**MINUTES**

**WARRICK COUNTY DRAINAGE BOARD**

**&**

**DEPARTMENT OF STORM WATER**

**July 11th, 2022**

Regular Session

Old Historic Courthouse

107 W. Locust St. Suite 303

Boonville, In 47601

812-897-6170

The Warrick County Drainage Board and Department of Storm Water met in regular session with Dan Saylor, Vice President; Terry Phillippe; Secretary; Morrie Doll, Attorney; Steve Sherwood, Storm Water; Phil Baxter, Surveyor and Dana Upton, Recording Secretary

Present in the audience: Scott Buedel, Jim Morley & Jordan Aigner

**PLEDGE OF ALLEGIANCE:**

Vice President Dan Saylor: We will call the July 11th 2022 Drainage Board Session to order if you will all stand and recite the pledge.

**APPROVAL OF MINUTES**

Vice President Dan Saylor: First item on the Agenda is approval of the June 27, 2022 minutes.

Commissioner Terry Phillippe: I’ll make a motion to approve the minutes.

Commissioner Dan Saylor: I’ll second. All in favor? Motion carries 2-0.

**Cash Waggner & Associates- OWS**

Commissioner Dan Saylor: Next item on the Agenda is request drainage plans to be waived, Cash Waggner & Associates.

Scott Buedel: Hi, Scott Buedel with Cash Waggner & Associates. What we are requesting to do is convert an out lot into one single buildable lot at this point and time and then when the development would occur, we would go back through Site Review and take care of drainage at that point and time based upon what their purposed improvements are going to be.

Morrie Doll: So, the out lot will say “Not buildable at this time” on a plat?

Scott Buedel: It’s an out lot right now. We are going to convert it to a single lot. And the zoning is appropriate for what we’re wanting to do. It’s purposed to be storage buildings like larger storage building for a kind of toy type storage.

Steve Sherwood: But until they know definitely how they want to pursue developing the lot, they are asking that the drainage plans not be required at this time which I believe Phil’s office agrees with until you have a purpose in mind, come back with developmental drainage plans at that time if needed.

Commissioner Dan Saylor: So, if we waive these, if we waive them they can’t come back and just say and just do the thing and say oh well.

Steve Sherwood: That’s what we discussed at Site Review. Basically you are waiving them at this time until they come back with a developmental plan.

Morrie Doll: You are waiving them provided the lot is not buildable at this time.

Scott Buedel: We will have to go back through Site Review for approval for any kind of Construction that would take place on it.

Morrie Doll: When they want to make the lot buildable, they will have to present a plan.

Steve Sherwood: And I believe you submitted a letter to that effect.

Scott Buedel: Correct.

Jason Baxter: Right there.

Morrie Doll: Yea.

Commissioner Dan Saylor: Is that good?

Morrie Doll: Yea.

Commissioner Dan Saylor: ok.

Scott Buedel: There is existing drainage that is coming out of the subdivision that crosses through this property, kind of right through the middle of it that is not in an easement and we are providing that easement on our plat and then the development will

Morrie Doll: Pipe or surface?

Steve Sherwood: Surface.

Scott Buedel: Well, surface. It’s surface right now correct and then whenever we do the development, we may have to pipe part of it.

Commissioner Dan Saylor: Ok.

Commissioner Terry Phillippe: I make the motion, the motion needs to say drainage plans waived providing that the

Morrie Doll: She’s got the language right there.

Commissioner Dan Saylor: Yea, per the letter.

Dana Upton: I revised it.

Commissioner Terry Phillippe: Very good. I make a motion to

Morrie Doll: Has Scott seen that if you revised it?

Dana Upton: That’s our form.

Jason Baxter: Yea.

Morrie Doll: Scott have you seen this letter or did I write it?

Dana Upton: The wording is the same as yours it’s just for the Drainage Plans.

Commissioner Dan Saylor: ok.

Commissioner Terry Phillippe: It says to request that the drainage plan required be waived for OWS until the site/improvement plans are known and submitted for site review. So I make that motion.

Commissioner Dan Saylor: ok. And I’ll second that. All in favor. Motion carries 2-0

Scott Buedel: Thank you.

Commissioner Dan Saylor: Thank you Scott.

**Morley- Cadbury at Berkshire**

Commissioner Dan Saylor: Next item on the Agenda is Morley, Cadbury at Berkshire, drainage approval.

Morrie Doll: I thought we were adjourning?

