SANDUSKY COUNTY

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

Board of Commissioners:
Scott Miller
Russ Zimmerman
Justin Smith
County Administrator:
Marc Glotzbecker
mglotzbecker@sanduskycountyoh.gov

NOTICE
SUGAR CREEK PETITION PROJECT #162
October 14, 2026

TO OWNERS OF LAND AFFECTED BY THE ABOVE PROPOSED IMPROVEMENT, THIS IS A NOTICE OF ESTIMATED ASSESSMENTS AND DATE OF FINAL HEARING.

You are hereby notified that on August 10, 2026, the Sandusky County Engineer filed the maps, profiles, schedules and reports for the Sugar Creek Petition Project #162 with the Clerk of the Joint Board of County Commissioners of the Sugar Creek Project. Included with this notice is your assessment which includes your parcel(s) of land along with other detailed information. Your assessment can never be higher than the amount listed.

You are further notified that the Joint Board of County Commissioners of Sandusky, Wood, and Ottawa Counties have slated **November 4, 2026, 11:00am at Terra State Community College, Neeley Center located at 2830 Napoleon Road, Fremont, Ohio 43420** as the time and place for the **FINAL HEARING** on the Sugar Creek Petition Project #162.

At the Final Hearing, the report of the County Engineers and the proceedings on the improvement shall be considered. Any property owner who has claims for compensation or damages must file same in writing with the Clerk of the Joint Board of Commissioners of Sandusky, Wood, and Ottawa Counties before the date of the Final Hearing.

If the project is approved for construction, the Joint Board of Commissioners 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. At the Final Hearing, the Joint Board of Commissioners will advise how many years parcel owners will have to pay their assessment(s) and what the interest rate will be.

Any owner wishing to appeal any action taken by the Joint Board of County Commissioners at the Final Hearing on **November 4, 2026** may do so by filing an appeal in the Court of Common Pleas no later than **November 25, 2026.**

Any owner may pay assessment(s) for their land in full or a portion of it by cash, personal check, or money order within 30 days of the Final Hearing date without paying any interest thereon.

For questions please contact:
Jenna Sommers – 419-334-9731
jsommers@sanduskycountyoh.gov

NOTICE TO PROPERTY OWNERS INVOLVED WITH SUGAR CREEK PETITION PROJECT #162

Enclosed with this letter you will find the legal notice which shows the estimated assessment on the land owned by you that 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 by the joint board of Commissioners at the Final Hearing.

The total estimated cost of the **SUGAR CREEK PETITION PROJECT #162** is $670,000.00. In conformance with the Ohio Revised Code Chapter 6133 and 6131. Below are five (5) costs involved with a petition ditch project:

1. **Construction Cost:** This is the amount paid to the contractor. Normally, if the project is approved, bids will be taken and the best and lowest 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 include time spent on 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 **SUGAR CREEK PETITION PROJECT #162** 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 at the County Auditor's Office, earmarked for future maintenance cost for the **SUGAR CREEK PETITION PROJECT #162.** Normal maintenance work includes, but is not limited to herbicide spraying for brush control, the repair of any tile outlet pipes that have "wash outs", cleaning up fallen trees, periodic dip-outs of any sand bars, 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 into 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. Unforeseen items could include placing a new outlet pipe on any tile that we run across during construction, 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 contingency would allow us to pay the contractor for this type of work. All additional work will be approved by the Engineer before it is performed.

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

First the drainage area of the ditch project must be established. The drainage area of the **SUGAR CREEK PETITION PROJECT #162** was determined by using topographical data and through 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 four (4) different factors:

1. **Type of Drainage:** The Sandusky County assessment procedure for this project is explained in six drainage classifications A-F. **Class-A** is a parcel that is a farm field/homestead included. **Class-B** is a parcel that is wooded/pasture/grass, or a farm tiled to another project. **Class-C** is a small house lot less than .75 acres assessed at two times the rate of **class-A** because their storm water runoff is much greater than farm ground. **Class-D** is a house lot between .75 acres and 1.99 acres, which are assessed at .50 acres two times the rate of the **class-A** because their house drive/barn area, and the rest at **class-A** or **-B** rate where the "yard" area is. **Class-E** is any size parcel with large buildings such as commercial, industrial, or parking lots (impenetrable areas) along with quarry water areas. **Class-F** are 2-lane roads or smaller and regular RR right-of-way are charged 2x(**Class-A**) and roads with more than 2-lanes or RR with multiple tracks and extra right-of-way are charged 3x(**Class-A**)

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

3. **Percent of the Project Used:** Your assessment is partially based on how much of the ditch your runoff water actually uses.

4. **Remote Factor:** Depending on where your property is located in relation to this project your assessment may include a "Remote Factor" to account for your property's distance from the project. Essentially, the further your property is from the start of the project, the less you pay, reducing your assessment. For example, many properties in Wood County and southern Sandusky County will see a significant benefit from this adjustment.

The scope of work to be performed on the **SUGAR CREEK PETITION PROJECT #162** will consist of the removal and disposal of log jams, brush on the ditch bottom, banks, and berms, installation of rip-rap in areas of soil erosion, cleaning through structures where needed, removal of silt where needed, replacing any damaged tile outlets with new plastic tile, and the seeding and fertilizing of any banks and berms.

If the project is approved at the Final Hearing, the Joint Board of Commissioners will advise how many years parcel owners will have to pay their assessment(s) and what the interest rate will be.

Any owner with an assessment of $25 or less per parcel will have until December 4, 2026 to pay their assessment. Unpaid assessments will be subject to a 3% interest rate and will be added to the parcel's property taxes for the next collection period.

Any owner with an assessment greater than $25 per parcel may also pay their assessment(s) for their parcel in full or a portion of it by cash, personal check, or money order by December 4, 2026 without paying any interest thereon, however, it is not required. Any assessment over $25 per parcel not paid by December 4, 2026, will be added to your parcel's tax duplicate after the completion of the project at the years and interest rate established at the Final Hearing by the Joint Board of Commissioners in accordance with the Ohio Revised Code Chapter 6133. Paying your assessment in the 30-day window after the Final Hearing will prevent you from paying interest on your assessment. If approved, this project will be financed by a BOND, and interest will be determined by the BOND terms. Please send the perforated copy at the bottom of your assessment notice with payment to the Sandusky County Commissioner's Office at 622 Croghan St., Fremont, Ohio 43420. This will ensure the payment is applied to the correct parcel.

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 Jenna Sommers at 419-334-9731 at the office of the Sandusky County Engineer located at 2500 West State Street, Fremont, Ohio 43420. More information along with updates on this project can be found at https://sanduskycountyengineers.com, scroll down and click on Drainage to find **Sugar Creek Joint County Petition – 162**. After the hearing on November 4, 2026, there will also be an update on the website of the Joint Board of Commissioners' decision on the project.