

OFFICE OF THE
LOGAN COUNTY ENGINEER
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The Joint Board of Logan County and Shelby County Commissioners
117 E. Columbus Avenue, Suite 100
Bellefontaine, OH 43311

January 1, 2026

Re: Review of Pence Group Ditch #729 permanent assessment base and landowner assessment schedule

In 1971, Pence Group Ditch #729, which consists of approximately 6,500 feet of open ditch to help drain a watershed of approximately 1,006 acres, was petitioned for improvement. The Joint Board of Logan County and Shelby County Commissioners approved of this ditch petition improvement in 1971 and the Logan County Engineer's Office (LCEO) has continued maintaining it ever since. While the LCEO has continued to maintain this ditch using the original assessment base amount, it is no longer feasible to do so. Furthermore, in an effort to ensure all benefitting parcels are being as fairly assessed as reasonably possible, the LCEO has submitted herewith an updated schedule of landowners. The values in this updated schedule were obtained using the most accurate data that is available to the LCEO.

ORC Section 6137 allows for County Commissioners to review such ditch projects, to "add to the schedule of benefited owners any other owner who, in the judgment of the board, is benefited by the operation and maintenance of the improvement" (ORC 6137.11) and to reestablish the permanent assessment base per ORC 6137.112, which states "the county engineer [is] to estimate the construction cost of the improvement if that improvement were to be constructed at the time of the permanent assessment base review."

The LCEO has calculated that the updated permanent assessment base cost for the project should be \$80,042.42 and the LCEO has recommended the County Commissioners update the permanent base to \$80,000.00. Per ORC, up to 20% of this updated permanent assessment base may be used to fund the ditch maintenance account thus the maximum allowed in this ditch account would be \$16,000.00. The LCEO has been maintaining the ditch with a permanent assessment amount of \$10,134.00, which means the maximum amount currently allowed in the ditch maintenance fund is \$2,026.80. The LCEO recommends assessing 5% of the proposed permanent assessment base for the ditch; this would yield approximately \$4,000.00 annually.

I also recommend the Joint Board accept the updated landowner assessment schedule. This updated schedule was created using the assessment method currently used by our office (said method updated January 1,

2022), which models the assessment calculations after a procedure first developed by the Preble County Soil and Water Conservation District in 1981. This procedure takes into consideration the following four physical features of a watershed: benefitted acres, land use, soils, and topography. The proposed watershed is based upon a watershed that was created using 1-foot contours obtained from 2021 LiDar. The existing watershed was created using 10-foot contours in 1970. Logan County aerial imagery from 2022 and Shelby County aerial from 2023 were used to determine land use values and 2006 soil data was used to determine the soil group values. Attachment #2 contains proposed resolution language if the above recommendations are accepted.

