

**DEKALB COUNTY DRAINAGE BOARD MEETING**

April 17, 2025

**Drainage Commissioners Present:**

Bruce Bell, II, Chair  
 Kellen Dooley, Member  
 James A. Miller, Vice-Chair  
 Steve Kelham, Member  
 William L. Hartman, Member

**Others Present:**

Glenn Crawford, County Surveyor  
 Tyler Lanning, Lead Survey Tech  
 Troy Bungard, Survey Tech  
 Shannon Kruse, Attorney  
 Katie Rutan, Office Clerk  
 Rebecca Wright, Drainage Board Secretary

**Guests:**

Todd Wallace, CEC and NIPSCO  
 Joe Herendeen, Watson Estates, Schmucker's Acres  
 Shannon Mark, Marlene's Acres, LG Ranch  
 Brian Wiedemann, Marlene's Acres, LG Ranch  
 Bob Gaffer, Storer's Addition and Speed Subdivision  
 Todd Ramsey, Sonic  
 Lori Barron, Variance  
 Chad Baker, Right of Way Management  
 Bill Tucker, Ora Bohler Drain

**Absent: NONE**

Chairman Bruce Bell called the Drainage Board Meeting for April 17, 2025, to order at 8:30 a.m.

**APPROVAL OF MINUTES**

The first item of business was the approval of minutes from the April 3, 2025, meeting. Mr. Bell asked for a motion to approve the minutes. Mr. Jim Miller motioned to approve the minutes as presented, and Steve Kelham seconded the motion. Mr. Bell asked if there was any discussion about the minutes. Hearing none, he called for a vote to approve the minutes, and the motion carried.

**UTILITY PERMITS**

Chairman Bell introduced the first utility permit on the morning agenda, one for NIPSCO. Todd Wallace, with CEC, introduced himself to the drainage board. He requested two crossings to improve drainage at the Walmart Distribution Facility on SR 8. He added they would call the Surveyor's Office to verify the depth below the open ditch.

Surveyor Glenn Crawford said the Office approved the project and confirmed NIPSCO would call the Office before beginning the project.

Bruce Bell asked if there was any more discussion, but hearing none, he asked for a motion concerning the utility permit agreement for NIPSCO on Parcel No. 26-05-26-300-001 at 1729 State Road 8 in Auburn, IN, in Section 26 of Keyser Township on the Raymond Clark Open Ditch No. 16-00-0. Commissioner Kellen Dooley motioned to approve the utility permit agreement, and Jim Miller seconded the motion. Mr. Bell called for a vote, and the motion carried unanimously.

Chairman Bell thanked Mr. Wallace for attending the meeting and introduced the AES permit on CR 66 in Auburn. Mr. Tyler Lanning stated that AES planned to extend service along CR 66 and would

bore under the open ditch. He said AES usually contacted the Office before work began so field inspectors could mark the tile and added that AES had a history of working well with the Office.

Mr. Bell asked for a motion concerning the AES Utility permit agreement on County Road 66 in Auburn, IN, in Section 25 of Butler Township involving the James Ferguson Regulated Drain No. 86-00-0. Mr. Kellen Dooley motioned to approve the utility permit, and Mr. Bill Hartman seconded the motion. The motion carried.

## **VARIANCE**

Bruce Bell asked if Lori Barron was present to discuss her variance, and she came to the podium. She stated that she planned to build a pole barn 25' from the Marion Cramer Open Ditch No. 78-00-0. She added that the property was narrow, the septic system encroached on space, so they were asking for a 25-foot distance from the open ditch for their variance. She said they had lived on the property for 30 years, they owned the adjacent parcel, so there would be no issue for the Surveyor's Office to clean the ditch from the north side.

The drainage board asked Ms. Barron several questions about her property and the position of the pole barn and discussed the variance and circumstances under which it had granted variances under the normal 75' distance.

Mr. Bell requested a motion regarding the 25' variance for Lori Barron and 5094 CR 39 Auburn, IN, on the Marion Cramer Regulated Open Ditch No. 78-00-0. Ms. Kruse added that the special circumstances should be part of the variance. Mr. Bill Hartman stipulated that nothing be built within 75' of the north side of the Marion Cramer Open Ditch No. 78-00-0 but motioned to approve the variance. Mr. Jim Miller seconded the motion. Since there was no more discussion, Chairman Bell asked for a vote, and the motion carried.

