

SURVEYOR'S OFFICE
Hamilton County

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

March 17, 2017

To: Hamilton County Drainage Board

Re: County-McMahon Drain Maintenance Assessment Increase

At this time I recommend that the rates for the maintenance assessment for the County-McMahon Drain be revised. The rates for this drain were last revised in 2007. The current rates are as follows:

1. Agricultural and non-platted residential tracts are assessed at \$1.00 per acre with a \$15.00 minimum.
2. Platted residential tracts not part of a regulated drain are assessed at \$5.00 per acre with a \$35.00 minimum.
3. Platted residential which are regulated assessed at \$10.00 per acre with a \$65.00 minimum.
4. Commercial tracts are assessed at \$10.00 per acre with a \$75.00 minimum.
5. Roads are assessed at \$10.00 per acre.

With 345.91 acres and 2 lots in the drainage shed the annual assessment for this drain is \$1,889.04. The fund is currently in the red \$3,984.51. Currently there are no drainage complaints and one (1) work order issued. This drain is in poor condition and in need of reconstruction.

I recommend the rates be revised to the following standard rates for the county.

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 an \$85.00 minimum.
6. Maintenance assessment for roads and streets be increased to \$15.00 per acre.

With above rates the drain will collect \$3,198.28 annually. These collections at the revised rates will begin in May 2018.

Due to the condition of the drain and its dire need of 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 May 22, 2017.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/llm

County-McMahon Drain #60

Rate increase.

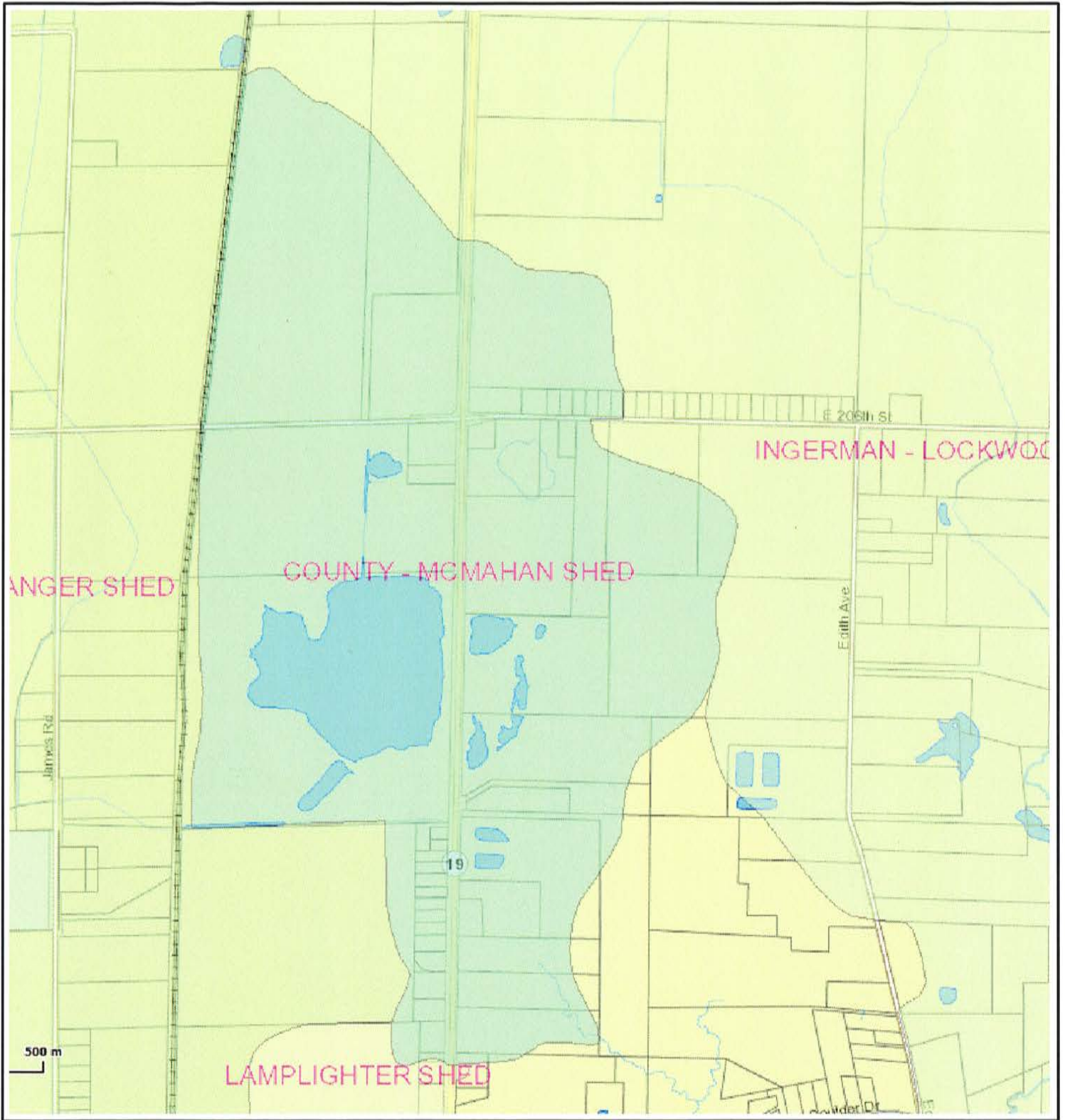
The collection period will be increased (from 4 to 8 times) to collect annual assessments until the balance of the drains fund equals eight (8) times its annual assessment.

