



SURVEYOR'S OFFICE

Hamilton County

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October 16, 2017

TO: Hamilton County Drainage Board

RE: Lydia Crawford Drain

Upon review of the drain balances I believe the assessment for the Lydia Crawford Drain should be increased. Currently the rates for this drain which were revised in 2001 are set at the following:

1. Maintenance assessment for agricultural tracts are set at \$5.00 per acre with a \$15.00 minimum.
2. Maintenance assessment for non-platted residential tracts are set at \$5.00 per acre with a \$15.00 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 \$694.40 annually. The drain fund is currently in the red \$5,678.96.

Over the last five (5) years three (3) work orders have been issued on the Crawford Drain. These along with the costs for each are as follows:

- | | |
|------------------|------------|
| 1. WO-2015-00190 | \$ 342.00 |
| 2. WO-2015-00160 | \$ 204.94 |
| 3. WO-2017-00242 | \$3,881.50 |

The five year average cost for this drain is \$885.68.

In 2013 the Board set a special assessment for the drain in order to get the drain out of the red at that time. The rates for the special assessment were set at \$27.50 per acre and \$27.50 minimum and collected \$3,434.20 per year. The special assessment was to run from 2013 to 2017.

Since the collections for the special assessment ends this year the drain is still in the red I recommend another special assessment at the following rates:

1. Maintenance assessment for agricultural tracts be set at \$20.00 per acre with a \$80.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$20.00 per acre with a \$80.00 minimum.
3. Maintenance assessments for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$100.00 per lot/minimum. Common areas within the non-regulated drain subdivisions shall be assessed at \$25.00 per acre with a \$100.00 minimum.
4. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$120.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$30.00 per acre with a \$120.00 minimum.
5. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$40.00 per acre with a \$160.00 minimum.
6. Maintenance assessment for roads and streets be set at \$30.00 per acre.

With above rates the drain will collect \$2,827.60 annually. These collections for the special assessment at the revised rates will begin in May 2018. The special assessment would be collected along with the regular maintenance assessment until the drain is out of the red plus one year.

I recommend the Board revise the rates to the following:

1. Maintenance assessment for agricultural tracts be set at \$8.00 per acre with a \$35.00 minimum.
2. Maintenance assessment for non-platted residential tracts be set at \$8.00 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 \$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 \$20.00 per acre with a \$95.00 minimum.
6. Maintenance assessment for roads and streets be set at \$15.00 per acre.

With above rates the drain will collect \$1,161.04 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. This will provide additional funding for tile repair, dredging, clearing and for possible future reconstruction.

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

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Lydia Crawford #164

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	Proposed Rate	Special Assessment Rate
\$5.00	\$8.00	\$20.00
Minimum	Minimum	Minimum
\$15.00	\$35.00	\$80.00
\$5.00	\$45.00	\$100.00
\$10.00	\$75.00	\$120.00
\$10.00	\$95.00	\$160.00
\$10.00	\$15.00	\$30.00

Residential/Ag
Un-Regulated Subd
Regulated Subd
Commercial
Roads

Parcel	Owner	Desc	Rate	Benefit	Current Asmt	Proposed Asmt	% of Proposed	Special Assessment
07-03-32-00-00-012.003	Bates, Lori L	S32 T20 R5 3.20Ac	Residential/Ag	1.00	\$15.00	\$35.00	3.01%	\$80.00
07-03-32-00-00-012.004	Bates, Lori L	S32 T20 R5 0.92Ac	Residential/Ag	0.92	\$15.00	\$35.00	3.01%	\$80.00
07-03-32-00-00-014.000	Charles & Peggie Long Farms Inc	S32 T20 R5 38.32Ac	Residential/Ag	9.00	\$45.00	\$72.00	6.20%	\$180.00
07-03-32-00-00-015.000	Charles & Peggie Long Farms Inc	S32 T20 R5 40.00Ac	Residential/Ag	5.00	\$25.00	\$40.00	3.45%	\$100.00
07-03-32-00-00-012.001	Evans, Thomas aka Tom Evans	S32 T20 R5 3.93Ac	Residential/Ag	2.00	\$15.00	\$35.00	3.01%	\$80.00
07-07-05-00-00-008.000	Gellinger, Donald L & Marcia A	S5 T19 R5 15.71Ac	Residential/Ag	8.00	\$40.00	\$64.00	5.51%	\$160.00
07-07-05-00-00-009.000	Gellinger, Donald L & Marcia A	S5 T19 R5 13.63Ac	Residential/Ag	0.50	\$15.00	\$35.00	3.01%	\$80.00
99-99-99-99-99-999.001	Hamilton County Highway Department	S32 T20 R5 Overdorf Rd	Road	5.00	\$50.00	\$75.00	6.46%	\$150.00
07-03-32-00-00-013.000	Kakasuleff, Gerald & Nancy 1/3 int , Jared & Kri	S32 T20 R5 58.08Ac	Residential/Ag	28.00	\$140.00	\$224.00	19.29%	\$560.00
07-07-05-00-00-006.000	Long, Charles Eugene & Debra S	S5 T19 R5 24.93Ac	Residential/Ag	5.00	\$25.00	\$40.00	3.45%	\$100.00
07-03-32-00-00-012.002	Louks, Bruce E & Pamela C	S32 T20 R5 4.09Ac	Residential/Ag	0.20	\$15.00	\$35.00	3.01%	\$80.00
07-03-32-00-00-012.000	Sheller Farms LLC	S32 T20 R5 67.64Ac	Residential/Ag	58.88	\$294.40	\$471.04	40.57%	\$1,177.60
Parcels: 12				Totals:	123.50	\$1,161.04	100.0%	\$2,827.60