

WARRICK COUNTY DRAINAGE BOARD

REGULAR SESSION - AGENDA

107 W. LOCUST ST., STE. 303- BOONVILLE, IN 47601

PHONE - (812) 897-6170

SARAH A. SEATON

TERRY J PHILLIPPE

STACEY FRANZ

Meeting Date: October 12, 2026

Meeting Time: 2:30 P.M.

Link to view meeting via YouTube: [Warrick County Meetings](#)

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Present: Sarah Seaton, Stacey Franz, Morrie Doll, Steve Sherwood, Michael Rusche, Steve Spinks, and Rachel Cook

Sarah: Call this meeting to order. This is October 12th, 2026. Join us in the pledge, please.

1. Approval of Minutes

Sarah: So, first item on the agenda is the approval of minutes from the September 28th, 2026 meeting.

Stacey: Make a motion to approve.

Sarah: I second. All in favor? I.

Motion carried (2-0)

2. Claims: Total \$511.62

Sarah: Next is to pay the claims in total of \$511.62. \$400 to Morrie Doll and \$111.62 for surveyor gas.

Stacey: Make a motion to approve.

Sarah: I'll second. All in favor? I.

Morrie: Thank you.

Sarah: And thank you.

Motion carried (2-0)

3. Jenner Farms (Cash Waggoner)- Drainage Approval

Sarah: Next up is Jenner Farms.

Glen: Good afternoon. Glen Meritt with Cash Waggoner. Jenner Farms is located at 8444 Jenner Road. It's on the north side of Jenner about 570 ft east of Castle Garden Road. It's proposed 63 lot single family residential subdivision. We have one kind of central detention basin in the middle of the site on the south end. Everything's draining from north to south. There's an existing

covert that crosses Jenner which all of our existing water and proposed water will be draining to that same pipe. The detention basin is designed for the 100. The 100-year required is 75,343 cubic feet. We're providing 84,462. Our allowable release rate is 16.09 and we're dropping it down to 14.4 for the proposed with the 100-year storm. So that's all I have. I can answer any questions anybody has.

Sarah: How young is the person that does this map? It looks such a small

Glen: I've got a big one. You want to look at it?

Sarah: No, it's okay.

Glen: I can't read that. You can see I've got cheaters on to see it on my big map.

Steve Sherwood: Defer to their (Surveyor) office first. I'll supplement any comments.

Steve Spinks: Well, we examined it, looked at it, and we got your report on it.

Michael: I didn't really have any comments on anything myself. No.

Steve Spinks: Yeah. Studied it. I mean, I'm going to leave it up to Steve. I mean, it all numbered out pretty good. What do you think, Steve? (Sherwood)

Steve Sherwood: I've gone over everything. Glenn's office did everything that was asked of them that meets or exceeds our minimum condition stated in the drainage ordinance. Michael's confirmed that there are no drainage ditches less than 1%. So therefore, no concrete bottoms are required. And as Glenn stated, he's retaining the difference more than the difference between post and pre-development. I believe the majority of this was agricultural land, maybe some woodland or pasture involved, but agricultural. We have one entrance coming in and out on Castle Garden and Bobby will address that at the 4:00 meeting. But other than that, I believe it meets all of our minimum criteria and I believe Mr. Spinks office would recommend approval.

Sarah: Okay.

Stacey: I'll make a motion to approve Jennifer Farms.

Sarah: I will second that. All in favor? I.

Motion carried (2-0)

Glen: Thank you very much.

Sarah: Thank you.

4. The Grove Subdivision (Morley)-Drainage Approval

Sarah: Next up is the Grove.

Matt: Okay. Hi. My name is Matt Wallace. I'm with Morley. I'm here to represent the Grove subdivision and I think this project is very unique that I don't think there's quite anything like this in Warrick County or maybe even in this part of the state. But so, what you have here is a mixed-use subdivision. We have 118 residential lots and then we have, oh I forget how many, commercial lots. I want to say six commercial lots that are along Epworth Road and then along the main boulevard. And so, this is a, like I said, I feel like it's a unique mixed-use community that we have. And so, the plans that are before you today are they are meant to be a complete set of plans. However, there's other approvals and things that we will need as a part of this project and from the funding. And so more of or what is the likely thing is we're asking for approval although it could be contingent approval on further development. So, the basin that is located in the median or in that boulevard, the Grand Boulevard. Yeah.

