

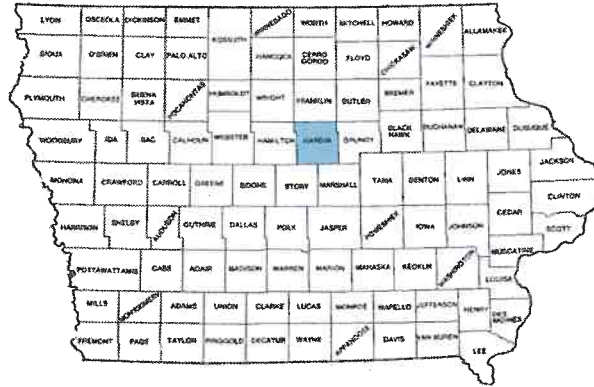
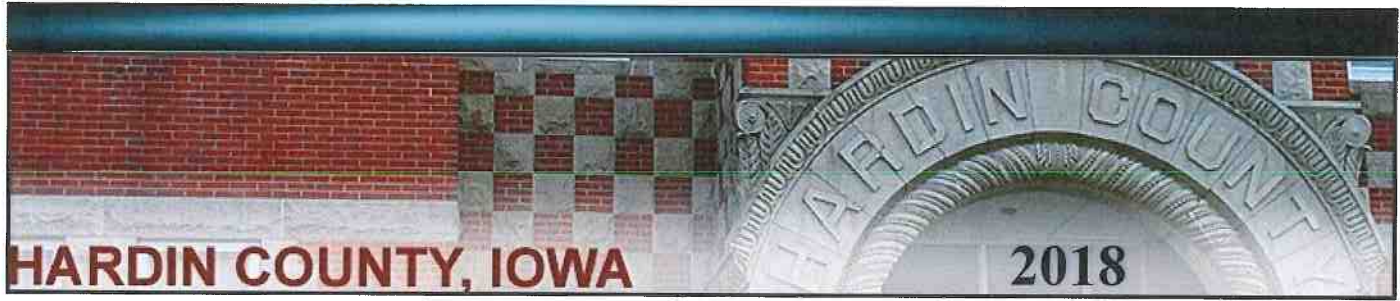
**PUBLIC HEARING AGENDA  
RECLASSIFICATION COMMISSION REPORT FOR MAIN AND  
CLASSIFICATION COMMISSION REPORT FOR LATERALS  
OF DRAINAGE DISTRICT 131, HARDIN COUNTY  
MARCH 6, 2019 AT 12:00 P.M.**

1. Open Meeting
2. Approve Agenda
3. Introductions/Attendance
4. Open Public Hearing
5. Verify Publication  
Published in the Times Citizen on February 9, 2019
6. Explanation Of Reclassification

Documents:

[DD 131 LATERALS CLASSIFICATION COMMISSION REPORT.PDF](#)  
[DD 131 MAIN RECLASSIFICATION COMMISSION REPORT.PDF](#)

7. Written Or Verbal Comments/Discussion
8. Close Public Hearing
9. Possible Action  
Approve Reclassification Report for Main  
Approve Classification Report for Laterals
10. Other Business
11. Adjourn Meeting



# CLASSIFICATION COMMISSION REPORT FOR LATERALS DRAINAGE DISTRICT 131 HARDIN COUNTY, IOWA



**CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS**

16 East Main Street, PO Box 754 | Marshalltown, IA 50158  
 1523 S. Bell Avenue, Suite 101 | Ames, IA 50010  
 5106 Nordic Drive | Cedar Falls, IA 50613  
 739 Park Avenue | Ackley, IA 50601  
 511 Bank Street | Webster City, IA 50595

**Project Office**  
 739 Park Avenue  
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**Classification Commission Report  
for Laterals  
Drainage District 131  
Hardin County, Iowa**

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**Classification Commission Report  
for Laterals  
Drainage District 131  
Hardin County, Iowa**

- 1.0 INTRODUCTION - The District Trustees appointed a Classification Commission to classify the lands within the drainage boundaries of the Drainage District 131 (Laterals). For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was a result of the lack of separate classifications of said laterals along with the recent repairs to one of the laterals. This report will summarize the background information gathered and the evaluation process used by the Commissioners to classify said lands and present the resulting classifications.

