

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

October 16, 2017

TO: Hamilton County Drainage Board

RE: Calumet Farms Drain

Upon review of the drain balances I believe the assessment for the Calumet Farms Drain should be increased. The current rates for this drain were set in the original report for the drain in 2000.

1. Maintenance assessment for all tracts are set at \$5.00 per acre with a \$75.00 minimum.

With the above rates the drain collects \$975.00 annually. The drain fund is currently in the red \$31,770.65.

Over the last five (5) years six (6) work orders have been issued on the Calumet Farms Drain. These along with the costs for each are as follows:

- | | |
|------------------|-------------|
| 1. WO-2013-00277 | \$ 457.00 |
| 2. WO-2014-00005 | \$ 1,048.00 |
| 3. WO-2015-00063 | \$ 5,409.50 |
| 4. WO-2015-00375 | \$22,628.39 |
| 5. WO-2017-00258 | \$ 9,386.77 |
| 6. WO-2017-00259 | \$ 300.00 |

The five year average cost for this drain is \$7,845.93.

At this time I recommend to the Board that a special assessment be set in order to pull the fund for this drain out of the red. The collection of both the special assessment and the regular maintenance assessment should occur until the fund is no longer in the red plus one year. I recommend the rates for the special assessment be set as follows:

1. Maintenance assessment for agricultural tracts be set at \$15.00 per acre with a \$250.00 minimum.

2. Maintenance assessment for non-platted residential tracts be set at \$15.00 per acre with a \$250.00 minimum.
3. Maintenance assessments for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$250.00 per lot/minimum. Common areas within the non-regulated drain subdivisions shall be assessed at \$20.00 per acre with a \$250.00 minimum.
4. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$250.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$25.00 per acre with a \$250.00 minimum.
5. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$40.00 per acre with a \$250.00 minimum.
6. Maintenance assessment for roads and streets be set at \$40.00 per acre with a \$500.00 minimum.

With above rates the special assessment for the drain will collect \$3,500.00 annually. These collections at the above will begin in May 2018.

I recommend the Board revise the regular annual rates to the following:

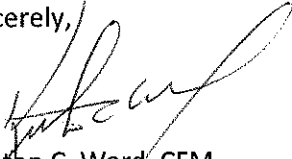
1. Maintenance assessment for agricultural tracts be set at \$15.00 per acre with a \$125.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$15.00 per acre with a \$125.00 minimum.
3. Maintenance assessments for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$135.00 per lot/minimum. Common areas within the non-regulated drain subdivisions shall be assessed at \$20.00 per acre with a \$135.00 minimum.
4. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$145.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$25.00 per acre with a \$145.00 minimum.
5. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$40.00 per acre with a \$175.00 minimum.
6. Maintenance assessment for roads and streets be set at \$40.00 per acre.

With above rates the regular assessment for the drain will collect \$2,196.80 annually. These collections at the revised rates will begin in May 2018.

I also recommend that the period of collections be extended from 4 years to 8 years as allowed under IC 36-9-27-43.

I recommend the Board set a hearing for this matter on January 22, 2018.

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

Calumet Farms #319

Rate increase plus additional Special Assessment.

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.

Special assessment to be paid until drain is out of the red plus one year.

To be collected along with the regular annual maintenance assessment.

Hearing: 01/22/18

Current Rate	Minimum	Proposed Rate	Minimum	Special Assessment Rate	Minimum
n/a	n/a	\$15.00	\$125.00	\$15.00	\$250.00
n/a	n/a	\$20.00	\$135.00	\$20.00	\$250.00
\$5.00	\$75.00	\$25.00	\$145.00	\$25.00	\$250.00
n/a	n/a	\$40.00	\$175.00	\$40.00	\$250.00
\$5.00	\$75.00	\$40.00	\$40.00	\$40.00	\$500.00

Residential/Ag
Un-Regulated Subd
Regulated Subd
Commercial
Roads

Parcel	Owner	Desc	Rate	Benefit	Current Asmt	Proposed Asmt	% of Proposed	Special
03-06-11-01-03-005.000	Getnart, John B & Shelle J	S11 T19 R4 Calumet Farms Lot 5	3.33Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-003.000	Green, Todd E	S11 T19 R4 Calumet Farms Lot 3	3.58Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
99-99-99-99-999.001	Hamilton County Highway Department	S11 T19 R4 Schully Rd & Sweetgrass Ln		11.42	\$75.00	\$456.80	20.79%	\$500.00
03-06-11-01-03-009.000	Kaufman, Steven & Monica	S11 T19 R4 Calumet Farms Lot 9	3.59Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-008.000	Krumwied, Jeremy K	S11 T19 R4 Calumet Farms Lot 8	3.50Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-011.000	Lanor Development Company Inc	S11 T19 R4 Calumet Farms CA Common Area	1.85Ac	1.85	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-012.000	Lanor Development Company Inc	S11 T19 R4 Calumet Farms CA Common Area park		0.22	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-002.000	Mays, Kerry & Myrtle	S11 T19 R4 Calumet Farms Lot 2	5.11Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-006.000	Oxley, Leon A & Lana K	S11 T19 R4 Calumet Farms Lot 6	3.02Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-001.000	Randall, James & Jennifer Lee Sexton h&w	S11 T19 R4 Calumet Farms Lot 1	4.12Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-007.000	Simpkins, James D & Debra A	S11 T19 R4 Calumet Farms Lot 7	3.10Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-010.000	Wanczyk, Kristen E	S11 T19 R4 Calumet Farms Lot 10	8.96Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
03-06-11-01-03-004.000	Yeater, Alex S & Kelli Michele h&w	S11 T19 R4 Calumet Farms Lot 4	3.49Ac	1 Lot	\$75.00	\$145.00	6.60%	\$250.00
Totals: 10 lots &				13.49	\$975.00	\$2,196.80	100.0%	\$3,500.00

Parcels: 13