

**Minutes of the Meeting
of the Clark County Drainage Board
Clark County, Indiana**

March 25, 2025

The Clark County Drainage Board met in Regular Session on March 25, 2025 in the First Floor Meeting Chamber #103 of the Clark County Government Center, 300 Corporate Drive, Jeffersonville, Indiana at 5:00pm. Present at the meeting were President Jack Coffman, Vice-President Rob Lewellen, Member Charles Galligan, Ex-officio non-voting member Clark County Surveyor David Ruckman, Attorney Ron Culler, and Manger Talaina Taff.

In the first order of business, Mr. Galligan moved to approve the **Minutes of the February 18, 2025** meeting as submitted. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board reviewed **Drainage Plans for Country Lake Dorm Building – 815 Country Lake Road, Underwood**. **Mr. Kevin Taff** with **Blankenbeker & Associates, Inc.** (standing in for Mr. Jason Copperwaite with Copperwaite Design Group, Inc. dba Paul Primavera & Associates, Inc.) gave an oral and written report. **Mr. Nathan Grimes** with **Renaissance Design Build, Inc.** was in attendance representing his client. After discussion and in accordance with the recommendation letter provided by Copperwaite Design Group, Inc., Mr. Galligan moved to approve the plans, waiving any provision that causes a post construction discharge above the ordinance (as stated in Comment #1), and also waiving #1 – 5 of the Requirements after Approval as stated in the letter. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board reviewed **Drainage Plans for Comfort Solutions Office – 8603 Commerce Park Drive, Sellersburg**. **Mr. Kevin Taff** with **Blankenbeker & Associates, Inc.** (standing in for Mr. Jason Copperwaite with Copperwaite Design Group, Inc. dba Paul Primavera & Associates, Inc.) gave an oral and written report. **Mr. Joe Marshall** with **Sabak, Wilsom & Lingo, Inc.** was in attendance representing his client. After discussion and in accordance with the recommendation letter provided by Copperwaite Design Group, Inc., Mr. Galligan moved to approve the plans, waiving #1 – 5 of the Requirements after Approval as stated in the letter. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, **Mr. Chase Blakeman** with **Paul Primavera & Associates, Inc.** offered a Pre-submittal Review (due to a particular issue involved in this instance) of **Drainage Plans for Light Up Toys – Lots 2, 3, & 4 of Stone Creek Commerce Park, Sellersburg**. **Mr. Harold Hart** with **Hart's Surveying & Engineering, LLC** also gave input. After discussion, Mr. Lewellen moved to accept the grandfathering of this project subject to the developer meeting the requirements of the Clark County Soil & Water Conservation District. Mr. Hart will review plans, plans will be brought back to the Board next month, the Board will then consider approval of plans based on Mr. Hart's recommendation and his consultation with Clark County Soil & Water Conservation District. Mr. Galligan seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board reviewed **Contracts for Drainage Review** that are currently in progress. Mr. Galligan moved to approve the agreement for services for Copperwaite Design Group, Inc. to review 1) plans submitted by Renaissance Design Build, Inc. for Country Lake Christian Dorm project – 815 Country Lake Road, Underwood, and 2) plans submitted by Sabak, Wilson, & Lingo, Inc. for Comfort Solutions Office – 8603 Commerce Park Drive, Sellersburg. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board reviewed new **Contracts for Drainage Review**. Mr. Galligan moved to approve the agreement for services for 1) Copperwaite Design Group, Inc. to review plans submitted by Renaissance Design Build, Inc. for Wacky Willy's Fireworks – 1804 Perry Crossing Road, Sellersburg, 2) Hart's Surveying & Engineering, LLC to review plans submitted by Primavera & Associates for Light Up Toys – Stone Creek Commerce Park, Sellersburg, and 3) Hart's Surveying & Engineering, LLC to review plans submitted by Primavera & Associates for The Pointe at River Ridge – 7621 Highway 62, Charlestown. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board discussed a previous drainage issue from **Amy Miller 12323 Santa Maria Drive, Sellersburg**. Mr. Galligan will check the site. Ms. Taff will follow up with her.

