

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
September 11, 2023
4:00 P.M.

The Warrick County Commissioners met in regular session with Terry Phillippe, President; Robert Johnson, Vice President; and Dan Saylor, Member.

Attorney John Goth and Administrator Heather Soberg were in attendance.

Auditor Michael Dietsch and Recording Secretary Kristine Georges attended and recorded the minutes.

Commissioner Meetings can be viewed via YouTube: Warrick County Meetings

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

**AREA PLAN COMMISSION
ORDINANCES TO AMEND THE COMPREHENSIVE ZONING ORDINANCES
ORDINANCE 2023-17 ORDINANCE 2023-18 ORDINANCE 2023-19**

Area Plan Director Molly Barnhill presented three related Ordinances to amend the Comprehensive Zoning Ordinances in effect for Warrick County.

- AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to designate SU-31, being an Accessory Dwelling Unit, under Special Use Designations. It was advertised in the Standard on June 1, 2023. This would be labeled as Ordinance 2023-17.

- AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 4 DISTRICT LIMITATIONS OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to amend Table A by adding SU-31 under A, CON, R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, C-1, C-2, C-3, and C-4 Zoning Districts. It was advertised in the Standard on June 1, 2023. This would be labeled as Ordinance 2023-18.

- AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURE OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to add section "O" procedures for SU-31 Accessory Dwelling Unit. It was advertised in the Standard on June 1, 2023. This would be labeled as Ordinance 2023-19.

The Area Plan Board voted unanimously to send the presented amendments of the Comprehensive Zoning Ordinances to the Board of Commissioners.

The Commissioners briefly discussed their current thoughts on these ordinances. Commissioner Johnson still had some concerns, but not with the way they were written. He was concerned with compliance. They also discussed briefly the history of the proposed ordinances.

The Commissioners then approved each Ordinance individually.

- Commissioner Bob Johnson made a motion to approve Ordinance 2023-17. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.
- Commissioner Bob Johnson made a motion to approve Ordinance 2023-18. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.
- Commissioner Bob Johnson made a motion to approve Ordinance 2023-19. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(Ordinance 2023-17 is located on Pages 6 of these Official Minutes)

(Ordinance 2023-18 is located on Pages 6 of these Official Minutes)

(Ordinance 2023-19 is located on Pages 6 of these Official Minutes)

**REQUEST FOR EXTENSION OF SURETY
WILLOW ESTATES SUBDIVISION**

Ms. Barnhill presented a request for extension of surety for Willow Estates Subdivision by Thompson Homes, INC., by Thomas Thompson, President. The County is holding a letter of credit totaling \$52,815.40 for street, sidewalk, and drainage construction. They are asking for a one-year extension at the same dollar amount. They've had eight years. The letter of credit expires October 1, 2023.

Jim Morley, Jr., Project Engineer, was present to review the request. He said that it is close to being done and went over some of the items they still need to complete. The sidewalks and a top coat still need to be completed as well as ditch work along Willow Pond Road that the County wanted to see completed. So, they are asking for the one-year extension to get it finished up.

Highway Superintendent/Engineer Bobby Howard was good with the numbers and the extension. He also went over the needed drainage work. Commissioner Dan Saylor made a motion to approve the extension. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Willow Estates Extension is located on Pages 7 of these Official Minutes)

**REQUEST FOR REDUCTION OF SURETY
CHATHAM PLACE SUBDIVISION**

Ms. Barnhill presented a request for the reduction of surety for Chatham Place Subdivision, RA McGillem Custom Homes, LLC., by Ron McGillem, owner. The County is holding \$17,604.80 for street and drainage construction. A one-year extension with a reduction to \$15,294.80 has been requested. They have had four years. The letter of credit expires October 25, 2023.

Jim Morley, Jr., Project Engineer, was present for any questions. He stated that there are several unbuilt lots, but they have most everything else done besides their sidewalks and are asking for the extension.

Bobby Howard was good with the extension and reduction.

Commissioner Saylor asked how many lots were left. Ms. Barnhill said that there were homes on four of the eight lots. Mr. Morley concurred that there were half. He also said they are bigger homes, so they don't sell quite as quickly.

Commissioner Dan Saylor made a motion to approve the extension and reduction. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Chatham Place Extension and Reduction is located on Pages 10 through 11 of these Official Minutes)

**STREET CONSTRUCTION PLANS
PP-23-12 VICTORIA WOODS**

Ms. Barnhill presented Street Construction Plans, PP-23-12, Victoria Woods, Section 1, Phase 4. The petitioner and owner is Oakland Holdings, LLC., by Jordan Aigner, Managing Member; Patrick Thomas Hodges, Jernic Homes, LLC., by Jeremy Mattingly, Member; and 1542 Victoria Woods Drive, LLC., by Marcus O. Miller, Member. It's approximately 74.52 acres located on Victoria Woods Drive, being a part of a replat of Lots 83, 84, 93, Outlots 2 and 5 and part of Outlots 9 and Lot 49 in Victoria Woods, Section 1, Phase 1 as recorded in Document 2022R-002308 in the Warrick County Recorder's Office. Boon Township, 17-6-8. This was advertised in the Standard on August 31, 2023. They are requesting no improvements to Victoria Woods Drive.