Jim Morley: You guys have to pass these around now because I have been uninvited from coming to the stand.

Commissioner Dan Saylor: Those were called the Morley restraints.

Steve Sherwood: Those are for your own safety.

Jim Morley: Pretty much, I get it. Pass my papers out.

Morrie Doll: We’ve had about 3 people trip on that step.

Jim Morley: If I sign a release that I won’t sue the County if I trip over this step?

Morrie Doll: No.

Commissioner Dan Saylor: That’s 3 people that probably he has witnessed. It’s probably triple that.

Steve Sherwood: one for you.

Morrie Doll: I thought it was Acapulco.

Jim Morley: That one we are actually going to get built.

Morrie Doll: Yea.

Jim Morley: So, this is for Cadbury Subdivision. Big picture, this is out on Oak Grove Road. Kind of, it’s making property kind of on Oak Grove Road on the Southside of Oak Grove Road. This is the majority of what they have left out there and then if you flip it over, it’s kind of a sketch of what it looks like as a subdivision and so from a drainage standpoint, we are digging a new basin up along Oak Grove Road and then there are 3 existing lakes or old pits if you will along the South side and then a portion over here drains also into the Essex Subdivision and there is a large lake in Essex.

Steve Sherwood: And the portion of Essex that Cadbury abuts to and borders, that basin was over designed to handle this drainage.

Jim Morley: Yea, in the original Essex Subdivision plans, this was considered off site, or developed off site drainage that we accounted for in those plans so the pipes were sized correctly and everything.

Commissioner Dan Saylor: So, Jim why do you have to add this when all that water is probably going in here anyway right?

Jim Morley: Because only this bottom part here we can get to those lakes. The ground is for the most part, falls this way.

Commissioner Dan Saylor: Towards the road?

Jim Morley: Yea.

Steve Sherwood: There is a certain amount that drains to that low area.

Jim Morley: Yea, it’s not a bunch which is why the lake didn’t have to be any bigger than that. We catch basically this part back here, comes to these existing lakes. This part over here goes into the Essex Lake. It’s really just this part here.

Commissioner Dan Saylor: So who is going to maintain this because it’s right by the road, right by the entrance of our park?

Jim Morley: It’s on the back of, it’s on subdivision lots, and it’s not in an out lot. It’s the property owners.

Steve Sherwood: It’s outside the road right-of-way.

Jim Morley: Yea, and it’s outside of the road right-of-way and all of that stuff.

Steve Sherwood: And I believe he’s building a berm along there.

Jim Morley: Yea.

Commissioner Dan Saylor: So is this going to be the subdivision HOA maintaining that or who?

Jim Morley: It will be the lot owners. Just like there is a lake right as you come into the park. Lacer owns where that lake comes and he maintains right around that lake.

Commissioner Dan Saylor: Yea, but not everybody is like Bob.

Jim Morley: Fair enough.

Commissioner Dan Saylor: Who has a son in law who has a landscaping company.

Jim Morley: well we are only selling those lots to landscaping companies.

Commissioner Dan Saylor: Good deal.

Steve Sherwood: As long as they don’t build in the easement.

Jim Morley: Yea, but the way it’s set up, these houses will oversee or overlook that lake so there would be no reason that these wouldn’t be maintained nicely and the lake sits actually, there is a berm between the lake and oak grove road there also to help.

Steve Sherwood: And if you can look at the front aerial you can see where the old prospect drive used to run through here so this is honoring the commitment as to why it had to be vacated so they could do this development. One question of and it probably has nothing to do with the drainage but do you have a time table yet on the sanitary sewer?

Jim Morley: So, the way the sanitary sewer works out there historically Newburgh Sewer approves x number of taps for this sub and this sub and this sub but because they are in the process of upgrading the Victoria list, they have the Victoria station upgraded. They’ve awarded the contract to upgrade the force main from the Victoria station to the Plant. They’ve combined all the sewer taps out there for all of the subdivisions and they said Danny you have 100 taps, use them wherever you want and so as the demand goes is where those sewer taps are following the demand out there and then the increase capacity then comes when that force main is in place that goes to the treatment plant and that contract has been awarded based on conversations with the Newburgh Sewer Utility umm, I don’t want to put words in their mouth. I will say that we are very confident that as that time gets smaller, the concern about capacity goes away.

Steve Sherwood: And the reason I ask this is you know, our building of prospect will be draining into the sanitary sewer system.

Jim Morley: Did you all end up flipping that and getting rid of your grinder station?