## **MINOR SUBDIVISIONS**

Concluding the utility permit agreement portion of the meeting, Chairman Bell introduced the first of three minor subdivisions on the agenda: Marlene's Acres, located on CR 11 in Fairfield Township. Shannon Mark, with On the Mark Land Surveying, stepped forward to explain the project. She introduced Brian Wiedemann and said they were in attendance to answer questions

Mr. Lanning stated the subdivision would be 5 acres, which was plenty of acreage for a single-family residence. Mr. Crawford added that a pond was on the parcel for drainage. Ms. Mark agreed that a pond was present. Mr. Crawford stated the Office had reviewed and approved the minor subdivision as it would not impact drainage in the area. Hearing no more discussion, Bruce Bell asked for a motion regarding Marlene's Acres Minor Subdivision on CR 11A for Parcel # 03-01-03-326-023 in Section 3 of Fairfield Township on the David Bair Drain No. 212-00-0 and the Adam Deetz Drain No. 5178-00-0 Watershed. Mr. Steve Kelham motioned to approve the minor subdivision with the favorable recommendation of the County Surveyor, and Commissioner Jim Miller seconded the motion. Mr. Bell asked if there was more discussion, but hearing none, he called for a vote, and the motion carried.

Ms. Mark stated she also represented the LG Ranch Minor Subdivision and explained that the parcel would not be split as it belonged to the parents of a future homeowner. The family had an agreement to use a shared driveway.

Glenn Crawford stated she had a ditch to tie into, and the parcel was 62 acres, so drainage would not present a problem. Mr. Lanning stated that the Office approved of the minor subdivision. Mr. Bell asked for a motion regarding the LG Ranch Minor Subdivision for Parcel #03-01-09-300-004 in Section 9 of Fairfield Township on the William Trich Dr. No. 98-00-0, William Trich Lat 3 Dr. No. 98-03-0, Richard Carter Dr. No. 103-00-0, Adam Deetz Dr. No. 5178-00-0, George Smith Dr. No. 102-00-0, Frank Albright Dr. No. 14-00-0, and the Cedar Creek Dr. No. 470-00-0. Commissioner Kellen Dooley motioned to approve the minor subdivision, and Commissioner Bill Hartman seconded the motion. The motion carried unanimously.

Bruce Bell thanked Ms. Mark for attending and asked if there was a representative for the Schmucker's Acres Minor Subdivision. Joe Herendeen approached the podium and said he was representing Schmucker for a 2-lot subdivision in Spencerville for single-family dwellings.

Mr. Crawford stated that the parcels were large and only one house would be added as the parcel to the east had an existing home. Mr. Bell asked if the subdivision had a favorable recommendation from the Surveyor, and Glenn Crawford said it did. Hearing that, Bruce Bell called for a motion regarding the Schmucker's Acres Minor Subdivision at 4952 CR 64 in Spencerville, IN in the NW  $\frac{1}{4}$  of Section 30 in Spencer Township at T33N and R 14E on the James Going Regulated Tile No. 113-20-0, the Jerry Davis Drain No. 191-00-0, and the John W. Means Drain No. 363-00-0.

Commissioner Jim Miller motioned to approve the minor subdivision due to the Surveyor's favorable recommendation, and Mr. Kelham seconded the motion. Hearing no further discussion, Chairman Bell called for a vote, and the motion carried.

## REPLATS

Turning the meeting to the meeting's replats, Mr. Joe Herendeen stated he represented the Williams Estates Replat at CR 60.

Tyler Lanning asked how many acres each lot was, and Mr. Herendeen answered that each was 3.3 acres. Mr. Lanning added that each lot had soil borings to the South. Mr. Bell asked if the replat had the favorable recommendation of the Surveyor, and Mr. Crawford nodded.

Mr. Bell asked if there was further discussion, but hearing none, he asked for a motion regarding the Williams Estates Replat on CR 60 in the NE  $\frac{1}{4}$  of Section 23 of Butler Township at T33N and R12E on the Ambrose Heitz Dr. No. 135-00-0 and the Cedar Creek Dr. No. 470-00-0. Commissioner Bill Hartman motioned to approve the replat based on the favorable recommendation of Glenn Crawford, and Commissioner Kellen Dooley seconded the motion. There being no further discussion, Bruce Bell called for a vote, and the motion passed.

He then asked for a representative of Storer's Addition Section II, Lot 3, to come forward, and Mr. Bob Gaffer introduced himself. He said the replat was part of dividing family land to sell to children for future homes.

