

Wells County Drainage Board Minutes
Monday - February 3, 2025 4:30 P.M.

The Wells County Drainage Board met in a regular scheduled meeting at the Wells Carnegie Government Annex, 223W. Washington St., Multi-Purpose Room 105, (Lower Level) Bluffton, Indiana.

Drainage Board members present: Voting members, Blake Gerber, Michael K. Vanover, Jeff Stringer; Attorney Ted Storer; Engineer Nate Whitacre; Surveyor Jarrod Hahn; Secretary Diana Collins.

Determination of Quorum:

A quorum was present for the meeting.

Minutes:

Mr. Gerber mentioned the first item to approve the Board's regular meeting minutes on January 21, 2025.

Mr. Vanover motioned to approve the Drainage Board regular meeting minutes on January 21, 2025. Mr. Gerber 2nd, motion carried 2-0.

Old Business

Somers Open Drain-Lancaster Township:

Mr. Hahn mentioned that the contractor has completed removing 2 medium-sized logjams and 1 large logjam in the Somers open drain in Lancaster Township, section 18, range 21E between south of State Road 116 between Meridian Road and 100E.

Nannie Fox Tile Drain Union Township:

Mr. Hahn mentioned contractor Landis Drainage and Sons Corp will be ready to replace the Nannie Fox tile in Union Township, section 22, range 11E north of 800N between 200W and 300W as soon as the weather conditions improve.

B.F. Kain Tile Drain-Harrison Township:

Mr. Hahn mentioned the contractor will be ready to replace the B.F Kain tile in Liberty Township, section 6, range 12E south of State Road 124 between Meridian Road and Adams Street(100E) as soon as the State Highway replaces the culvert under State Road 124.

New Business

8-Mile and Wm Smith Open Drain Easement-Jefferson Township:

Mr. Hahn mentioned that Rob Sweet is here from McBride Dale Clarion of Cincinnati, Ohio representing the Hillcrest Development Corporation who has filed a "Request for Variance Agreement and Covenant" to be in the easement of the 8-Mile and Wm Smith open drain to build a Casey General Store #4578 and cement parking lot.

Hahn presented a detailed drainage map and design of the project in Jefferson Township, section 21, range 12E on parcel 90-02-21-100-026.000-009 located in The Town of Ossian on the westside of South Jefferson Street (State Road 1) and north of Wood Creek Drive on 3.21 acres.

Mr. Sweet noted that he is here to answer any questions or concerns from the drainage board members that they may have regarding the drainage plans. Hahn and Mr. Sweet both stated that a LOMA (Letter Map of Amendment) has been approved and obtained by FEMA. Hahn noted the design of the project is from Choice One Engineering of Loveland, Ohio which shows the closest easement at 30 feet from the top of the Wm. Smith open drain is on the west side of Casey's store highlighted in yellow. Hahn mentioned that the working side for Wm. Smith drain will be on the Casey's General store side due a wooded area and Sandalwood subdivision being on the opposite side. Mr. Vanover is concerned with a bottom clean out what will be done with the spoil, and the cement being so close to the ditch for large equipment to work in. Mr. Sweet noted the cement behind the Casey's General store will be able to hold any heavy equipment. Hahn explained that the area of spoil will need to be truck off sight with the property owner to bear the cost and any destruction of cement and property due to the maintenance work the owner will also bear that cost.

Hahn noted on the 8-Mile ditch the maintenance working side is on the north/east side of the Casey Store property. Mr. Gerber questioned the curb along the east side of the property. Hahn explained the curb on the east side of the gas fueling stations on the north half easement is at 35.26 feet from top of bank poses no problem, and with the curb on the south portion of the property is not in the 75-foot drainage easement. Hahn mentioned that the storm water MC 3500 5-chambers will be underground, and asked Mr. Sweet if there is an oil and water separator on the chambers just in case of a leak it can be shut off before it enters the 8-Mile ditch. Mr. Sweet said yes. Mr. Gerber questioned the lighting of the parking lot, canopy distance and tile size going to the 8-Mile ditch.

