



SURVEYOR'S OFFICE
Hamilton County

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October 16, 2017

TO: Hamilton County Drainage Board

RE: J.H. Leap Drain

Upon review of the drain balances I believe the assessment for the J.H. Leap Drain should be increased. Currently the rates for this drain which were revised in 2011 are set at the following:

1. Maintenance assessment for agricultural tracts are set at \$3.00 per acre with a \$25.00 minimum.
2. Maintenance assessment for non-platted residential tracts are set at \$3.00 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 are set at \$35.00 per lot/minimum. Common areas within the non-regulated drain subdivisions are assessed at \$5.00 per acre with a \$35.00 minimum.
4. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain are set at \$65.00 per lot/minimum. Common areas within the regulated drain subdivisions are set at \$10.00 per acre with a \$65.00 minimum.
5. Maintenance assessment for commercial, institutional and multi-family residential tracts are set at \$10.00 per acre with a \$75.00 minimum.
6. Maintenance assessment for roads and streets are set at \$10.00 per acre.

With the above rates the drain collects \$4,311.42 annually. The drain fund is currently in the red \$9,156.07.

Over the last five (5) years 15 work orders have been issued on the Leap Drain. These along with the costs for each are as follows:

1. WO-2013-00005	\$1,989.70	9. WO-2015-00247	\$ 653.35
2. WO-2013-00106	\$1,694.50	10. WO-2015-00347	\$ 507.00
3. WO-2013-00110	\$ 325.00	11. WO-2016-00104	\$2,047.00
4. WO-2013-00176	\$3,748.85	12. WO-2016-00119	\$2,138.75
5. WO-2013-00251	\$ 336.00	13. WO-2016-00208	\$1,212.00
6. WO-2014-00143	\$ 565.72	14. WO-2016-00231	\$3,974.55
7. WO-2015-00061	\$3,154.00	15. WO-2017-00370	Outstanding
8. WO-2015-00205	\$ 588.00		

The five year average cost for this drain is \$4,587.00.

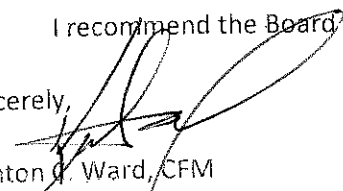
I recommend the Board revise the rates to the following:

1. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$35.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$35.00 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 \$5.00 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 \$10.00 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 \$85.00 minimum.
6. Maintenance assessment for roads and streets be set at \$15.00 per acre.

With above rates the drain will collect \$6,530.26 annually. These collections at the revised rates will begin in May 2018.

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

Sincerely,


Kenton G. Ward, CFM
Hamilton County Surveyor

KCW/pll

J.H. Leap #72

Rate increase.

Hearing: 01/22/18

Current Rate	Current Minimum	Proposed Rate	Proposed Minimum
\$3.00	\$25.00	\$5.00	\$35.00
\$5.00	\$35.00	\$5.00	\$45.00
\$10.00	\$65.00	\$10.00	\$75.00
\$10.00	\$75.00	\$15.00	\$85.00
\$10.00		\$15.00	

