

BE IT REMEMBERED THAT THE CLINTON COUNTY DRAINAGE BOARD
MET IN REGULAR SESSION ON APRIL 1, 2025
AT 10:15A.M.

PRESENT: Jerri Sexton
Ron Wharry Jeff Chynoweth
Liz Stitzel Clarence Warthan
Rick Campbell
Tammy Koger
Lora Archibald
Mike Sexton

PRESENT:
Jordan Brewer, President
Bert Weaver, Vice President
Kevin Myers, Member
Thomas F. Little, Attorney
Daniel D. Sheets, Surveyor
Zachary J. Light, Secretary

Clinton County Drainage Board President Jordan Brewer called the meeting to order.

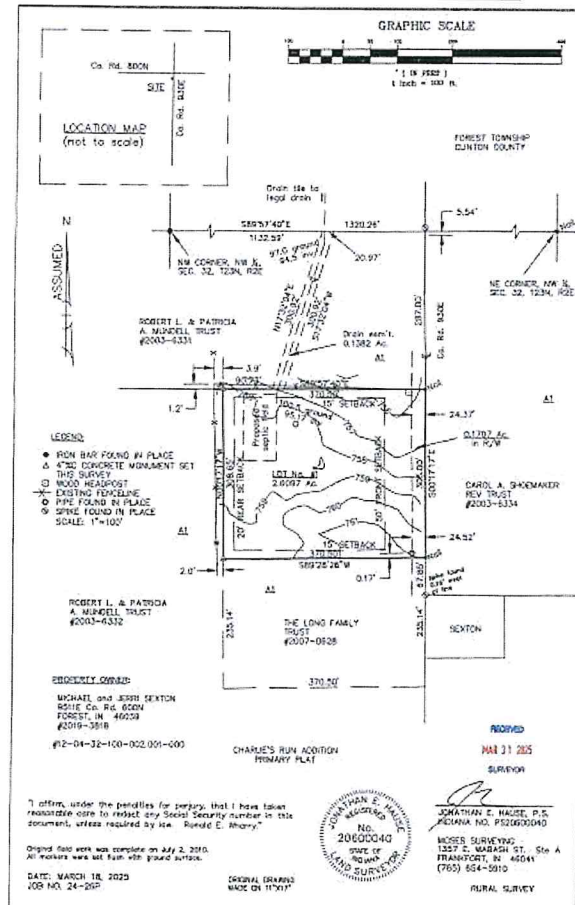
APPROVE MINUTES: Mr. Weaver made a motion approve the minutes from the March 4, 2025 Drainage Board meeting, seconded by Mr. Myers. Motion carried 3-0.

CHARLIE'S RUN ADDITION – PROPOSED 1-LOT ADDITION – DRAINAGE REVIEW:

Mr. Sheets informed the Board that Moses Surveying has submitted a primary plat for Charlie's Run Addition, a proposed 1-lot subdivision in Section 32, T23N, R2E, in Forest Township. Mr. Sheets stated that the site is located two miles north of Forest on County Road 930 East. He further stated that there is an existing barn on the property. Mr. Sheets stated that according to the USDA Web Soil Survey the depth to the water table on the site ranges from 5 to 15 cm, which is common for the area. He then stated that conditions are very limited for dwellings with basements and crawl spaces, but that either may be possible using proper construction methods. Mr. Sheets further stated that there are no flooding concerns on the site, but cautioned that the area with cyclone soils towards the center and northeast corner of the lot has the potential for frequent ponding. Mr. Sheets then stated that he believes that the potential ponding issues can be mitigated with fill dirt. He further stated that in his review of historical aerial photography he only found one year where there was a small amount of standing water in the field to the north.

Mr. Ron Wharry of Moses Surveying came before

the Board and stated that Michael and Jerri Sexton plan to build a new home on the 2.6+ acre lot. Mr. Wharry stated that the existing private tile that drains the site flows north across CR 800 North and connects to the A.E. Betts county tile. Mr. Wharry then stated that the property was formerly a barn lot for the home site to the south before it was split off several years ago.