Sarah: Okay.

Matt: So that basin is oversized to be an amenity to the site and to also generate borrowed dirt. And so, if we can store double of what the 100-year storm event calls for and we're releasing at a

much lower rate than what is the allowable maximum release rate. So, the function of the basin, the function of the pipe systems I think is evident. What we don't have is the structural design or a final design. So, the basin, a developer would like this to be a very iconic type amenity. So, no rip wrap, no bank edge. He wants an almost more like a marine wall like you might see at a golf course or something. And that level of things is probably more of a landscape architecture thing which we are engaging with those kinds of design professionals to develop what this wall might be, what the railing would look like. Where it could be a metal wall, it could be a concrete wall, it could be a raised wall that creates its own railing. It could be ballards or boulders or certain things like that. So, but in order to move the project forward and stay on the timeline that the developer has ready money, incentives through the county in order to keep that schedule and make all of those time commitments that we have, we have to start somewhere. And so, getting the plat approval and getting the road and the drainage approval is our first step in a multi-step process. And so, all of these there are lots that are lettered. So, like lot A is I believe the large lot that's in the median or maybe lot A is the one that's in the roundabout on your left-hand side of the page. So those larger lots are not meant to be home lots, are not meant to be commercial lots. They're meant to be parks or public use or perhaps fountains or some kind of a monument. Those kinds of things. And so, there's more to this that the site civil guy can visualize or can design. And so that's why the I believe in the review they might say gee it's not all there. Absolutely it's not all there. But we have to start somewhere. We have to start with what we can do, which is to say, hey, we want to build this basin. We want to put these pipes in the ground. It does function. It does work. It does meet the ordinance, but there's more that we would like to do that would be a more aesthetic piece and that we could either just work with staff, we could come back for an amended approval, we are appreciative of the county working with us, our team that we want to work back and say, how do we move this? How do we keep this project moving forward and hold our timeline?

Stacey: Can you remind me how many acres is this?

Matt: I want to say it's about 56 is what's inside the subdivision boundary. Overall, we've got close to 300 acres total on this development site.

Sarah: This is stage one basically. So yeah, I think we've seen some renderings of what this whole area might look like. It's pretty exciting. It's very nice.

Matt: I think it's a very cool project. But it's certainly not the norm,

Sarah: Right,

Matt: For our area, but we really think it would be well received too.

Sarah: And I like the thought of because this basin, it really is more like a stroll along and enjoy the waterway.

Stacey: This is the kind of thing that people travel from different places to come and see. So why not have it in county.

Sarah: Yeah. Absolutely. All right. So,

Steve Spinks: Well, we've got a couple little things. I'm suggesting, Steve's (Sherwood) got some things to say too and back up, but I'm suggesting approval subject to final review. We've got a couple of box culverts that has to be re-costed. The price has to be adjusted, the size and the drainage calculations.

Matt: Yes. Okay. So, the box culverts, we definitely want a plan that is realistic and approvable. And yeah, we can certainly—it's challenging nowadays to try to put pricing to various things, but we'll be glad to revisit all that stuff. The original vision from the master plan showed something more, I'd say certainly more aesthetically pleasing than a concrete box culvert. And we had

reached out to the folks with Contech, the ones who make those arch top metal chambers. We're looking into what we can do with that. Our constraint is that running along that ditch is a town of Chandler 24-in water transition or transmission main. And so, we have to work with them. We can't just do whatever we want right there. But we would like something that would be a more oversized structure. But at the most basic end, we're like, well, a box culvert is what you're talking about. And so that's what I drew in. And at the entrance along Epworth, there's an existing driveway there that has a box culvert. And for that, we were just saying we're going to extend the same pipe size. These other two that run up along on your right-hand side in the boulevard there, those are those two wide bold lines that are running up and down on the page. Those are where I've got, well, that's a box culvert and we used the size of the box downstream and just said, "Hey, I'm going to use the downstream size and use that as my position there." But I would definitely, if I were betting, I would say we're going to be standing up here again to say, "All right, the box cover, as wonderful as they are, we're going to put something in that looks a little nicer than that." But he said, "We have to start somewhere." And so that was where we're at. And that's why I'm sure Steve will tell you that the plans were not as complete as what you would normally expect to see at this stage.

