 33

WARRICK COUNTY, INDIANA
Board of County Commissioners
Court House
Boonville, IN 47601

Certificate of Compliance – Victoria Woods Section 1 Phase 2
Plan and Specifications - Street Construction

Submission Date: June 7, 2022
Probable Start Construction: July 2022
Probable Finish Construction: July 2022
Project Location: Property located on the west side of Victoria Woods Drive approximately 1,390 feet North of the intersection of Victoria Woods Drive and Fairway View Drive.

Describe in detail type of street construction:
215 LF of 30' (Back-of-Curb to Back-of-Curb) roadway consisting of twenty-six (26) feet of concrete pavement or asphalt pavement with two (2) foot wide curb and gutter along each side.

The roadway sections shall have:
Concrete Pavement
1) 6" Concrete Pavement
2) 4" Granular Base - #53
Or
Asphalt Pavement
1) 1.5" HAC surface type B
2) 1.5" HAC binder - #53
3) 4" granular base - #53
4) 4" granular base - #5

All storm sewers shall be Reinforced Concrete Pipe (RCP) as specified in the construction plans. All earthwork shall be compacted to 95% standard proctor. Lawn area within the roadway right-of-way and all drainage ditches and swales to be seeded. An erosion control plan has been or will be submitted to the MS4 Operator.

TOTAL Streets - \$0
TOTAL Sidewalks - \$0
TOTAL Miscellaneous - \$0
TOTAL Storm Sewer - \$0
TOTAL Sidewalks - \$0

- See attached engineer cost estimate
- \$0
- \$0 attached engineer cost estimate
- \$0

I, the Owner of the above named subdivision certify that the information given above is correct and I will build all named streets accordingly and in compliance with the plans and specifications as submitted and attached hereto.

Owner name: Jordan M. Aigner – Oakland Holdings LLC
Signature: *Jordan M. Aigner*
Address: 944 N Baker Road, Boonville, IN 47601

I certify that to the best of my knowledge and belief:

That these plans and specifications for this subdivision are in Compliance with the Standards for road and street construction as set forth in the subdivision Control Ordinance for Warrick County, Indiana.

That the plans and specifications as presented and attached hereto are under my dominion and control and were created by me and my employees.

Signature: *James E. Morley*
Typed Name: James E. Morley
Engineer: Licensed Land Surveyor Ind. Reg. No. 10100250
Address: 4800 Rosebud Lane, Newburgh, IN 47630
Phone No. 812-464-9585
SEAL

I will perform reasonable and periodic inspection of this project during construction to determine if the construction is in accordance with the plans and specifications for this project as approved by the Board of County Commissioners, Warrick County, Indiana, and attached hereto.

Signature: *James E. Morley*
Typed Name: James E. Morley
Engineer: Licensed Land Surveyor Ind. Reg. No. 10100250
Address: 4800 Rosebud Lane, Newburgh, IN 47630
Phone No. 812-464-9585
SEAL

Reviewed By: Area Plan Commission
Date: _____ Comments: _____

Reviewed By: County Engineer
Date: _____ Comments: _____

Approval granted by the Board of County Commissioners this _____ day of _____, 2021.

By: *James Seyt*
President
Member
Member

Attest: *Chadwick Thomas Miller*
County Auditor

Additional Space for Comments:

Four (4) Copies of the Certificate of Compliance accompanied by four (4) copies of the plans and specifications for street construction shall be submitted to the Board of County Commissioners for approval. Approved copies shall be filed with the offices of the Area Plan Commission and the County Engineer. One Copy shall be retained by the Licensed Land Surveyor or Engineer and the property owner shall receive a copy.



Victoria Woods Section 1 Phase 2
COC Cost Estimate
1 of 1

June 7, 2022

Warrick County Area Plan Commission
Courthouse - Room 201
Boonville, IN 47601

Re: Victoria Woods Section 1, Phase 2
Engineer Cost Estimate for Primary Plat
Morley Project #11139.4.003-B

LETTER OF CREDIT AMOUNTS
APPROVED BY:
R. E. Morley
Bobby Howard, PE
Warrick County Engineer

Streets	Unit	Unit Cost	Estimated Cost
Wood Drive	215 LF @	\$110.00	\$ 23,650.00
Subtotal for Streets			23,650.00
Miscellaneous	320 LS @	\$20.00	6,400.00
Gravel/Mulch Trail	1 LS @	\$5,000.00	5,000.00
Erosion Control			11,400.00
Subtotal for Miscellaneous			11,400.00
TOTAL COST ESTIMATE			\$ 35,050.00

Engineer's Cost Estimate



Engineer's Cost Estimate prepared
and respectfully submitted by:

James E. Morley
James E. Morley, P.E.
Indiana Registration No. 10100250
Date Prepared: June 7, 2022