Respectfully submitted,

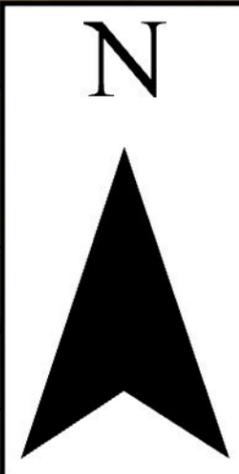
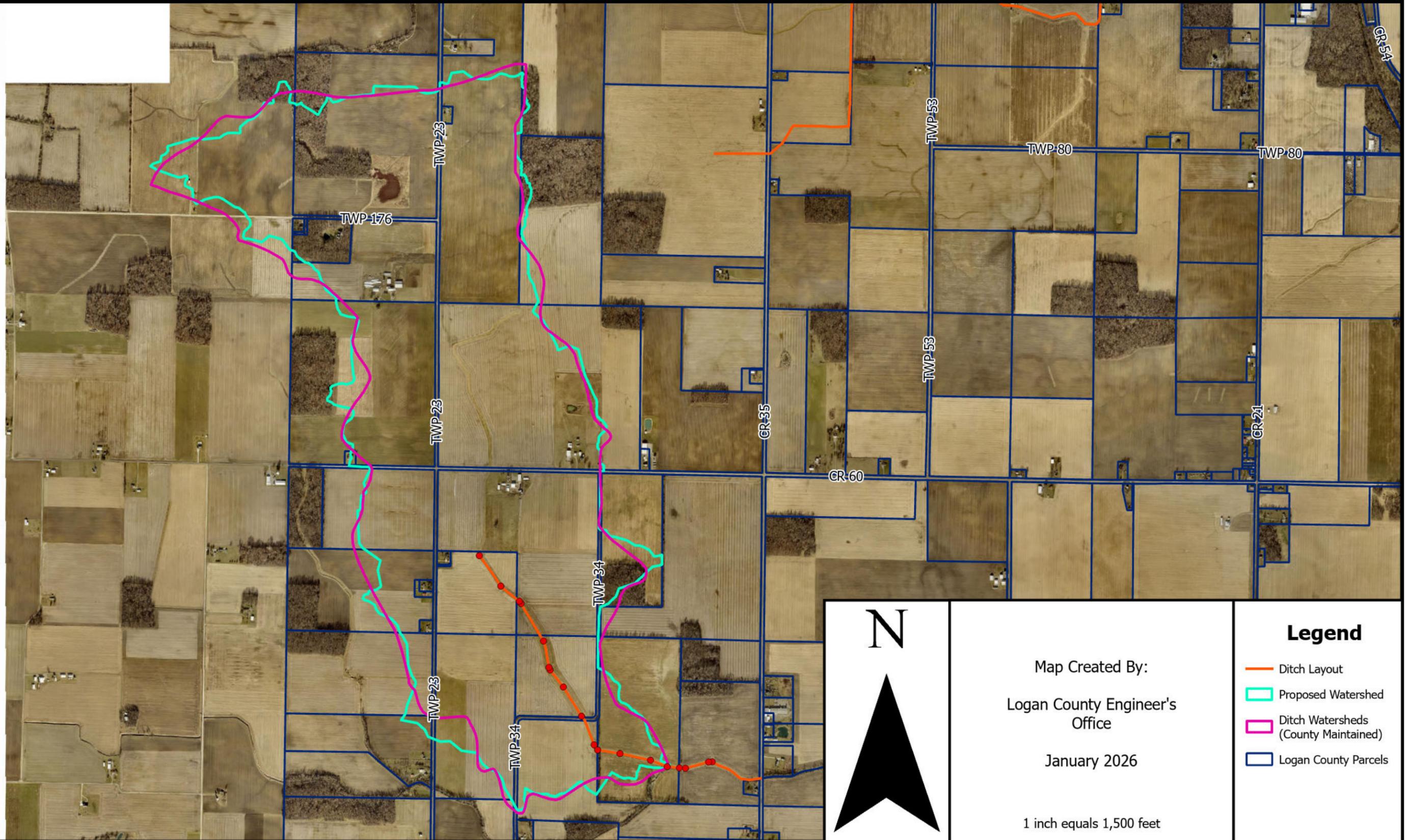
A handwritten signature in blue ink, appearing to read "Scott C. Coleman", with a horizontal line extending to the right.

Scott C. Coleman, P.E., P.S.
Logan County Engineer

SCC/mjk/jsp

cc: Logan County Auditor; Shelby County Auditor; Shelby County Engineer; File

PENCE GROUP DITCH #729 WATERSHED MAP



Map Created By:
Logan County Engineer's
Office
January 2026

1 inch equals 1,500 feet

Legend

-  Ditch Layout
-  Proposed Watershed
-  Ditch Watersheds (County Maintained)
-  Logan County Parcels

Pence Group #729 Proposed Schedule of Landowners as of 11/6/25 (Condensed)