Jim Morley, Jr., Project Engineer, was also present for this project. He stated that they aren't changing any of the streets in the subdivision. They are just replatting some of the larger outlots and common space.

Commissioner Phillippe asked if this was residential. Mr. Morley stated there were about three buildable residential lots in the whole plat. Most of it will forever be open space or they will have to come back before the Commissioners if it's ever replatted and a road extension is done.

County Engineer Bobby Howard was fine with the plans and they weren't doing anything that required any improvements to the roadway. They are still working on the roadways under the original plat, so he sees nothing to cause issue.

Commissioner Dan Saylor made a motion to approve the plans. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(PP-23-12 Victoria Woods Plans are located on Pages 8 through 9 of these Official Minutes)

**ACTION AGENDA
APPROVAL OF MINUTES
AUGUST 28, 2023**

Minutes from the August 28, 2023 Regular Session meeting were presented to the Commissioners for approval. Commissioner Dan Saylor made the motion to approve the minutes. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

**COUNTY ADMINISTRATOR
2024 PAY SCHEDULE**

County Administrator Heather Soberg presented the 2024 Pay Schedule for the Warrick County Government employees. She stated it had been reviewed by the Payroll Deputy and that the pays would be made on Fridays with twenty-six pays for the year. Commissioner Dan Saylor made a motion to approve the 2024 Pay Schedule. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(2024 Pay Schedule is located on Page 11 of these Official Minutes)

**2024 COUNTY HOLIDAY
ORDINANCE 2023-20**

Ms. Soberg presented the 2024 County Holiday Schedule, Ordinance 2023-20. The Commissioners reviewed the proposed dates. Commissioner Dan Saylor made a motion to approve Ordinance 2023-20. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Holiday Ordinance 2023-20 is located on Page 11 of these Official Minutes)

CONSENT AGENDA

Administrator Soberg presented the following items on the Consent Agenda for approval:

- County Auditor Claims Voucher - Report Date 09/06/2023
- Payroll Voucher 09/08/2023

There was no discussion. Commissioner Day Saylor made the motion to approve the items on the Consent Agenda. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Claims are located on Pages 12 through 13 of these Official Minutes)

(Payroll is located on Page 14 of these Official Minutes)

**ROAD USAGE EXTENSION
AMERICAN LAND HOLDINGS – WEYERBACHER & SEVEN HILLS ROAD**

Ms. Soberg had two additional items to present. The first was an extension to the American Land Holdings Road Usage Agreement for the intersection of Weyerbacher and Seven Hills Road. They are asking to extend it to August 23, 2025. Mr. Howard said he was fine with it. Commissioner Day Saylor made the motion to approve the extension. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

**ROAD CLOSURE EXTENSION
DICKEYVILLE ROAD**

Next, Ms. Soberg presented an extension for the Dickeyville Road Closure until May 9, 2028. Mr. Howard stated that they had also sent in a termination of lease for that road. But the agreement will need to be extended, because the other one expired. Commissioner Johnson had an issue with the closure and made a motion that it only be extended for six months. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

Commissioner Saylor asked if there were additional fees associated with the closures. Mr. Howard went over the compensations and assured the Commissioners that the County was being covered in the extensions.

Commissioner Phillippe asked about the agreements auto-renewing. Mr. Howard stated that it was possible, but they would want to put something in there that also gives the County the right to rescind the agreement if there are any issues.

COUNTY ATTORNEY

County Attorney John Goth had no items for the Commissioners.

**COUNTY ENGINEER/HIGHWAY
HIGHWAY GARAGE/STORM WATER FACILITY
DANCO AUGUST PAY APP 14**

County Highway Superintendent/Engineer Bobby Howard presented the August Pay App 14 for Danco. Pay App 14 is \$21,771.47. This will put Danco at 100%, but they are still working on the punch list. There is still a retainage of \$91,896.85. This closes it out and it has been signed off on. The retainage won't be released until the punch list is completed. Mr. Howard went over some of the items on the punch list. Commissioner Johnson asked if he has any issues with paying the August Pay App with the items that still needed to be done. Mr. Howard was fine with the payment as they were still holding the large retainage. Commissioner Dan Saylor made the motion to pay the August Pay App 14. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Danco Pay App 14 is located on Pages 14 through 16 of these Official Minutes)

**GRANT DEVELOPMENT DEPARTMENT
ARPA COUNTY GRANTS
AUDITOR WORK STATIONS**

Grants Development Director Debbie Bennett-Stearnsman presented a request for ARPA funding by the Auditor's Office for work stations and chairs. The workstations required are fifteen at the price of \$1,250.00 for a total of \$18,750.00. A discount of \$100.00 per station would be taken for a total discount of \$1,500.00. The cost for the installation and labor for all stations is \$5,000.00. These stations are slightly used, but just like new. The price for the same station today would be \$5,000.00 each. She went over what the stations included. The grand total for the stations with delivery and installation is \$22,250.00.

