

BE IT REMEMBERED THAT THE CLINTON COUNTY DRAINAGE BOARD
MET IN REGULAR SESSION ON MAY 6, 2025
AT 10:15A.M.

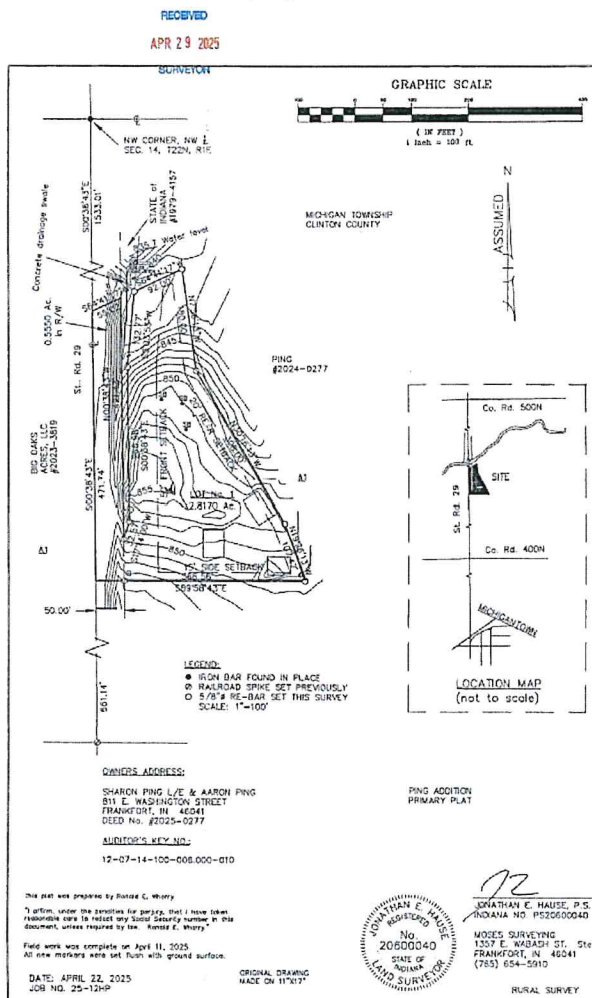
PRESENT:
Ron Wharry
Liz Stitzel

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. Myers made a motion approve the minutes from the April 15, 2025 Drainage Board meeting, seconded by Mr. Weaver. Motion carried 3-0.

PING ADDITION – PROPOSED 1-LOT SUBDIVISION – DRAINAGE REVIEW: Mr. Ron Wharry of Moses Surveying came before the Board seeking drainage approval for Ping Addition, a proposed 1-lot subdivision in Section 14, T22N, R1E, in Michigan Township. Mr. Wharry stated that there is approximately fifteen-feet of fall from the proposed home site to the water level in Kilmore Creek that abuts the property to the north. Mr. Light informed the Board that the proposed lot is located on State Road 29, approximately one quarter of a mile south of County Road 500 North. Mr. Light stated that the outlet of the C. Nixon tile runs through the northeast corner of the property. Mr. Light informed the Board that according to the USDA Web Soil Survey the depth to the water table on the site is 76 cm. Mr. Light stated that conditions for dwellings with basements are very limited at the home site. He further stated that conditions for dwellings without basements are somewhat limited. Mr. Light then stated that either a basement or crawlspace could be installed using proper construction methods. Mr. Light stated that there are no flooding or ponding concerns on the proposed lot. Mr. Sheets stated that there was an old farm house on the site many years ago. Mr. Sheets then recommended granting drainage approval to Ping Addition. Mr. Myers made a motion to grant drainage approval to Ping Addition, seconded by Mr. Weaver. Motion carried 3-0.