Steve Sherwood: If I could, I'd ask Steve Roelle to approach the podium. Maybe he can speak more to the timeline that's critical for this funding to help push this project along.

Steve Roelle: Steve Roelle, economic development. Sure. We are working through this project. We have some incentives and some deadlines for the first housing pieces to go up and be complete. The end of 2028 is when those houses need to be complete. In order to do that, they are looking to get some foundations in and get started on just the first couple of homes. And I don't think I was in that meeting. I think Matt and Jim Morley went through some of this with you guys to go over some of the peculiarities or uniqueness of this project. But it's that uniqueness and that aesthetic and that result that we are looking to drive. And so, I know that you guys had a much more in-depth conversation about some of the issues here. But as Matt said too, we're fully ready to prepare them. And if you want to approve subject to, we certainly understand those things.

Steve Sherwood: And in speaking with Bobby Howard, he will be your four o'clock,

Sarah: Okay,

Steve Sherwood: Person to discuss the street end of this aspect. The largest part of this is to do a traffic impact study along Epworth Road that will affect the entrance possibly and they have not had enough time to basically analyze this to that full extent. So, street-wise he's willing to approve it subject to his final review whenever that will be in the next few weeks. And we've had this conversation this morning with Mr. Spinks' office. If we don't give drainage board approval in some form subject to or however, streets cannot move forward at 4:00. So, Mr. Spinks, I believe, is agreeable to making these drainage plans approved subject to his office's final review. There's less to be done on drainage that's not finished yet. I mean, technically, the plans are 97 98% drainage-wise completed. The questions are, as Matt addressed, we need some drainage calculations for the three box culverts that they've not had time to assemble yet. And then of course the rectangular east-west basin in the boulevard. Their detail shows concrete walls. We have some safety concerns how high the walls are and they may need railing. And then they have not demonstrated how do you get in and out of the basin for maintenance or safety issues. So, we need some of those issues addressed. But the drainage calculations for all the interior pipes except for the three box covers, we have that information. So, we feel really good about it. They have stated in their plans that the base flood elevation for this development is 387.7. Now, no

street inlet is less than that base flood elevation, which is a 100-year flood. Obviously, the buildings have to be built to minimum first floor elevation 2 feet above that. And Matt has a few minor corrections to be done in some area drains. I think one street inlet was like 100th of a foot below that. But minor stuff that I think if Mr. Spinks is willing to give his approval subject to his final approval, I think we can move forward at this point. And that's why I asked Mr. Roelle to speak to the timing because timing is key critical to meet the funding requirements.

Steve Roelle: Correct.

Steve Sherwood: To get this money to do this project.

Steve Spinks: I think it's exciting.

Sarah: It is.

Steve Spinks: I've seen all the plan.

Sarah: It is.

Steve Spinks: It's going to be like the whole concept.

Sarah: Yeah.

Steve Spinks: Yeah, it is.

Sarah: It's really like north of Indy is the feel that I get with it.

Steve Sherwood: And if you see along the bottom of your development, that is the future Vann Road going east-west across the south line. I believe there's a separate agreement that will be

Steve Roelle: The redevelopment commission is looking at doing that infrastructure portion.

Sarah: Okay.

Steve Sherwood: Our ultimate goal and Steve (Roelle) agrees is to connect Vann Road. We've already got like a 900-foot section behind the hospital, but this needs to go all the way to Libert eventually and we're trying to control that as the property is being developed.

Sarah: Okay, very good.

Morrie: What about Grimm?

Steve Roelle: The redevelopment commission is looking to address connecting the wellness trail at the roundabout at Grimm all the way north. And we're right now in survey and design of both of those sections, the section of Vann to that next entrance. And then that is where Grimm would come in.