2.0 BACKGROUND INFORMATION - In addition to reviewing lands within the drainage district, the Classification Commission also looked at the following supporting documents supplied by Clapsaddle Garber Associates:

- Existing Classification for Drainage District 131 from the Hardin County Drainage Clerk
- Soil Surveys from USDA website
- Maps of District Boundaries and Facilities from the Hardin County Drainage Clerk
- Aerial/Tract Maps from the Hardin County GIS website
- Recorded Boundary Surveys from the Hardin County Recorder's Office
- LIDAR elevation data.

Using the above information, the Classification Commission gathered the following background information:

- 2.1 Boundary Generation - This step involved generation of the Lateral boundaries. Using CADD, LIDAR elevation data, and Maps of District Boundaries, the watershed limits or boundaries were determined for the Laterals.
- 2.2 Tract Verification - This step involved verification that each tract number from the existing classification was within the Lateral boundaries and were appropriately sized (i.e. 40 acres or less according to recognized or legal divisions). In addition, it was verified that all lands within the mapped district boundaries had tract numbers. For those that weren't appropriately sized or did not have tract numbers, additional tract numbers were created.
- 2.3 Acreage Verification - This step involved verification of the acreages contained within the existing classification for Drainage District No. 131. For the tract numbers that previously had acreages stated and were totally contained within the mapped District No. 131 watershed, the acreage was compared to that available from the GIS websites or recorded boundary surveys and corrected as necessary.
- 2.4 Acreage Generation - This step involved generation of the acreages for all the remaining tract numbers (i.e. those without acreages previously stated in the existing classification, those created in the Tract Verification process above or those that were not totally contained within the watershed). For lands whose tract numbers were partially contained within the Lateral Boundaries, the acreage was measured from a composite overlay of the maps of Lateral Boundaries with the property lines from the GIS website. For reference, copies of said Boundary Maps are included in the appendices.
- 2.5 Soils Type Determination - This step involved differentiation of the soil types based on their properties (i.e. very poorly drained, poorly drained, and well drained), and the percentage of each within each tract number. This was measured from a composite overlay of the soil surveys with property lines from the GIS websites.
- 2.6 Proximity Determination - This step involved determination of the proximity or distance to the District facilities (i.e. Laterals). All distances were measured from the approximate centroid of each tract number along the shortest straight-line route to the Laterals. This was measured from a composite overlay of the maps of the Laterals with the property lines from the GIS websites.

3.0 EVALUATIONS - Using the above background information, the Classification Commission evaluated and determined benefits using the following method:

3.1 Soil Factor - This factor was calculated as an indication of the "need" for the District facilities based upon the natural soil characteristics for each tract number. It was the weighted total of the soil types after placing the following percentage values upon each soil type

- Very Poorly Drained = 85%
- Poorly Drained = 55%
- Well Drained = 10%

These percentages were based upon the Classification Commission's determination that the Well Drained soils typically needed very little of the District facilities to be productive, and the Poorly Drained and Very Poorly Drained soils typically relied heavily on the District facilities to be productive.

3.2 Facility Proximity Factor - This factor was calculated as an indication of "availability" of the District facilities (Laterals) based upon the distance each tract number was from said District facilities. Since there was a large range in the distances measured, this factor was necessary to compare the tract numbers relative to each other. Therefore, the tract number which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract number which had the closest measured distance received a Facility Proximity Factor of 100. All other tract numbers received a Facility Proximity Factor calculated in proportion to this range based upon their measured distance.

3.3 Combined Factor - This factor was the composite of the above two factors (i.e. Soil Factor and Facility Proximity Factor). The Combined Factor was calculated as follows:

$$\text{Facility Proximity Factor} \times \text{Soil Factor}$$

Once the Combined Factor was determined, it was used as an indication of benefit received (i.e. the tract number with the highest Combined Factor was the closest to the District facilities and had the soils in most need of the District facilities).

3.4 % Benefit - This is the benefit each tract number receives using the Combined Factor based on a scale of 100 (i.e. the highest Combined Factor is 100 and all other Combined Factors are calculated in ratio to that).