Commissioner Saylor asked about their used condition and how they had been handled. Auditor Mike Dietsch was present to answer questions. He said he is working with Corporate Design and has physically looked at the cubicles. They were slightly used, but looked like they were brand new. It also looked like they had been taken apart with care. At the price cut they can be purchased at, Auditor Dietsch felt it was a no-brainer. He has also worked with the owner in the past and they are very good to do business with. It is a good brand of furniture.

Commissioner Saylor asked if there was a warranty. Auditor Dietsch assumed not, but the fabric covers are replaceable. It's not a hard surface like we currently have. If something happens, you can pull off the outer surface and replace it. He even felt that the business was going to work with him if there were any issues.

Commissioner Saylor was fine with it as long as it was quality stations, not junk. Auditor Dietsch said that he also had pictures if the Commissioners wished to see them.

Commissioner Johnson asked about electrical work. Auditor Dietsch felt like the wiring should be nothing more than simple connections. It will be hard-wired, but it will go to a plug that runs the length of the stations.

Commissioner Phillippe gave his thoughts on the savings, and he would like to see it come out of the ARPA interest. Commissioner Johnson stated it made sense. Auditor Dietsch said he had done his due diligence to save money and get something good that would last for a long time. He also has no doubts to the business working with him and addressing any issues. He also didn't feel the electrical part shouldn't be difficult. Acquisitions Administrator Sherrie Sievers stated that, as far as the electrical because much of that was moved during the carpet installation, she didn't feel hiring an electrician would be necessary. There was a brief discussion on the electrical hook-ups.

Ms. Bennett-Stearnsman asked if they wanted to take the two requests from the Auditor's office one at a time. Commissioner Phillippe stated they would take the one before them right now.

Ms. Bennett-Stearnsman went over the numbers for money left in ARPA. There are ARPA funds in the sum of \$941,006.88 left with contingency. The interest is \$140,523.39.

Commissioner Bob Johnson made the motion to approve the purchase of the workstations and pull the money from the ARPA Interest. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

AUDITOR CHAIRS REQUEST

Ms. Bennett-Stearnsman also presented a request by the Auditor's Office for sixteen new office chairs. They are Hermann Miller task chairs. They come with a twelve-year warranty for labor and parts. They are built for 24/7 use. They are also benchmarked for pressure distribution, natural alignment, and healthy movement. The price of the chairs is \$1,130.96 making the total \$18,095.36 plus \$450.00 for delivery and installation. The grand total is \$18,545.36. If you were to buy the chairs today, the retail price is approximately \$2,120.00.

President Phillippe asked Councilman Greg Richmond to get Council input on this. Commissioner Phillippe said that some of the other offices, such as the Clerk, have funds they can pull money from. The Auditor's Office doesn't have anything like that. It had been discussed going to the Council and asking for part of this. He asked Councilman Richmond if this was something that the Council might take on in order to get this need for the Auditor's Office. Councilman Richmond stated that he could only speak for himself, but he wouldn't have an issue with it.

Auditor Dietsch stated that these chairs, while they did cost some money, were warranted for twelve years on parts and labor and were a high-quality brand. He had received a large discount. He also went over all the benefits of the purchase as compared to the cheaper, lower quality chairs that have to be replaced more often. The parts are brought to the office. They don't send the chairs off for repairs if repairs are necessary. The warranty also covers the fabric. Auditor Dietsch also understands that it is a high dollar amount, but when you are talking longevity and a twelve-year warranty, he feels that needs to be taken into consideration.

Commissioner Phillippe would like to see some teamwork with the Council on this. Commissioner Johnson would also like to see Council participation. Councilman Richmond wanted to comment that the employees sit in chairs all day long and sitting in chairs for an extended period of time can cause serious health issues. They need to have good chairs. Auditor Dietsch agreed. Acquisitions Administrator Sherrie Sievers stated that the warranty is for parts and labor, 100% and the chair is considered a 24/7 chair.

The consensus was for the Auditor to take the matter to the Council as well to see what they will do and then re-evaluate. Commissioner Phillippe stated that he would be happy to go to the meeting with Auditor Dietsch. Commissioner Dan Saylor made the motion to table. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

**SHERIFF
RITTER STRATEGIC SERVICES CONTRACT
PLANNING STUDY 911/DISPATCH OPERATIONS**

Sheriff Mike Wilder was present to discuss the Ritter Strategic Services Contract in conjunction with the Planning Study for 911/Dispatch Operations. In the design of the new security center, there was no space for a 911 Dispatch Center. There is talk of leaving it where it is currently. To help them with this, they have spoken with Barry Ritter with Ritter Strategic Services. He was the former executive director of the 911 Board statewide. He is retired and consults. They have discussed their needs with the gentleman and Mr. Ritter drafted a proposal for his services with options for the 911 Dispatch Center moving forward. Some of the things that will be considered is: Dispatch staying under the Sheriff's control, under a board like it is in most jurisdictions, where it should go, and how it should be managed. This service will help them decide how to move forward. The cost of the contract is \$2,700.00 for eighteen hours of work at \$150.00 an hour.