Residential/Ag
Un-Regulated Subd
Commercial
Roads

Parcel	Owner	Desc	Rate	Benefit	Current Asmt	Proposed Asmt	Percent of Total
03-06-11-03-02-020.000	Austgen, John P & Ashley L	S11 T19 R4 Forest Bay Estates 3rd Lot 99	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-01-010.000	Bailey, Tracee L Trustee of Tracee L Bailey Lvg Trust	S10 T19 R4 Grasmere Estates Lot 10	Residential/Ag	1.84	\$25.00	\$35.00	0.54%
03-06-10-00-00-019.000	Becks Family LP	S10 T19 R4 110.51Ac	Residential/Ag	6.00	\$25.00	\$35.00	0.54%
03-06-11-03-02-039.000	Bislich, Jeff S & Sharon D	S11 T19 R4 Forest Bay Estates 3rd Lot 117	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-03-00-00-016.000	Boone, Tonja C	S3 T19 R4 9.05Ac	Residential/Ag	9.05	\$27.16	\$45.26	0.69%
03-06-03-00-00-017.000	Boone, Tonja C	S3 T19 R4 40.00Ac	Residential/Ag	40.00	\$120.00	\$200.00	3.06%
03-06-04-51-00-008.000	Boone, Tonja C	S4 T19 R4 10.40Ac	Residential/Ag	7.40	\$25.00	\$37.00	0.57%
03-06-03-00-00-016.001	Boone, Tonja C & Kristin R Boone Ic	S3 T19 R4 9.05Ac	Residential/Ag	9.05	\$27.16	\$45.26	0.69%
03-06-03-00-00-017.001	Boone, Tonja C & Kristin R Boone Ic	S3 T19 R4 40.00Ac	Residential/Ag	20.00	\$60.00	\$100.00	1.53%
03-06-04-51-00-008.001	Boone, Tonja C & Kristin R Boone Ic	S4 T19 R4 10.40Ac	Residential/Ag	10.40	\$31.20	\$52.00	0.80%
03-06-11-03-02-003.000	Bowden, Michael L Sr & Cheryl L	S11 T19 R4 Forest Bay Estates 3rd Lot 120	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-04-51-00-006.000	Buck, Jennifer L	S4 T19 R4 0.84Ac	Residential/Ag	0.46	\$25.00	\$35.00	0.54%
03-06-10-00-01-005.000	Burnett, Jerry & Calley h&w	S10 T19 R4 Grasmere Estates Lot 5	Residential/Ag	3.19	\$25.00	\$35.00	0.54%
03-06-04-51-00-003.000	Cammack Properties LLC	S4 T19 R4 40.52Ac	Residential/Ag	40.52	\$121.56	\$202.60	3.10%
03-06-04-51-00-010.001	Cammack Properties LLC	S4 T19 R4 15.00Ac	Residential/Ag	14.20	\$42.60	\$71.00	1.09%
03-06-04-51-00-010.002	Cammack Properties LLC	S4 T19 R4 25.00Ac	Residential/Ag	9.80	\$29.40	\$49.00	0.75%
03-06-10-00-00-018.000	Clark, William Ray & Laura A CoTrustees	S10 T19 R4 40.50Ac	Residential/Ag	3.70	\$25.00	\$35.00	0.54%
03-06-10-00-00-015.002	Collins, Christy L 1/2 int & Christy Lynn & Bernie Ray	S10 T19 R4 2.82Ac	Residential/Ag	2.82	\$25.00	\$35.00	0.54%
03-06-10-00-00-005.000	Cox, George & Marilyn Trutees of GMLC Trust	S10 T19 R4 49.72Ac	Residential/Ag	49.72	\$149.16	\$248.60	3.81%
03-06-11-03-02-004.000	Deerpath Properties LLC	S11 T19 R4 Forest Bay Estates 3rd Blk F	Residential/Ag	1.14	\$25.00	\$35.00	0.54%
03-06-10-00-01-006.000	Derrer, Rusty L	S10 T19 R4 Grasmere Estates Lot 6	Residential/Ag	3.19	\$25.00	\$35.00	0.54%
03-06-03-00-00-015.000	Dick, Keith W & Carol S	S3 T19 R4 9.70Ac	Residential/Ag	9.70	\$29.10	\$48.50	0.74%
03-06-10-00-00-004.000	Douglas, James D & Leora M	S10 T19 R4 49.72Ac	Residential/Ag	35.86	\$107.58	\$179.30	2.75%