Steve Sherwood: Yes.

Jim Morley: Yea

Steve Sherwood: Everything is leading out the Northside of our building so we are still interested if they are on for an October or November.

Jim Morley: Yea, whatever we talked about before. Danny has not given me any reason to say it’s different.

Steve Sherwood: That’s the only reason why I asked at this time.

Morrie Doll: But you won’t be selling lots that exceed the number of taps that Danny has available to be used is that correct?

Jim Morley: Yea, to get a building permit you have to have a sewer tap purchased in advanced.

Morrie Doll: Yes.

Jim Morley: And so he has

Morrie Doll: So many, whatever that number is.

Jim Morley: whatever that number is, he can sell that many lots. Let’s just play that out if you will. Let’s say its 100 and he sells 100 lots and a 100 taps and they are out of taps but they are 2 months from having that force main done that opens the flood gates of capacity then Newburgh Sewer has a Utility Committee meeting every month that we attend on a pretty regular basis and we would go to them maybe the month before that and say hey it looks like we are running low on taps, we need you to authorize some additional taps in our area because you are 2 months away from having your sewer done and we don’t want to stop building houses, can we make something work? And again, I don’t want to put words in their mouth but I feel like we will come to a resolution that will allow development to keep on moving. Newburgh Sewer has been good to work with in this situation out there so.

Commissioner Dan Saylor: That’s good to hear. Question to maybe Steve or just, Steve when we abated that Prospect Drive, I think part of the Agreement I thought, my understanding is that it would be a cul-de-sac there at the end.

Steve Sherwood: It will be. There is a timing factor involved.

Commissioner Dan Saylor: Oh ok.

Steve Sherwood: Near the Quonset hut for Dan Ubelhor there is a temporary cul-de-sac there now.

Commissioner Dan Saylor: Yea, if you want to call it that.

Steve Sherwood: It will be finished I believe per the agreement.

Commissioner Dan Saylor: Oh ok. It’s like a half of a cul-de-sac I think.

Steve Sherwood: It’s rocked as you are surmising that it’s not very uniform.

Jim Morley: Yea and I think. I am working off of memory but there was a section of prospect that was vacated and then maybe like there was another section later and I think the temporary gravel turn around that Danny put in was kind of at the end of the first section but I don’t think he wanted to pave it because even that is then going to get sucked back and vacated further.

Steve Sherwood: Yea, to make it short, I think the intention to be vacated shorter or further to the southwest west.

Jim Morley: Yea, so if you look at the purple square so to speak, you can tell there is still a lot of vacant ground between the end of the purple square and kind of the industrial area and while that is more or less the last piece of ground he has out there and so it’s a little bit of a race to figure out if that’s going to be residential subdivision or some type of residential use or if it’s going to be some type of industrial use. The demand will ultimately determine that. If it is an industrial use, then he may not have the need to vacate that portion of prospect and then you know, get that all finished up. If it’s a residential use then he will probably continue to vacate prospect back in that cul-de-sac that’s there temporarily would then get moved back closer to like where the Meuth yard is and so that, there is a, that kind of blank space in there if you will. There is a good size hill there and he has people that kind of go in there and borrow dirt of that hill and so it’s a race to see how small the hill gets and if an industrial guy wants to go there or if a housing guy wants to go there and so that’s kind of the last piece left to go.

Commissioner Dan Saylor: ok.

Steve Sherwood: They have made the drainage adjustments that we have asked for, for Phil’s office. I believe now all the drainage ditches are 1% slope or greater and then the existing 3 lakes as they drain westerly north westerly into each other, there is now an emergency overflow and they made all the adjustments with the trash cart.

Commissioner Dan Saylor: Is he good?

Phil Baxter: We are good.

Commissioner Dan Saylor: So you good with it then?

Commissioner Terry Phillippe: I make a motion to approve.

Commissioner Dan Saylor: Second. All in favor? 2-0

Jim Morley: Thank you.

**Victoria Woods Section 1 Phase 2**

Commissioner Dan Saylor: Next item on the agenda is Victoria Woods Section 1 Phase 2, final drainage approval, new section.

Jordan Aigner: Hello, Jordan Aigner with Oakland Holdings.

Commissioner Dan Saylor: Jordan, how did you come up with the name Oakland Holdings?

Jordan Aigner: Dual Meeting. The development we were doing out there at the time was full of Oaks and everybody in my family went to Oakland City University so.

Commissioner Dan Saylor: Ok. I knew there had to be a story.