Commissioner Saylor was impressed by Mr. Ritter and some of the conversations that he has heard. Sheriff Wilder went over Mr. Ritter's background in dispatch and some of the issues that need to be worked through going forward.

Commissioner Phillippe questioned whether this contract had been reviewed by the County Attorney. Attorney John Goth stated that he had not seen it personally, but it was possible that Attorney Skinner had reviewed it. But either way it could be approved contingent on attorney review.

Sheriff Wilder also thought that it could be paid out of E-911 Funds.

Commissioner Dan Saylor made the motion to approve the contract pending Counsel review. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Ritter Strategic Services Contract is located on File in the Auditor's Office)


**COMMISSIONER ITEMS FOR DISCUSSION
RECOGNITION OF STORM WATER AND HIGHWAY DEPARTMENT**

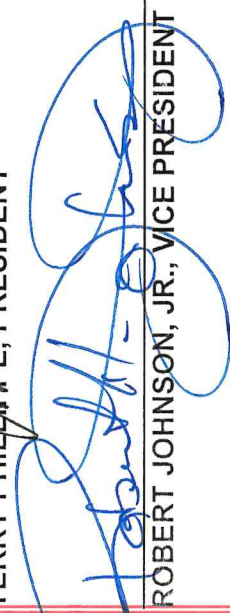
Commissioner Dan Saylor wanted to recognize the County Storm Water and Highway crews for a project done on South Broadview. He recognized them in the Storm Water meeting and wanted to do the same in the Commissioners' meeting. It was a great joint effort. Both County Engineer/Superintendent Bobby Howard and Storm Water Director/Assistant Superintendent Steve Sherwood were present on site often. They did a great job and saved Warrick County taxpayers' money.


ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, September 25, 2023 in the Commissioners' meeting room at 4:00 PM. Commissioner Bob Johnson made the motion to adjourn. Commissioner Dan Saylor seconded the motion. The motion carried 3-0. Meeting adjourned at 4:42 P.M.

WARRICK COUNTY BOARD OF COMMISSIONERS



TERRY PHILLIPPE, PRESIDENT


ROBERT JOHNSON, JR., VICE PRESIDENT


DAN SAYLOR, MEMBER

ATTEST:


MICHAEL J. DIETSCH, AUDITOR
WARRICK COUNTY, INDIANA

APPROVED SEP 11 2023

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2023
AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, AS FOLLOWS:

Section 1. That ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS be amended to read as follows:
SU-31 Accessory Dwelling Unit (ADUs) - A living area located within an accessory building, intended for occupancy by related family members. The intent of these provisions is to allow for related family members to reside in the same household with the owner to provide the creation of for-profit apartments only or rentals. ADUs may also be occupied by household employees, caretakers, or caregivers.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners for Warrick County, State of Indiana.

Approved this 11 day of September, 2023.

Terry Williams, President
Robert Johnson, Member
Dan Saylor, Member

ATTEST:
Mike Dierckx, Auditor

Public Hearing held by Area Plan Commission August 14, 2023

APPROVED SEP 11 2023

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2023
AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 4 DISTRICT LIMITATIONS TABLE A OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, AS FOLLOWS:

Section 3. That Article V Special Uses Section 4 District Limitations Table A be amended by adding SU 31 in CON. A, R-2, R-1A, R-1B, R-1C, R-2, R-2A, C-2, C-3, C-4 zoning districts. (see attached)

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners for Warrick County, State of Indiana.

Approved this 11 day of September, 2023.

Terry Williams, President
Robert Johnson, Member
Dan Saylor, Member

ATTEST:
Mike Dierckx, Auditor

Public Hearing held by Area Plan Commission August 14, 2023

APPROVED SEP 11 2023

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2023
AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURES FOR THE INSTALLATION OF PUBLIC WATER SERVICE IN EFFECT FOR WARRICK COUNTY, INDIANA BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, AS FOLLOWS:

Section 1. That ARTICLE V SPECIAL USES SECTION 5 PROCEDURES be amended to read as follows:
1. All SU 31 Special Uses shall be subject to the following requirements:

- 1. The ADU shall be permitted per parent.
- 2. The ADU shall be a detached structure.
- 3. The ADU shall be a single-family dwelling.
- 4. The ADU shall be a permanent structure.
- 5. The ADU shall be a single-story structure.
- 6. The ADU shall be a detached structure.
- 7. The ADU shall be a detached structure.
- 8. The ADU shall be a detached structure.
- 9. The ADU shall be a detached structure.
- 10. The ADU shall be a detached structure.
- 11. The ADU shall be a detached structure.
- 12. The ADU shall be a detached structure.
- 13. The ADU shall be a detached structure.
- 14. The ADU shall be a detached structure.
- 15. The ADU shall be a detached structure.
- 16. The ADU shall be a detached structure.
- 17. The ADU shall be a detached structure.
- 18. The ADU shall be a detached structure.
- 19. The ADU shall be a detached structure.
- 20. The ADU shall be a detached structure.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners for Warrick County, State of Indiana.

