Minutes of the Meeting
of the Clark County Drainage Board
Clark County, Indiana

October 20, 2026

The Clark County Drainage Board met in Regular Session on October 20, 2026, in the First Floor Meeting Chamber #103 of the Clark County Government Center, 300 Corporate Drive, Jeffersonville, Indiana at 5:00 pm. Present at the meeting were President Jack Coffman, Vice-President Alan Conner, Member Rob Lewellen, Ex-officio non-voting member Clark County Surveyor David Ruckman, Attorney Ron Culler, and Coordinator Talaina Taff.

In the first order of business, Mr. Conner moved to approve the **Minutes** of the **September 15,2026 and September 17, 2026 meetings** as submitted. Mr. Lewellen seconded the motion. Motion carried unanimously 3 – 0.

The next order of business was to report the results of the October 20, 2026 Executive Session held at 4:30 pm regarding the September 17, 2026 Public Hearing involving **Patrick Cranmer** and **Matthew Cranmer** concerning a disputed waterway. Mr. Lewellen moved that the finding was that there was no natural surface watercourse and that the Board does not have jurisdiction under IC 36-9-27.4 related to the issues raised by the petition filed by Patrick Cranmer regarding the obstruction of a natural surface watercourse, and that the **Findings of Fact** be entered into the minutes of the October 20, 2026 regular meeting. Mr. Conner seconded the motion. The motion carried unanimously 3 – 0. Mr. Patrick Cranmer was not present at the meeting. Mr. Matthew Cranmer arrived later in the meeting, at which time Mr. Culler informed him of the Board's findings. Ms. Taff will provide both parties with the Findings of Fact document.

In the next order of business, Mr. Lewellen moved to table the discussion of the **Long-Term Maintenance Agreement** until the next regularly scheduled meeting on November 17, 2026. Mr. Conner seconded the motion. Motion carried unanimously 3 – 0.

In the next order of business, **Mr. Chase Blakeman** with **Paul Primavera & Associates** requested that Contingency #1 be removed for the July 15, 2025 approval of **Light Up Studios – Stone Creek Commerce Park, Sellersburg** – as reviewed by Harold Hart, Hart's Surveying and Engineering. Mr. Hart was in attendance and was asked by Mr. Coffman to speak to the Board. After discussion, it was determined that this same contingency was waived on other sites in the past. As such, Mr. Conner moved to waive Contingency #1 on Hart's Surveying & Engineering recommendation letter, dated July 14, 2025, for Light Up Studios. Mr. Lewellen seconded the motion. Motion carried unanimously 3 – 0. Letter is attached.

In the next order of business, Mr. Harold Hart with Hart's Surveying and Engineering addressed the Board on behalf of Mr. Menendez, property owner at 208 Pebble Brook Drive, Charlestown, requesting approval of the **Vacation of a Drainage and Utility Easement between Lots 230 and 231 in Hardy Falls Subdivision, Section 2.** Mr. Hart stated that the easement does not serve a drainage function and that due diligence had been performed to verify that no utilities were located within the easement. Following discussion, Mr. Conner moved that the Board have no objection to the vacation of the easement. Mr. Lewellen seconded the motion. Motion carried unanimously 3 – 0.

In the next order of business, Mr. Dave Ruckman asked the Board whether **the Borden Meadows Subdivision**, located on West Main Street in Borden, would require Drainage Board approval. The Board confirmed that such approval would be necessary. No motion was made, as this is part of the standard procedure followed by the Board.

In the next order of business, the Board discussed the **Proposed Ordinance to Establish a Department of Stormwater Management**. It was reported that the County Commissioners had declined to place the draft ordinance on their October 22, 2026 meeting agenda. The Board expressed concern regarding the lack of action and continued budget reductions, emphasizing the importance of documenting its efforts to meet MS4 requirements and protect the Board from potential IDEM compliance issues. The matter will be brought to the Commissioners' attention during the October 22 meeting, and a copy of the meeting minutes and video recording will be retained in the Board's files.

In the next order of business, the Board noted **Site Inspections** conducted by Clark County Soil & Water Conservation District (CCSWCD). Sites, dates and results are listed:
Rock Springs 1 & 2 – 10.01.26 – Violations
The Board noted that the violations listed on the report lacked specific locations for the violations and requested that future reports include lot numbers and/or a marked subdivision plat identifying the deficiencies. Ms. Taff will email Tami Kruer and Lynn Miller with this request.

In the next order of business, the Board discussed the **Approved 2027 County Budget**. Mr. Coffman reported that the Drainage Board requested $135,000 for Contract Services, the majority of which was intended to cover the salary of an MS4 Coordinator. However, only $20,000 was approved. This reduction eliminates not only the funding for an MS4 Coordinator but also limits the funds available for the Board's basic operations. Mr. Coffman further noted that the balance in the 2700 Non-Reverting Fund is significantly diminished and is expected to be depleted before the end of 2027, potentially leaving the Board with no remaining funds.