PARCEL NO.	NAME	TOTAL ACRES	BENEFITED ACRES	TRACT DNU	DNU ASSESSMENT	MINIMUM ASSESSMENT	MINIMUM DNU	TRACT COST	COST PER BENEFITED ACRE	AMOUNT OF LAST ASSESSMENT COLLECTED (20% IN 2024)	5.0% OF PROPOSED ASSESSMENT BASE	PARCEL NO.	NAME
01-043-00-00-023-000	JACOB SMITH FAMILY FARM LLC	80.000	7.819	0.77	410.5994875	\$ -	0.00	\$ 410.59	\$ 52.51	\$ 18.40	\$ 20.53	01-043-00-00-023-000	JACOB SMITH FAMILY FARM LLC
01-057-00-00-003-000	JACOB SMITH FAMILY FARM LLC	200.000	139.158	18.02	9627.031883	\$ -	0.00	\$ -	\$ -	\$ 284.40	\$ 481.34	01-057-00-00-003-000	JACOB SMITH FAMILY FARM LLC
01-057-00-00-007-000	RFB KNIEF LLC	50.000	14.734	1.46	781.0443812	\$ -	0.00	\$ -	\$ -	\$ 31.20	\$ 39.05	01-057-00-00-007-000	RFB KNIEF LLC
01-057-00-00-016-000	JACOB SMITH FAMILY FARM LLC	40.000	38.866	6.27	3349.469788	\$ -	0.00	\$ -	\$ -	\$ 75.80	\$ 167.47	01-057-00-00-016-000	JACOB SMITH FAMILY FARM LLC
01-057-00-00-017-000	RFB KNIEF LLC	80.000	25.811	3.90	2084.600884	\$ -	0.00	\$ -	\$ -	\$ 64.80	\$ 104.23	01-057-00-00-017-000	RFB KNIEF LLC
01-057-00-00-020-000	BEATTY FARMS INC	79.057	34.570	5.62	3000.912023	\$ -	0.00	\$ -	\$ -	\$ 69.40	\$ 150.04	01-057-00-00-020-000	BEATTY FARMS INC
02-043-00-00-016-000	AMSHEL INVESTMENTS LIMITED PARTNERSHP	141.760	103.716	11.76	6279.551524	\$ -	0.00	\$ -	\$ -	\$ 236.80	\$ 313.97	02-043-00-00-016-000	AMSHEL INVESTMENTS LIMITED PARTNERSHP
02-043-00-00-017-000	SUGAR KNOLL FARM LLC	55.359	47.448	7.53	4024.82727	\$ -	0.00	\$ -	\$ -	\$ 88.74	\$ 201.24	02-043-00-00-017-000	SUGAR KNOLL FARM LLC
02-043-00-00-017-001	YOAKAM GARY J ETUX & OLIVIA M	1.000	0.914	0.27	145.2946405	\$ -	0.00	\$ -	\$ -	\$ 2.00	\$ 7.26	02-043-00-00-017-001	YOAKAM GARY J ETUX & OLIVIA M
02-043-00-00-017-002	LEININGER KENT E ETAL	14.141	13.384	0.70	373.1798704	\$ -	0.00	\$ -	\$ -	\$ 30.71	\$ 18.66	02-043-00-00-017-002	LEININGER KENT E ETAL
02-043-00-00-017-003	YOAKAM GARY J ETUX & OLIVIA M	0.500	0.477	0.01	7.583535991	\$ 10.00	0.01	\$ 10.00	\$ 20.95	\$ 2.00	\$ 2.00	02-043-00-00-017-003	YOAKAM GARY J ETUX & OLIVIA M