Approved this 11 day of September, 2023.

Terry Williams, President
Robert Johnson, Member
Dan Saylor, Member

ATTEST:
Mike Dierckx, Auditor

Public Hearing held by Area Plan Commission August 14, 2023

Willow Estates
Request for Extension of Surety
September 11, 2023

BOARD OF COMMISSIONERS:

President
Member
Member
Member

ATTEST:

Auditor
Date: 9-11-23



September 4, 2023

Warrick County Area Plan Commission
Attn: Molly Barnhill
107 W. Locust Street, Suite 201
Boonville, IN 47601

RE: Willow Estates
Letter of Credit Extension
Morley Project # 10087.4.001 A

Dear Plan Commission:

On behalf of our client, Thompson Homes, Inc. of the above referenced subdivision, we respectfully request a waiver from the ordinance requirement to allow another year at the current letter of credit amount. There are a few remaining items that require attention before a final inspection and sign-off can take place.

Due to time constraints the subdivision streets, sidewalks, and drainage system cannot be completed by September 1, 2023, as required by the letter from Warrick County Area Plan Commission dated August 1, 2023.

I recommend retaining the above-mentioned amount to ensure that all street and drainage items are installed and completed.

Thank you.

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



cc: Warrick County Engineer - Bobby Howard
Thompson Homes, Inc. - Nick Thompson
File

FILED
SEP 05 2023
WARRICK COUNTY
AREA PLAN COMMISSION

9-5-2023

812.464.9505 ext. 612.464.2514 fax
4800 Rosebud Ln., Newburgh, IN 47630
morleycorp.com

Bobby Howard

2015R-00894
10-10-2015
FILED
SEP 05 2023
WARRICK COUNTY
AREA PLAN COMMISSION

WILLOW ESTATES
A QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 10 WEST, CO. WARRICK, INDIANA.

2015R-00894
10-10-2015

WARRICK COUNTY ENGINEER
Bobby Howard

THOMPSON HOMES, INC.
Nick Thompson

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

Certificate of Compliance – Victoria Woods Section 1 Phase 4
Plan and Specifications - Street Construction

Submission Date: August 1, 2023
Probable Start Construction: September 2023
Probable Finish Construction: September 2024
Project Location: Property located approximately 2,600 feet north of the intersection of Oak Grove Road and Roslin Road.
Describe in detail type of street construction:
No new streets will be constructed. Roads are described in Victoria Woods Section 1 Phase 1 original primary plat application.

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

FILED
AUG 03 2023
WARRICK COUNTY
AREA PLAN COMMISSION

J:\11000a\11100-11198\11198\Civil 3D\Documents\Primary Phase 4\111139 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: Oakland Holdings LLC - Jordan M. August
Signature: [Signature]
Address: 944 N Baker Road, Boonville, IN 47601

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: Patrick Thomas Hodges
Signature: [Signature]
Address: 1928 Melissa Ln, Newburgh, IN 47630

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: Jeanie Homestead
Signature: [Signature]
Address: 1320 State Route 66, Newburgh, IN 47630

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: 1542 Victoria Woods Drive LLC -
Signature: [Signature]
Address: 5444 Medinah Dr, Newburgh, IN 47630

FILED
AUG 03 2023
WARRICK COUNTY
AREA PLAN COMMISSION

J:\11000a\11100-11198\11198\Civil 3D\Documents\Primary Phase 4\111139 Primary Plat Certificate of Compliance.docx Page 2

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: [Signature]
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

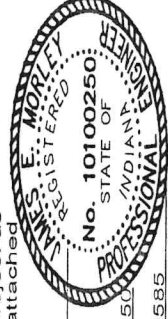


SEAL

I will perform reasonable and periodic inspection of this project during construction to determine 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: [Signature]
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

FILED
AUG 03 2023
WARRICK COUNTY
AREA PLAN COMMISSION

J:\11000a\11100-11198\11198\Civil 3D\Documents\Primary Phase 4\111139 Primary Plat Certificate of Compliance.docx Page 3

Reviewed By: Area Plan Commission
Date: _____ Comments _____

Reviewed By: County Engineer
Date: _____ Comments _____

Approval granted by the Board of County Commissioners this 11th day of September 2023, 20__.

[Signature]
President
Member
Member

Attest:
[Signature]
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.

FILED
AUG 03 2023
WARRICK COUNTY COMMISSION

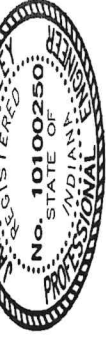
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August 1, 2023
Warrick County Surveyor
Attn: Phil Baxter
107 W Locust St, Suite 206 Courthouse
Boonville, IN 47601

Re: No Drainage Improvements Request Letter
Victoria Woods Section 1 Phase 4
Morley Project No. 11139.4.003-B

Dear Mr. Baxter,
On behalf of Oakland Holdings, LLC, we ask that this plat require no drainage improvements. The lots will utilize the existing drainage system designed and constructed for Victoria Woods Section 1 Phase 1. All of the drainage for Victoria Woods Section 1 Phase 4 was included in the overall drainage plan for Victoria Woods Section 1 Phase 1. If you should have any questions or need further information, please contact our office as soon as possible.