03-06-10-00-00-005.002	Douglas, James D & Leora M	S10 T19 R4 5.00Ac	Residential/Ag	3.18	\$25.00	\$35.00	0.54%
03-06-10-00-00-004.301	Eads, James D & Rebecca A	S10 T19 R4 2.75Ac	Residential/Ag	2.75	\$25.00	\$35.00	0.54%
03-06-11-03-02-023.000	Eckel, Jeffrey H & Betty J	S11 T19 R4 Forest Bay Estates 3rd Lot Pt 102	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-04-52-00-003.000	Egler, Richard D	S4 T19 R4 50.00Ac	Residential/Ag	6.00	\$25.00	\$35.00	0.54%
03-06-04-52-00-008.000	Elkins, Virginia A	S4 T19 R4 26.44Ac	Residential/Ag	8.00	\$25.00	\$40.00	0.61%
03-06-10-00-00-015.001	Farmer, Jay A & Amy H J/RS	S10 T19 R4 32.90Ac	Residential/Ag	32.90	\$98.70	\$164.50	2.52%
03-06-10-00-00-005.001	Farmer, Jay A & Amy Jo	S10 T19 R4 1.09Ac	Residential/Ag	1.09	\$25.00	\$35.00	0.54%
03-06-11-03-02-038.000	Gossard, William G	S11 T19 R4 Forest Bay Estates 3rd Lot 116	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-00-015.004	Gourley, Steven C & Joyce A	S10 T19 R4 1.88Ac	Residential/Ag	1.88	\$25.00	\$35.00	0.54%
99-99-99-99-99-999.001	Hamilton County Highway Department	S3/4/10T19R4, 221,226,231,Cammack,MillCrk,Schulley, Forest Bay Est	Road	71.79	\$717.90	\$1,076.86	16.49%
03-06-10-00-00-017.000	Hayes, Brian K	S10 T19 R4 4.48Ac	Residential/Ag	4.48	\$25.00	\$35.00	0.54%
03-06-03-00-00-008.001	Hirschfeld, Jon S	S3 T19 R4 2.06Ac	Residential/Ag	2.06	\$25.00	\$35.00	0.54%
03-06-03-00-00-008.002	Hunt, David Alan & Judith Ann	S3 T19 R4 2.56Ac	Residential/Ag	2.56	\$25.00	\$35.00	0.54%
03-06-03-00-00-008.006	Hunt, David Alan & Judith Ann	S3 T19 R4 21.06Ac	Residential/Ag	21.06	\$63.18	\$105.30	1.61%
03-06-03-00-00-014.000	Hunt, Jerry D & Marcia L Keystone Trust	S3 T19 R4 20.00Ac	Residential/Ag	20.00	\$60.00	\$100.00	1.53%
03-06-03-00-00-008.005	Hunt, Lana Mae	S3 T19 R4 1.00Ac	Residential/Ag	1.00	\$25.00	\$35.00	0.54%
03-06-04-51-00-009.000	Hunter, Robert Trust 1/2 Int & Nancy J Mills	S4 T19 R4 27.00Ac	Residential/Ag	27.00	\$81.00	\$135.00	2.07%
03-06-04-52-00-006.000	Hunter, Robert Trust 1/2 Int & Nancy J Mills	S4 T19 R4 28.50Ac	Residential/Ag	28.50	\$85.50	\$142.50	2.18%
03-06-04-52-00-007.000	Hunter, Robert Trust 1/2 Int & Nancy J Mills	S4 T19 R4 40.00Ac	Residential/Ag	38.00	\$114.00	\$190.00	2.91%
03-06-04-51-00-004.000	Inman, Brian N & Barbara J	S4 T19 R4 48.60Ac	Residential/Ag	15.00	\$45.00	\$75.00	1.15%
03-06-11-03-02-002.000	Jackson, Rick W & Terry J	S11 T19 R4 Forest Bay Estates 3rd Lot 121	Un-Regulated Subd	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-00-007.000	Lawson, David & Shirley	S10 T19 R4 0.80Ac	Residential/Ag	0.80	\$25.00	\$35.00	0.54%
03-06-10-00-01-002.000	Lehman, Cathy Dianne	S10 T19 R4 Grasmere Estates Lot 2	Residential/Ag	3.21	\$25.00	\$35.00	0.54%
03-06-10-00-00-010.000	Lepere, Gary & Barbara	S10 T19 R4 5.35Ac	Residential/Ag	3.40	\$25.00	\$35.00	0.54%
03-06-10-00-01-003.000	Leppeck, Bryce M & Melissa S h&w	S10 T19 R4 Grasmere Estates Lot 3	Residential/Ag	3.20	\$25.00	\$35.00	0.54%