Jordan Aigner: Yep. And I took 1 class there for the record. Business Law.

Commissioner Dan Saylor: I was just wanting to see if you got your Engineering Education there.

Jordan Aigner: No. I went somewhere different for that one. Ok so this is just 2 lots. You guys are very familiar with the first section that we are working on now and as you have it when you are selling lots, everyone always wants the lot that you don’t have platted and as I do my very best to not say ok we’ll do that, my dad who is not here said “lets sell it” and I said dad we don’t have that for sale right now, you know a marketing map is not a plat so this guy wanted another lot and I’m like ok whatever, so we are literally just creating, it was a skip over. This spot in the world, he wanted this location. So therefore, we had to create not only create that lot but a lot that it was next to. That’s the only reason that we have this before you right now. I really, we went to site review a little sometime back and Bobby made a great suggestion, why don’t you go ahead and give us that whole section because the way the terrain is out there, you kind of have this long linear north and south road and then you have future sections off of it that go to the west. It was my effort to design and get that all done and submit to you maybe 80 or so lots but when we have someone wanting to purchase with a purchase agreement, I needed these 2 lots quicker than I could really develop that and you know it’s very tricky out there, terrain is crazy and you’re trying to save trees everywhere you can and I just couldn’t envision this whole next 60 acres in the time frame that I needed to sell this other lot. So I wish I could’ve gotten you more lots to look at and approve because we are here for a reason and it cost me just as much to do 2 lots that it does with the filing application but it just, time didn’t allow.

Steve Sherwood: So it would be fair to say that you are extending the existing roadways in the previous development, a certain amount of footage to accommodate the sale of these lots?

Jordan Aigner: That’s right. Yea, you’re looking at, forgive me, I don’t know the exact footage. It’s probably less than 200 foot of a roadway that is already platted within section 1 that goes up to just 2 lots and that’s it. You know, so.

Steve Sherwood: And drainage is already covered in the previous Victoria Development.

Jordan Aigner: That’s correct. There’s actually 2 you know, where this road kind of goes up to the right. I think we named it Cottonwood Drive. There’s 2 big Cottonwood trees out there. But the drainage actually in place for the roadway that goes down to it. It will continue up. There will be future drainage in this other section, which was the other part of, we didn’t really know exactly where the rest of that drainage needed to go so you’ll certainly see many more plans coming, this one happen to be on the uphill side where it was going down to a low point at the intersection that was already in Phase 1 that was already in place. So, pretty simple. I wish I could’ve gave you more and could’ve looked at more of the vision of what we want to do out there and I’m happy to talk to you about that now or later at other meetings or whatever, but this one was really just to try to accommodate someone who is interested in a particular lot so.

Commissioner Terry Phillippe: You good?

Phil Baxter: Yea, we are good.

Commissioner Dan Saylor: We good?

Steve Sherwood: Yes Sir.

Commissioner Terry Phillippe: I make a motion to approve.

Commissioner Dan Saylor: Second. All in favor. 2-0

Jordan Aigner: Alright, thank you guys.

**CLAIMS:**

Commissioner Dan Saylor: Next we have claims. We have 2 claim. 1 for $90.80, the other one for uniforms $59.97. I need a motion to pay the claims.

Commissioner Terry Phillippe: I’ll make a motion.

Commissioner Dan Saylor: All in favor. 2-0

**OTHER BUSINESS:**

Commissioner Dan Saylor: Any other business for Drainage Board.

Steve Sherwood: Just 1 update. You recall Jeremy Mattingly was in a meeting or 2 ago on 6811 Stonegate or Old Stonehouse Drive, there at the corner of what we commonly know as State Route 662, I think Newburgh calls it French Island Trail now.

Commissioner Dan Saylor: The retention basin or the pond or whatever?

Steve Sherwood: Yea, the lake or the pond or whatever was there. I did go out and do some investigating and just to verify there is 1 outlet pipe but there are 4 incoming pipes of various sizes that go into that basin. So I don’t know if they are proceeding with what they want to do but I am just putting it on record letting Drainage Board know that.

Morrie Doll: That it’s not in our jurisdiction.

Steve Sherwood: We’ve not authorized anything. It’s not in our jurisdiction but if the basin gets filled in, there are 4 pipes that could be affected that lead outside.

Morrie Doll: One of which is

Steve Sherwood: Two of them drain road right-of-way of Outer Grey and Old Stonehouse. The other two, I have no idea but there’s pictures here if you want to see them. Just want to enter that into the record.