Morrie: Yes.

Steve Roelle: So, making those connections, and those have been on like the Ohio Township Warrick County thoroughfare plan since for the last 20-some years. We're just making them as development is matching and coming along.

Steve Sherwood: And I believe Steve (Roelle) in the economic development, they've had meetings the last couple years that involve many different parties and looking at the major scope of how to develop this ground because about half of its flood plain, half of it's not, and they've been pretty creative to come up with lakes and parks and walking trails and canoe trails and that kind of stuff.

Steve Roelle: We want to use water and retention. Make sure that we're covered, but turn it into an asset versus maybe a small cat tailed retention pond on everyone's corner.

Sarah: This is a great way to

Steve Sherwood: This is the first big bite of trying to make this happen.

Sarah: Yep. Okay.

Steve Sherwood: Did I leave anything out?

Stacey: So, I'll make a motion to approve the Grove subdivision contingent to the surveyor's office making the final review.

Morrie: It's actually Grove Phase One, isn't it? Is that what we're calling this as Phase One?

Stacey: It says here "The Grove Subdivision."

Steve Roelle: I don't know what it's filed as. So, you guys tell me that.

Matt: I don't think that we filed it as a Phase One, but it truly is because you can see on the roundabouts there are more stubbed out, there's more coming.

Stacey: But you want me to add Phase One to my notes?

Matt: It certainly doesn't—it's not a problem for me. I just don't believe we applied on the application that says Phase One. I think we just called it The Grove.

Sarah: Okay.

Stacey: And that's what I said. So,

Sarah: Okay. I'll second that. And all in favor? I.

Motion carried (2-0)

Steve Roelle: Okay. Thank you very much.

Steve Sherwood: Thank you.

Matt: Thank you very much.

5. Dormie Network-Victoria National (Morley)-No Drainage Approval

Sarah: Probably don't go anywhere, right? Are you Dormie Network Victoria?

Matt: Yes.

Sarah: Okay.

Matt: So, this is at Victoria National, correct?

Steve Sherwood: The clubhouse.

Matt: I have the right one. Yeah. So, we would like to request approval for this. The clubhouse is being torn down and rebuilt and the parking lot is being reworked around it accordingly. I can tell you that the clubhouse itself is growing in size, but they have rearranged the parking and they've got a little more efficient layout and so overall there's less impervious surface than what is there today. There's no change in the overall drainage patterns and they do have an approved SWPPP, it's my understanding.

Steve Sherwood: So, again this is part of a larger pre-approved development. They are taking a portion of it and they demonstrated on the first page that they actually discharge a little bit less cubic feet per second or by their coefficient versus the existing condition or coefficient of 0.75. So, my recommendation to Mr. Spinks office is that this is fine. It doesn't require any type of drainage plan. It's just that they're showing that they do not need one based upon their reducing of the effective runoff. Matt (Wallace), does that state everything correctly?

Matt: Yes, sir.

Sarah: You good with that?

Steve Spinks: Yes. Yes.

Stacey: I'll make a motion to approve Dormie Network Victoria National Drainage.

Sarah: I'll second. All in favor? I. Thank you so much.

Motion carried (2-0)

Matt: Thank you.

6. Comments & Discussion

Sarah: Anything else for drainage board?

Steve Spinks: Yeah, she's (Rachel) going to hand you some pictures. I'll tell you about that. The first ones there. You know, we work on tips, not tips that you call in complaints. So, I went out to investigate this situation here. We got a guy doing some logging in there. And he's done a lot of violations. So, we're working on that right now. My office is going to review our letter. He built a road in our 75 ft easement that runs along Pigeon Creek at Little Pigeon Creek. That's your first picture. Your second picture is another showing the road that he put in there. And you get on back here to about the third picture. They put a bridge in there. They built an embankment of dirt and a little bitty culvert to get back to one of their little island areas, which is a violation. You can't do that. The fourth picture is a better picture of it. So, that's what we got working on right now.

Sarah: Is it the property owner that did this?