As the replat had the favorable recommendation of the Surveyor's Office, Mr. Bell called for a motion regarding the replat of Storer's Addition Section II, Lot 3, Parcel No. 11-11-26-100-001 at 6671 CR 63 in Spencerville, IN, in Section 26 of Spencer Township on the Russell Coburn Drain

No. 251-00-0. Mr. Kellen Dooley motioned to approve the replat, Steve Kelham seconded the motion. Commissioner Jim Miller asked about an unclear section of the map. Mr. Gaffer clarified that the area was an easement marked by a written agreement between landowners. Ms. Kruse remarked that it was good that the landowners had noted it in a written agreement. Mr. Bell asked if there was further discussion, but since there was none, he called for a vote, and the motion was carried.

Mr. Gaffer also represented the Speed Subdivision Replat at Ley and Rohm Drive. The replat was to enlarge a lot to facilitate a new development for Fort Wayne Storage. Lead Survey Tech Tyler Lanning explained the replat was to join several lots. It was straightforward and would not impact drainage in the area.

Chairman Bruce Bell asked for a motion for the Speed Subdivision Replat at Ley and Rohm Drive in Section 36 of Keyser Township in Auburn, IN, on the William Peckhart Drain No. 22-00-0 and the Cedar Creek Drain No. 470-00-0. Commissioner Jim Miller motioned to approve the replat, Commissioner Bill Hartman seconded, and the motion passed.

#### DEVELOPMENT PLANS

Mr. Bell asked Mr. <sup>Gaffer</sup>~~Miller~~ if he also represented the Fort Wayne Storage Development Plan in Auburn, and he said he did. Surveyor Glenn Crawford explained that all the lots utilized the regional retention base to the east. He added that there was a pond and an overflow structure, and Troy Bungard displayed a map that showed where the pond was located. Mr. Todd Ramsey stepped forward to help explain the location of the retention base.

Mr. Bell called for a motion regarding the Fort Wayne Storage—AUBURN Development Plan in the Speed Subdivision on Lot 1 in Section 36 of Keyser Township in Auburn, IN, on the William Peckhart Drain No. 22-00-0 and the Cedar Creek Drain No. 470-00-0. Commissioner Kellen Dooley motioned to approve the development plan, and Mr. Steve Kelham seconded upon the favorable recommendation of the Surveyor's Office. Mr. Bell asked if there was more discussion, but since there was none, he asked for a vote, and the motion passed.

Bruce Bell introduced the final development plan of the agenda, the plan for Sonic and its revised location at 15221 W. 7<sup>th</sup> Street in the 4 Willy Subdivision. Todd Ramsey explained that the developers thought the new lot was a more favorable location along the highway. He added that the same retention by the movie theater would be used, and there were plans for a second quick-service restaurant. Glenn Crawford told the Drainage Board that the Office had approved it as the drainage plan had remained the same.

Mr. Bell asked for a motion regarding the Sonic Revised Location Development Plan in the 4 Willy Subdivision at 1521 W. 7<sup>th</sup> Street in Auburn, IN, in Section 12 of Keyser Township in Auburn, IN, on the William Peckhart Drain No. 22-00-0 and the Cedar Creek Drain No. 470-00-0.

Commissioner Kellen Dooley motioned to approve the revised location, Jim Miller seconded the motion, and the motion carried.

#### CERTIFICATIONS OF ASSESSMENT FOR RECONSTRUCTION

Mr. Tyler Lanning introduced the Certification of Assessment for Reconstruction for the Levi Dennison Drain No. 317-00-0. Mr. Bell stated the total was \$147,447.43. Mr. Bell asked if the drain was working, and Mr. Lanning answered that he heard it was working well. Commissioner Miller added that he conversed with a landowner who lived in the watershed, who was happy. Commissioner Bill Hartman added that the total was less than previously quoted. Mr. Bell requested a motion to approve the Certification of Assessment for the Levi Dennison Drain No. 317-00-0 for \$147,447.43. Commissioner Jim Miller “happily” moved to accept the certification, and Commissioner Hartman seconded the motion. Chairman Bell called for a vote, and the motion passed.

Mr. Lanning also introduced the Certification of Assessment for Reconstruction for the Melissa Kelly Drain No. 30-04-0, stating that the total was \$79,832.88. Mr. Lanning stated the drain was operating as intended now. Jim Miller moved to accept the certification of the Melissa Kelly Regulated Drain No. 30-04-0 for \$79,832.88, and Kellen Dooley seconded the motion. Chairman Bruce Bell called for a vote, and the motion passed.