02-043-00-00-018-000	SEGER AGRI-LANDS LLC	153.756	106.732	14.95	7986.103702	\$ -	0.00	\$ -	\$ -	\$ 206.70	\$ 399.29	02-043-00-00-018-000	SEGER AGRI-LANDS LLC
02-043-00-00-018-001	CARPENTER JULIE	1.244	1.088	0.34	182.945224	\$ -	0.00	\$ -	\$ -	\$ 2.30	\$ 9.15	02-043-00-00-018-001	CARPENTER JULIE
02-043-00-00-020-000	OAKLEY DEBRA	80.000	0.691	0.02	13.27464182	\$ -	0.00	\$ -	\$ -	\$ 6.00	\$ 2.00	02-043-00-00-020-000	OAKLEY DEBRA
02-057-00-00-001-000	SUGAR KNOLL FARM LLC	143.000	85.220	11.25	6007.269959	\$ -	0.00	\$ -	\$ -	\$ 164.00	\$ 300.35	02-057-00-00-001-000	SUGAR KNOLL FARM LLC
02-057-00-00-002-000	BORCHERS GREGORY A ETAL	1.000	0.433	0.13	69.64694968	\$ -	0.00	\$ -	\$ -	\$ -	\$ 3.48	02-057-00-00-002-000	BORCHERS GREGORY A ETAL
02-057-00-00-008-000	WEAVER RICHARD W TRUSTEE ETAL & BARBARA J TRUSTEE	119.880	116.838	17.34	9264.0474	\$ -	0.00	\$ -	\$ -	\$ 228.00	\$ 463.19	02-057-00-00-008-000	WEAVER RICHARD W TRUSTEE ETAL & BARBARA J TRUSTEE
02-057-00-00-009-000	METZ JERRY D ETAL	38.593	38.107	5.94	3173.973339	\$ -	0.00	\$ -	\$ -	\$ 76.56	\$ 158.69	02-057-00-00-009-000	METZ JERRY D ETAL
02-057-00-00-009-001	METZ JERRY DAVIS ETUX	1.263	1.109	0.38	202.1399933	\$ -	0.00	\$ -	\$ -	\$ 2.21	\$ 10.11	02-057-00-00-009-001	METZ JERRY DAVIS ETUX
02-057-00-00-009-002	METZ JERRY D ETUX	0.144	0.126	0.05	26.63412094	\$ -	0.00	\$ -	\$ -	\$ 2.00	\$ 2.00	02-057-00-00-009-002	METZ JERRY D ETUX
02-057-00-00-010-000	WIESSINGER RONALD R TRUSTEE ETAL	55.012	34.951	4.71	2513.964885	\$ -	0.00	\$ -	\$ -	\$ 66.20	\$ 125.69	02-057-00-00-010-000	WIESSINGER RONALD R TRUSTEE ETAL
02-057-00-00-011-000	METZ JERRY D ETAL	69.293	23.527	3.15	1680.35425	\$ -	0.00	\$ -	\$ -	\$ 49.17	\$ 84.02	02-057-00-00-011-000	METZ JERRY D ETAL
02-057-00-00-011-001	BURCH MARK D ETAL	1.157	1.031	0.35	188.1460596	\$ -	0.00	\$ -	\$ -	\$ 2.00	\$ 9.41	02-057-00-00-011-001	BURCH MARK D ETAL
02-057-00-00-011-002	BURCH RHONDA J ETVIR	1.046	0.942	0.32	170.4299321	\$ -	0.00	\$ -	\$ -	\$ 2.14	\$ 8.52	02-057-00-00-011-002	BURCH RHONDA J ETVIR
02-057-00-00-011-003	BURCH CHRIS M ETUX & RHONDA J	1.004	0.951	0.38	202.6679106	\$ -	0.00	\$ -	\$ -	\$ 2.10	\$ 10.13	02-057-00-00-011-003	BURCH CHRIS M ETUX & RHONDA J