Hearing: 05-22-17

| Rate | Minimum | Proposed | Minimum |
|-------------------|---------|----------|---------|
| Residential/Ag | \$1.00 | \$15.00 | \$25.00 |
| Un-Regulated Subd | \$5.00 | \$35.00 | \$45.00 |
| Regulated Subd | \$10.00 | \$65.00 | \$75.00 |
| Commercial | \$10.00 | \$75.00 | \$85.00 |
| Roads | \$10.00 | \$15.00 | |

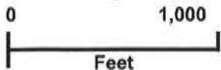
| Parcel | Owner | Desc | Current | | Proposed | | % of Total |
|------------------------|---|--|---------|----------|----------|--------|------------|
| | | | Ben | Asmt | Ben | Asmt | |
| 10-06-13-00-00-013.001 | 938 North Tenth Street Partnership | S13 T19 R4 | 10.94 | \$15.00 | \$54.70 | 1.53% | |
| 10-07-18-03-01-011.000 | Ables, Ryan & Kelsey | S18 T19 R5 | 0.36 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-19-00-03-002.000 | Allen, Ryan L & Michelle L | S19 T19 R5 Martin Meadows Lot 2, 3, 34Ac | 1 Lot | \$35.00 | \$35.00 | 0.98% | |
| 10-06-24-04-04-008.000 | Bailey, John G & Hilda J | S24 T19 R4 | 0.37 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-009.000 | Bailey, John G & Hilda J | S24 T19 R4 | 0.50 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-003.000 | Barrett, William & Kimberly h&w | S24 T19 R4 | 0.45 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-18-03-01-008.000 | Board of Commissioners of Hamilton Coui | S18 T19 R5 | 0.33 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-18-03-01-009.000 | Board of Commissioners of Hamilton Coui | S18 T19 R5 | 0.33 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-014.000 | Book, Kenneth R & Beulah M | S24 T19 R4 | 1.00 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-19-00-00-002.000 | Bowman Gulley, Shelley | S19 T19 R5 | 5.38 | \$15.00 | \$26.90 | 0.75% | |
| 10-07-18-00-00-016.000 | Bredeson, Lisa | S18 T19 R5 110.36Ac | 16.81 | \$16.82 | \$84.06 | 2.36% | |
| 10-07-19-00-00-005.000 | Bryan, James H & Linda J | S19 T19 R5 | 0.73 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-011.000 | Cheney, Jane L | S24 T19 R4 | 0.66 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-010.000 | Conley, Rickey & Barbara A | S24 T19 R4 | 0.50 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-18-03-01-010.000 | Coonce, Dale E | S18 T19 R5 | 0.37 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-007.000 | Crabtree, Mary Beth | S24 T19 R4 | 0.06 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-00-00-008.000 | Cumberland Noblesville LLC | S24 T19 R4 | 66.10 | \$661.00 | \$661.00 | 18.52% | |