Commissioner Dan Saylor: So, if they fill it, where is that water going to go?

Steve Sherwood: As Morrie eluded to at the last meeting, it could cause problems which we don’t want to be involved in.

Commissioner Dan Saylor: ok. Thanks for the update Steve. Anymore? Do you have anything else Phil? Alright, move on to Stormwater, Steve.

**STORM WATER DEPARTMENT**

Steve Sherwood: I just want to report to the Board that Ragle started working earnest today on Fuquay Road and Pleasant Ridge. The product was being delivered last week as you saw, they ran into a Utility conflict today with Chandler Water as part of the early work with Ragle, they are to confirm that the elevations were not going to be an issue and pothole the various utilities. They found a Chandler Waterline that Lochmueller didn’t think was going to be a problem. It is a problem, it’s 1.8 feet into our proposed pipe elevation. Chandler will be relocating their waterline, putting in a couple of 45’s I believe and going deeper and under the conflict area only they are not purposed to start a week from this Friday so we met on site with Ragle to discuss that and some other issues. Ragle won’t be affected because they can start working on another portion of the project but a lot is riding on Chandler Waterlines timeliness to resolve the issue where the conflict is and as I said waterline conflicts in the right-of-way so it should not cost the County any money for relocation of work. It has to be done by Chandler Utility.

Commissioner Dan Saylor: Good deal.

Steve Sherwood: Second item I have is, I got tentative approval on some ARP funds. Basically, 50% of the aforementioned Fuquay/ Pleasant Ridge project. We will be refunded into our project use or money will be available for our use to pay for up to around I believe the figure was $489,000.00. I think that has to come before the County Commissioners for approval at some point but I just wanted to report that good news to the Board.

Commissioner Dan Saylor: That’s great news.

Steve Sherwood: If everything goes through, as Terry and I talked about, that money can be used for other projects yet this year when that happens.

Commissioner Dan Saylor: And Steve, if you can’t get those projects bid out and completed, we can encumber that money into 2023 to use?

Steve Sherwood: Yes, I believe that’s what Debbie Bennett-Stearman said was feasible.

Commissioner Dan Saylor: Ok good. What else?

Steve Sherwood: That’s all I have to report to the Board today. One other bit of information I probably should’ve said something under Drainage Board, Phil’s office has been contacted by a Dr. Mark Myers. If you remember Jim Shay who was before this Board about a year ago to talk about Woodstone Development there at the Southwest corner of State Route 66 and Frame Road. Dr. Mark Myers said he will be here with the entire development at the next meeting to discuss why we are not resolving their drainage problems.

Morrie Doll: You will remember, the subdivision floods badly

Steve Sherwood: along the South side of 66.

Morrie Doll: Along the South side of 66 when they built the new road improvements. Drainage is way under sized apparently at that location and so until the intersection drains.

Steve Sherwood: Until the State, they control the drainage at the intersection.

Morrie Doll: Yea.

Steve Sherwood: But the original approved Street and Drainage Plans I believe from the 70’s only shows about 15 feet of 15 inch pipe leading from the cul-de-sac. Everything else that’s been installed north of there does not show on the drainage plans including the twin pipes, the head wall, the flood gates, and the berm.

Morrie Doll: Self Help.

Steve Sherwood: it’s all privately installed after the fact which I have a report on that and Dana and or I will be sending you that report ahead of time which I sent to Mr. Shay about almost 2 years ago stating clearly that this is not an issue we can resolve because it’s not on the approved Drainage Plans.

Commissioner Dan Saylor: Has he contacted the State for anything?

Steve Sherwood: Mr. Shay did and INDOT issued a report basically saying we can’t do anything further. We’ve asked them to put in a larger pipe underneath Frame Road on the Southside of the intersection. That’s not happened yet. But as Phil will tell you, when that area that leads to the legal drain, all that water gets up and high, nothing drains away until everything recedes and drains away to the north.

Morrie Doll: It drains under the road to the north and then away.

Commissioner Dan Saylor: well I know

Steve Sherwood: Edwards Ditch I believe.

Commissioner Dan Saylor: Yea, I talked to I think this is the area where we talked about putting a regional retention basin in to handle this and Mr. Morley basically made a comment that it just probably wouldn’t work because the area is so flat.

Morrie Doll: Well, that’s the property too that’s now been sold to Meijer’s.

Steve Sherwood: But he was talking about a regional retention basin further north.