Stacey: I was going to ask,

Sarah: Or did he pay somebody to log and this is what they-

Steve Spinks: Well-

Morrie: You don't know.

Steve Spinks: I don't know yet because it just started the investigation last week.

Sarah: Where is this on land? Where are we?

Steve Spinks: It's at the beginning of Cole's Creek. That first-

Sarah: I don't know where that is. Are we-

Steve Spinks: east of Tennyson? Okay. East of Tennyson. If you go out Twin Bridges Road, that's leaving out of Tennyson there. Stacy probably might know a little bit about the area since she was raised up there.

Sarah: Where is it?

Steve Spinks: But it's almost on the county line. Spencer County

Stacey: East of Tennyson where? And then what else was

Morrie & Steve Spinks: Twin Bridges Road

Steve Spinks: Yeah, that first picture.

Sarah: Where is Tennyson Road from here?

Rachel: On the left side of that page.

Morrie: It's right at the intersection here. Twin Bridges is south of that.

Stacey: Okay.

Morrie: There's Twin Bridges. And that runs east and west, I think.

Steve Sherwood: If you turn on that road just north of the railroad tracks at 161 where the old restaurant used to be next to the public works building.

Sarah: Yes.

Steve Sherwood: That Road going due east, that's Twin Bridges Road.

Sarah: Okay.

Steve Sherwood: This goes past a couple of right-hand turns, past their waste stabilization ponds, and then you get to the creek at the county line.

Sarah: Thank you.

Steve Spinks: That is correct, Steve (Sherwood). Thank you. Good directions.

Sarah: That was a good restaurant, too.

Steve Sherwood: It's the first I've seen this.

Stacey: Steve (Spinks), who reported this?

Steve Spinks: Well-

Stacey: Just driving around out and about?

Steve Spinks: Yeah. So, I went in and looked into it.

Sarah: Who's the property owner?

Stacey: They put some work on this temporary bridge, did they not?

Morrie: Yeah.

Steve Spinks: Yeah, they did. Get back there.

Morrie: I don't think it's temporary.

Sarah: I don't think it's temporary.

Morrie: We believe the property's owned by a homeowner in Santa Claus.

Steve Spinks: Yeah.

Michael: Yes.

Morrie: It's a—no, nobody local.

Sarah: Nobody local.

Steve Spinks: It's a new investigation. So, we've got a lot of stuff here. They pushed the treetops into Cole's Creek. That's where Cole's Creek begins. Cole's Creek starts there off Little Pigeon.

Sarah: What's this fencing?

Stacey: Yeah. All the fence.

Steve Spinks: That is cattle panels.

Stacey: They just tore them down?

Steve Spinks: Yeah, they just threw them right through it.

Sarah: Right through it? Was that a culvert that's covering?

Steve Spinks: Yeah. Okay. Yeah, it's a culvert in there. Another culvert they pushed in; you know. So, under Indiana drainage law code, they've got 10 days. We've got a letter being reviewed by Morrie there.

Morrie: I've looked at it already. A cease-and-desist letter has been prepared by the surveyor's office. It's going to the landowner of record and it gives them 10 days to correct this.

Steve Spinks: Right and if they don't correct in 10 days, then underneath that code, I

Morrie: Bring it back to the board.

Steve Spinks: Bring it back to the board and then we can send somebody in there, clean it out, and make them pay for it. Add it to their tax paper.

Sarah: Do you need anything from us? Is this just an FYI or do you-?

Steve Spinks: Yeah, it's just FYI

Morrie: At this point.

Steve Spinks: Yeah. Just let you know what was going on up there in the county. And that is in a floodway, which is again illegal.

Stacey: Little Pigeon Creek doesn't have enough problems with that.

Steve Spinks: Do what?

Stacey: Little Pigeon Creek have enough problems with that?

Steve Spinks: Yes. Yeah. Yeah, we sure do. Yes.

Stacey: Meetings about Little Pigeon Creek.

