

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

June 6, 2016

To: Hamilton County Drainage Board

Re: Jacob Yansel Drain #22 Maintenance Assessment Increase

At this time I recommend that the rates for the maintenance assessment for the Jacob Yansel Drain be revised. Currently the rates for this drain are set at \$1.00 per acre with a \$15.00 minimum for the agricultural tracts and the non-platted residential. With 330.57 acres and 0 lots in the drainage shed the annual assessment for this drain is \$624.62. The fund is currently in the red \$4,079.60. Currently there are no drainage complaints. This drain was constructed in 1892 and is in poor condition and in need of reconstruction. However, no reconstruction petition has been filed at this time.

I recommend the rates be revised to the following:

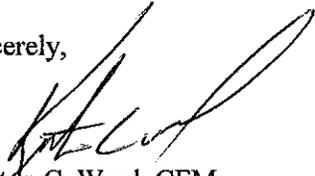
1. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$25.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$25.00 minimum.
3. Maintenance assessments for platted lots in subdivisions whose drainage systems will not 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 the above rates the drain will collect \$1,822.84 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 'Kenton C. Ward', written over a faint, illegible typed name.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Jacob Yansel Drain #22

Rate Increase

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

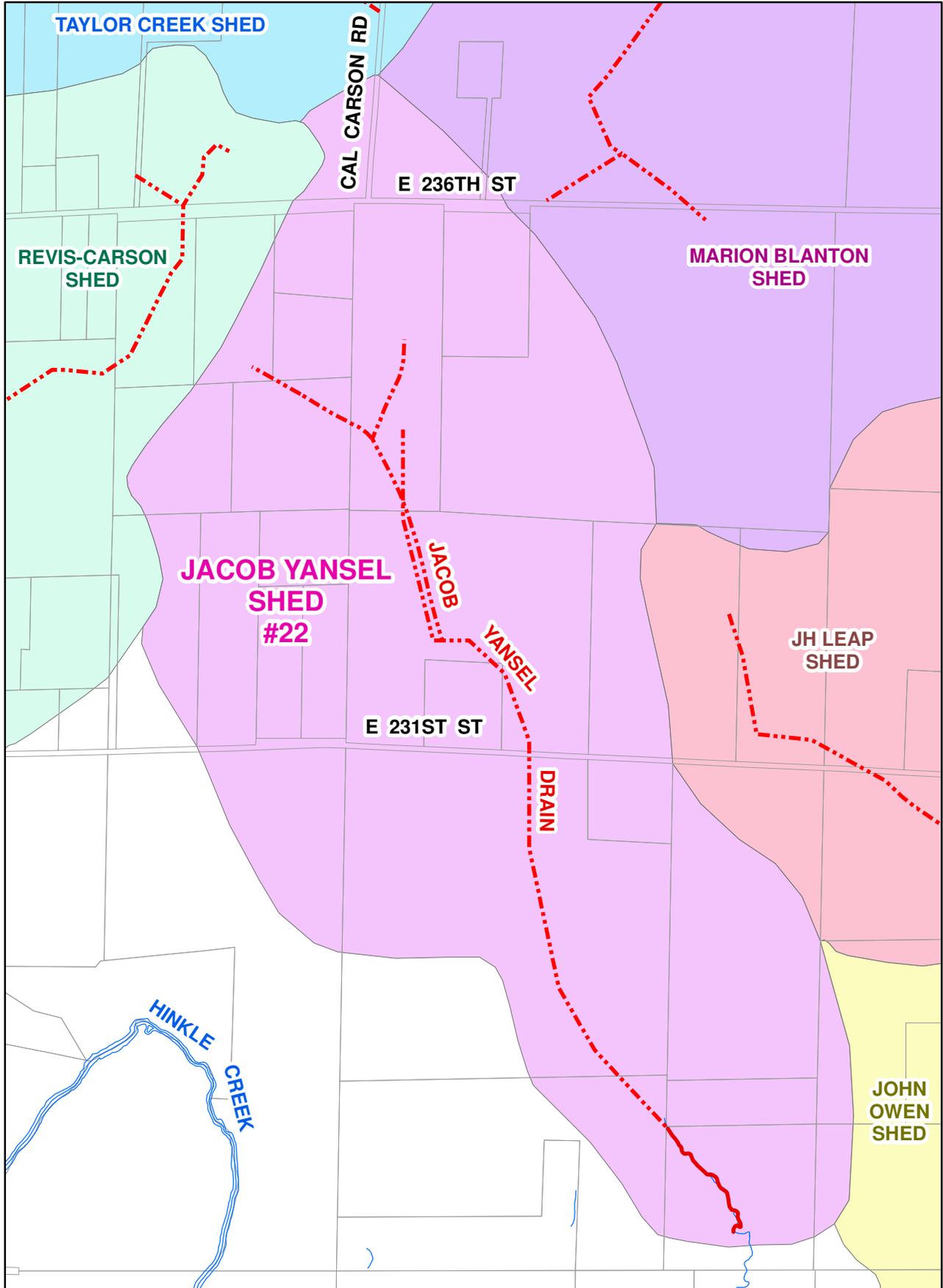
Hearing: 08/22/16

Current Rate	Current Minimum	Proposed Rate	Proposed Minimum
1.00	15.00	5.00	25.00
5.00	35.00	10.00	45.00
10.00	65.00	15.00	75.00
10.00	75.00	15.00	100.00
10.00		15.00	