In the next order of business, the Board addressed the **MS4 Annual Report** form. Mr. Caden Cunningham with OHM Advisors was present at the meeting and is assisting the Board with completing the report.

In the next order of business, the Board discussed and reviewed **Drainage Ordinance items**. There has been no action from the Commissioners. The Board plans to proceed forward with the workshop(s) to get information together. Mr. Coffman will contact Mr. Kerry Daily with Christopher Burke Engineering to get any revisions to date.

In the next order of business, the Board discussed the **Stormwater Fee**. Mr. Caden Cunningham with OHM Advisors made comment. After discussion, Mr. Galligan moved to table the item until the next regularly scheduled meeting. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, after discussing the **Drainage Review Fee Schedule**, Mr. Galligan moved to table the item until the next regularly scheduled meeting. Mr. Lewellen seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board discussed the **Request for Proposal (RFP)** as it pertains to Drainage Review contracts. After discussion, Mr. Lewellen moved to table the item until the next regularly scheduled meeting. Mr. Galligan seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, the Board discussed the **Recording of a Stormwater Management BMP Maintenance Manual** and the specifics that it entails.

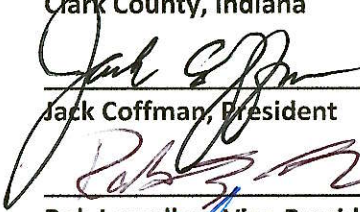
In the next order of business, Ms. Taff presented the **Drainage Board Financial Report**. Mr. Lewellen moved to approve the report as submitted. Mr. Galligan seconded the motion. Motion passed unanimously 3 – 0.

In the next order of business, Mr. Galligan moved to approve the **Invoices and Claims** as submitted. Mr. Lewellen seconded the motion. Motion passed unanimously 3 - 0. The claims were as follows:

- **Staples – \$177.59 – Office Supplies**
- **XBE, Inc. - \$489.80 – Plotter ink**
- **OHM - \$1740.00 – Mapping & Screening Pilot**
- **Paul Primavera & Assoc. - \$1170.00 0 Drainage Review – Andes Roofing**
- **Rob Lewellen - \$50.00 – March CCDB meeting**
- **Charles Galligan - \$50.00 – March CCDB meeting**
- **Talaina Taff - \$2080.00 - March contract**

There being no further business before the Board, on motion made, seconded, and passed, the meeting was adjourned at 7:34 pm.

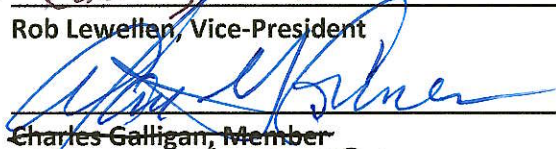
Clark County Drainage Board
Clark County, Indiana



Jack Coffman, President



Rob Lewellen, Vice-President



Charles Galligan, Member

ALAN CONNER



PRIMAVERA & ASSOCIATES

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Paul Primavera,
PE, PS
President Emeritus

March 11, 2025

Clark County Drainage Board
300 Corporate Drive, Suite 206
Jeffersonville, IN 47130
Attn: Talaina Taff

Re: Country Lake Dormitory Building
815 Country Lake Road
Underwood, IN

Dear Talaina,

I have reviewed the above project for compliance with the Drainage Ordinance (D.O.) adopted by the Clark County Commissioners as Ordinance No. 40-2024 on December 19, 2024. I have the following comments and additional requirements post approval by the Drainage Board (unless waived by the Drainage Board):

Comments:

1. The stormwater detention basin for this site is proposed to be the existing lake on the site. The proposed plans show an increase of 20,839 s.f. (0.478 Acre) and increases in the 2-year, 10-year, and 100-year flows of 0.95%, 0.63%, and 0.37% respectively. The current ordinance does not provide a standard against which to measure the outflows. The previous ordinance would not have allowed any increase in post-development flows vs. pre-development flows. The designer calls the increases "negligible". If the Board agrees, it can waive the detention requirement for this site.