02-057-00-00-012-000	REGULA BERT A TRUSTEE ETAL	71.480	11.481	1.46	778.406501	\$ -	0.00	\$ -	\$ -	\$ 17.40	\$ 38.92	02-057-00-00-012-000	REGULA BERT A TRUSTEE ETAL
02-057-00-00-013-000	THATCHER DENNIS K ETUX	43.000	1.835	0.23	123.5299422	\$ -	0.00	\$ -	\$ -	\$ 6.00	\$ 6.18	02-057-00-00-013-000	THATCHER DENNIS K ETUX
02-057-00-00-015-000	JACOB SMITH FAMILY FARM LLC	80.000	59.760	9.44	5042.728867	\$ -	0.00	\$ -	\$ -	\$ 100.20	\$ 252.13	02-057-00-00-015-000	JACOB SMITH FAMILY FARM LLC
19-0613100.003	AMSHEL INVESTMENTS LIMITED PARTNERSHIP	35	9.396	1.09	580.7959353	\$ -	0.00	\$ -	\$ -	\$ 22.80	\$ 29.04	19-0613100.003	AMSHEL INVESTMENTS LIMITED PARTNERSHIP
19-0613300.001	AMSHEL INVESTMENTS LIMITED PARTNERSHIP	60	46.887	6.27	3347.279201	\$ -	0.00	\$ -	\$ -	\$ 97.80	\$ 167.36	19-0613300.001	AMSHEL INVESTMENTS LIMITED PARTNERSHIP
19-0613300.005	AMSHEL INVESTMENTS LIMITED PARTNERSHIP	20	0.655	0.09	49.70508447	\$ -	0.00	\$ -	\$ -	\$ 2.00	\$ 2.49	19-0613300.005	AMSHEL INVESTMENTS LIMITED PARTNERSHIP
19-0613300.006	SUGAR KNOLL FARM LLC	20	5.471	0.74	397.6519557	\$ -	0.00	\$ -	\$ -	\$ 11.00	\$ 19.88	19-0613300.006	SUGAR KNOLL FARM LLC
19-0613300.007	AMSHEL INVESTMENTS LIMITED PARTNERSHIP	20	3.754	0.47	249.7961272	\$ -	0.00	\$ -	\$ -	\$ -	\$ 12.49	19-0613300.007	AMSHEL INVESTMENTS LIMITED PARTNERSHIP
CR 60	Logan County Commissioners	-	4.636	2.31	1233.79949	\$ -	0.00	\$ -	\$ -	\$ -	\$ 61.69	CR 60	Logan County Commissioners
Linker Road	Jackson Township Trustees	-	0.683	0.34	179.7093476	\$ -	0.00	\$ -	\$ -	\$ -	\$ 8.99	Linker Road	Jackson Township Trustees
TR 176	Bloomfield Township Trustees	-	2.127	0.96	513.0715528	\$ -	0.00	\$ -	\$ -	\$ -	\$ 25.65	TR 176	Bloomfield Township Trustees
TR 23	Bloomfield Township Trustees	-	13.386	6.71	3582.508935	\$ -	0.00	\$ -	\$ -	\$ -	\$ 179.12	TR 23	Bloomfield Township Trustees
TR 34	Bloomfield Township Trustees	-	7.011	4.03	2155.323404	\$ -	0.00	\$ -	\$ -	\$ -	\$ 107.76	TR 34	Bloomfield Township Trustees
TOTALS			1005.725	149.77	\$ 80,000.00	10.00	0.01	\$ 420.59			\$ 4,003.50		