Maintenance Residential/Ag	Un-Reg Sub	Reg Sub	Commercial	Roads
1.00	5.00	10.00	10.00	10.00
5.00	10.00	15.00	15.00	15.00
10.00	15.00	20.00	20.00	20.00
15.00	20.00	25.00	25.00	25.00
20.00	25.00	30.00	30.00	30.00

Parcel	Owner	Desc	Rate	Current Ben	Current Asmt	Proposed Asmt	% of Total
03-06-05-51-00-009.000	Brown, Christopher J & Christy	S5 T19 R4 5.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-04-51-00-010.002	Cammack Properties LLC	S4 T19 R4 25.00Ac	Residential/Ag	15.00	\$15.00	\$75.00	4.11%
03-06-05-52-00-007.000	Deming Valley Farm LLC	S5 T19 R4 57.16Ac	Residential/Ag	10.00	\$15.00	\$50.00	2.74%
03-06-04-52-00-003.000	Egler, Richard D	S4 T19 R4 50.00Ac	Residential/Ag	35.00	\$35.00	\$175.00	9.60%
03-06-04-52-00-004.000	Egler, Richard D	S4 T19 R4 25.25Ac	Residential/Ag	2.40	\$15.00	\$25.00	1.37%
03-06-04-51-00-010.000	Etchison, Michael	S4 T19 R4 5.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-04-51-00-010.003	Etchison, Michael T, Marilyn Trout & Karen Sue Ogden Trust	S4 T19 R4 35.00Ac	Residential/Ag	35.00	\$35.00	\$175.00	9.60%
03-06-05-51-00-009.002	Fisher, Mark J & Sue E	S5 T19 R4 10.00Ac	Residential/Ag	10.00	\$15.00	\$50.00	2.74%
99-99-99-99-999.001	Hamilton County Highway Department	S4,5,T19R4 & S32,33T20R4	Carson,236&231	11.60	\$116.00	\$174.00	9.55%
03-06-05-51-00-009.103	Heugel, J D Jr	S5 T19 R4 4.81Ac	Residential/Ag	4.81	\$15.00	\$25.00	1.37%
03-06-05-51-00-009.003	Heugel, J D Jr & Vicky L Crevello	S5 T19 R4 5.19Ac	Residential/Ag	5.19	\$15.00	\$25.96	1.42%
03-06-04-52-00-002.000	Kappes, Jeffrey C	S4 T19 R4 35.80Ac	Residential/Ag	8.00	\$15.00	\$40.00	2.19%
03-06-04-52-00-001.001	Kile, John D & Kristin Y	S4 T19 R4 5.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-05-51-00-008.003	King, William H Jr & Julie B	S5 T19 R4 11.11Ac	Residential/Ag	11.11	\$15.00	\$55.56	3.05%
03-06-04-52-00-001.000	Kirby, David E Trustee Of D&S Kirby Land Trust#1	S4 T19 R4 70.00Ac	Residential/Ag	55.00	\$55.00	\$275.00	15.09%
03-06-04-51-00-002.001	McGill, David E & Gina L	S4 T19 R4 9.65Ac	Residential/Ag	9.35	\$15.00	\$46.76	2.57%
03-06-04-51-00-002.000	McGill, Ronald E Trust & Beverly M. McGill Trust 50	S4 T19 R4 79.01Ac	Residential/Ag	33.61	\$33.62	\$168.06	9.22%
03-06-05-51-00-008.001	Morphew, Barry L	S5 T19 R4 5.00Ac	Residential/Ag	4.90	\$15.00	\$25.00	1.37%
03-02-33-00-00-015.001	Peterson, John H & Susan L	S33 T20 R4 2.11Ac	Residential/Ag	0.10	\$15.00	\$25.00	1.37%
03-06-05-51-00-008.005	Robertson, Gloria C & Roscoe R & Julia G Robertson Jt/	S5 T19 R4 10.00Ac	Residential/Ag	4.00	\$15.00	\$25.00	1.37%
03-02-32-00-00-009.000	RPC/LLC	S32 T20 R4 35.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-05-51-00-008.002	Spurgeon, Ted Jr & Tanya	S5 T19 R4 10.93Ac	Residential/Ag	7.60	\$15.00	\$38.00	2.08%
03-06-04-51-00-001.000	Sunset Tree Farms LLC	S4 T19 R4 20.00Ac	Residential/Ag	20.00	\$20.00	\$100.00	5.49%
03-06-04-52-00-003.001	Sunset Tree Farms LLC	S4 T19 R4 5.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-04-52-00-004.001	Sunset Tree Farms LLC	S4 T19 R4 20.87Ac	Residential/Ag	3.00	\$15.00	\$25.00	1.37%
03-06-05-51-00-008.000	Sunset Tree Farms LLC	S5 T19 R4 5.00Ac	Residential/Ag	5.00	\$15.00	\$25.00	1.37%
03-06-05-51-00-009.001	Titus, Jeffrey A & Cheryl L	S5 T19 R4 13.89Ac	Residential/Ag	9.00	\$15.00	\$45.00	2.47%
03-02-33-00-00-015.000	W Lee Egler Farms Inc	S33 T20 R4 77.89Ac	Residential/Ag	5.90	\$15.00	\$29.50	1.62%
Parcels: 28				330.57	\$624.62	\$1822.84	100.0%

JACOB YANSEL SHED #22



NO SCALE

Printing Date: 7/7/2016
Prepared By: Darren Wilson, GISP
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