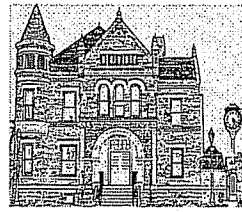


SANDUSKY COUNTY

Commissioners, **H**uman **R**esources, **R**isk **M**anagement



Board of Commissioners:

*Dan Polter
Charles Schwochow
Terry Thatcher*

County Administrator:

Theresa Garcia

NOTICE

TO OWNERS OF LAND EFFECTED BY THE PROPOSED IMPROVEMENT, A NOTICE OF ESTIMATED ASSESSMENTS, DATE OF FINAL HEARING, AND FILING OF CLAIMS FOR COMPENSATION OR DAMAGES FOR THE

ALLEY DITCH PROJECT #091

June 3, 2015

You are notified that on May 29, 2015 the Sandusky County Engineer filed with the Clerk of the Board, the maps, profiles, schedules and reports for the above named improvement. Included in the notice is listed your assessment which lists your parcel(s) of land along with other detailed information. Please keep in mind this is an **estimated assessment**.

You are further notified, that the Joint Board of County Commissioners, Sandusky and Seneca County, Ohio, slated **July 14, 2015 @ 10:30am in the office of the County Engineer located at 2500 W. STATE STREET, FREMONT, OHIO**, as the time and place for the **FINAL HEARING**.

At the Final Hearing, the report of the County Engineer and the proceedings on the improvement shall be considered. Any property owner having claims for compensation or damages must file same in writing with the Clerk of the Board of Commissioners, Sandusky County, Ohio, on or before the date of the Final Hearing.

If the project is approved for construction, the Board may look to issue bonds to pay for said improvement. Interest shall be added to the assessments at the same rate as is drawn by the bonds issued.

Any owner wishing to appeal any action taken by the Sandusky County Board of Commissioners at the Final Hearing on **July 14, 2015** may do so by filing an appeal in the Court of Common Pleas by **August 4, 2015**.

Any owner may pay the estimated assessment(s) on his/her land by cash, personal check or money order within 30-days of the final hearing (**July 14, 2015**) without paying any interest thereon. Owners must give written notice of their intention to pay their estimated assessment(s) without the penalty of interest, by signing and returning one of the enclosed forms by **August 11, 2015**. The other form is for you to keep for your records.

NOTICE TO PROPERTY OWNERS INVOLVED WITH THE ALLEY DITCH #091

Enclosed with this letter you will find the legal notice which shows the estimated assessment on the land owned by you which is involved with this project. This letter is intended to give you an idea of how the assessments were determined and what the project will consist of if the ditch is approved at the final hearing.

The total estimated cost of the ALLEY DITCH PROJECT IS \$275,000.00. In conformance with the Ohio Revised Code, there are five costs involved with a petition ditch project:

1. **Construction Cost:** This is the amount paid to the contractor. If the project is approved, bids will be taken and the best bidder will perform the ditch improvement.
2. **Engineering Cost:** This is the amount recouped by the County Engineer for all services involved with the engineering and assessment calculations. Some of these services are design work, surveying, and drafting.
3. **Commissioner's Expense:** This is the amount recouped by the Commissioners. This includes expenses involved with mailings and legal notices.
4. **First Year's Maintenance Cost:** This is the amount needed to perform maintenance on the Alley Ditch for the first year following the improvement. According to the Ohio Revised Code, since 1957 any approved petitioned ditch must be placed on permanent maintenance. Therefore, this maintenance cost is incorporated into the original cost of the ditch and would be placed into a separate fund in the County Auditor's Office earmarked for future maintenance on the Alley Ditch. Normal maintenance work includes the annual herbicide spraying for brush control, the repair of any tile outlet pipes which "wash out", periodic dip-out of the open ditch to keep the bottom free of silt, and the addition of any extra rip-rap required to prevent erosion on the banks or berms.
5. **Unforeseen Contingency Fund:** This amount is also incorporated in to the total cost of the ditch to allow for any additional work or alteration from the original set of plans which may be deemed necessary for the proper performance of the ditch. Any money out of this fund which is not used during the construction of the project will be removed from the final cost of the project. Unforeseen items would include placing a new outlet pipe on any tile that we run across while excavating the open ditch which had not been originally found during the survey, any additional rip-rap installed for erosion control, any extra channel excavation that may be necessary, or any type of extra work that is above and beyond the contract work. Having this extra money would allow us to pay the contractor for this type of work. All additional work will be first approved by the engineer.