| 10-06-24-00-00-011.000 | Edens, Alinda L & Rocky A Co Trustees o | S24 T19 R4 | 1.00 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-18-03-01-004.000 | Eicher, Pamela Kay | S18 T19 R5 | 0.74 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-19-00-00-004.000 | Ferguson, Betty Jo | S19 T19 R5 | 2.16 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-13-00-00-012.000 | French, Robert F & Sandra W Jt/Rs | S13 T19 R4 | 1.48 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-13-00-00-013.000 | French, Robert F & Sandra W Jt/Rs | S13 T19 R4 | 11.86 | \$15.00 | \$59.30 | 1.66% | |
| 10-07-19-00-00-033.002 | Garland, Michael S & Robin L | S19 T19 R5 | 0.70 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-19-00-00-008.000 | Goings, Roger N & Martha R | S19 T19 R5 | 15.30 | \$15.30 | \$76.50 | 2.14% | |
| 10-07-19-00-00-031.101 | Gollner, Michael E & Teri J | S19 T19 R5 | 1.90 | \$15.00 | \$25.00 | 0.70% | |
| 10-07-19-00-00-030.000 | Gordon, Sylvia A | S19 T19 R5 | 6.00 | \$15.00 | \$30.00 | 0.84% | |
| 99-99-99-99-99-999.001 | Hamilton County Highway Department | S13/24 T19 R4, 206th St. | 1.75 | \$17.50 | \$26.26 | 0.74% | |
| 10-06-24-04-04-005.001 | Haselhorst, Zachary | S24 T19 R4 | 0.53 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-00-00-003.000 | Heinzman, Edward | S24 T19 R4 | 36.07 | \$36.08 | \$180.36 | 5.05% | |
| 10-06-13-00-00-014.000 | Heinzman, Edward C | S13 T19 R4 | 50.00 | \$50.00 | \$250.00 | 7.01% | |
| 10-07-19-00-00-029.000 | Hixon, Joseph Lee & Joan Lee | S19 T19 R5 | 0.50 | \$15.00 | \$25.00 | 0.70% | |
| 99-99-99-99-99-999.017 | Hoosier Heritage Port Authority | S13/24 T19 R4-Railroad | 4.00 | \$40.00 | \$60.00 | 1.68% | |
| 99-99-99-99-99-999.002 | Indiana Department Of Transportation | S13/24/18/19 T19 R4, SR19 | 5.16 | \$51.60 | \$77.40 | 2.17% | |
| 10-06-24-00-00-010.000 | JAVCA LLC | S24 T19 R4 | 4.79 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-00-00-010.001 | JAVCA LLC | S24 T19 R4 | 0.21 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-012.000 | JAVCA LLC | S24 T19 R4 | 0.99 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-013.000 | JAVCA LLC | S24 T19 R4 | 0.89 | \$15.00 | \$25.00 | 0.70% | |
| 10-06-24-04-04-024.000 | JAVCA LLC | S24 T19 R4 | 0.60 | \$15.00 | \$25.00 | 0.70% | |