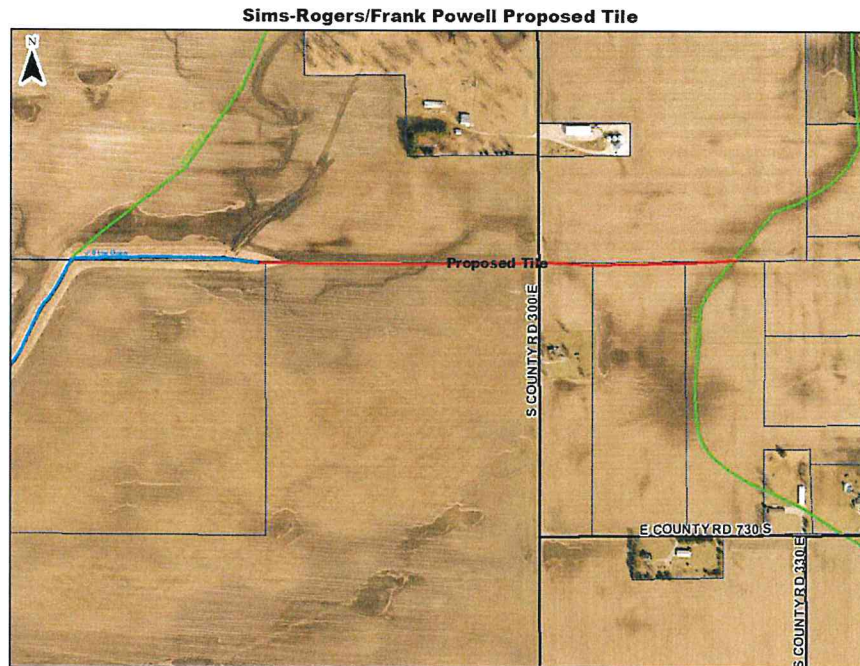
HANNAH KESSLER WATERSHED – SWIHART PROPERTY: Mr. Sheets informed the Board that he has spoken to Mrs. Swihart, and stated that she is willing to work with us on purchasing the property. Mr. Sheets stated that Mrs. Swihart understands that both she and the County will need to get the property appraised. Mr. Sheets further stated that as in previous similar situations we will pay for both appraisals. Mr. Sheets informed the Board that Mrs. Swihart is already in the process of hiring an appraiser. Mr. Sheets stated that once both appraisals are received we can offer Mrs. Swihart the lowest of the two appraised amounts. Mr. Sheets then requested the Board's approval to proceed. The Board consented. Mr. Sheets then informed the Board that he has spoken with Gracie Balderas about reimbursing her for the two properties she purchased on tax sale and acquiring those properties. He stated that after hearing about the tunnel Mrs. Balderas was happy to get her money back and step away from the properties. Mr. Sheets then informed the Board that the Deiner property, directly west of the Swihart property, is also up for tax sale. Mr. Sheets stated that the barn on the Deiner property will need to be removed as part of this project. He further stated that removing the barn was discussed at length with Mr. Deiner a few years ago. Mr. Sheets then stated that apparently Mr. Deiner has not paid the taxes on the property and it has been put up for tax sale. Mr. Sheets informed the Board that Mrs. Balderas has placed a bid of \$6,000.00 for the parcel, and the taxes due are in the range of \$2,000.00. Mr. Sheets stated that we should be able to purchase the property for around \$8,000.00. Mr. Myers asked what the long-term plan is for the area. Mr. Sheets stated that the plan is to acquire all the properties, remove the structures, and install an open ditch between Hoke Avenue and Clinton Street. He further stated that engineering should start soon.

JACKSON FARMS - UPDATE: Mr. Sheets informed the Board that comments on the submitted drainage plan were sent to Kimley-Horn, engineer for Jackson Farms, on March 6th. Mr. Sheets stated that Kimley-Horn responded with revisions on April 25th. Mr. Sheets then stated that comments on the revisions were sent back to Kimley-Horn on May 2nd, and they have yet to respond. Mr. Sheets then informed the Board that in November the Board agreed to allow Jackson Farms to obtain a performance bond for the construction of the drainage plan with a six-month deadline. Mr. Sheets stated that the deadline is May 18th, two days before our next Board meeting. There was some debate on whether the bond included the engineering and construction, or just the engineering. Mr. Light read the minutes from the November 7, 2024 Drainage Board meeting and stated that the bond was to include both the engineering and construction. Mr. Sheets stated that there were only three comments that needed addressed, so he expected a fairly quick response, but he has not heard anything yet. The Board asked what options are available. Mr. Little mentioned issuing a stop-work-order. Mr. Brewer stated that they aren't doing any work. Mr. Sheets asked Ms. Stitzel from the Area Plan Commission if they have any open building permits. Ms. Stitzel stated that she is currently holding up the permit for Dean Jackson's pool because he hadn't renewed the permits for several other projects. She further stated that Mr. Jackson was in yesterday to renew the permits and she was about to release the hold on his pool permit, but she could keep the hold on for the Board. The Board then discussed exercising their right to use the bond to complete the drainage plan if necessary. If necessary the Board will have BF&S finish the drainage plan then hire a contractor to build the detention pond. Mr. Sheets recommended having Mr. Little send Mr. Jackson a letter requesting a progress update, reminding him that the deadline for construction of the detention plan is May 18th, informing him that if the deadline is not met the Board will exercise the bond and move forward with designing and installing a drainage plan. Mr. Little stated that he will send the letter first class and certified.