Note:

1. Yellow highlighted parcels are additions to the schedule of landowners
2. 2 parcels on the existing Schedule of Landowners was removed from this proposed Schedule of Landowners: 01-057-00-00-006-000 & 01-057-00-00-019-001
3. 'AMOUNT OF LAST ASSESSMENT COLLECTED' based upon assessing the current schedule of landowners at 20%

PROPOSED ASSESSMENT BASE	\$	80,000.00
1959 ASSESSMENT BASE	\$	10,134.00
COST PER DNU	\$	534.16
MIN. ASSESS	\$	10.00
ADJ COST	\$	79,990.00
ADJ COST DNU	\$	534.14

Owner:

To the landowners within the Pence Ditch #729 watershed:

You're receiving this Legal Notice because a parcel of land you own is benefitting from Pence Ditch #729. In 1971, Pence Ditch #729, which consists of approximately 6,500 feet of open ditch to help drain a watershed of approximately 1,006 acres, was petitioned for improvement. The Joint Board of Logan County and Shelby County Commissioners approved of this ditch petition improvement in 1971. The Logan County Engineer's Office (LCEO) took over maintenance of the ditch and has continued maintaining it ever since.

ORC Section 6137 allows for the Joint Board of County Commissioners to review such ditch projects, to "add to the schedule of benefited owners any other owner who, in the judgment of the board, is benefited by the operation and maintenance of the improvement" (ORC 6137.11) and to reestablish the permanent assessment base per ORC 6137.112, which states "the county engineer [is] to estimate the construction cost of the improvement if that improvement were to be constructed at the time of the permanent assessment base review."

In an effort to ensure all benefitting parcels are being as fairly assessed as reasonably possible, the LCEO has submitted an updated schedule of landowners. The values in this updated schedule were obtained using the most accurate data that is available to the LCEO.

The LCEO has calculated that the updated permanent assessment base cost for the project should be \$80,042.42 and the LCEO has recommended an updated permanent base of \$80,000.00. Per ORC, up to 20% of this updated permanent assessment base may be used to fund the ditch maintenance account thus the maximum allowed in this ditch account would be \$16,000.00. The LCEO has been maintaining the ditch with a permanent assessment amount of \$10,134.00, which means the maximum amount currently allowed in the ditch maintenance fund is \$2,026.80. The LCEO recommends assessing 5% of the proposed permanent assessment base for the ditch; this would yield approximately \$4,000.00 annually.

On [DAY], [DATE], 2026, at [TIME] , a public hearing will be held at the Logan County Commissioners Office to discuss the changes outlined in this letter. Additional information regarding these changes, including the schedule of landowners and a map showing the benefitted parcels in the watershed, can be found at: <http://lceo.us/Ditches/Ditch-Improvements/Pence.pdf>

If you do not attend the hearing or if you do not notify our office via a letter, email or phone prior to the hearing, we will assume you are in agreement with the proposed changes outlined in this letter. If you have any questions, please contact the LCEO's designee Jonathan Parthemore, GIS Tech, by phone at 937-599-7230 or by email at jparthemore@logancountyohio.gov.

This is not a bill but represents your assessment if the aforementioned updates are approved by the Joint Board of County Commissioners. Assessments were determined via a procedure that takes into consideration the following four physical features of a watershed: benefitted acres, land use, soils, and topography. Please contact the LCEO's designee if you would like more details on your assessment. The "Percent of Entire Assessment Schedule" is the parcel's portion of the entire assessment. The "Current Annual Assessment" is the amount currently paid and the "Proposed Annual Assessment" is the amount that would be owed once assessments are levied, which is likely to begin in the year 2027.

Parcel Number	Parcel's Percent of Entire Landowners Assessment Schedule	Current Annual Assessment	Proposed Annual Assessment

Pence Group Ditch #729 Attachment #1

Process for updating permanent base assessment

- (1) LCEO looks through the ditch's historical documents and finds the original construction base (it would typically be listed on the original schedule of landowners)
- (2) LCEO converts the original construction base dollars into current dollars using this Consumer Price Index Inflation Calculator link provided by the U.S. Bureau of Labor:
https://www.bls.gov/data/inflation_calculator.htm
- (3) If the original construction base didn't include improving the entire ditch, the LCEO divides the total length of ditch by the length of the section of ditch that was improved and multiplies that by current dollars. This calculated amount will reflect what it would cost to reconstruct the entire ditch today and fulfills the intent of ORC 6137.112, which states "the county engineer [is] to estimate the construction cost of the improvement if that improvement were to be constructed at the time of the permanent assessment base review"

Calculation for updated permanent base assessment for Pence Group Ditch #729

In 1971, the County Engineer submitted the original schedule of landowners to the Joint Board of Commissioners using a permanent assessment base amount of \$10,134.00. The total cost to reconstruct and improve the approximately 6,500 feet of open ditch was \$10,134.00. Approximately 6,500 feet of open ditch was put on permanent maintenance under ORC 6137.