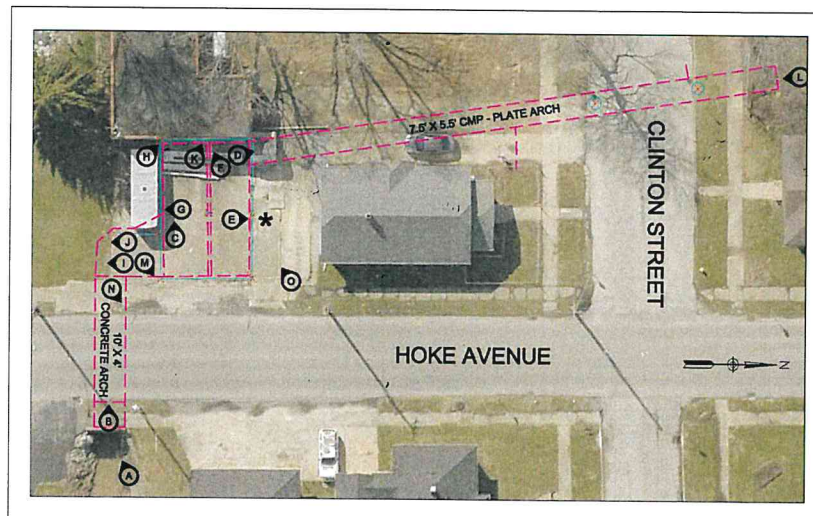


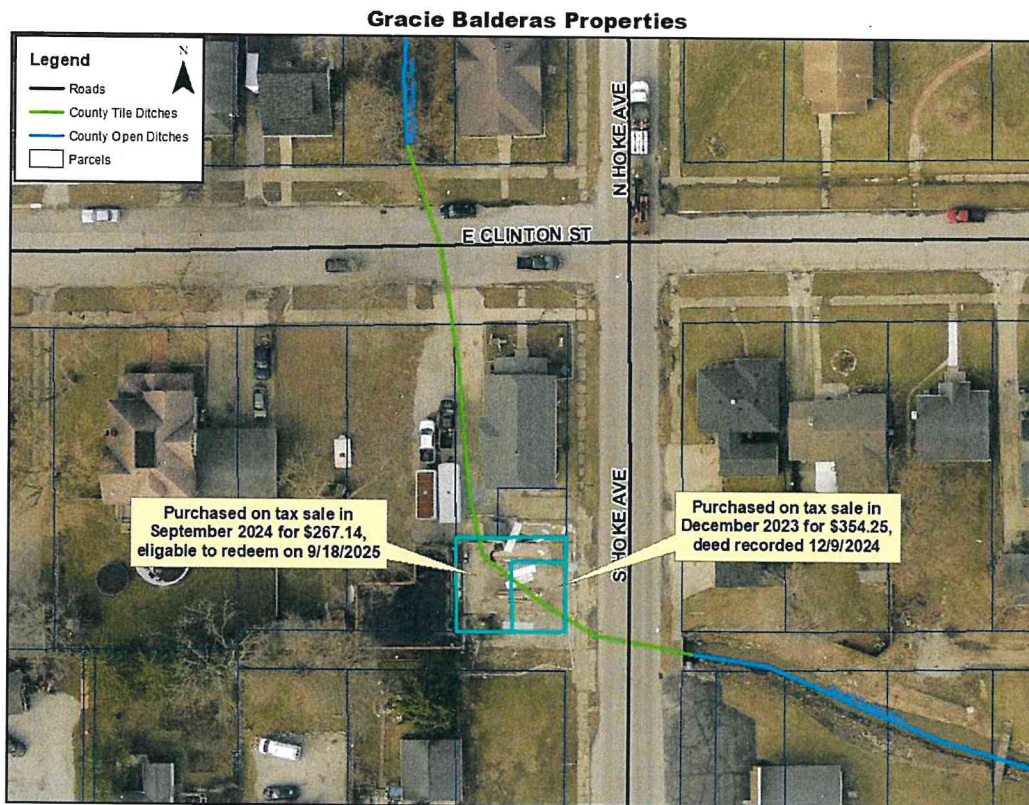
Mr. Sheets stated that to avoid issues with ponding he would like to require that the finished floor elevation be higher than the elevation of CR 930 East in front of the property. Mr. Sheets then recommended granting approval. Mr. Myers made a motion to grant approval to Charlie's Run Addition with the condition that the FFE be higher than the elevation of CR 930 East, seconded by Mr. Weaver. Motion carried 3-0.

HANNAH KESSLER WATERSHED – SWIHART PROPERTY DISCUSSION: Mr. Sheets reminded the Board that in the area of 1359 E Clinton Street the Hannah Kessler Open Ditch goes underground into a “tunnel” area.



Mr. Sheets stated that for several years now a portion of the concrete slab over the tunnel has been collapsing. Mr. Sheets informed the Board that the current balance of the Hannah Kessler Watershed is over \$50,000.00. Mr. Sheets stated that he believes it is a good time to discuss what should be done going forward. Mr. Sheets then stated that another concern with the site is that the two parcels above the tunnel have recently sold on tax sale. He further stated that Gracie Balderas purchased one of the parcels in December of 2023 and recorded the deed on 12/9/2024. The second parcel was purchased at the tax sale in September of 2024. He stated that it is eligible to be redeemed on 9/18/2025.





