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February 22, 2013

To: Hamilton County Drainage Board

Re: Cool Creek Drainage Area, Village of Mt. Carmel #257 Arm

Upon review of the Cool Creek Drain, I believe that the Village of Mt. Carmel Drain should be made an arm to the Cool Creek Drain, as the Village of Mt. Carmel Drain outlets into the Cool Creek Drain, through the Overman Harvey Drain. This would also avoid a triple assessment on the tracts when the remainder of the Cool Creek Drain is assessed for maintenance.

The Village of Mt. Carmel Drain was created per my report dated August 6, 1993 and approved by the Board at a hearing on October 25, 1993 (See Drainage Board Minute Book #3, pages 168 to 169). At present the Village of Mt. Carmel Drain maintenance assessment affects 7.30 acres and 33 lots. The rate of assessment for the drain is set at \$100.00 per parcel through 2016 and then \$10.00 acre with a \$65.00 minimum per lot thereafter. The rate through 2016 collects \$3,400.00 annually and the fund owes the General Drain Improvement Fund \$10,920.95. The General Drain Improvement Fund should be paid off at the end of 2016. There are no outstanding work orders for this drain at this time.

The current \$100.00 per parcel assessment for the Village of Mt. Carmel Drain shall be collected through 2016 and these funds used to repay the General Drain Improvement Fund. Starting in 2014 assessments for the drainage area of the Village of Mt. Carmel Drain shall be made into the Cool Creek Drain fund. No further maintenance collections for the Village of Mt. Carmel Drain shall be made after 2016 other than any delinquent assessment penalties and interest which remain unpaid. Starting in 2013 funding for repairs shall be taken from the Cool Creek Drain fund.

These parcels in Village of Mt. Carmel are currently double assessed to the Village of Mt. Carmel Drain and the Overman Harvey Drain with the exception of lots 184, 185, 214, 215 & 216. All parcel assessed to Cool Creek under this drain combination should be removed from the Overman Harvey assessment roll, so they are not assessed as part of the Overman Harvey Drain combination with Cool Creek.

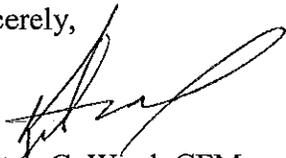
The current maintenance assessments, as per the existing rates set for the Cool Creek Drain are as follows:

1. Maintenance assessment for roads and streets are set at \$10.00 per acre with a \$25.00 minimum.
2. Maintenance assessment for agricultural tracts are set at \$2.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts are set at \$2.00 per acre with a \$15.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts are set at \$35.00 per acre with a \$75.00 minimum.
5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$25.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed at \$10.00 per acre with a \$25.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$65.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$15.00 per acre with a \$65.00 minimum.

The total annual assessment for this arm will be \$2,218.00.

I recommend that the Board set a hearing for this consolidation for April 22, 2013.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Cool Creek #345

Village of Mt. Carmel #257 Arm

Hearing: 04/22/13

Period of collection for maintenance is until fund is 8 * the annual assessment.

Overman-Harvey #32 rates were \$3/Ac, \$30/Minimum and will no longer be assessed.

Village of Mt. Carmel #257 Rates were \$100 per parcel & the assessment will continue thru 2016 to pay back GDIF.

Combining Village of Mt. Carmel as an arm to Cool Creek.

	Rate	Minimum
Residential/Ag	2.00	15.00
Un-Reg Subd.	10.00	25.00
Regulated Subd.	15.00	65.00
Commercial	35.00	75.00
Roads	10.00	25.00

