

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

February 13, 1995

TO: Hamilton County Drainage Board

RE: William Locke Drain-Arm #1

Attached is a petition, drainage shed map and plans for the reconstruction of the William Locke Drain-Arm #1. The petition represents 144 acres, which is 78% of the drainage area affected by the proposed reconstruction.

The proposal will begin at STA 0 of the William Locke Arm #1 (assumed to be in the East R/W of Prairie Baptist Road at the existing breather) and replace the entire length of the J. C. Stephenson Drain. In addition the tile will be extended North to the South R/W of 226th Street, approximately 1000 feet East of Prairie Baptist Road. This is being done due to the fact that the eight (8") inch tile of the J. C. Stephenson at this time is inoperable, by being plugged completely with mud. The replacement will begin at the twelve (12") CMP under Prairie Baptist Road, which upon investigation has been found to be functioning property.

The cost estimate for this work is as follows:

Breathers	2 @ \$250.00 each	\$ 500.00
French Drains	2 @ \$500.00 each	1000.00
10" Perforated Plastic Tile w/Filter Fabric	1287ft @ 3.50/ft	4504.50
12" Perforated Plastic Tile w/Filter Fabric	2049ft @ 4.50/ft	9220.50
	Sub Total	<u>\$15,225.00</u>
	10% Contg.	<u>1,522.50</u>
	TOTAL	<u>\$16,747.50</u>

Upon review of the proposed project, I do not believe any damages will result to landowners by this project. Therefore, damages for each tract shall be set at \$ 0.00.

The drainage shed for this drain consists of 183.24 acres. I have reviewed the drainage shed for the proposed reconstruction and upon considering each parcel individually, I believe that each parcel will have equal benefits as provided by the drain. I recommend the Board assess each tract \$91.40 per acre, with a minimum assessment of \$100.00 per tract.

This project will increase the total length of the drain from STA 0, J. C. Stephenson to the South R/W of 226th Street, a total of 1287 feet. This will also add easement for regulated drain per IC 36-9-27-33 on the following tracts:

Jeanne Flanders	08-07-00-00-001.004	63.78ac
Wilma Jean Bracken Wilson	08-07-00-00-001.000	11.0ac

At this time the fund for Arm #1, William Locke Drain is \$9331.61 in the RED. The maintenance cost over the last five (5)

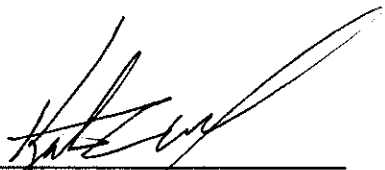
years are as follows:

1990	\$2,597.80
1991	466.00
1992	2,156.81
1993	4,648.50
1994	1,948.60
TOTAL	<u>\$11,817.71</u>

The five (5) year average is \$2,363.54 per year.

Since placed on maintenance in 1981, the drainage shed is assessed \$2.00 an acre, with a \$3.00 minimum, which brings in a total collection of \$1,700.04 annually. In order to bring the drain out of the RED, I recommend an assessment of \$5.00 per acre with a \$25.00 minimum be assessed for a two (2) year period. This will bring into the fund \$4,655.22 annually for 1996 and 1997. In 1998, I recommend the annual assessment be reset at \$3.00 per acre, with a \$10.00 minimum, which will provide an annual assessment of \$2,658.14.

I recommend the Board set a hearing date of March 1995 for the above proposals.



Kenton C. Ward
Hamilton County Surveyor
KCW/no



SURVEYOR'S OFFICE

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Suite 146

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One Hamilton County Square

Noblesville, Indiana 46060-2233 August 14, 1995

To: Hamilton County Drainage Board

RE: William Locke Arm

A problem has been found during the reconstruction of the Locke Drain across the Flanders and Gray properties. The survey from which the design was done was incorrect. The proposed two feet of cover cannot be accomplished nor can it reach the proposed beginning point on the south side of 226th Street. At this time I have suspended work on the contract.

Upon review of the project status I found approximately 1500 feet of the 12 inch tile has now been installed. According to John Ward and Steve Mosbaugh the new tile has been at the same elevation as the existing tile at all locations of conflict. The cover on the new tile is about 6 to 8 inches.