-Use the U.S. Bureau of Labor inflation calculator to find in July 1971 \$10,134.00 has the equivalency of \$80,042.42 in May 2025

-Requested updated permanent assessment base: \$80,000.00

- ORC 6137.03(2): "At no time shall a maintenance fund have an unencumbered balance greater than twenty per cent of the permanent assessment base for maintenance". Updated maximum allowable maintenance fund balance is 20% of the permanent base:

$$0.2 \times \$80,000.00 = \$16,000.00$$



CPI Inflation Calculator

CPI Inflation Calculator

\$ 10,134.00

in year1 month July ▼ year1 year 1971 ▼

has the same buying power as

\$80,042.42

in year2 month May ▼ year2 year 2025 ▼

Calculate

About the CPI Inflation Calculator

The CPI inflation calculator uses the [Consumer Price Index](#) for All Urban Consumers (CPI-U) U.S. city average series for all items, not seasonally adjusted. [This data](#) represents changes in the prices of all goods and services purchased for consumption by urban households.

Attachment #2

Whereas, ORC Section 6137 of the Ohio Revised Code allows for the County Commissioners to reestablish the permanent assessment base; whereas, ORC Section 6137.112 allows this re-established permanent assessment base to be estimated by the County Engineer who is to “estimate the construction cost of the improvement if that improvement were to be constructed at the time of the permanent assessment base review”; whereas, the Logan County Engineer has determined said construction estimate to be \$80,042.42 and recommended the permanent assessment base be \$80,000.00; whereas, by the adoption of a resolution the Joint Board of Logan and Shelby County Commissioners may approve this updated permanent assessment base and henceforth

this updated permanent assessment base will be the permanent assessment base that is used to calculate maintenance fund assessments for owners benefiting from the improvement;

Whereas, the Joint Board of Logan and Shelby County Commissioners accept the proposed schedule of landowners that the Logan County Engineer has submitted for today’s hearing;

Whereas, the Joint Board of Logan and Shelby Commissioners accept the annual assessment percentage of 5% of the reestablished permanent assessment base;

Previous 4-year Funding History of Pence Group Ditch #729

ASSMT BASE	BALANCE 1/1/22	2022 INCOME	2022 EXPENSES	BALANCE 1/1/23	2022 ASSMT	2023 ESTIMATED INCOME	FUNDS 2023 AVAIL.	NEW BASE % for 2023	2024 ESTIMATED INCOME
\$10,134.00	\$0.00	\$1,528.72	\$1,528.72	\$0.00	\$0.15	\$1,520.10	\$1,520.10	17%	\$1,722.78
ASSMT BASE	BALANCE 1/1/23	2023 INCOME	2023 EXPENSES	BALANCE 1/1/24	2023 ASSMT	2024 ESTIMATED INCOME	FUNDS 2024 AVAIL.	NEW BASE % for 2024	2025 ESTIMATED INCOME
\$10,134.00	\$0.00	\$1,526.64	\$1,526.64	\$0.00	\$0.17	\$1,722.78	\$1,722.78	20%	\$2,026.80
ASSMT BASE	BALANCE 1/1/24	2024 INCOME	2024 EXPENSES	BALANCE 1/1/25	2024 ASSMT	2025 ESTIMATED INCOME	FUNDS 2025 AVAIL.	NEW BASE % for 2025	2026 ESTIMATED INCOME
\$10,134.00	\$0.00	\$1,733.88	\$1,733.88	\$0.00	\$0.20	\$2,026.80	\$2,026.80	20%	\$2,026.80
ASSMT BASE	BALANCE 1/1/25	2025 INCOME	2025 EXPENSES	BALANCE 1/1/26	2025 ASSMT	2026 ESTIMATED INCOME	FUNDS 2026 AVAIL.	NEW BASE % for 2026*	2027 ESTIMATED INCOME*
\$10,134.00	\$0.00	\$2,030.83	\$2,030.83	\$0.00	20%	\$2,026.80	\$2,026.80	20%	\$2,026.80

*Based on the current assessment base