



*Kenton C. Ward, CFM*  
*Surveyor of Hamilton County*  
*Phone (317) 776-8495*  
*Fax (317) 776-9628*

*Suite 188*  
*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

December 16, 2019

To: Hamilton County Drainage Board

Re: Highland Springs Drain

I have reviewed the drain account for the Highland Springs Drain. Upon doing so I recommend an increase in the maintenance assessment.

The Highland Springs Drain was set up on a maintenance program by the Board at hearing on March 7, 1983 (Hamilton County Drainage Board Minutes Book 1, Page 521). The hearing covered Sections 1 through 5 and my report was dated December 29, 1982. The assessment for the drain was revised at hearing on June 24, 2013. Currently the assessment collects \$3,767.10 annually and the fund has a negative balance of \$18,002.49.

The current maintenance rates are as follows:

1. Maintenance assessment for roads and streets be set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts be set at \$3.00 per acre with a \$20.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$3.00 per acre with a \$20.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts to be 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 \$35.00 per lot/minimum. Common area within the regulated drain shall be set at \$10.00 per acre with a \$35.00 minimum.

The reasons I am recommending that the assessment be increased at the time is due to the negative fund balance and to be proactive in regard to future funding needs. This drain consists of 1,205 feet of corrugated metal pipe (CMP). Currently 166 feet has been slip lined and 80 feet has been replaced with RCP. The CMP is now

getting close to the service life of the material. These outlets are located between residences which are heavily landscaped. Depending on the extent of the repair, the estimated repair costs range from \$12,600.00 to \$51,550.00 for each of these outlets utilizing the cured in place pipe (CIPP) technique (Slip Lining) or replacement with reinforced concrete pipe (RCP). The costs for this work would deplete the fund just for one repair.

The costs for maintenance over the last five (5) years is as follows:

2015	(0)
2016	\$ 2,495.15
2017	\$ 17,100.00
2018	\$ 4,089.40
2019	<u>\$12,078.57</u>
Total	\$35,763.12

I recommend the Board establish new rates for the Highland Springs Drain as shown below:

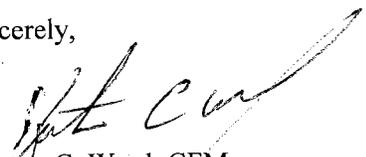
1. Maintenance assessment for roads and streets be set at \$25.00 per acre.
2. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$35.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set a \$5.00 per acre with a \$35.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$15.00 per acre with a \$105.00 minimum.
5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$50.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed at \$10.00 per acre with a \$50.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$75.00 per lot/minimum. Common area within the regulated drain shall be set at \$15.00 per acre with a \$75.00 minimum.

The drainage shed for the drain consists of 8.88 acres and 103 lots. The total annual maintenance assessment for this drain will be \$7,925.26.

I further recommend to the Board that the drain maintenance assessment collections be extended from four (4) times the annual collection to eight (8) times the annual collection as allowed IC 36-9-27-43.

I recommend a hearing for this item be set for January 27, 2020.

