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June 6, 2012

To: Hamilton County Drainage Board

Re: Williams Creek Drainage Area, Springwood #326 Arm

Upon review of the Williams Creek Drainage Area, I believe that the Springwood Drain should be made an arm to the Williams Creek Drainage Area as the Springwood Drain is a tributary to the Williams Creek Drain. This would also avoid a double assessment on the tracts currently assessed for the Springwood Drain when the remainder of the Williams Creek Drain is assessed for maintenance.

The Springwood Drain was created per my report dated October 18, 2000 and approved by the Board at a hearing on November 27, 2000 (See Drainage Board Minute Book #5, pages 506 to 507). At present the Springwood Drain maintenance assessment affects 1.15 acres and 6 lots. The rates of assessment for the drain are set at \$150.00 per lot with a \$150.00 minimum, and \$300.00 per acre for roads. This rate collects \$1200.00 annually and the balance within the fund is \$4,822.50. There are no outstanding work orders for this drain at this time.

The current maintenance assessments, as per the existing rates set for the Williams Creek Drainage Area are as follows:

1. Maintenance assessment for roads and streets are set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts are set at \$3.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts are set at \$3.00 per acre with a \$15.00 minimum.

4. Maintenance assessment for commercial, institutional and multi-family residential tracts are set at \$10.00 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 \$35.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed at \$5.00 per acre with a \$35.00 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 \$10.00 per acre with a \$65.00 minimum.

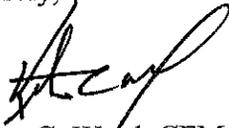
The total annual assessment for this arm will be \$401.50.

The current balance of the Springwood Drain shall be kept separate and these funds expended for needed maintenance on the Springwood Drain. This shall be done until the funds are exhausted. At that time funding for repairs shall then be taken from the Williams Creek Drainage Area fund.

Future assessments for the drainage area of the Springwood Drain will be made into the Williams Creek Drainage Area fund. No further maintenance collections for the Springwood Drain shall be made after 2012 other than any delinquent assessment penalties and interest which remain unpaid.

I recommend that the Board set a hearing for this consolidation for July 23, 2012.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Williams Creek #315 Hearing: 07/23/12

Springwood Arm (Was #326) Rate was \$150/lot & \$300 for roads.

Collection period will be until the balance of Williams Creek equals 8 times it's annual assessment.

The current balance of Springwood will be used for needed maintenance on the Springwood Drain. After those funds are exhausted, repairs will be paid from the Williams Creek Drain fund.

Parcel	Owner	Description	Rate	Regulated Subd	Current #326 Ben	Current #326 Asmt	Proposed Wms Crk	% of Total	Maintenance Res/Ag	Rate Minimum
17-13-03-00-06-001.000	Brown, Zakary & Tracy A	S3 T17 R3 Springwood Lot 1	1.71Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	3.00	15.00
17-13-03-00-06-002.000	Lauth, Robin S	S3 T17 R3 Springwood Lot 2	1.84Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	5.00	35.00
17-13-03-00-06-003.000	Throgmartin, Gregg	S3 T17 R3 Springwood Lot 3	2.95Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	10.00	65.00
17-13-03-00-06-004.000	Kent, Susan Trustee	S3 T17 R3 Springwood Lot 4	1.72Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	10.00	65.00
17-13-03-00-06-005.000	Urbahns, Janna L	S3 T17 R3 Springwood Lot 5	1.54Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	10.00	65.00
17-13-03-00-06-006.000	Kaufman, Barton L & Judy Dorman Kaufman	S3 T17 R3 Springwood Lot 6	1.54Ac	Regulated Subd	One Lot	\$150.00	\$65.00	16.19	10.00	65.00
17-13-03-00-06-007.000	Springwood Homeowners Association Inc	S3 T17 R3 Springwood	1.15Ac	Road	1.15	\$300.00	\$11.50	2.86	Roads	75.00
Parcels: 7					6 lots & 1.15 Ac	\$1,200.00	\$401.50	100.00		

