

Conservancy District
Board of Directors Meeting
September 9, 2025

The Board of Directors of the Maumee Watershed Conservancy District met in regular session at the Maumee Watershed Conservancy District office in Defiance, Ohio, on September 9, 2025. In attendance were David Kuhn, Mark Keber, and John Motter, Directors; Wendy Yunker, General Manager; Emilee Rankin, Secretary/Treasurer; Kurt Warnimont, Maintenance Manager; Jim Weaner, Legal Counsel; Steve Wilson, Project Manager; Adam Hoff, Engineer; Derek Dalton, Stantec; Conrad Beck and Rachel VanSky, Hylant Administrative Services.

President David Kuhn called the meeting to order at 9:00 a.m.

Approval of Minutes: The minutes of the August meeting were approved as mailed. Motion was made by Mark and seconded by John. Yeas 3.

Approval of Financial Reports: The financial report for August along with the CD tracking were approved as mailed. Motion was made by John to accept the financials. Seconded by Mark. Yeas 3.

Re-Allocation of Funds: Wendy discussed with the directors that we have \$8,300 available in 10-19-01 for Examination-OBi that will not be used this year because we do not have an audit scheduled. Wendy requested that we reallocate those funds to other accounts for 2025.

Adoption of Resolution: Motion was made by John to reallocate \$8,300 from account 10-19-01 and disburse the monies accordingly as approved in the following resolution:

Resolution No. 2395
To Amend 2025 Receipts/Appropriations

<u>Acct #</u>	<u>Description</u>	<u>Current</u>	<u>Add'l Approp</u>	<u>Total Approp</u>
10-02-02	Director Travel	\$1,650.00	\$365.00	\$2,015.00
10-11-01	Telephone	\$2,500.00	\$430.00	\$2,930.00
10-14-03	Insurance-Health	\$152,000.00	\$3,505.00	\$155,505.00
30-02-01	Materials-MFLA	\$35,000.00	\$4,000.00	\$39,000.00

Mark seconded the motion, Yeas 3.

General Liability Insurance Update: Conrad Beck introduced himself and Rachel VanSky to the board and discussed MWCD's general liability insurance. This year the premium through the Ohio Plan is \$21,757.00 which is about \$590 more than last year. After review, David moved to continue with the Ohio Plan liability insurance one year renewal. Mark seconded, Yeas 3.

Upper Blanchard River Update: Steve Wilson reported on the following items:
Upper Blanchard – Funding

- The last phase of the FEMA review process has begun. It's called a Large Project Notification that requires review by FEMA upper management and the Office of Management & Budget.

Upper Blanchard – NS Bridge

- NS has provided a draft Work Agreement that has been revised by MWCD and returned to NS for review.
- FRA RAISE grant agreement has been accepted and approved.
- The start of the Columbia Gas pipeline relocation will be dependent on availability of flaggers for the railroad. It could be 4 months till flaggers are available.
- Stantec has submitted a proposal for their anticipated costs for construction administration of the NS bridge project. Funding will be provided by the \$5 million commitment from Hancock County for the NS project. Request the Board consider approval of the proposal.

After discussion, a motion was made by David to approve the following resolution:

**Resolution No. 2396
To Accept a Proposal for Anticipated Cost
For Construction Administration**

BE IT RESOLVED, that the Directors of the Maumee Watershed Conservancy District move to approve the proposal in the amount of \$295,000.00 from Stantec and give authority to the General Manager to sign on behalf of the District contingent on amending the completion date to 12/31/2027, payments coming from Hancock County and/or the City of Findlay, and Jim Weaner's review and approval.

Mark seconded the motion, Yeas 3

Upper Blanchard – Hydraulic Improvements Phase 1

- Stantec has completed the documentation for submitting the Letter of Map Revision (LOMR) to FEMA that identifies the changes to the flood plain provided by this project. Final modeling of the changes is complete and has been submitted to the City of Findlay for review and approval before submission to FEMA.

Upper Blanchard – Additional Hydraulic Improvements

- The County Commissioners have agreed to seek bids for the Brownfield removal of lead contaminated soil. Bid date is September 25.
- Stantec has submitted a proposal for their anticipated costs for construction administration. Funding for this work will be provided by the FEMA grant or the City of Findlay. Request the Board consider approval of the proposal subject to funding being provided by the FEMA grant or the City of Findlay.

After discussion, a motion was made by David to approve the following resolution:

**Resolution No. 2397
To Accept a Proposal for Anticipated Cost
For Construction Administration**

BE IT RESOLVED, that the Directors of the Maumee Watershed Conservancy District move to approve the proposal in the amount of \$386,750.00 from Stantec contingent on money coming from FEMA and/or the City of Findlay and Jim's review and approval.

John seconded the motion, Yeas 3

Upper Blanchard – Eagle Creek

- Continuing to work with BRWS to secure flowage easements.
- A date for the next Planning Advisory Committee has not been scheduled.
- Stantec has submitted a proposal for their anticipated costs for construction administration. Funding will be provided by the grant from the State of Ohio. Request the Board consider approval of the proposal. Funding will be provided by the grant from the State of Ohio.