3.5 Units Assessed - This combines the amount of benefit along with the land area that is benefitted. For each tract number, this is calculated as:

$$\% \text{ Benefit} \times \text{Number of Acres} \times 100$$

3.6 % Units Assessed - This is the percentage of units assessed for each tract number as a portion of the total units assessed for the entire District facility. Unlike the % Benefit which was a percentage comparing each tract number to the most benefitted tract number, the % Units Assessed compares each tract number to the total of the District facility.

- 3.7 Percent Levy - This is an indication of the levy amount necessary to pay for a project. For this report, it is at 100%, but will be adjusted as needed in the future by the Drainage Clerk to pay for future bills.
- 3.8 Assessment for Project (entire tract basis) - This is the amount that each tract number must pay in total to cover 100% of the levy. It is important to note that it has been calculated using a sample cost (varies depending upon the length of the District facility). For each tract number, this is calculated as:

$$\% \text{ Units Assessed} \times \text{Sample Cost}$$

- 3.9 Assessment for Project (per acre basis) - This is the amount that each tract number must pay per acre to cover 100% of the levy. Although this was not used in an active role by the Classification Commission, some landowners find it to be valuable information. It is important to note that it is calculated using the applicable sample cost. For each tract number, this is calculated:

$$\text{Assessment for Project (entire tract basis)} / \text{Number of Acres}$$

- 4.0 EXCEPTIONS: - With any process, there are inevitably exceptions and this classification was no different. While the above method was used for the majority of the tract numbers, the following are exceptions to the above process:

- 4.1 For tract numbers which are highly irregular in shape (i.e. long narrow pieces of land) or do not have accurate soil maps available, Proximity, Soil, and Surface Factors were not calculated. Instead, the average Combined Factor for all the other tract numbers was used. The only tract numbers to which this applies are roadways and are highlighted pink on the classification sheets contained in the appendices (i.e. tract number 37).

- 5.0 CONCLUSION: - Using all the above, the Classification Commission generated classification sheets for the Laterals. For reference, copies are included in the appendices. It is recommended moving forward that the District Trustees, should take action to accomplish the following:

- Approve the Classification Commission Report.
- Hold the required hearing.
- Adopt the Classification Commission Report as the basis for all current and future repairs and improvements.

# CERTIFICATE

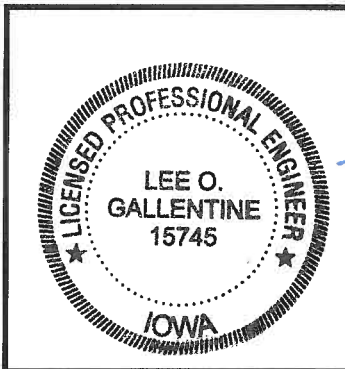
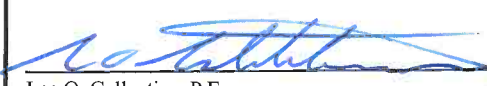
Lee Gallentine, a Professional Engineer of the State of Iowa, hereby certify:

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, completed the classification of the lands within the Drainage District relative to the Laterals. Said classification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, performed said classification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of classification and assessment for each tract of land in the Drainage District for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said classification of lands and apportionments of benefits made by said classification commission.

COMMISSIONER:

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	 Lee O. Gallentine, P.E.      DATE: <u>PE Dec 26, 2018</u>
	License Number: 15745
	My License Renewal Date is December 31, 2018 Page or sheets covered by this seal: <u>As shown on Table of Contents</u>



## CERTIFICATE

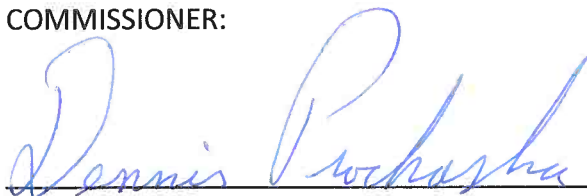
I, Dennis Prohaska, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

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COMMISSIONER:

 Date: 12/26/18

Dennis Prohaska  
22849 170th Street  
Iowa Falls, IA 50126

# CERTIFICATE

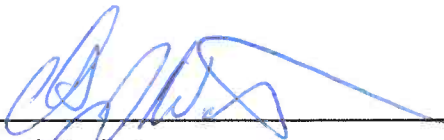
I, Chuck Walters, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other classification commissioners for Hardin County Drainage District No. 131, completed the classification of the lands within the Drainage District relative to the Laterals. Said classification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.