### **BID OPENING: SPRAY PACKAGES**

Right Way Management was the only bid submitted. Chad Baker came to the podium, introduced himself, stated that DeKalb was his home county, and he could answer any questions if the Board had them. Surveyor Glenn Crawford opened the paperwork that Right Way Management submitted for the Spray Packages. Surveyor Crawford stated the price per foot was \$0.216. Jim Miller asked about the price three years ago, and Mr. Baker answered it was \$.204.

Bruce Bell called for a motion to accept the bid of \$.216 per foot submitted by Right Way Management. Jim Miller asked if the Office would like two weeks to review the contract. Kellen Dooley agreed that a waiting period of 2 weeks was standard practice.

Commissioner Jim Miller motioned to table the vote on the bid, and Commissioner Kellen Dooley seconded the motion. Bruce Bell called for a vote, and the motion to table the discussion and vote about the Right Way Management bid passed.

### **PUBLIC COMMENTS**

Since the business portion of the meeting was concluded, Chairman Bell asked if anyone in the gallery would like to step forward and address the Board. Bill Tucker stepped to the podium. He declared, “This is about the Bohler drain.” He thought his property was at the lowest point in the watershed. He handed the Board pictures of his property, which showed flooding. Mr. Lanning added the pictures displayed flooding caused by “blowouts to the west” of the property, and Mr. Tucker confirmed Mr. Lanning’s statement. Tyler Lanning informed the Board that he and the field inspectors had inspected the property on Tuesday, April 15, 2025, to observe the drain.

Mr. Tucker asked what the Board planned to do with the drain. Mr. Glenn Crawford answered that the Board and Office were working on plans to reconstruct the drain under the railroad tracks. Mr. Tucker asked if Mr. Crawford thought the reconstruction needed to go under the railroad tracks. The County Surveyor answered that many landowners needed the reconstruction to continue under the railroad tracks.

Mr. Lanning also answered Mr. Tucker, "We're working on it," citing the reconstruction plans and plans to have contractors fix the holes so the drain would function properly until the reconstruction commenced. Commissioner Miller added that he had spoken to managers of granaries in the watershed, and they wanted the reconstruction sooner rather than later, as they had plans to construct a railroad spur.

Mr. Crawford asked Ms. Kruse about different possibilities for the reconstruction hearing. She answered that the hearing is based on the engineer's estimate. The Board also discussed the possibility of completing the project in two phases, but Ms. Kruse noted that in a reconstruction, all watershed members must be assessed. An objection to Phase 1 from a landowner who benefits from Phase 2 would hurt the entire reconstruction project.

Mr. Tucker thanked the Board for its time and for listening. Mr. Bell asked the Office to look at a plan for an entire reconstruction and a reconstruction in 2 phases. He also suggested asking the railroad for assistance in acquiring the necessary permits.

### **SURVEYOR'S REPORT**

Mr. Tyler Lanning began the report by stating that the Office had been busy fielding calls about flooding and inspecting field tiles. In addition, the Office finalized the Erwin Selke Assessment Scroll and letters. The Office planned to mail them after today's meeting, so watershed members received them in the 30–40-day window required by the State Drainage Code. The hearing was scheduled for May 22, 2025. A member of the watershed wanted an area of the drain rooted, but last year, when the Office performed maintenance, homes to the west nearly flooded.

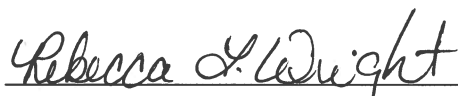
Mr. Lanning added that the Office had sent out the Cedar Creek rate increase, so landowners might ask the Board Members questions.

The Office met with DA Brown and Mark Strong to move along the Cornerstone Perpetuation Project. There were 1,600 markers in the county, and 860 were not verified. The Office provided funding for both firms to begin identification in three townships.

Kellen Dooley asked if members of the Surveyors Office could create video links for Drainage Board Members if they could not attend a meeting, and they said they could. He also asked if the Office was prepared to stream meetings in July, but staff members still need to be trained in how to stream meetings.

There being no further discussion, Bruce Bell adjourned the meeting at 9:45 AM.

  
Bruce Bell, II, Chairman

  
Rebecca Wright, Drainage Board Secretary

# DEKALB COUNTY DRAINAGE BOARD

4/17/2025

Name & Contact Information

Petition of Interest

Todd Karsch  
Chad Baker  
Geri Barron  
Bill Tucker  
JOE HERBERT  
Todd Wallace  
Shannon Mark  
Brian Wiedemann  
Bob Gaffer

Sevic  
Right of Way  
Variance  
Ashley Train  
Williams / Shmucker  
NIPSCO  
OTM Land Surveying  
OTM Land Surveying  
MLS Engineering