Sincerely,
[Signature]
James E. Morley, P.E., P.L.S.
President

cc: File
J:\11000s\11100-11199\11139\Civil 3D\Documents\Primary Phase 2\11139_Drainage Letter_Phase 2\11139 Drainage Letter.docx
WARRICK COUNTY COMMISSION

[Handwritten Signature]
8/7-2023

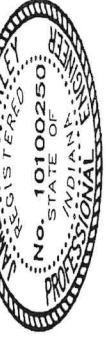
FILED
AUG 03 2023



August 1, 2023
Warrick County Engineer
Attn: Bobby Howard, PE
107 W Locust St, Suite 208
Boonville, IN 47601

Re: No Road Improvement Request Letter
Victoria Woods Section 1 Phase 4
Morley Project #1139.4.003-A

Dear Bobby:
On behalf of Oakland Holdings, LLC, we ask that this plat require no road improvements. The lots will have access to existing county roads. If you have any questions, comments, or require additional information, please contact our office at (812) 464-9585.



Sincerely,
[Signature]
James E. Morley, P.E., P.L.S.
President

cc: File
J:\11000s\11100-11199\11139\Civil 3D\Documents\Primary Phase 4\11139 No Road Improvements Letter.docx

FILED
AUG 03 2023
WARRICK COUNTY COMMISSION

Chatham Place Subdivision
Request for Reduction of Surety
September 11, 2023

BOARD OF COMMISSIONERS:

[Signature]
Member
[Signature]
Member

ATTEST:

[Signature]
Auditor
Date: 9-11-23



ARCHITECTS | ENGINEERS | ENVIRONMENTAL

August 18, 2023

Area Plan Commission
107 West Locust Street
Courthouse Room 201
Boonville, IN 47601

Re: Chatham Place Subdivision
Engineer Cost Estimate for Letter of Credit
Morley Project #12180.4.001-A

Engineer's Cost Estimate

Streets	Qty	Unit	Unit Price	Estimated Cost
2-1/2" Asphalt Surface	439.32	LF	\$ 23.00	\$ 10,104.36
Stop Sign	1	EA	\$ -	\$ 100.00
Street Sign	1	EA	\$ -	\$ 100.00
Drainage	1	LS	\$ -	\$ 1,500.00
Entrance Swales & Retention Basin	1	LS	\$ -	\$ -
8 - Unit Mail Box	60	LF	\$ -	\$ 200.00
12" HDPE	1	LS	\$ -	\$ 2,000.00
Trash Rack				
Seed and Straw				
Subtotal for Cost Estimate "Streets"				\$ 13,904.36
10% Contingency				\$ 1,390.44
Total for Cost Estimate "Streets"				\$ 15,294.80

Sidewalks	Qty	Unit	Unit Price	Estimated Cost
4" Concrete Sidewalk	650	LF	\$ 17.00	\$ 11,050.00
Subtotal for Cost Estimate "Sidewalks"				\$ 11,050.00
10% Contingency				\$ 1,105.00
Total for Cost Estimate "Sidewalks"				\$ 12,155.00

[Signature]
9-7-2023

* 812.464.0585 office 812.464.2614 fax
* 4800 Rosebud Ln, Newburgh, IN 47630
* morleycorp.com

[Signature]

FILED

AUG 18 2023

WARRICK COUNTY

AREA PLAN COMMISSION



2023-08-18 12180 LOC Cost Estimate.xlsx
August 18, 2023

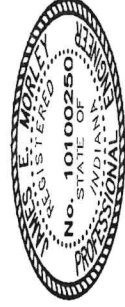
Total for Cost Estimate "Streets"
Total for Cost Estimate "Sidewalks"
Grand Total of Letter of Credit Cost Estimate

\$ 15,294.80
\$ 12,155.00
\$ 27,449.80

Engineer's Cost Estimate prepared and respectfully submitted by:

[Signature]
James E. Morley, P.E.
Professional No. PE 10100250
Date Prepared: August 18, 2023

cc: Bobby Howard
Ron McGillem



FILED
AUG 18 2023
WARRICK COUNTY
AREA PLAN COMMISSION

CHATHAM PLACE SUBDIVISION

AS SHOWN ON THE RECORDS OF THE WARRICK COUNTY BOARD OF COMMISSIONERS, VOLUME 100, PAGE 100, DATED 11/11/2021.

RECORDS OF WARRICK COUNTY BOARD OF COMMISSIONERS, VOLUME 100, PAGE 100, DATED 11/11/2021.