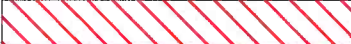
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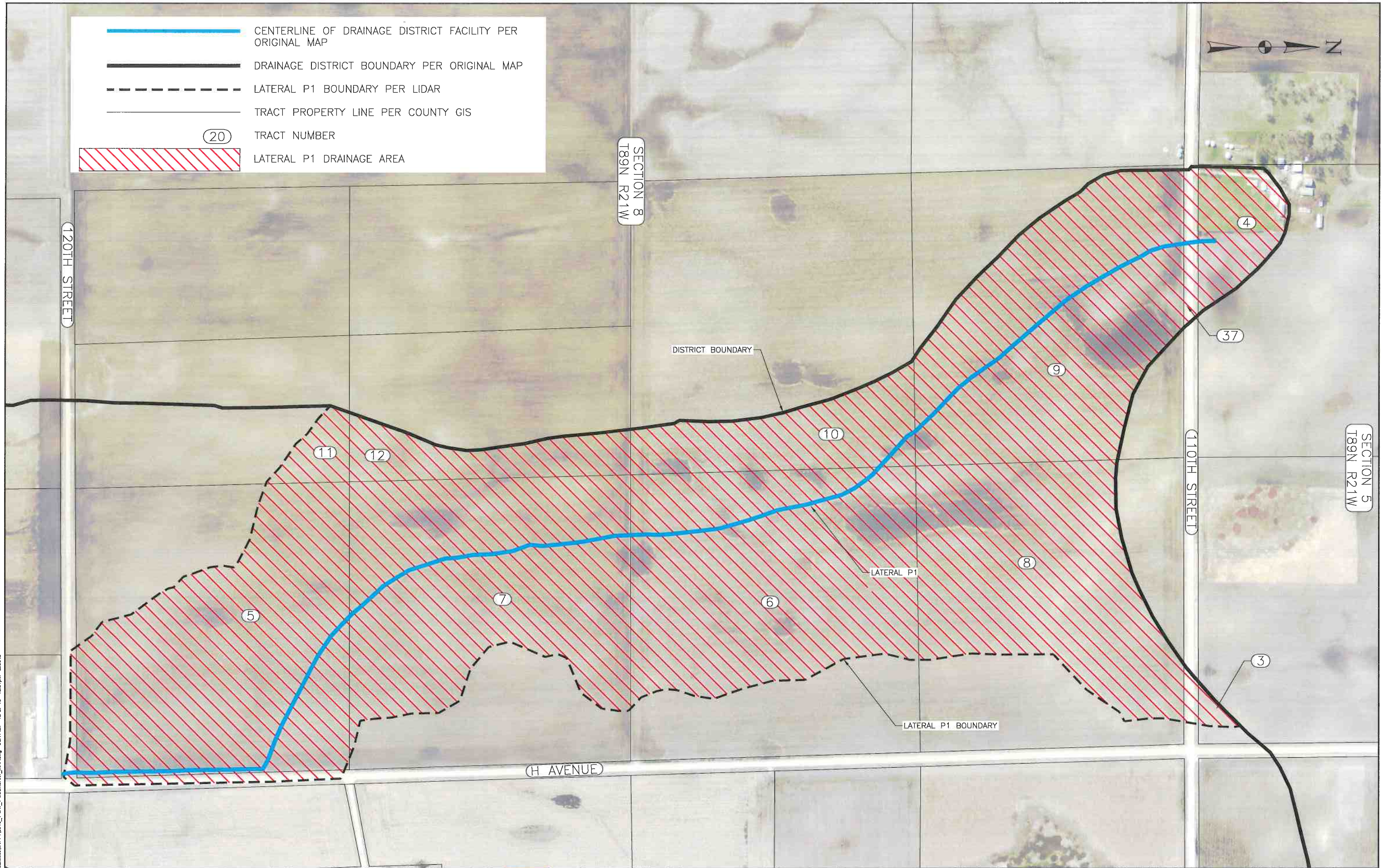
COMMISSIONER:



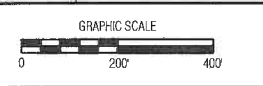
Date: 12-26-18

Chuck Walters  
34122 230th Street  
Eldora, IA 50627

 CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP  
 DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP  
 LATERAL P1 BOUNDARY PER LIDAR  
 TRACT PROPERTY LINE PER COUNTY GIS  
 TRACT NUMBER  
 LATERAL P1 DRAINAGE AREA



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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

 Clapsaddle-Garber Associates, Inc.  
 Toll Free (800) 542-7881  
 www.cgaconsultants.com

DESIGNED: JVS DATE: 10/10/2018  
 DRAWN: JVS DATE: 10/10/2018  
 CHECKED: ZJS DATE: 10/11/2018  
 APPROVED: JGG DATE: ###

**D.D. 131 CLASSIFICATION**  
 HARDIN COUNTY, IOWA

**LATERAL P1 BOUNDARY MAP**

PROJECT NO. 6916.1  
 SHEET NO. 1

Lateral P1

Tract	Taxing District	Parcel		Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
3		892105400004	Cleveland, Darlene K - Trust	5-89-21	SE SE	2.50	3.57%	8.92	0.066%	100	\$16.55	\$6.62
4		892105400003	Cleveland, Darlene K - Trust	5-89-21	SW SE	10.00	100.00%	1000.00	7.423%	100	\$1,855.63	\$185.56
5		892108400006	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	SE SE	28.74	63.58%	1827.16	13.562%	100	\$3,390.54	\$117.97
6		892108200004	Disney, Marilyn J	8-89-21	SE NE	28.31	88.65%	2509.76	18.629%	100	\$4,657.20	\$164.51
7		892108400003	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	NE SE	28.65	84.09%	2409.15	17.882%	100	\$4,470.50	\$156.04
8		892108200002	Disney, Marilyn J	8-89-21	NE NE	25.30	47.91%	1212.20	8.998%	100	\$2,249.40	\$88.91
9		892108200001	Tripp, Norma J - 1/2 Stotts, Michelle L - 1/2	8-89-21	NW NE	30.00	93.83%	2814.94	20.894%	100	\$5,223.51	\$174.12
10		892108200003	Tripp, Norma J - 1/2 Stotts, Michelle L - 1/2	8-89-21	SW NE	13.00	82.22%	1068.90	7.934%	100	\$1,983.49	\$152.58
11		892108400005	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	E1/2 SW SE	1.77	18.40%	32.57	0.242%	100	\$60.43	\$34.14
12		892108400002	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	E1/2 NW SE	7.00	57.27%	400.86	2.975%	100	\$743.85	\$106.26
37		12	Alden Township Roads			2.94	63.95%	188.02	1.396%	100	\$348.89	\$118.67
					<b>Averages</b>			<b>1224.77</b>				<b>\$118.67</b>
					<b>Totals</b>	<b>178.21</b>			<b>100.00%</b>		<b>\$25,000.00</b>	











SECTION 5  
T89N R21W

SECTION 8  
T89N R21W

SECTION 9  
T89N R21W

 CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP  
 DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP  
 LATERAL P2 BOUNDARY PER LIDAR  
 TRACT PROPERTY LINE PER COUNTY GIS  
 LATERAL P2 DRAINAGE AREA  
 TRACT NUMBER

120TH STREET

110TH STREET

H AVENUE

DISTRICT BOUNDARY

LATERAL P2

LATERAL P2 BOUNDARY

30

5

7

29

36

25

6

24

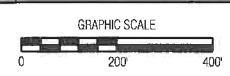
23

8

37

3

1



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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DESIGNED: JVS DATE: ####  
 DRAWN: JVS DATE: ####  
 CHECKED: ZJS DATE: ####  
 APPROVED: LOG DATE: ####