Sincerely,



Kepton C. Ward, CFM  
Hamilton County Surveyor

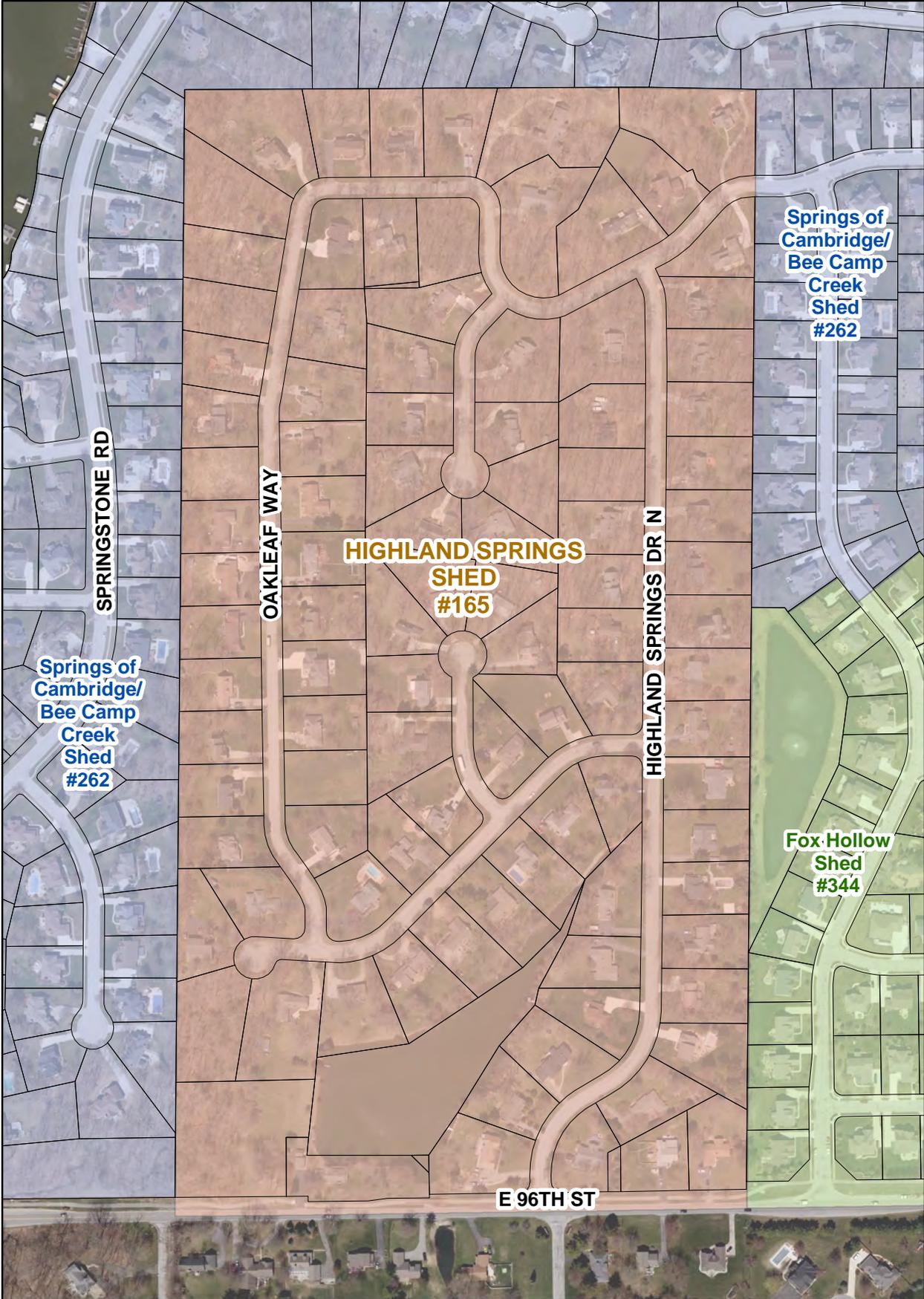
KCW/pll



Parcel	Owner	Desc	Rate	Ben	Current Asmt	Proposed Asmt	% of Total
13-15-11-04-05-013.000	Gore, Brandon R & Erica L	S11 T17 R5 Highland Springs 2nd Lot 64	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-017.000	Guise, Gerald R & Kathy L	S11 T17 R5 Highland Springs 2nd Lot 68	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-015.000	Hacker, Stephanie & Johna S11	T17 R5 Highland Springs 3rd Lot 87	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-018.000	Hamilton, Randall & April M S11	T17 R5 Highland Springs 1st Lot Pt 15	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-008.000	Hingst, Carl & Lizbeth h&w	S11 T17 R5 Highland Springs 2nd Lot Pt 59	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-005.000	Hoffman, Mark W & Ursula	S11 T17 R5 Highland Springs 3rd Lot 78	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-011.000	Holtz, Steven & Wendy	S11 T17 R5 Highland Springs 3rd Lot 72	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-012.000	Hosei, David & Nicole	S11 T17 R5 Highland Springs 1st Lot 21	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-001.000	Jahn, Adam J & Heather M	S11 T17 R5 Highland Springs 2nd Lot 48	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-007.000	Janutolo, Andrew & Alyssa	S11 T17 R5 Highland Springs 3rd Lot 76	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-001.000	Jones, Michael L	S11 T17 R5 Highland Springs 3rd Lot Pt 80	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-006.000	Kern, Arthur C & Patricia L	S11 T17 R5 Highland Springs 1st Lot 27	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-026.000	Kinnan, Don B & Frances L	S11 T17 R5 Highland Springs 1st Lot 7	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-02-007.000	Lacey, Arthur Hilden & Julie	S11 T17 R5 Highland Springs 4th Lot 95	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-04-002.000	Lander, John D	S11 T17 R5 Highland Springs 5th Lot 55	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-019.000	Lott, Brian D & Diane	S11 T17 R5 Highland Springs 2nd Lot 70	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-001.000	Lugar, Charles W III & Lisa	S11 T17 R5 Highland Springs 1st Lot 32	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-016.000	Lusk, Richard L Trustee	R1k S11 T17 R5 Highland Springs 1st Lot 17	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-006.000	Maddy, Caitlin Nicole & Cox	S11 T17 R5 Highland Springs 3rd Lot 77	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-002.000	Maderes, Tyler C & Natalie	/S11 T17 R5 Highland Springs 2nd Lot 49	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-023.000	Marshall, Ronald G & Marc	S11 T17 R5 Highland Springs 1st Lot 4	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-015.000	