June 7, 2022

Warrick County Surveyor
Altn: Phil Baxter
107 W Locust St, Suite 206 Courthouse
Boonville, IN 47601

Re: Final Drainage Plan Approval
Victoria Woods Section 1 Phase 2
Morley Project No. 11139.4.003-B

Dear Mr. Baxter,

Victoria Woods Section 1 Phase 2 will include Outlots 3, 4, 6, 7, 8 and 10 from the Primary Plat of Victoria Woods Section 1. This property is described as follows: Part of Lot 1-A in the Corrected Amended Plat of Lots 1 and 3 in Victoria National Golf Club Minor Subdivision recorded in Document Number 2018R-005712 in the office of the Recorder of Warrick county, Indiana; Also, Part of Lot 1 in Victoria Woods recorded in Document Number 2013R-012584 in said office of the Recorder, all lying in part of Sections 17 and 8 in Township 6 South, Range 8 West in Boon Township, Warrick County, Indiana.

We are requesting that the drainage report submitted for Victoria Woods Section 1 serve as the approved drainage report for the submittal of the primary plat of Victoria Woods Section 1 Phase 2. Developed Subbasin #42 and #43 accounted for the portion of the road being build for this development. Proposed Lots 94, 95 and 96 are part of Developed Subbasin #44 and were accounted to drain into Lake 1. All other Lots, expect for those areas accounted in the drainage report for Victoria Woods Section 1, should be analyzed as part of future sections of the development.

If you should have any questions or need further information, please contact our office as soon as possible.

Sincerely,

James E. Morley
James E. Morley, P.E., P.L.S.
President



cc: File

J:\11000a\1100-11199\11139\CMI 3D\Documents\Primary Phase 2\11139_Drainage Letter_PH2.docx

AGREEMENT FOR DIGITAL MARKETING SERVICES

Sales Rep Name: Breonna Miracle
Legal Name of Business ("Merchant")

Billing Address: Warrick County, IN 47601
City: Boonville, State: IN, Zip: 47630
Contact Person: Terry Phillippe, Email: terry@warrickcounty.gov, Website: warrickcounty.gov

Hours of Operation: Monday N/A, Tuesday N/A, Wednesday N/A, Thursday N/A, Friday N/A, Saturday N/A, Sunday N/A

Accepted Payment Methods: 1. MasterCard, Visa, Discover, AmEx, Cash, Invoice, Financing

MARKETING SERVICES INFORMATION: Website Design, VIV Search, Social Media, Boosted Posts Budget, Google Ads, Advt Text Marketing & Rewards, Email Hosting Services, Other (Described in Notes)


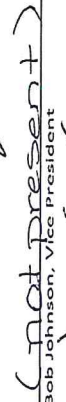


Notes: 0 - 3,000 Monthly Credits, 3,003 - 5,000 Monthly Credits, 5,003 - 7,500 Monthly Credits

BANKING INFORMATION: Routing Number, Bank Account Number

Signature of Owner or Officer: *James E. Morley*, Date: Jun 20, 2022

Phillips, Elizabeth (ILHOTA - Health) \$ 2,400.00 Missing itemized receipt/invoice.
 Kay, Travis (Health) \$ 3,000.00 Missing itemized receipt/invoice.
 Skelton, Sydney (Health) \$ 2,400.00 Missing itemized receipt/invoice.
 Total: **\$ 7,800.00**

Warrick County Claims for Payment
 Non Certified - Monday, July 11th, 2022

Terry Phillippe, President 
 Bob Johnson, Vice President 
 Dan Saylor, Member 
 Debbie Stevens, Auditor 

WARRECK COUNTY - INDIANA
 Governmental Unit
 Expires: July 1, 2022

ACCOUNTS PAYABLE VOUCHER REGISTER
 Please verify that each of the above listed vouchers and the invoices or bills attached as indicated in the Certified column hereto, are true and correct and I have certified the same in accordance. Claims without supporting documentation cannot be certified as true and correct.
 All vouchers of vouchers are not subject to the payment of the amount shown on the register such vouchers are shown in the total amount.

Filed	Department	Name of Claimant	Amount of Voucher	Amount Allowed	Warranty	Certified	Payroll 14
	1000-0002	CLERK	19,975.13				
	1000-0002	AUDITOR	19,975.13				
	1000-0002	PROPERTY CLERK	6,250.00				
	1000-0002	TELECOMMER	6,250.00				
	1000-0002	PROPERTY CLERK	4,175.75				
	1000-0007	COMMISSIONER	3,125.00				
	1000-0007	COMMISSIONER	3,125.00				
	1000-0002	PROPERTY CLERK	2,062.50				
	1000-0011	PROPERTY CLERK	2,062.50				
	1000-0008	COMMISSIONERS	12,709.74				
	1000-0008	COMMISSIONERS	12,709.74				
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