Mr. Sheets stated that he does not know what Mrs. Balderas plans to do with the property, but she will not be permitted to build on the parcels or do anything on the concrete slabs. He stated that the property is virtually worthless. Mr. Sheets then stated that refunding the money to Mrs. Balderas and transferring the properties to County ownership is the best thing to do in his opinion. Mr. Sheets then asked Mr. Little if it is possible to stop the process for the parcel that the deed has not been recorded for yet. Mr. Little stated that he believes that is possible. Mr. Brewer asked if the County would purchase the parcels. Mr. Sheets stated that we would just pull them from the tax sale and assume ownership. He further stated that the previous owners have been deceased for many years. Mr. Sheets stated that he was unaware that these properties had been put on the tax sale. He further stated that in previous years a list of parcels was provided to the Surveyor's Office to check before the tax sale, but for some reason that has been discontinued.

Mr. Sheets then informed the Board that Mrs. Helen Swihart intends to sell her house at 1359 E Clinton Street. He stated that it currently houses a daycare, but that the daycare is moving. Mr. Sheets then stated that this would be good time to see about purchasing the property. He further stated that it would have to go through the normal process where both Mrs. Swihart and the County get the property appraised, and the County could not pay more than the lower of the two appraisals. Mr. Sheets informed the Board that Mrs. Swihart bought the house in 2006 for \$67,599.00.

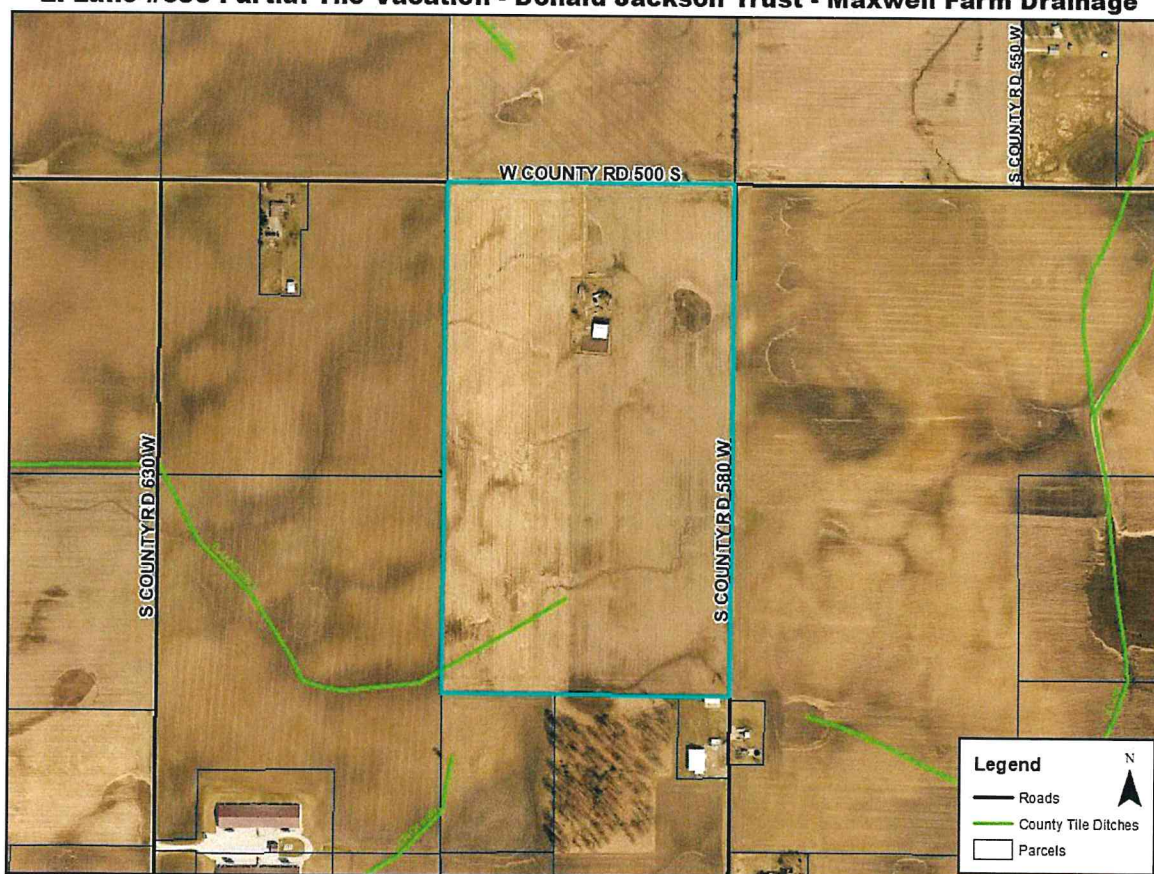
Mr. Sheets then reminded the Board that previously negotiations were held between the Board and Mr. Deiner to the west about removing his garage/barn to allow access to work on the tunnel whenever the project takes place. Mr. Sheets stated that new appraisals will likely have to be done for the garage/barn. Mr. Sheets then stated that he would like to make all of this one project where we start by having engineering done by BF&S. He stated that during this engineering phase we will have to decide if we want to make this an open ditch from the west side Hoke to the south side of Clinton, or install a new pipe from the west side of Hoke to the plate arch pipe between the Swihart house and the Deiner garage/barn.