McDonald, Steve & Kim	S11 T17 R5 Highland Springs 1st Lot 18	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-007.000	Metzger, Marvin P & Myrna	S11 T17 R5 Highland Springs 2nd Lot 58	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-04-004.000	Metzger, Marvin P & Myrna	S11 T17 R5 Highland Springs 5th Lot 57	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-008.001	Metzger, Marvin P & Myrna	S11 T17 R5 Highland Springs 2nd Lot Pt 59	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-018.000	Mikhov, Ellena	S11 T17 R5 Highland Springs 2nd Lot 69	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-026.000	Miller, William H & Janice	L S11 T17 R5 Highland Springs 2nd Lot 41	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-020.000	Moone, E Charles E & Meri	S11 T17 R5 Highland Springs 1st Lot 1	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-011.000	Murphy, Tina M	S11 T17 R5 Highland Springs 2nd Lot 62	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-017.000	Muteswa, Stephen	S11 T17 R5 Highland Springs 1st Lot 14	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-005.000	Ostendorf, Larry P & Joyce	S11 T17 R5 Highland Springs 2nd Lot Pt 52, Pt 53	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-012.000	Pack, Ryan N	S11 T17 R5 Highland Springs 2nd Lot 63	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-00-00-006.001	Peter, Eric F & Dianne M	S11 T17 R5 0.88Ac	Residential/Ag	0.88	\$20.00	\$35.00	0.44%
13-15-11-04-05-016.000	Peterson, Thane J & Kathryn	S11 T17 R5 Highland Springs 2nd Lot 67	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-003.000	Poehlein, Scott A & Carrie	/S11 T17 R5 Highland Springs 2nd Lot 50	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-005.000	Powlen, William J & Susan	S11 T17 R5 Highland Springs 1st Lot 28	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-020.000	Raymond, George E & Con	S11 T17 R5 Highland Springs 2nd Lot 35	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-002.000	Reed, William R & Carolyn	S11 T17 R5 Highland Springs 1st Lot 31	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-011.000	Ross, Christian T	S11 T17 R5 Highland Springs 1st Lot 22	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-024.000	Rump, Tyler & Whitney L h-	S11 T17 R5 Highland Springs 2nd Lot 39	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-02-010.000	Rusk, Herbert T & Cynthia	/S11 T17 R5 Highland Springs 4th Lot 92	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-013.000	Rutter, Roger Jason	S11 T17 R5 Highland Springs 3rd Lot 89	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-027.000	Schiesz, Louis B	S11 T17 R5 Highland Springs 2nd Lot 42R	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-016.000	Schmalbach, Mark & Janice	S11 T17 R5 Highland Springs 3rd Lot 86	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%