Steve Spinks: She's got another round of pictures for you. Surveyor's office has been pretty active. Now with that new transmission line that is going through the county, they have a pole, one of their new steel erected poles 15 ft off the bank of Cole's Creek, which is illegal, a violation. So, your second picture shows where the pole is and the wheel measurer there. And then one of them in there is the 15 ft.

Morrie: This one is 75 ft. The measurement is sitting at 75 ft from the top of bank. And you can see how far inside that area the steel pole has been erected. It's a CenterPoint pole. We believe it was being installed by a third-party contractor, but it was designed and owned by CenterPoint.

Sarah: So, it's just this one pole?

Steve Spinks: Yeah, I'm going to run that whole line and travel-.

Morrie: So far,

Sarah: I feel my bill going up. If they have to redo this.

Steve Spinks: But well, they should have looked at this and realized there is a 75 ft easement—

Morrie: how close the pole is to the top of bank—

Steve Spinks: And stayed off of that easement.

Morrie: It's 60 ft too close.

Sarah: Too close. That's not just a little bit.

Morrie: No, it's not six feet or some such thing. It's at 15 ft. Right.

Steve Spinks: Right.

Morrie: And we have a statutory top of bank easement for a legal drain, for a regulated drain of 75 ft. So, their pole is 60 feet too close

Stacey: And deep

Morrie: to the ditch, to Cole's Creek.

Sarah: Okay. So, what are you going to do?

Steve Spinks: We made the first call like we're supposed to and reported it. It's inside of our easement and we're waiting on them to get back with us.

Morrie: My advice to the surveyor is they move it.

Steve Spinks: Yeah. Because we can't get equipment in there, you know.

Morrie: No, they'd have to re-engineer the line.

Stacey: Why didn't they do it right the first time-

Morrie: I don't know, Commissioner. It should have been done right the first time.

Steve Sherwood: Should have been aware of the state statutes involved.

Morrie: Not only that, but they could see it's a creek. Come on. They know where their line was going. I mean, they should have just, "Oh my gosh, it's a creek. We got to stay away from it."

Steve Spinks: Yeah. 15 ft, and it's a low area in there. And like I say, I'm going to drive that whole line starting tomorrow and there might be more.

Stacey: Yeah, that'll be costly

Morrie: We're looking at the regulated drains.

Sarah: Are you done? (Steve Spinks)

Steve Spinks: Yes, ma'am.

Sarah: Okay.

Steve Spinks: Yes, ma'am. I think we've wrapped up the drainage board meeting.

Sarah: Okay.

7. Storm Water

Sarah: Mr. Sherwood.

Steve Sherwood: Thank you. I'll try and be brief. Progress report on the Baker Tilly storm water rate fee increase contract. Jennifer has been working with them weekly. I believe we resolved all their data issues. Jennifer has been able to forward them the residential, mobile home, and church information, and they are working on the industrial and commercial, which is the more intensive

of the remaining rate studies. We expect them still to be done prior to the end of the year. IDEM new permits renewal update. They now released the new permits for the MS4 and the construction storm water general permit. Two new permits that are introduced every 5 years. They were just released in the last two weeks and they are going through general study and comment period right now as required by public notice, and then they go into effect, both of them, on December 18th, 2026. So, I just want to report to the board. New contracts, more paperwork, more requirements. So, I'll keep you apprised as those things move forward. That's all I have as updates for the board. I will tell you that Morrie and I discussed the 5777 Shadow Creek issue, a property owned by Dr. Gupta. The last meeting, we reported to go after the person who failed to relocate the line.

Morrie: Permits.

Steve Sherwood: Morrie has assessed that and has moved forward with a letter to that individual

Morrie: A certified mail letter has been prepared. It would have been mailed today, but the post office is closed because today is Columbus Day. [laughter]

Sarah: What are we doing here?

Morrie: I know we're here. Commissioner controls the holidays

Sarah: yeah, we changed it going forward.

Morrie: Oh, okay.

Sarah: Okay. All right.

Steve Sherwood: So, that's all I had to report. Any questions for the board from me?

Sarah: Citizen comments. Anything else?

Stacey: Motion to adjourn.

Steve Spinks: Second that motion.

Sarah: All in favor? I.

Meeting adjourned.