| Parcel | Owner | Desc | Rate | Current Ben | Current Asmt | Proposed Asmt | % of Total |
|------------------------|---|---|-------------------|-------------|--------------|---------------|------------|
| 10-07-19-00-00-007.000 | Kakasuleff, Gerald A, Kenneth Kakasuleff | S19 T19 R5 13.50Ac | Residential/Ag | 9.00 | \$15.00 | \$45.00 | 1.26% |
| 10-07-19-00-00-009.000 | Kakasuleff, Gerald A, Kenneth Kakasuleff | S19 T19 R5 24.30Ac | Residential/Ag | 2.00 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-007.001 | Kruse, J Eloise | S19 T19 R5 6.50Ac | Residential/Ag | 6.00 | \$15.00 | \$30.00 | 0.84% |
| 10-06-24-04-04-002.101 | Lacharite, Antonio A, Maxine R & David A | S24 T19 R4 0.24Ac | Residential/Ag | 0.24 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-04-04-007.001 | Lane, Rick | S24 T19 R4 0.40Ac | Residential/Ag | 0.40 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-033.003 | Martin, Gordon C & Kathy J | S19 T19 R5 13.14Ac | Residential/Ag | 12.60 | \$15.00 | \$63.00 | 1.77% |
| 10-07-19-00-03-001.000 | Martin, Gordon C & Kathy J | S19 T19 R5 Martin Meadows Lot 1, 2.42Ac | Un-Regulated Subd | 1 Lot | \$35.00 | \$35.00 | 0.98% |
| 10-06-24-04-04-015.000 | McNeely, Ann Marie | S24 T19 R4 0.33Ac | Residential/Ag | 0.20 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-002.001 | Mercho, Frank E & Ziad Farah | S19 T19 R5 13.92Ac | Residential/Ag | 13.92 | \$15.00 | \$69.60 | 1.95% |
| 10-07-19-00-00-033.004 | Mercho, Frank E & Ziad Farah | S19 T19 R5 0.14Ac | Residential/Ag | 0.14 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-032.000 | MVC Properties LLC | S19 T19 R5 1.12Ac | Commercial | 1.12 | \$75.00 | \$75.00 | 2.10% |
| 10-07-19-00-00-032.001 | MVC Properties LLC | S19 T19 R5 3.88Ac | Commercial | 3.88 | \$75.00 | \$75.00 | 2.10% |
| 10-07-19-00-00-031.001 | Noblesville New Life Assembly of God Inc | S19 T19 R5 12.34Ac | Residential/Ag | 11.10 | \$15.00 | \$55.50 | 1.56% |
| 10-07-18-03-01-003.000 | OConnor, Tim & Charles W McAuley T/C | S18 T19 R5 1.70Ac | Residential/Ag | 1.70 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-04-04-002.001 | Pickett, Todd A & JoAnn Jt/RS | S24 T19 R4 0.31Ac | Residential/Ag | 0.31 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-00-00-006.000 | Rausch, Robert C & Sandra | S24 T19 R4 1.00Ac | Residential/Ag | 1.00 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-00-00-004.000 | Rausch, Robert C & Sandra S | S24 T19 R4 2.29Ac | Residential/Ag | 2.29 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-001.000 | Rausch, Robert C & Sandra S | S19 T19 R5 1.16Ac | Residential/Ag | 1.16 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-028.000 | Roler, Kathy L Trustee of Cruzan Family T | S19 T19 R5 9.60Ac | Residential/Ag | 0.30 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-033.000 | Romo, Jose | S19 T19 R5 15.74Ac | Residential/Ag | 15.74 | \$15.74 | \$78.70 | 2.21% |
| 10-07-19-00-00-031.002 | Sharples, Keith A | S19 T19 R5 5.74Ac | Residential/Ag | 5.00 | \$15.00 | \$25.00 | 0.70% |
| 10-07-19-00-00-031.000 | Simons, John R & Rachel M | S19 T19 R5 5.74Ac | Residential/Ag | 4.70 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-04-04-004.000 | Smith, Ronald G | S24 T19 R4 0.45Ac | Residential/Ag | 0.45 | \$15.00 | \$25.00 | 0.70% |
| 10-06-24-04-04-002.000 | Smith, Ronald Glenn Trustee of Smith Far | S24 T19 R4 0.40Ac | Residential/Ag | 0.40 | \$15.00 | \$25.00 | 0.70% |
| 10-07-18-03-01-006.000 | White, Michael P | S18 T19 R5 0.37Ac | Residential/Ag | 0.37 | \$15.00 | \$25.00 | 0.70% |
| 10-07-18-03-01-007.000 | White, Michael P | S18 T19 R5 0.37Ac | Residential/Ag | 0.37 | \$15.00 | \$25.00 | 0.70% |
| Parcels: 64 | | | Totals: 2 lots & | 345.91 | \$1,889.04 | \$3,198.28 | 100.0% |



County McMahan Shed

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