

Wells County Drainage Board Minutes  
Monday- October 6, 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 was absent, 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. Stringer mentioned the first item to approve the Board's regular meeting minutes on September 2, 2025.

Mr. Stringer motioned to approve the Drainage Board regular meeting minutes on September 2, 2025. Mr. Vanover 2nd, carried 2-0.

Old Business:

Craven Tile Drain-NIPSCO-Harrison Township:

Mr. Hahn asked Attorney Ted Storer if the Attorney from NIPSCO has contacted you on the Craven tile drainage easement language Attorney Mr. Storer replied, no word.

Carl Helms Tile Drain Replacement-Lancaster Township:

Mr. Hahn reported that the contractor to replace a portion of the Carl Helms tile in Lancaster Township, section 33, Range 12E has not started on the tile but is still working on groundwork preparation. Attorney Mr. Storer ask if the tile is draining during construction. Mr. Hahn said yes. Mr. Stringer asked Hahn if he has talked to the Mayor Mentzer of his approval on the transfer jurisdiction on the Carl Helms tile drain system. Mr. Hahn noted that he has a scheduled meeting with Mr. Mayor Mentzer and other city department heads tomorrow.

New Business:

Peter McAfee Prong Tile Drain- Rockcreek Township:

Mr. Hahn mentioned that landowners of Fisher McAfee Farm, LLC at 3599 W 300 N Bluffton, IN 46714 in Rockcreek Township, section 16, range 11E has filed a "Request for Variance Agreement and Covenant" form to be in the Peter McAfee Prong tile drainage easement for dry detention ponds leaving 15 feet in the right-of-way from the center of the Peter McAfee Prong tile. Mr. Hahn noted the Peter McAfee Prong 8-inch tile has been replaced with an 8-inch from Fisher McAfee Farm LLC North property line to 300N due to its 1901 age and full of dirt. Mr. Hahn mentioned the Lesh watershed paid for the tile and the Fisher McAfee Farm, LLC paid for the installation. Mr. Stringer asked how deep the new tile is. Hahn mentioned that the tile is about 4-1/2 foot deep and is GPS as well. Mr. Vanover asked how you would fix the tile if there was a breakdown with the project ponds on one side and the woods on the other side. Hahn noted that there is enough room to get a backhoe between the woods and ponds, noting the 15-foot easement is only in one area and other areas are more than 20 feet between so hopefully there will be no issues with the tile for a long time. Hahn also noted the tile is solid along the woods area. Hahn noted that Krista Markley of Fisher McAfee Farm, LLC is present to answer any additional questions. Mr. Storer asked if there was a way to shut the pond water from entering the Peter McAfee Prong tile on these plans. Hahn noted that the plans presented at the Plat Committee meeting did show a shut-off valve on the pond and noted the ponds are to be a dry pond. Hahn mentioned he will make sure the shut off valve are in the Drainage Board minutes, and will put the full drainage plans in the tile's file in the Surveyor office as well. Hahn recommends approving Fisher McAfee Farm, LLC to be in the Peter McAfee Prong tile drainage easement.


Mr. Stringer motioned to approve Fisher McAfee Farm, LLC to be in the Peter McAfee Prong tile drainage easement in Rockcreek Township, section 16, range 11E for dry detention ponds 15-feet from the center of the Peter McAfee Prong tile as recommended. Mr. Vanover 2<sup>nd</sup> motion carried 2-0.


Adjournment:

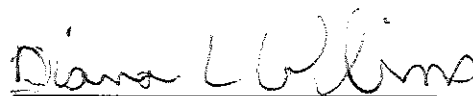
Mr. Stringer motioned to adjourn the Drainage Board regular meeting at 4:38 p.m. Mr. Vanover 2<sup>nd</sup>, motion carried 2-0.

\*Next regular scheduled Drainage Board meeting will be on Monday-October 20, 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