Parcel	Owner	Desc	Rate	Ben	Current Asmt	Proposed Asmt	% of Total
13-15-11-04-03-017.000	Schmalbach, Mark R & Jan	S11 T17 R5 Highland Springs 3rd Lot 85	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-02-002.000	Shetler, Barbara A	S11 T17 R5 Highland Springs 4th Lot 100	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-008.000	Sitzman, Joseph E & Carol	S11 T17 R5 Highland Springs 3rd Lot 75	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-034.000	Skaats, Gregory L	S11 T17 R5 Highland Springs 1st Lot 33	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-018.000	Sponset, John F II & Andre	S11 T17 R5 Highland Springs 3rd Lot 84, Pt 83	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-007.000	Squires, R Kevin & Kay M	S11 T17 R5 Highland Springs 1st Lot 26	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-008.000	Stanciliffe, Thomas	S11 T17 R5 Highland Springs 1st Lot 25	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-02-003.000	Stephenson, Jared M	S11 T17 R5 Highland Springs 4th Lot 99	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-036.000	Stibbins, Warren E 25%, W	S11 T17 R5 Highland Springs 1st Blk A 2.70Ac	Regulated Subd	2.70	\$35.00	\$75.00	0.95%
13-15-11-04-03-012.000	Stout, Larry C & Stephanie	S11 T17 R5 Highland Springs 3rd Lot 71	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-014.000	Stout, Todd M & Ashley h&	S11 T17 R5 Highland Springs 3rd Lot 88	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-028.000	Stuhldreher, Kurt S	S11 T17 R5 Highland Springs 1st Lot 9	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-022.000	Summers, Terry L & Michel	S11 T17 R5 Highland Springs 2nd Lot 37	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-014.000	Suskovich, Gregory & Sue	S11 T17 R5 Highland Springs 2nd Lot 65	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-002.000	Swanson, Robert A & Sand	S11 T17 R5 Highland Springs 3rd Lot 81, Pt 80	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-03-004.000	Thompson, Matthew & Lind	S11 T17 R5 Highland Springs 3rd Lot 79	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-004.000	Ufter, Kyle & Andrea h&w	S11 T17 R5 Highland Springs 1st Lot 29	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-04-003.000	Utter, Leigh Ann	S11 T17 R5 Highland Springs 5th Lot 56	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-00-00-005.000	Warren E Stibbins 25%	S11 T17 R5 0.02Ac	Residential/Ag	0.02	\$20.00	\$35.00	0.44%
13-15-11-04-01-003.000	Watson, Christy A	S11 T17 R5 Highland Springs 1st Lot 30	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-027.000	Wiley, David E & Eunice K&	S11 T17 R5 Highland Springs 1st Lot 8	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-021.000	Williams, Max R & Theresa	S11 T17 R5 Highland Springs 1st Lot 2	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-030.000	Wilson, Brent & Elanore	S11 T17 R5 Highland Springs 2nd Lot 45	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-029.000	Wilson, Brent & Eleanore	S11 T17 R5 Highland Springs 2nd Lot 44	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-01-014.000	Wohlberg, Kent & Kimberly	S11 T17 R5 Highland Springs 1st Lot 19	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
13-15-11-04-05-004.000	Zink, Gary C & Debora A	S11 T17 R5 Highland Springs 2nd Lot 51	Regulated Subd	1 Lot	\$35.00	\$75.00	0.95%
Parcels: 106			Total: 101 lots &	8.88	\$3,697.10	\$7,925.26	100.0%

# HIGHLAND SPRINGS SHED #165



NO SCALE

Printing Date: 12/16/2019  
Prepared By: Darren Wilson, GISP  
Hamilton County Surveyor's Office  
One Hamilton County Square, Ste 188  
Noblesville, IN 46060  
317-776-8495