After discussion, a motion was made by David to approve the following resolution:

**Resolution No. 2398
To Accept a Proposal for Anticipated Cost
For Construction Administration**

BE IT RESOLVED, that the Directors of the Maumee Watershed Conservancy District move to approve the proposal in the amount of \$3,661,795.00 from Stantec contingent on amending the start of construction date to March 31, 2026, making it a 24-month construction duration, the money coming from State of Ohio grants, and Jim's review and approval.

Mark seconded the motion, Yeas 3

US 68/15

- ODOT has given verbal approval of the final boundary survey and legal description for transfer of the right of way to Hancock County. Waiting on executed documents from ODOT.

Little Auglaize River Update: Wendy stated about 112 miles have been sprayed to date. Contractors have been out replacing some berm drains and rip rap. Wendy stated that a few of the counties we receive special assessments from have implemented a new software that cannot produce the same reports as in the past and she needs to reach out to our original programmer, Steve Jay, to help format the MWCD program to be able to read and upload the new files coming in from the counties. Kedar Army's property on Fife Road is back to its original condition. There have been no payments made by the Army's as ordered in the Judgment Entries from 2017 or 2025. A title search showed there are no liens on the property. The next step suggested by legal counsel is to file foreclosure on the homestead parcel to collect the money owed to Maumee Watershed in addition to the expenses acquired throughout the process.

After discussion, a motion was made by Mark to approve the following resolution:

Resolution No. 2399
File Foreclosure on 12468 Greenville Rd VW, Ohio
Against Kedar and Mary Lou Army

BE IT RESOLVED, that the Directors of the Maumee Watershed Conservancy District move to file foreclosure on Kedar and Mary Lou Army's primary residence on Greenville Rd Van Wert, Ohio for non-payment on the two Certificates of Judgement for destruction on easement property, in addition to all costs incurred with the process.

John seconded the motion, Yeas 3

Grassy Creek and Schaller Ditch Update: Wendy reported that Schaller Ditch, behind Harbortown Homes, has been mowed by Brian Gruber. Three Meadows Subdivision Association sent a letter that Wendy read asking the Board to reconsider the decision on replacing the split rail fence. The Directors discussed and are sticking with the decision not to replace the fence. Each Director was emailed a copy of the letter for their records.

St. Joseph River Update: Wendy stated that Kurt had floated some more of the river, cutting jams when able to.

Legal Counsel Update: Jim stated that he has been working with Adam and Steve on the Norfolk Southern agreement and reviewed/edited the letter sent to the Three Meadows landowner regarding the split rail fence.

General Manager Report:

- Conversations with Scott Gordon regarding lien search for Fife Rd property
- Contacted programmer for assistance for Wood Co payments
- Ordered and put together office chairs
- Ongoing field inspections of District streams
- CDARS checks and placement
- Regular check in on Fife Rd property
- Contacted Verizon to fix an error with maintenance phone (group text)
- Spoke with Brian Gruber regarding maintenance on Schaller Ditch
- Ordered spray rig parts
- Sent letter to John O. re: split rail fence
- Signed FRA Grant
- Entered Mercer and Defiance payments
- Requested land market values for 7 counties assessed – received 3 counties so far
- Met with Fife Road landowner to discuss repairs completed
- Working with computer programmer to rewrite access formulas to coordinate with county updates in software
- Put together maintenance picture slideshow for Directors
- Emailed a property owner on Town Creek about maintenance concerns
- Received and reviewed insurance renewal packet

- Hosted the Maumee Advisory Council meeting
- All invoices are paid up to date with supporting vouchers filed
- Check our bank accounts daily to verify their balance matches our balance

Wendy stated she recently had to get copies from Wood County and was charged \$6/sheet and stated that MWCD is ten cents a sheet. Director Motter moved that we increase the charge per page to \$2. Motion was seconded by Mark, Yeas 3.

Maintenance Report:

- Continued 2025 spray application (roughly 112 miles done)
- Changed oil in 2017 F250
- Fixed Radiarc sprayer head with new motor and rheostat on spray rig
- Met with sheriff and Kedar Army at Fife Rd property
- Continued mowing town yards
- Coordinated repairs with Noffsinger excavating, Wittler Excavating and Precision Ag Drainage
- Used new grapple bucket to clear brush from easement berm on L.A.
- Continue stream inspections and repair areas as we find them
- Canoe portion of St. Joe River
- Checked on contractor progress at Fife Rd property
- Met with contractor on Hagerman Creek to discuss pipe repair
- Maintenance done on chainsaw

Meeting dates 2025: October 28, December 2

Adjournment: Mark moved for adjournment at 10:20 a.m. John seconded. Yeas 3.

David Kuhn, President

Emilee Rankin, Sec/Treas.

**Maumee Watershed Conservancy District
Audit Committee Meeting
September 9, 2025**

The Maumee Watershed Conservancy District Audit Committee met in regular session at the District Office at 1464 Pinehurst Dr., Defiance, Ohio, on September 9, 2025. In attendance David Kuhn, Mark Keber, and John Motter Directors; Wendy J. Yunker, General Manager; Emilee Rankin, Secretary/Treasurer; Jim Weaner, Legal Counsel.

David called the meeting to order at 10:25 a.m.

Emilee explained the financial procedures, while the committee reviewed the vouchers, bank reconciliation and financial statements to be in accordance with, and to satisfy the State Auditors' checks and balances of an accounting system.

John moved to adjourn the Audit Committee meeting at 10:44 a.m.

David Kuhn, President

Emilee Rankin, Sec/Treas.