OWNER: [Name]

PREPARED BY: [Name]

SCALE: 1" = 40'

DATE: 11/11/2021

BY: [Signature]

Professional Engineer Seal

NOTARY PUBLIC Seal

WARRICK COUNTY BOARD OF COMMISSIONERS Seal

2024 Payroll Dates

1	Sunday, December 17, 2023	Saturday, December 30, 2023	Tuesday, January 2, 2024	Friday, January 12, 2024
2	Sunday, December 31, 2023	Saturday, January 13, 2024	Tuesday, January 16, 2024	Friday, January 26, 2024
3	Sunday, January 14, 2024	Saturday, January 27, 2024	Tuesday, January 30, 2024	Friday, February 9, 2024
4	Sunday, January 28, 2024	Saturday, February 10, 2024	Tuesday, February 13, 2024	Friday, February 23, 2024
5	Sunday, February 11, 2024	Saturday, February 24, 2024	Tuesday, February 27, 2024	Friday, March 8, 2024
6	Sunday, February 25, 2024	Saturday, March 9, 2024	Tuesday, March 12, 2024	Friday, March 22, 2024
7	Sunday, March 10, 2024	Saturday, March 23, 2024	Tuesday, March 26, 2024	Friday, April 5, 2024
8	Sunday, March 24, 2024	Saturday, April 6, 2024	Tuesday, April 9, 2024	Friday, April 19, 2024
9	Sunday, April 7, 2024	Saturday, April 20, 2024	Tuesday, April 23, 2024	Friday, May 3, 2024
10	Sunday, April 21, 2024	Saturday, May 4, 2024	Tuesday, May 7, 2024	Friday, May 17, 2024
11	Sunday, May 5, 2024	Saturday, May 18, 2024	Tuesday, May 21, 2024	Friday, May 31, 2024
12	Sunday, May 19, 2024	Saturday, June 1, 2024	Tuesday, June 4, 2024	Friday, June 14, 2024
13	Sunday, June 3, 2024	Saturday, June 15, 2024	Tuesday, June 18, 2024	Friday, June 28, 2024
14	Sunday, June 16, 2024	Saturday, June 29, 2024	Tuesday, July 2, 2024	Friday, July 12, 2024
15	Sunday, June 30, 2024	Saturday, July 13, 2024	Tuesday, July 16, 2024	Friday, July 26, 2024
16	Sunday, July 14, 2024	Saturday, July 27, 2024	Tuesday, July 30, 2024	Friday, August 9, 2024
17	Sunday, July 28, 2024	Saturday, August 10, 2024	Tuesday, August 13, 2024	Friday, August 23, 2024
18	Sunday, August 11, 2024	Saturday, August 24, 2024	Tuesday, August 27, 2024	Friday, September 6, 2024
19	Sunday, August 25, 2024	Saturday, September 7, 2024	Tuesday, September 10, 2024	Friday, September 20, 2024
20	Sunday, September 8, 2024	Saturday, September 21, 2024	Tuesday, September 24, 2024	Friday, October 4, 2024
21	Sunday, September 22, 2024	Saturday, October 5, 2024	Tuesday, October 8, 2024	Friday, October 18, 2024
22	Sunday, October 6, 2024	Saturday, October 19, 2024	Tuesday, October 22, 2024	Friday, November 1, 2024
23	Sunday, October 20, 2024	Saturday, November 2, 2024	Tuesday, November 5, 2024	Friday, November 15, 2024
24	Sunday, November 3, 2024	Saturday, November 16, 2024	Tuesday, November 19, 2024	Friday, November 29, 2024
25	Sunday, November 17, 2024	Saturday, November 30, 2024	Tuesday, December 3, 2024	Friday, December 13, 2024
26	Sunday, December 1, 2024	Saturday, December 14, 2024	Tuesday, December 17, 2024	Friday, December 27, 2024

WARRICK COUNTY COMMISSIONERS ORDINANCE 2023-20

WHEREAS, Indiana Code 5-10-0-1 provides that the Warrick County Board of Commissioners shall, by ordinance, establish dates designated to be holidays for the year 2024; and WHEREAS, the Board of Commissioners has determined that the following days are legal holidays for the year 2024; therefore, be it ordained by the Warrick County Board of Commissioners that said Board establish the following days as legal holidays for the year 2024:

- ORDINANCE**
- New Year's Day - Monday, January 1, 2024
 - Martin Luther King, Jr. Day - Monday, January 15, 2024
 - President's Day - Monday, February 19, 2024
 - Good Friday - Friday, March 29, 2024
 - Primary Election - Tuesday, May 7, 2024
 - Memorial Day - Monday, May 27, 2024
 - Independence Day - Thursday, July 4, 2024
 - Labor Day - Monday, September 2, 2024
 - General Election - Tuesday, November 5, 2024
 - Veterans' Day - Monday, November 11, 2024
 - Thanksgiving Break - Thursday, November 28 & 29, 2024
 - Christmas Eve & Christmas - Tuesday, December 24 & 25, 2024
 - New Year's Eve - Tuesday, December 31, 2024

This Ordinance passed and ordained this 11th day of September, 2023.