Parcel	Owner	Desc	Rate	Ben	Current Overman-Harvey Asmt	Current VOMC Sec. 8 Asmt	Proposed Cool Creek Asmt	% of Total
17-09-23-02-09-010.000	Balcer, Jesse & Shelda	S23 T18 R3 Village Of Mt Carmel 8th Lot 195	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-003.000	Brazill, Brenda L	S23 T18 R3 Village Of Mt Carmel 8th Lot 202	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-023.000	Brown, Andy J & Jan A	S23 T18 R3 Village Of Mt Carmel 8th Lot 215	Regulated Subd	One Lot	n/a	\$100.00	\$65.00	2.93%
17-09-23-02-09-026.000	Buzan, Richard M & Rhonda Lantz	S23 T18 R3 Village Of Mt Carmel 8th Lot 212	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
99-99-99-99-999.005	City Of Carmel	Village of Mt Carmel Sec 8=7.30Ac	Road	7.30	\$15.90	\$100.00	\$73.00	3.29%
17-09-23-02-09-028.000	Clouse, Thomas R & Claire M	S23 T18 R3 Village Of Mt Carmel 8th Lot 210	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-007.000	Dean, Thomas A & Patricia L	S23 T18 R3 Village Of Mt Carmel 8th Lot 198	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-006.000	DeStefano, Joseph, Laurel, Phillip & Michelle	S23 T18 R3 Village Of Mt Carmel 8th Lot 199	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-005.000	Freiburger, James R & Constance B	S23 T18 R3 Village Of Mt Carmel 8th Lot 200	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-019.000	Gemelas, James G & Stephanie E	S23 T18 R3 Village Of Mt Carmel 8th Lot 186	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-008.000	Greene, J Curtis & Tracie A	S23 T18 R3 Village Of Mt Carmel 8th Lot 197	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-018.000	Groth, James T & Rebecca M	S23 T18 R3 Village Of Mt Carmel 8th Lot 187	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-015.000	Haddad, Charles L & Catherine	S23 T18 R3 Village Of Mt Carmel 8th Lot 190	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-022.000	Hays, Dennis P & Karen E	S23 T18 R3 Village Of Mt Carmel 8th Lot 216	Regulated Subd	One Lot	n/a	\$100.00	\$65.00	2.93%
17-09-23-02-09-014.000	Hunt, Brian T & Ann M	S23 T18 R3 Village Of Mt Carmel 8th Lot Pt 191	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-001.000	Johnson, Nyla M Trustee	S23 T18 R3 Village Of Mt Carmel 8th Lot 204	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-011.000	Kiselev, Aleksandr & Darya Feklistova	S23 T18 R3 Village Of Mt Carmel 8th Lot 194	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-009.000	Kopf, Timothy D & Colleen M Trustees	S23 T18 R3 Village Of Mt Carmel 8th Lot 196	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-013.000	Maurer, David A & Linda M	S23 T18 R3 Village Of Mt Carmel 8th Lot P191,192	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-031.000	McGrath, Cynthia A	S23 T18 R3 Village Of Mt Carmel 8th Lot 207	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-017.000	McMahon, James P & Amy M	S23 T18 R3 Village Of Mt Carmel 8th Lot 188	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-004.000	Murray, Timothy J & Patricia M	S23 T18 R3 Village Of Mt Carmel 8th Lot 201	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-002.000	Nies, James G & Catherine D	S23 T18 R3 Village Of Mt Carmel 8th Lot 203	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-025.000	OConnell, Mark A & Kathryn K	S23 T18 R3 Village Of Mt Carmel 8th Lot 213	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-027.000	Preston, Patrick A & Debbie K	S23 T18 R3 Village Of Mt Carmel 8th Lot 211	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-020.000	Reinsch, Richard M & Evelyn B	S23 T18 R3 Village Of Mt Carmel 8th Lot 185	Regulated Subd	One Lot	n/a	\$100.00	\$65.00	2.93%
17-09-23-02-09-016.000	Richason, Peter T & Dawn S	S23 T18 R3 Village Of Mt Carmel 8th Lot 189	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-030.000	Schildknecht, Brad D & Dianne M	S23 T18 R3 Village Of Mt Carmel 8th Lot 208	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-024.000	Slamkowski, Peter A & Anne M	S23 T18 R3 Village Of Mt Carmel 8th Lot 214	Regulated Subd	One Lot	n/a	\$100.00	\$65.00	2.93%
17-09-23-02-09-021.000	Spall, James M & Regina M	S23 T18 R3 Village Of Mt Carmel 8th Lot 184	Regulated Subd	One Lot	n/a	\$100.00	\$65.00	2.93%
17-09-23-02-09-032.000	Stouder, David E & Barbara L	S23 T18 R3 Village Of Mt Carmel 8th Lot 206	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-029.000	Thurston, David A & Joanna	S23 T18 R3 Village Of Mt Carmel 8th Lot 209	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-033.000	Tingley, Roger C & Connie S	S23 T18 R3 Village Of Mt Carmel 8th Lot 205	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
17-09-23-02-09-012.000	Wrobel, Christopher W & Margaret M Wrobel	S23 T18 R3 Village Of Mt Carmel 8th Lot 193	Regulated Subd	One Lot	\$30.00	\$100.00	\$65.00	2.93%
Parcels: 34				7.30 33 Lots	\$855.90	\$3400.00	\$2218.00	100.00%