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Mr. Sweet noted that the lighting is all LED lighting around Casey's General store and fueling stations, and the Canopy is at 35.25 feet. Mr. Sweet noted he will check on the tile size. Mr. Sweet mentioned that he and other team members along with Choice One Engineering met with Mr. Hahn in September of 2024 to resolve most questions, concerns and requirements, what he would need for drainage easement, and the design in accordance with ditch regulations and Area Plan. Mr. Gerber asked Mr. Sweet if he has submitted plans to the Area Planning Commission. Mr. Sweet stated he has not submitted any development plans, or the stormwater plans to the Wells County Area Plan, but hopes to apply in March for the April meeting. Mr. Sweet also mentions that there are still some Geo-tec land EPA submissions and other permits to be approved before going to APC, and noted that the drainage easement is just one approval needed before continuing. Mr. Hahn noted that he is satisfied with the plans concerning the 8-Mile and W. Smtih drainage easement and all that it involves to maintenance on the drains. Mr. Vanover noted he had no issues with the plans, and Mr. Gerber noted that this project is so important that he wanted more time to look over plans, so the board members agreed to continue the discussion at the next drainage board meeting on February 18th.

Mr. Vanover motioned to continue the discussion on the request for variance agreement and covenant on the Casey General Store #4578 at the next Drainage Board meeting on Tuesday-February 18, 2025. Mr. Gerber 2nd, motion carried 2-0

Future Project Discussion

Day Joint Watershed Discussion-Liberty Township:

Mr. Hahn mentioned that the Day joint watershed in Liberty Township in Wells County, and in Huntington Salamonie Township has talked to the Huntington County Surveyor regarding setting up joint board members. Hahn noted he would like to have an informational meeting with all the landowners in the watershed to give options to increase the annual maintenance, and/or to have a reconstruction, with those cost options and in what timely manner to get the tile replaced. Hahn mentioned the date is yet to determined.

2025 Legislature Bills:

Mr. Hahn mentioned there are currently 3 bills of concern as follows:

HB 1126-Watershed Development Alters the membership of a watershed development commission board that includes the Maumee River basin (Maumee watershed development commission). Provides that a Maumee watershed development commission may take certain actions with respect to certain flood plains. Hahn's concern is the language may change again as it moves forward.

HB 1037 Storm Water Management provides that a unit does not have the power to adopt a law, rule, or ordinance, or regulation that is more stringent than or exceeds in any manner the requirements of the department of environmental management's (IDEM) construction stormwater general permit (CSGP). Hahn's concern is the language not to be more stringent than county's ordinance.

Hb 1460 Drainage System requires a unit to use data from the: (1) unit's 100-year flood map; and (2) the most recent National Oceanic and Atmospheric Administration Atlas to calculate and regulate storm water runoff from a developed or undeveloped plat. Hahn's concern with this wording is opposite the Federal law.

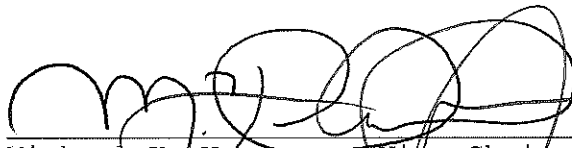
Adjournment:

Mr. Vanover motioned to adjourn the Drainage Board regular meeting at 5:07 p.m. Mr. Stringer 2nd. Concurred by Mr. Gerber, motion carried 3-0.

Next regular scheduled Drainage Board meeting will be on Tuesday-February 18, 2025 at 4:30 p.m.



Blake Gerber Chairman



Michael K. Vanover - Vice Chairman



Jeff Stringer - Member
WELLS COUNTY DRAINAGE BOARD

ATTEST: 
Diana L. Collins
WELLS DRAINAGE BOARD SECRETARY