WARRICK COUNTY BOARD OF COMMISSIONERS

FOR THE BOARD:

[Signature]

Board Secretary

ATTEST:

[Signature]

Michael J. Bensen, Auditor

AIA Document G703' - 1992

Continuation Sheet

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G+C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
014000	Bond	15,400.00	15,400.00	0.00	0.00	0.00	15,400.00	100.00%	0.00	770.00
015000	General Conditions	203,287.00	201,254.13	2,032.87	0.00	0.00	203,287.00	100.00%	0.00	10,164.35
030000	Concrete	146,370.00	141,978.90	4,391.10	0.00	0.00	146,370.00	100.00%	0.00	7,318.50
042200	Masonry	51,590.00	51,590.00	0.00	0.00	0.00	51,590.00	100.00%	0.00	2,579.50
	Structural Steel									
050000	Fabrication	70,275.00	70,275.00	0.00	0.00	0.00	70,275.00	100.00%	0.00	3,513.75
051200	Structural Steel Erection	17,100.00	17,100.00	0.00	0.00	0.00	17,100.00	100.00%	0.00	855.00
061000	Rough Carpentry	600.00	600.00	0.00	0.00	0.00	600.00	100.00%	0.00	30.00
	Plastic-Laminate-Faced									
064116	Architectural Cabinets	3,769.00	3,769.00	0.00	0.00	0.00	3,769.00	100.00%	0.00	188.45
072100	Thermal Insulation	162.00	162.00	0.00	0.00	0.00	162.00	100.00%	0.00	8.10
079270	Joint Sealants	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%	0.00	50.00
	Doors, Frames and									
081000	Hardware	16,163.00	16,163.00	0.00	0.00	0.00	16,163.00	100.00%	0.00	808.15
083600	Overhead Doors	69,280.00	69,280.00	0.00	0.00	0.00	69,280.00	100.00%	0.00	3,464.00
	Aluminum, Glass and									
088800	Glazing	12,200.00	12,200.00	0.00	0.00	0.00	12,200.00	100.00%	0.00	610.00
	Non Structural Metal									
092216	Stud Framing	5,850.00	5,850.00	0.00	0.00	0.00	5,850.00	100.00%	0.00	292.50
092900	Gypsum Board	6,547.00	6,547.00	0.00	0.00	0.00	6,547.00	100.00%	0.00	327.35
	Acoustical Panel									
095113	Ceilings	5,075.00	5,075.00	0.00	0.00	0.00	5,075.00	100.00%	0.00	253.75
096519	Resilient Tile Flooring	14,000.00	14,000.00	0.00	0.00	0.00	14,000.00	100.00%	0.00	700.00
099100	Painting	14,700.00	14,700.00	0.00	0.00	0.00	14,700.00	100.00%	0.00	735.00
102800	Toilet Accessories	2,400.00	2,400.00	0.00	0.00	0.00	2,400.00	100.00%	0.00	120.00
	Fire Extinguisher and									
104400	Cabinets	290.00	290.00	0.00	0.00	0.00	290.00	100.00%	0.00	14.50

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A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G+C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
133400	Pre Engineered Metal Building	386,075.00	386,075.00	0.00	0.00	0.00	386,075.00	100.00%	0.00	19,303.75
220000	Plumbing	178,300.00	178,300.00	0.00	0.00	0.00	178,300.00	100.00%	0.00	8,915.00
221319	Grease Trap	18,500.00	18,500.00	0.00	0.00	0.00	18,500.00	100.00%	0.00	925.00
221426	Trench Drains	30,860.00	30,860.00	0.00	0.00	0.00	30,860.00	100.00%	0.00	1,543.00
230000	HVAC	38,740.00	38,740.00	0.00	0.00	0.00	38,740.00	100.00%	0.00	1,937.00
260000	Electrical	210,600.00	208,494.00	2,106.00	0.00	0.00	210,600.00	100.00%	0.00	10,530.00
310000	Sitework	132,415.00	119,173.50	13,241.50	0.00	0.00	132,415.00	100.00%	0.00	6,620.75
323100	Fencing and Gates	93,452.00	93,452.00	0.00	0.00	0.00	93,452.00	100.00%	0.00	4,672.60
	Change Order 1	92,937.00	92,937.00	0.00	0.00	0.00	92,937.00	100.00%	0.00	4,646.85
	GRAND TOTAL	\$1,837,937.00	\$1,816,165.53	\$21,771.47	\$0.00	\$0.00	\$1,837,937.00	100.00%	\$0.00	\$91,894.85

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5201 Interstate Drive • Evansville, IN 47715
Phone: (812) 479-7000 • FAX: (812) 479-7100
www.dameconstr.com

Invoice#: 15921
Date: 08/25/2023

Billed To: WARRICK COUNTY HIGHWAY DEPARTMENT
555 ROTH ROAD
BOONVILLE IN 47601

Project: WARRICK COUNTY DISTRICT 1 HIGHWAY
NEW PRE-ENGINEERED GARAGE WITH
OFFICES AND STORAGE
BOONVILLE IN 47601

Due Date: 09/24/2023

Terms: 30DY

Order# 3446-21

Description	Amount
AUGUST BILLING	21,771.47

Non-Taxable Amount:	21,771.47
Less Retainage	0.00
Amount Due	21,771.47

PERFORMANCE - QUALITY - SAFETY - SINCE 1983

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