Parcel	Owner	Desc	Rate	Benefit	Current Asmt	Proposed Asmt	Percent of Total
03-06-11-03-02-025.002	Lusk, Gloria or Dennis L Trustees Gloria Lusk Living T	S11 T19 R4 Forest Bay Estates 3rd Lot Pt 104	1.31Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-11-03-02-040.000	Lybrook, Dave G & Anne E	S11 T19 R4 Forest Bay Estates 3rd Lot 118	1.61Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-00-009.060	Lynn, Michael A	S10 T19 R4 2.60Ac		2.60	\$25.00	\$35.00	0.54%
03-06-04-51-00-007.000	Magdun, Marius & Ekimi R	S4 T19 R4 1.30Ac		1.30	\$25.00	\$35.00	0.54%
03-06-11-03-02-041.000	Manley, Mark P & Shirley A	S11 T19 R4 Forest Bay Estates 3rd Lot 119	1.24Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-00-008.000	McCullough, Kevin C & Deborah Ann	S10 T19 R4 4.90Ac		4.90	\$25.00	\$35.00	0.54%
03-06-03-00-00-011.000	McGill, Ronald E Trust & Beverly M. McGill Trust 50	S3 T19 R4 79.00Ac		64.00	\$192.00	\$320.00	4.90%
03-06-11-03-02-019.001	Miller, Russell P & Deborah K h&w	S11 T19 R4 Forest Bay Estates 3rd Lot Pt 98		1 Lot	\$35.00	\$45.00	0.69%
03-06-11-03-02-022.000	Miller, Russell P & Deborah K h&w	S11 T19 R4 Forest Bay Estates 3rd Lot 101	1.60Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-11-03-02-021.000	Misinec, Marcus Leo & Laura Ann O'Donnell Misinec h&w	S11 T19 R4 Forest Bay Estates 3rd Lot 100	1.13Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-00-010.001	Mitchell, Gregory T & Deborah Kay	S10 T19 R4 5.00Ac		5.00	\$25.00	\$35.00	0.54%
03-06-10-00-00-004.101	Moore, Robert E & Denise J	S10 T19 R4 2.90Ac		2.90	\$25.00	\$35.00	0.54%
03-06-10-00-00-004.201	Moore, Robert E & Denise J	S10 T19 R4 3.35Ac		3.35	\$25.00	\$35.00	0.54%
03-06-03-00-00-010.000	Nead, Matthew R	S3 T19 R4 5.00Ac		4.00	\$25.00	\$35.00	0.54%
03-06-11-03-02-019.000	Phillips, Jeff W & Teri L h&w	S11 T19 R4 Forest Bay Estates 3rd Lot Pt 98	1.48Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-11-00-00-007.002	Pulley, Shon R & Trudy A S	S11 T19 R4 10.27Ac		9.60	\$28.80	\$48.00	0.74%
03-06-11-00-00-007.000	Pulley, Shon R & Trudy Ann Steidl Pulley	S11 T19 R4 1.80Ac		1.80	\$25.00	\$35.00	0.54%
03-06-10-00-00-017.001	Rich, James E	S10 T19 R4 1.72Ac		1.72	\$25.00	\$35.00	0.54%
03-06-10-00-00-016.000	Rich, James Edward	S10 T19 R4 45.34Ac		26.88	\$80.64	\$134.40	2.06%
03-06-10-00-00-018.001	Roberts, LaTasha R, Mary R & Jada M Jr/Rs	S11 T19 R4 Forest Bay Estates 3rd Lot 103, Pt 104	1.99Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-11-03-02-024.000	Robinson, Donald L II & Karen L	S4 T19 R4 2.00Ac		2.00	\$25.00	\$35.00	0.54%