In the next order of business, Ms. Taff presented the **Drainage Board Financial Report**. Mr. Conner moved to accept the report as submitted. Mr. Lewellen seconded the motion. Motion carried unanimously 3 – 0.

In the next order of business, Mr. Lewellen moved to approve the **Invoices and Claims** as submitted. Mr. Conner seconded the motion. Motion carried unanimously 3 – 0. The claims were as follows:

- **Staples - $82.63 – Office Supplies**
- **OHM Advisors - $210.00 – Stormwater Support through 09.12.26**
- **Alan Conner - $400.00 – 2 CCDB Meetings + 2 Drainage Site Inspections**
- **Rob Lewellen - $300.00 – 2 CCDB Meetings + 1 Drainage Site Inspection**
- **Talaina Taff - $2140.00 - October contract**

There being no further business before the Board, on motion made, seconded, and passed, the meeting was adjourned at 6:12 pm.

Clark County Drainage Board
Clark County, Indiana



Jack Coffman, President

Alan Conner, Vice-President



Rob Lewellen, Member

Based upon the testimony and evidence presented at the hearing before the Clark County Drainage Board (the "Board"), held on September ~~15~~ 17 16, 2026, at 5:00 PM, in the matter of the obstruction of a natural surface watercourse or drain, alleged in a petition by Patrick Cranmer ("Patrick"), wherein Matthew Cranmer ("Matthew") was the respondent, the Board finds as follows:

1. The natural flow of water from Patrick's property goes across Matthew's property.

2. Prior to Matthew acquiring his property a berm was placed by man along the property line between what is now Matthew's property and what is now Patrick's property (the "Berm").

3. There was no evidence presented at the hearing regarding the drainage pattern of the water falling or running onto and off of Patrick's property prior to the installation of the berm except that it went onto Matthew's property following the natural flow of water.

4. There was no evidence presented that the flow of water from Patrick's property across Matthew's property was in a defined channel until someone removed a portion of the Berm.

5. The Board finds that whatever channel existed and now exists for water flow from Patrick's property across Matthew's property was created by man after the removal of a portion of the Berm and is not therefore, a natural surface watercourse.

6. The Board finds that the channel that exists across Patrick's property and Matthew's property is an artificial open channel, the obstruction of which is not within the Board's authority under IC 36-9-27.4.

7. To the extent that such artificial open channel may be considered a Drain under IC 36-9-27.4, any limitation on the flow of water therein does not "prevent or significantly impede" the flow of water through the artificial open channel. The flow of water from Patrick's property across Matthew's property is limited only during and shortly after a rain event. Further, while the artificial open channel may have been created by mutual consent of all of the owners, there does not now appear

to be an agreement as to the location or dimension of the artificial open channel. Finally, there is no easement for such artificial open channel of public record. Consequently, the Board does not find any document establishing the artificial open channel and such does not therefore meet the criteria of a mutual drain.

8. Finding that there is no natural surface watercourse, the Board does not have jurisdiction under IC 36-9-27.4 related to the issues raised by the petition filed by Patrick Cranmer as to the obstruction of a natural surface watercourse.

9. The obstruction of a drain or a natural surface watercourse as alleged in the petition filed by Patrick Cranmer does not exist and therefore the petition is denied.

Dated: 10-20-, 2026.

Clark County Drainage Board

By: _____
Jack Coffman

By: _____
Rob Lewellen

By: _____
Alan Conner

HART'S
SURVEYING & ENGINEERING LLC

958 WATER STREET
CHARLESTOWN, IN 47111
812-256-7781
hartpepls@gmail.com

July 14, 2025

RE: LIGHT UP STUDIOS
STONE CREEK COMMERCE PARK
DRAINAGE REVIEW

TO: Clark County Drainage Board
Clark County Government Building
300 Corporate Drive
Jeffersonville, IN 47130

The plans and drainage report submitted by Paul Primavera & Associates, prepared by David Sanders, have been reviewed for compliance with drainage standards. The review concluded that the plans are in compliance with the drainage standards pertaining to Clark County, Indiana.

Requirements after approval (unless waived by the Drainage Board):

1. Drainage easements shall be provided for "all stormwater systems, including detention or retention basins, conveyance systems, structures and appurtenances, located outside of the right-of-way" (D.O. Section 3(d) – page 7 & D.O. Section 5(d) – page 13.)
2. The stormwater pollution prevention plan (SWPPP) must be reviewed and approved by the Drainage Board's designee, the Clark County Soil and Water Conservation District (CCSWCD), who is an approved reviewer by IDEM. (D.O. Section 4 (a) – page 9). Once approved by the CCSWCD, the appropriate permit shall be obtained from IDEM and the Owner shall implement a self-monitoring program. (D.). Section 4(d) – page 11).
3. Complete and record a Stormwater Management BMPs Maintenance Agreement per Appendix B1 (D.O. Appendix B1).

Sincerely,
HART'S SURVEYING & ENGINEERING, LLC.

Harold L. Hart, P.E., P.L.S.