2. Other than item #1 above, the proposed plans meet the requirements of the ordinance. Requirements after approval (unless waived by the Drainage Board):

1. Drainage easements shall be provided for "all stormwater systems, including detention or retention basins, conveyance systems, structures and appurtenances, located outside of the right-of-way" (D.O. Section 3 (d) – page 7 & D.O. Section 5 (d) – page 13).
2. The stormwater pollution prevention plan (SWPPP) must be reviewed and approved by the Drainage Board's designee, the Clark County Soil and Water Conservation District (CCSWCD), who is an approved reviewer by IDEM. (D.O. Section 4 (a) – page 9). Once approved by CCSWCD, the appropriate permit shall be obtained from IDEM and the Owner shall implement a self-monitoring program. (D.O. Section 4 (d) – page 11).
3. Owner shall provide an irrevocable letter of credit or a bond equal to 125% of the total cost as estimated by a professional engineer or surveyor of all stormwater management measures for the entire project with a minimum amount of \$5,000. (D.O. Section 6 (g) – Page 19-20).
4. Once the drainage infrastructure is complete, the Owner shall provide as-built plans certified by the engineer or surveyor of record (D.O. Section 6 (i) – page 21).
5. Complete and record a Stormwater Management BMPs Maintenance Agreement per Appendix B1 (D.O. Appendix B1).

Sincerely,

Jason M. Copperwaite, P.E., P.S., FAA-UAS

JMC/ms



PRIMAVERA & ASSOCIATES

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PE, PS, FAA-UAS
President

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Sr. Project Coordinator

Daniel Hartman,
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Project Manager

Chase Blakeman,
FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus

March 25, 2025

Clark County Drainage Board
300 Corporate Drive, Suite 206
Jeffersonville, IN 47130
Attn: Talaina Taff

Re: Comfort Solutions Drainage Review
Commerce Park Drive
Sellersburg, IN

Dear Talaina,

I have reviewed the above project for compliance with the Drainage Ordinance (D.O.) adopted by the Clark County Commissioners as Ordinance No. 40-2024 on December 19, 2024. I have the following comments and additional requirements post approval by the Drainage Board (unless waived by the Drainage Board):

Comments:

1. A stormwater detention basin for this site was approved and constructed as part of the overall development of the revised Stone Creek Commerce Park. (This is adjacent to the recently approved Andes Roofing site.) The detention was approved under a previous drainage ordinance but should be considered "grandfathered" for the current project. The existing detention basin may or may not function in accordance with the requirements of the current ordinance.
2. Based upon the revised plans emailed to me on March 24, 2025, the plans meet or exceed the intent of the Drainage Ordinance, and I hereby recommend approval.

Requirements after approval (unless waived by the Drainage Board):

1. Drainage easements shall be provided for "all stormwater systems, including detention or retention basins, conveyance systems, structures and appurtenances, located outside of the right-of-way" (D.O. Section 3 (d) – page 7 & D.O. Section 5 (d) – page 13).
2. The stormwater pollution prevention plan (SWPPP) must be reviewed and approved by the Drainage Board's designee, the Clark County Soil and Water Conservation District (CCSWCD), who is an approved reviewer by IDEM. (D.O. Section 4 (a) – page 9). Once approved by CCSWCD, the appropriate permit shall be obtained from IDEM and the Owner shall implement a self-monitoring program. (D.O. Section 4 (d) – page 11).
3. Owner shall provide an irrevocable letter of credit or a bond equal to 125% of the total cost as estimated by a professional engineer or surveyor of all stormwater management measures for the entire project with a minimum amount of \$5,000. (D.O. Section 6 (g) – Page 19-20).
4. Once the drainage infrastructure is complete, the Owner shall provide as-built plans certified by the engineer or surveyor of record (D.O. Section 6 (i) – page 21).
5. Complete and record a Stormwater Management BMPs Maintenance Agreement per Appendix B1 (D.O. Appendix B1).

Sincerely,

Jason M. Copperwaite, P.E., P.S., FAA-UAS

JMC/ms

Page 1 of 1

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