Mr. Sheets stated that it is believed that the plate arch pipe is in good condition, but that will have to be confirmed by the engineers. Mr. Sheets stated that his preference would be to remove both the house and the garage/barn and have an open ditch from Hoke to Clinton.

Mr. Brewer asked how we could pay for purchasing the properties. Mr. Sheets stated that we could treat it much like a reconstruction project and borrow money and repay it over a five-year period. Mr. Brewer stated that we should try to get an agreement with Mrs. Swihart before she sells to someone else. Mr. Little stated that if the work on the drain is something that has to be done for the public good, the property could be taken under imminent domain. Mr. Brewer stated that knowing if we can acquire the house or not will determine what kind of project we can do, so he thinks we should start by having a conversation with Mrs. Swihart. After some discussion, Mr. Sheets stated that he will contact Mrs. Swihart about purchasing her house and have BF&S start some preliminary engineering to see what kind of pipe/open ditch layout would work best on the site.

WILLIS LANE WATERSHED – EDWARD LANE TILE #683 PARTIAL TILE VACATION: Mr. Light informed the Board that Maxwell Farm Drainage is designing a system tile for the Donald K. Jackson Family Trust property at the corner of CR 500 South and CR 580 West. Mr. Light stated that the Edward Lane Tile #683 starts in the center of the south end of the field and flows west off of the property. Mr. Light informed the Board that Mr. Maxwell excavated the legal drain in a few locations on the property and found it to be in poor condition and partially silted in. Mr. Light stated that Mr. Maxwell has requested to vacate the tile from the west property line, east to the start of the tile. Mr. Brewer asked what size the tile is on the Jackson property. Mr. Light stated that it is 10-inches in diameter at the west property line.

E. Lane #683 Partial Tile Vacation - Donald Jackson Trust - Maxwell Farm Drainage



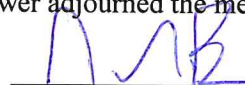
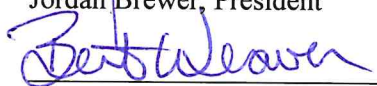
Mr. Light then provided the design of the tile system. Mr. Myers asked if the condition of the rest of the tile downstream has been checked. Mr. Light stated that Mr. Maxwell said it was in much better condition at the west property line than it was towards the interior of the property. However, the tile is 80 to 100 years old, so there are likely some issues. Mr. Sheets stated that he does not recall doing a lot of work on this particular tile. Mr. Weaver made a motion to vacate the Edward Lane Tile #683 from west property line of parcel 12-13-02-100-001.000-013, east to the start of the tile, seconded by Mr. Myers. Motion carried 3-0



JACKSON FARMS UPDATE: Mr. Sheets informed the Board that the deadline for Jackson Farms to comply with the drainage plan requirements is May 18th. Mr. Sheets stated that he and BF&S had a conference call with an engineer from Kimley Horne about a month ago, but he has yet to receive a revised drainage plan. Mr. Sheets suggested having Mr. Little send Mr. Jackson a reminder letter. The Board agreed. Mr. Sheets stated that he will get information to Mr. Little for the letter.

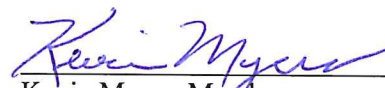
PRAIRIE CREEK WATERSHED – BANK EROSION DISCUSSION: Mr. Sheets informed the Board that since the assessment was increased for the Prairie Creek Watershed we now have a larger pot of money to pull from, and might have the ability to start doing some projects around town. Mr. Sheets stated that the most urgent project is the one at 705 E Green Street where the Larimore's garage is very closed to falling into Prairie Creek. Mr. Sheets then stated that the project to remove the garage and repair the bank was estimated to cost around \$150,000.00. He further stated that in a previous meeting the Board had discussed the possibility of requiring homeowners to financially participate in bank repair projects of this nature. Mr. Sheets then asked if the Board would still like to require participation, and if so, to what extent. Mr. Sheets informed the Board that there are also a couple similar projects downtown as well as one on East Armstrong Street. After some discussion the Board agreed that the Green Street project should be the priority and in Larimore's case, giving up the garage and breezeway is contribution enough. The Board agreed to fund the entire project out of the Prairie Creek Watershed account. Mr. Sheets stated that he will proceed with the project.

Clinton County Drainage Board President Jordan Brewer adjourned the meeting.


Jordan Brewer, President

Bert Weaver, Vice President


Zachary J. Light, Secretary

Attest:


Kevin Myers, Member


Daniel D. Sheets, Surveyor