It is now time to explain exactly how the estimated assessments were calculated. After all, this usually raises the most questions on a petition ditch project.

The drainage area of the ditch project must first be established. The drainage area of the Alley Ditch was determined by using topographical data and thru personal interviews with property owners.

Once the drainage area is established, the assessments for the individual parcels can be determined. Your assessment is based on three different factors:

Type of Drainage: The Sandusky County assessment procedure defines six drainage classifications. As an example, the No. 1 classification is defined as a parcel which has the surface water and a tiled drainage system going to the project. The No. 1 classification is assessed at the highest rate, and the No. 6 classification (woods, marshes, stony ground, etc.) is assessed at the lowest rate. There is one exception to the six basic classes. Roads and small house lots are assessed at two times the rate of the number one class because their storm water runoff is much greater than farm ground.

Acres Benefitted: A parcel's assessment should be in proportion to the size of that parcel.

Percent of the Project Used: Your assessment is partly based on the actual amount of the ditch project your runoff water physically uses. You only help share the cost of that part of the ditch your runoff water travels through.

Keep in mind that the **estimated** assessment you have received is the highest it could be if the project is approved at the final hearing. The contractors will be bidding on the ditch improvement must bid underneath the estimate on the Engineer's Report. Your assessment can therefore be reduced from what it is now depending on how competitive the bids are and how much of the contingency fund is used.

The scope of work to be performed on the Alley Ditch Project will consist of excavation and leveling, removal and disposal of existing brush on the ditch bottom, banks, and berms, installation of rip-rap in areas of soil erosion, installing new plastic outlet pipes on all damaged ones, adequately sized drive pipes and crossovers, and the seeding and fertilizing of the excavated ditch banks and berms.

This is a basic description of the overall petition project. If you have any questions between now and the final hearing, please feel free to call Matthew Reinhart at the office of the Sandusky County Engineer located at 2500 West State Street in Fremont, Monday –Friday 7:30 a.m. to 4:00 p.m.

Matthew Reinhart
Phone - (419) 334-9731
Email ---mreinhart@co.sandusky.oh.us

ASSESSMENT NOTICE FOR THE ALLEY DITCH, PROJECT NO. 091

THIS NOTICE MUST BE FILED BY August 11, 2015

PLEASE KEEP ONE COPY FOR YOUR RECORDS; SIGN AND RETURN THE OTHER COPY TO:

CLERK OF THE SANDUSKY
COUNTY COMMISSIONERS
622 CROGHAN STREET
FREMONT, OH 43420

LINE NUMBER - FOR OUR RECORDS TO KEEP ASSESSMENTS ORGANIZED
PARCEL NUMBER - FROM AUDITOR
OWNER - NAME FROM AUDITOR
ACRES OWNED - TOTAL ACRES OWNED
ACRES BENEFITTED - TOTAL ACRES BEING ASSESSED FOR THIS PROJECT

ESTIMATED MAIN CHANNEL ASSESSMENT ---\$COST OF MAIN CHANNEL
INCLUDES SPECIAL BRUSH ASSESSMENT OF -\$ANY BRUSH THAT IS IN THE CHANNEL ON YOUR PROPERTY

TOTAL COST OF MAIN CHANNEL AND SPECIAL ASSESSMENT

IT IS MY INTENTION TO PAY THE ASSESSMENT BY:

- CASH OR CHECK
(Must be paid between Aug. 4, 2015 and Aug. 11, 2015)
(Please make checks payable to Sandusky County Commissioners)
- ASSESSMENT TO BE PLACED ON TAXES**

SIGNATURE _____

DATE _____

PAY-IN NO. _____

DATE: _____

COMM. RECEIPT NO. _____

(This Box is for Commissioners Use only)

**ASSESSMENTS PUT ON PROPERTY TAXES WILL HAVE INTEREST.