SIMS-ROGERS WATERSHED – ACTIVATE DRAINAGE ASSESSMENT: Mr. Light informed the Board that he had planned to spray the banks of the J. Sims Open Ditch for trees and woody, but after visiting the site it was determined that the ditch needs dipped out much more than it needs sprayed. Mr. Light stated that the drainage assessment for the watershed is currently not active so a spray application and a dip out would likely use all of the current balance. Mr. Light then stated that the current balance is \$15,133.60, the current rate if activated is \$2.00 per acre with a \$10.00 tract minimum, and the yearly

assessment at the current rate would be \$2,763.86. Mr. Light then asked that the Board activate the Sims-Rogers assessment for 2026. Mr. Weaver made a motion to activate the Sims-Rogers assessment, seconded by Mr. Myers. Motion carried 3-0.

SIMS-ROGERS/FRANK POWELL PROPOSED TILE: Mr. Sheets informed the Board that he has been working with Mr. Brewer on a project to relieve some stress on the Frank Powell tile.

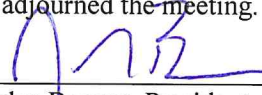


Mr. Brewer stated that his idea is to install a tile from the Frank Powell tile to the J. Sims Open Ditch to help drain the properties upstream. Mr. Sheets stated that he and Mr. Light collected elevation data for the flowline of the tile and the open ditch, and at the headwall the open ditch (875.6') is approximately six inches higher than the tile (874.98'). Mr. Sheets then stated that after the ditch is dipped out it is possible to go a little farther downstream to find the elevation required to make it work. Mr. Brewer stated that both the Frank Powell and Sims-Rogers are small watersheds so it would be very difficult to replace a tile in either. Mr. Brewer further stated that the Powell tile has to be repaired often because of the pressure put on the tile due to its length and depth. He stated that it is as deep as thirteen-feet downstream of his field. Mr. Sheets stated that once the J. Sims ditch is dipped out more elevation data will be collected to see what can be done.

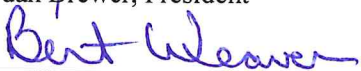
SYCAMORE RUN POND MOWING PROPOSALS: Mr. Light informed the Board that he requested a proposal for mowing at the Sycamore Run pond. Mr. Light stated that he sent requests to the three companies that submitted mowing bids for the courthouse mowing. Mr. Light then stated that he only received one proposal. Mr. Light then presented the proposal from Smith's Lawn Care LLC in the amount of \$85 per mow and trim, to be done 28 times, for a total of \$2,380.00. Mr. Sheets informed the Board that the company that had mowed the property for the last few years, Warren Landscaping, had recently closed their business, so he expected they would no longer be doing the mowing. Mr. Sheets then stated that just yesterday he received an invoice from Warren for four mows at \$65 each. He stated that he drove by the property and confirmed that it had been mowed. After some discussion the Board agreed that Mr. Sheets should check with Warren to see if he intends to continue mowing. Mr. Sheets stated that he may have Lawn Tamer spray the property for weeds because the dandelions are getting out of control.

EDWARDS ACRES SUBDIVISION – VARIANCE APPLICATION SIGNATURES: Mr. Light stated that the variance was approved at the April 15th meeting, but the application form did not get signed. The Board signed the form.

Clinton County Drainage Board President Jordan Brewer adjourned the meeting.



Jordan Brewer, President



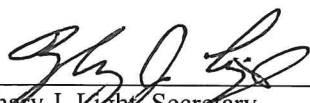
Bert Weaver, Vice President



Kevin Myers, Member



Daniel D. Sheets, Surveyor



Zachary J. Light, Secretary Attest: