

KCW

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

March 24, 2016

To: Hamilton County Drainage Board

Re: Abe Laudig Drain #166 Maintenance Assessment Increase

At this time I recommend that the rates for the maintenance assessment for the Abe Laudig Drain be revised. Currently the rates last revised in 2007 for this drain are set at \$2.00 per acre with a \$15.00 minimum for agricultural and non-platted residential tracts. With 360.16 acres and 30 lots in the drainage shed the annual assessment for this drain is \$1,390.36. The fund is currently in the red \$4,605.78. Currently there are no drainage complaints. This drain was installed in 1890 and is in poor condition and in need of reconstruction. At this time a reconstruction petition has not be submitted.

I recommend the rates be revised to the following rates;

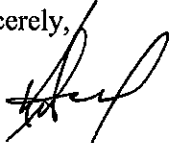
1. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$25.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$25.00 minimum.
3. Maintenance assessments for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$45.00 per lot/minimum. Common areas within the non-regulated drain subdivisions shall be assessed at \$10.00 per acre with a \$45.00 minimum.
4. 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 areas within the regulated drain subdivisions shall be set at \$15.00 per acre with a \$75.00 minimum.
5. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$15.00 per acre with a \$100.00 minimum.
6. Maintenance assessment for roads and streets be set at \$15.00 per acre.

With above rates the drain will collect \$2,835.92 annually. These collections at the revised rates will begin in May 2017.

Due to the condition of the tile and the need for reconstruction I would recommend the collection period be increased from 4 times the annual assessment to 8 times the annual assessment.

I recommend the Board set a hearing for this matter on August 22, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ward', written over the word 'Sincerely,'.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Abe Laudig Drain #166

Rate Increase

Collection period will be until the balance of the fund equals 8 times its annual assessment.

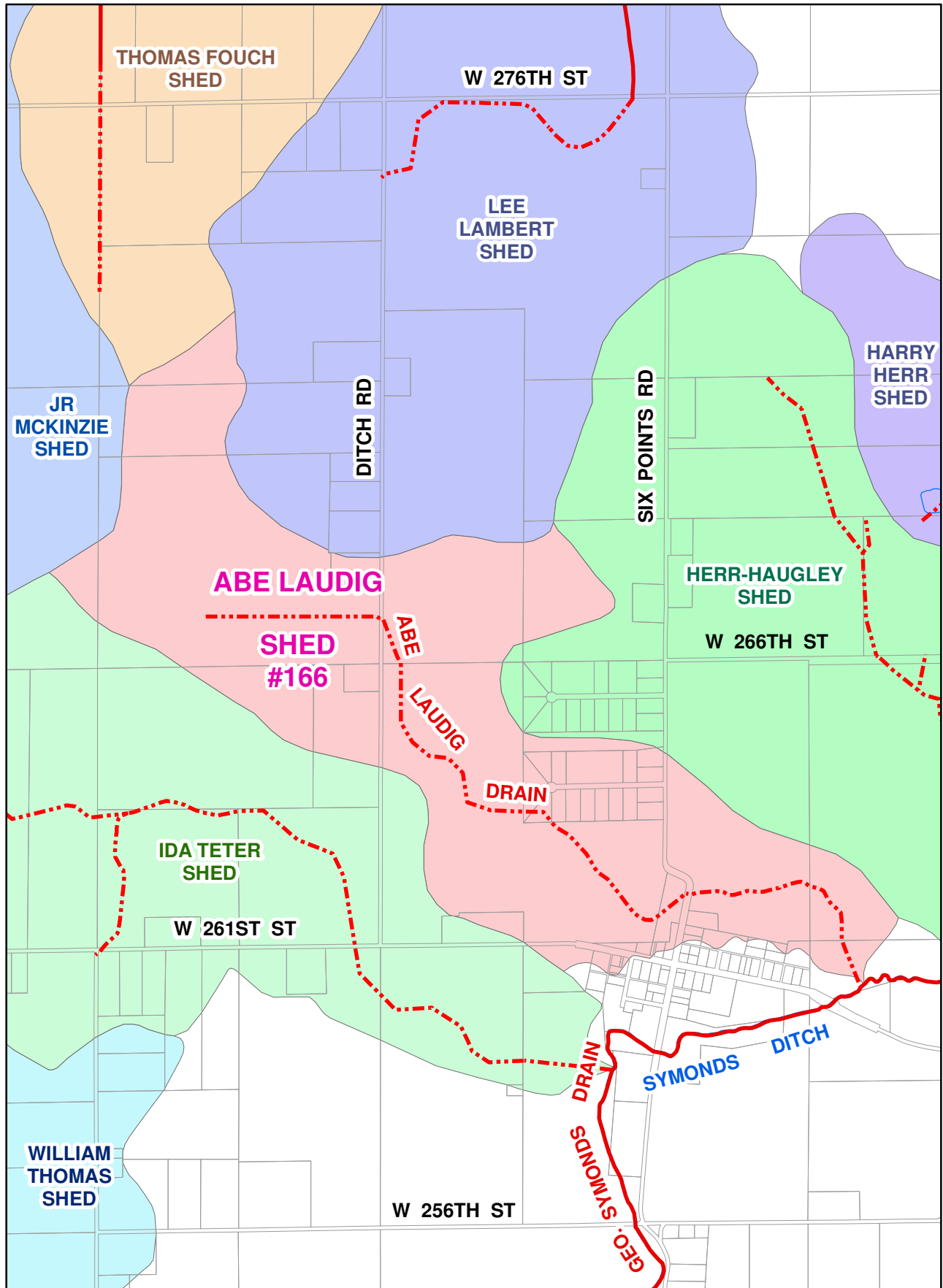
Hearing: 08/22/16

Maintenance	Current Rate	Current Minimum	Proposed Rate	Proposed Minimum
Residential/Ag	2.00	15.00	5.00	25.00
Un-Reg Sub	5.00	35.00	10.00	45.00
Reg Sub	10.00	65.00	15.00	75.00
Commercial	10.00	75.00	15.00	100.00
Roads	10.00	15.00	15.00	15.00

Parcel	Owner	Desc	Current Ben	Current Asmt	Proposed Asmt	% of Total
01-01-22-00-01-033.000	Baldwin, Lois A	S22 T20 R3 1.00Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-034.000	Baldwin, Lois A	S22 T20 R3 1.00Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-035.000	Baldwin, Lois A	S22 T20 R3 1.00Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-036.000	Baldwin, Lois A	S22 T20 R3 1.00Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-010.000	Beck Superior Hybrids Inc	S22 T20 R3 74.00Ac	34.00	\$68.00	\$170.00	5.99%
01-01-22-00-01-031.000	Bernschneider, Joseph F	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-032.000	Bernschneider, Wilma & James Michael Phillips	S22 T20 R3 1.00Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-16-00-00-010.000	Billingsley, Harold L & Anita M Trustees	S16 T20 R3 156.38Ac	3.00	\$15.00	\$25.00	0.88%
01-01-22-00-01-021.000	Bledsoe, Winford	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-022.000	Bledsoe, Winford	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-001.000	Blythe, Herman Eugene	S22 T20 R3 109.93Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-022.000	Blythe, Herman Eugene	S22 T20 R3 0.78Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-010.000	Blythe, Herman Eugene	S22 T20 R3 Boxley Lot 4, Pt 3 Blk 4	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-028.000	Booker, Thomas & Tonya	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-030.000	Booker, Thomas & Tonya	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-037.000	Carter, James L	S22 T20 R3	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-003.000	Coady, John	S22 T20 R3 3.10Ac	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-004.000	Coady, John	S22 T20 R3 Boxley Lot 1, 5, 6 Blk 4	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-012.000	Coady, John	S22 T20 R3 Boxley Lot Pt 3 Blk 4	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-013.000	Coady, John	S22 T20 R3 Boxley Lot 2 Blk 4	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-007.000	Cooper, Jeremy W	S22 T20 R3 Boxley 2nd Lot Pt 1, Pt 2 Blk 8	One Lot	\$15.00	\$25.00	0.88%
01-01-16-00-00-009.004	Crawford, Warren K Trustee	S16 T20 R3 105.00Ac	88.75	\$177.50	\$443.76	15.65%
01-01-22-00-00-019.000	Durbin, Gregory E	S22 T20 R3 6.00Ac	3.00	\$15.00	\$25.00	0.88%
01-01-22-03-01-001.000	Durbin, Gregory E	S22 T20 R3 Boxley Lot 3, 4 Blk 8	One Lot	\$15.00	\$25.00	0.88%
01-01-16-00-00-009.001	Emery, Jerry W & Ann M	S16 T20 R3 3.75Ac	3.25	\$15.00	\$25.00	0.88%
99-99-99-99-999.001	Hamilton County Highway Department	S15, 16, 21 & 22 T20 R3, 6 Pnts, 261st & Ditch	11.50	\$115.00	\$172.50	6.08%
01-01-22-00-00-012.000	Harbaugh, David L & Christine A	S22 T20 R3 21.42Ac	3.00	\$15.00	\$25.00	0.88%
01-01-22-03-01-003.000	Harbaugh, John H	S22 T20 R3 Boxley 2nd Lot Pt 1, Pt 2 Blk 8	One Lot	\$15.00	\$25.00	0.88%
01-01-22-04-02-007.000	Harbaugh, John H	S22 T20 R3 1.00Ac	0.50	\$15.00	\$25.00	0.88%
01-01-22-04-02-004.000	Harbaugh, John Howard & Ellen Renee	S22 T20 R3 Boxley 1st Lot 8 Blk 5	One Lot	\$15.00	\$25.00	0.88%
01-01-22-04-02-005.000	Harbaugh, John Howard & Ellen Renee	S22 T20 R3 Boxley 3rd Lot 7 Blk 10	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-001.001	Holzer, Ronald A & Julia A	S22 T20 R3 5.30Ac	3.00	\$15.00	\$25.00	0.88%
01-01-15-00-00-012.000	Law Brothers Family Farms LLC	S15 T20 R3 98.00Ac	24.00	\$48.00	\$120.00	4.23%
01-01-15-00-00-011.001	Law Legacy Farms LLC	S15 T20 R3 37.90Ac	18.00	\$36.00	\$90.00	3.17%
01-01-22-00-01-029.000	MackIntosh, D Michael	S22 T20 R3 5.59Ac	3.29	\$15.00	\$25.00	0.88%
01-01-22-00-01-029.001	MackIntosh, D Michael	S22 T20 R3 1.06Ac	0.96	\$15.00	\$25.00	0.88%

Parcel	Owner	Desc	Rate	Current Ben	Current Asmt	Proposed Asmt	% of Total
01-01-22-00-01-039.000	Schauer, Terry J	S22 T20 R3	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-038.000	Schauer, Thomas R & Terry J	S22 T20 R3	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-011.000	Schmutte, Kenneth J & Shirley A	S22 T20 R3 78.18Ac	Residential/Ag	14.00	\$28.00	\$70.00	2.47%
01-01-21-00-00-005.000	Seagrave, Suzanne T	S21 T20 R3 62.25Ac	Residential/Ag	12.00	\$24.00	\$60.00	2.12%
01-01-21-00-00-007.000	Seagrave, Suzanne T	S21 T20 R3 15.75Ac	Residential/Ag	11.00	\$22.00	\$55.00	1.94%
01-01-22-00-00-007.000	Sheridan First United Methodist Church Inc	S22 T20 R3 Boxley Lot 7 Blk 3	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-00-009.000	Sheridan First United Methodist Church Inc	S22 T20 R3 1.10Ac	Residential/Ag	1.10	\$15.00	\$25.00	0.88%
01-01-21-00-00-006.000	Stearns, Jamie A	S21 T20 R3 2.00Ac	Residential/Ag	2.00	\$15.00	\$25.00	0.88%
01-01-22-00-00-008.000	Stone, Arbie L & Iris C	S22 T20 R3 Boxley Lot 3,4 Blk 5 1.59Ac	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-04-01-001.000	Stone, Arbie L & Iris C	S22 T20 R3 Boxley Lot 6 Blk 3	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-005.000	Waiser, Dona R	S22 T20 R3 Boxley 2nd Lot Pt 2 Blk 8	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-03-01-006.000	Waiser, Dona R	S22 T20 R3 Boxley 2nd Lot Pt 1 Blk 8	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-16-00-00-007.000	Webster Properties LLC	S16 T20 R3 74.51Ac	Residential/Ag	10.00	\$20.00	\$50.00	1.76^
01-01-16-00-00-008.000	Webster Properties LLC	S16 T20 R3 40.00Ac	Residential/Ag	15.00	\$30.00	\$75.00	2.64%
01-01-22-00-01-040.000	Whicker, George D	S22 T20 R3 1.00Ac	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-023.000	Whicker, George D & Judith E	S22 T20 R3 1.00Ac	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
01-01-22-00-01-024.000	Williams, Ruby Perle	S22 T20 R3 4.00Ac	Residential/Ag	One Lot	\$15.00	\$25.00	0.88%
Parcels: 53			Totals:	360.16	\$1390.36	\$2835.92	100.0%
				30 lots			

ABE LAUDIG SHED #166



NO SCALE

Printing Date: 7/7/2016
Prepared By: Darren Wilson, GISP
Hamilton County Surveyor's Office
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Noblesville, IN 46060
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