At this time I recommend the following to resolve the problem.

1. Install remainder of tile to breather pipe on Gray's north property line (Old STA. 0) as a 10" line.
2. Flatten out grade to 0.05% which will allow new tile to match elevation of old tile at breather.
3. Do not install tile on Flanders. (Mr. Flanders does not want a tile installed with less than two feet of cover)

Cost for this proposal would be approximately the following based on John Ward's bid.

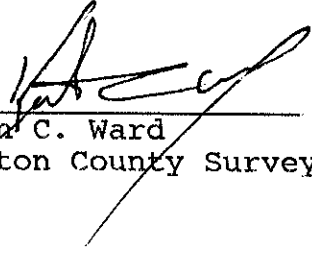
1500 FT 12" Tile at 5.51/FT	8265
500 FT 10" Tile at 4.66/FT	2330
Breather	125

10,720

This cost could come out of maintenance or from A reduced reconstruction assessment. The drainage shed would be brought back to it's previous boundaries. This would reduce the number of acres benefited from 183.24 to 168.4. The cost reduction would be from \$91.40 to approximately \$63.66 per acre.

At this time I am in need of a decision from the Board as to how to resolve this matter.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/ndw



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Suite 146

May 16, 1995

Phone (317) 776-8495

One Hamilton County Square

Fax (317) 776-9628

Noblesville, Indiana 46060-2230

TO: Hamilton County Drainage Board

\$15,751.50 cert.

RE: William Locke Drain-Arm

At this time the reconstruction of the William Locke Arm is complete. The work, per my report to the Board of August 14, 1995 did not include the portion originally proposed on the Flanders property. The reconstruction ended at the Flanders South line, near the original STA 0 of the J. C. Stephenson Drain. The new tile is located three (3) feet West of the old tile. The new tile begins at Prairie Baptist Road at STA 0 of the William Locke Arm. The tile runs to the Northeast to the point described above near STA 0 of the J. C. Stephenson Drain. The tile consists of 335 feet of ten (10") inch tile and 1714 feet of twelve (12") inc tile. The tile was modified per my August 14, 1995 report to the Board.

The total cost of the project as constructed is \$15,751.24. At this time the Contractor has been paid the following:

<u>CLAIM NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
96-073	2/15/96	\$13,354.35
96-093	3/14/96	2,356.65
96-123	4/19/96	34.20

Per the Board's motion of August 14, 1995, I have figured the reduced assessment for the work. This assessment is based on the original drainage shed of the Locke Arm, when placed on maintenance as outlined in the August 14, 1995 report. The revised schedule of assessment is attached and is figured on 166.15 acres with a cost per acre at \$93.55. Minimum assessment is still figured at \$100.00 per tract.

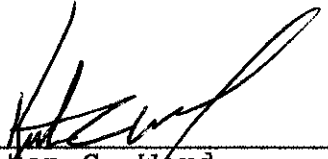
The revised acreage assessment is higher than the assessment proposed at the reconstruction hearing in March 1995. The original assessment was \$91.40. The \$2.15 additional per acre cost is 2.35% of the original cost. I believe this falls under the guidelines set out in IC 36-1-12-18 and IC 36-9-27-84.

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Further reconstruction East of Prairie Baptist Road has been explored. The tile to the East was found to be a ten (10") inch tile to a point at a junction box, 1,450 feet West of Prairie Baptist Road. This tile is in fair condition and was flowing water. It is my recommendation that no further work be done to the East at this time. I do not believe that the 1,714 feet of twelve (12") inch tile constructed upstream will have an adverse affect on the downstream tile.

I believe that at some point the past a section of twelve (12") inch tile was installed as a repair of the twelve (12") inch tile. It was this section of twelve (12") tile under Prairie Baptist Road, that was dug up and found when the reconstruction plans were being developed. Thus the mistake in tile size. The mistake made in the profile is still unexplained.

I recommend the Board accept the reconstruction as complete and approve the revised assessment.



Kenton C. Ward
Hamilton County Surveyor
KCW/no