03-06-04-51-00-003.001	Robinson, Eric S & Alicia J	S11 T19 R4 7.78Ac		7.78	\$25.00	\$35.00	0.60%
03-06-11-00-00-007.001	Schwartz, Glen L & Patricia	S11 T19 R4 0.40Ac		0.40	\$25.00	\$35.00	0.54%
03-06-11-00-00-007.102	Schwartz, Glen L & Patricia	S11 T19 R4 Forest Bay Estates 3rd Lot 84	3.62Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-11-03-02-005.000	Shaw, Timothy L & Pamela A h&w	S10 T19 R4 1.10Ac		1.10	\$25.00	\$35.00	0.54%
03-06-10-00-00-014.000	Smith, Eric D & Paula J	S10 T19 R4 6.65Ac		6.65	\$25.00	\$35.00	0.54%
03-06-10-00-00-015.000	Smith, Eric D & Paula J	S10 T19 R4 2.00Ac		2.00	\$25.00	\$35.00	0.54%
03-06-10-00-01-008.000	Stupp, Christopher & Mindy	S10 T19 R4 Grasmere Estates Lot 8	1.93Ac	1.93	\$25.00	\$35.00	0.54%
03-06-04-52-00-004.001	Sunset Tree Farms LLC	S4 T19 R4 20.87Ac		3.12	\$25.00	\$35.00	0.54%
03-06-11-00-00-007.003	Terrill, Douglas E & Jean M	S11 T19 R4 1.23Ac		0.49	\$25.00	\$35.00	0.54%
10-06-14-00-00-001.002	Terrill, Jean M Living Trust	S14 T19 R4 14.67Ac		3.45	\$25.00	\$35.00	0.54%
03-06-04-51-00-003.002	Thompson, Scott M & Leslie A	S4 T19 R4 5.48Ac		5.48	\$25.00	\$35.00	0.54%
03-06-10-00-01-007.000	Volk, Matthew & Kelly	S10 T19 R4 Grasmere Estates Lot 7	3.19Ac	3.19	\$25.00	\$35.00	0.54%
03-06-10-00-00-012.000	Watson, Clinton J	S10 T19 R4 0.57Ac		0.57	\$25.00	\$35.00	0.54%
03-06-10-00-00-015.003	Watts, Christy Lynn & Bernie Ray Jr	S10 T19 R4 2.59Ac		2.59	\$25.00	\$35.00	0.54%
03-06-10-00-01-001.000	Whirret, Mark D & Paula J	S10 T19 R4 Grasmere Estates Lot 1	3.23Ac	3.23	\$25.00	\$35.00	0.54%
03-06-10-00-00-001.001	White Heron Associates Lic	S10 T19 R4 11.61Ac		21.01	\$63.04	\$105.06	1.61%
03-06-10-00-00-002.000	White Heron Associates Lic	S10 T19 R4 19.99Ac		11.19	\$33.58	\$55.96	0.86%
03-06-10-00-00-003.000	White Heron Associates Lic	S10 T19 R4 40.00Ac		21.20	\$63.60	\$106.00	1.62%
03-06-10-00-01-009.000	Winzenread, Mark & Linda	S10 T19 R4 Grasmere Estates Lot 9	1.83Ac	1.83	\$25.00	\$35.00	0.54%
03-06-11-03-02-001.000	Wire, Michael M & Cynthia L	S11 T19 R4 Forest Bay Estates 3rd Lot 122	4.11Ac	1 Lot	\$35.00	\$45.00	0.69%
03-06-10-00-01-004.000	Wise, Kyle E & Tracie L	S10 T19 R4 Grasmere Estates Lot 4	3.20Ac	3.20	\$25.00	\$35.00	0.54%
03-06-03-00-00-008.004	Wolfe, Linda Lee	S3 T19 R4 1.00Ac		1.00	\$25.00	\$35.00	0.54%
03-06-03-00-00-009.000	Woodruff, Michael D & Danielle L	S3 T19 R4 1.00Ac		1.00	\$25.00	\$35.00	0.54%
Totals: 16 lots &				816.21	\$4,311.42	\$6,530.26	100.0%

Parcels: 92