Morrie Doll: Further to the north.

Steve Sherwood: Northside of Warrick Trail.

Morrie Doll: Bigger.

Commissioner Dan Saylor: Bigger, yea.

Steve Sherwood: Between the trail and Oak Grove Road.

Jim Morley: I mean as that water comes up, the hundred year flood plan in that area is backwater ponding ultimately off of the Ohio River and so you can put a lake in but it will fill with Ohio River Water

Morrie Doll: 1 time!

Jim Morley: And so, I mean, I’ve not studied the Subdivision you’re talking about but if it can’t get underneath the highway, it’s got nowhere to go.

Commissioner Dan Saylor: Well and the reason why I asked Jim about it is because you know we had our money in different funds available if there was a or you know if we had an opportunity to do this and it would fix the problems in that area then, but according to his professional opinion, it doesn’t.

Jim Morley: I don’t think it fixes your problems out there. I mean, to be honest with you all of the Commercial ground that’s been developed out there, all the Arbor Pointe and the Bellmoore Landing, those lakes typically are larger even than what the code requires because they dug them for borrowed pits and they double as detention basins but they are dug as borrowed pits and they were oversized cause they needed the dirt.

Morrie Doll: To get out of the flood plain.

Jim Morley: Yea, to raise that ground out of the flood plain.

Steve Sherwood: Basically, the whole Bell Road, Vann Road area drains South and then around Walmart and comes into the Libbert intersection and turns and goes North back under Libbert Road.

Jim Morley: Yea, there used to be a challenge with the Libbert Road Bridge that went over Edwards Road or whatever, but I think it got cleaned out.

Steve Sherwood: The twin Aluminum arches over there yes.

Jim Morley: Yea, and they need to be monitored to make sure they stay open but I think you guys have kept those cleaned up recently and so but for the folks on the south side of the highway, it’s got to get under the highway and if it can’t get under the highway, it’s got nowhere to go.

Morrie Doll: The water comes down Bell, hits 66, goes west to Libbert, then turns and goes North at Libbert.

Steve Sherwood: And back under Libbert, down Edwards Ditch.

Morrie Doll: there’s got to be, wasn’t there a ditch at one point in time Jim on the property line between the Walmart development and the apartment development to the north of that?

Steve Sherwood: Bellwood Apartments.

Commissioner Dan Saylor: There still is a ditch there.

Jason Baxter: It’s still there.

Morrie Doll: There’s a ditch.

Jim Morley: There is a ditch there, yea.

Steve Sherwood: The ditch flows along the north side of the Bellmoore and comes out.

Jason Baxter: it runs there to Libbert just south of McAllister.

Steve Sherwood: All of Edwards Ditch flows northerly under Oak Grove, Telephone, 62 at the Bridges there by Castle Garden and then enters into Pigeon Creek to the Heim Road area.

Morrie Doll: So the handicap area isn’t the U if you will, the Bell Libbert U, the handicap is after Libbert.

Jim Morley: My guess is the handicap is either getting underneath the highway, whether the pipes are sized appropriately or not from INDOT and or the whole side which was just built too low and has no detention. I mean, was it one of those projects from the 70’s or 80’s. Back then it was like the old West.

Steve Sherwood: The ideal solution is to bore a tunnel under Frame Road and 66 under Frame all the way down to the Ohio River but that, ARP funds wouldn’t touch that.

Jim Morley: I mean, there has been talk about flipping that ditch out by our office back there but ultimately, it’s relative to the intersection of 66 and Bell that is still back water ponding off of the Ohio River all the way to there. It’s really once you get to Bell that the 100 year flood plain starts to climb and it becomes headwater but up until then, the flood plain is the same elevation at the Ohio River as it is at Walmart and that’s what’s called backwater ponding, the Ohio River comes up and it’s just 1 monster lake because it backs up Pigeon Creek and up Edwards Ditch and you know it’s just water seeking its own level.

Steve Sherwood: and in general if Meijer’s ever decides to build, it’s been estimated they’d have to raise their site at least 6 feet.

Morrie Doll: I heard 6 or 7.

Commissioner Dan Saylor: Especially on that South end I think. Ok well, thank you for your input. We didn’t even have to ask you to come up. I’m impressed. What else, anybody got anything else? Steve?

Steve Sherwood: No, thank you.

**MOTION TO ADJOURN/RECESS:**

Commissioner Terry Phillippe: Motion to adjourn.

Commissioner Dan Saylor: Second. All in favor. 2-0