**D.D. 131 CLASSIFICATION**  
 HARDIN COUNTY, IOWA

**LATERAL P2 BOUNDARY MAP**

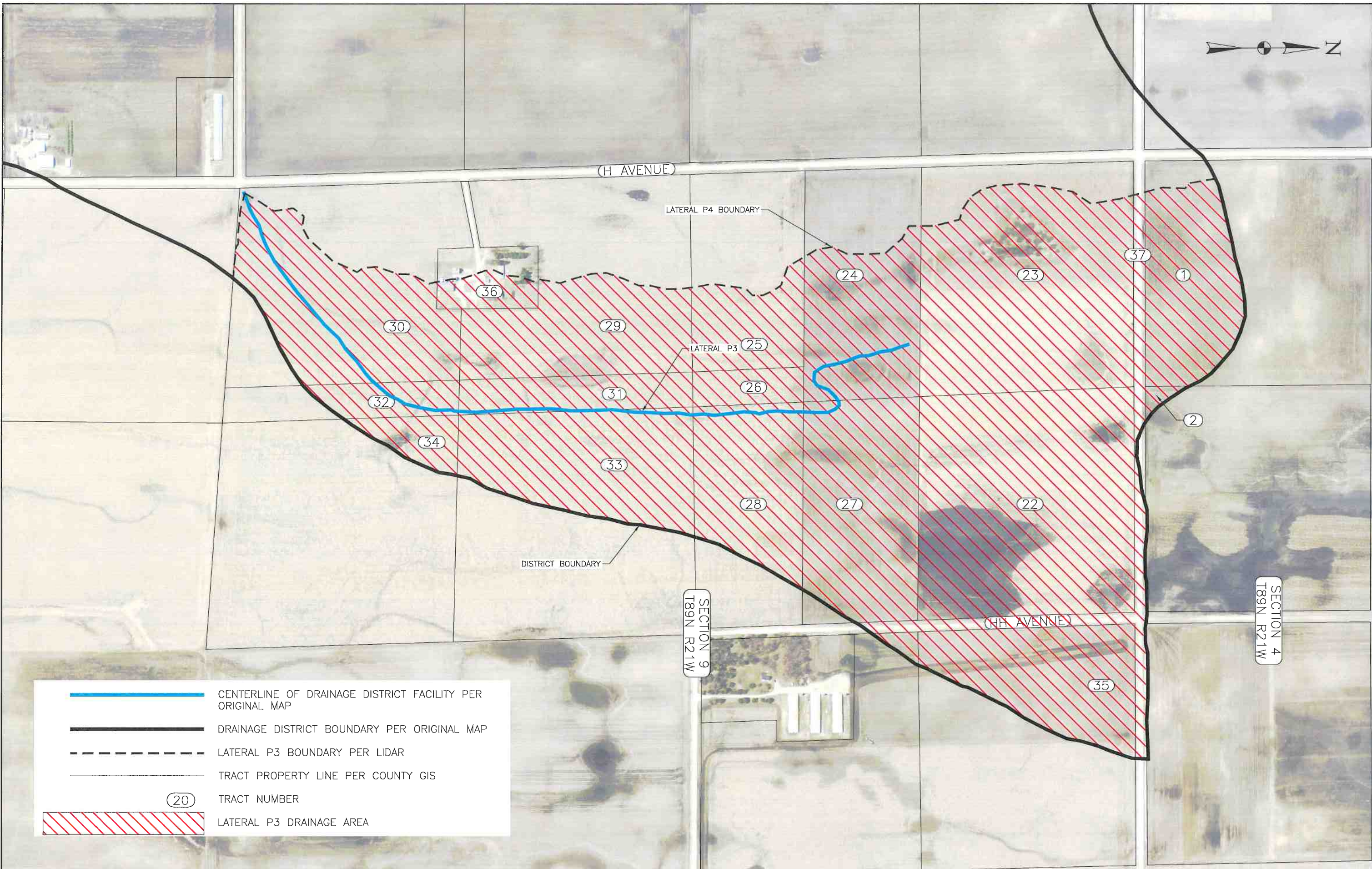
PROJECT NO.  
 6916.1  
 SHEET NO.  
 2







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Lateral P2

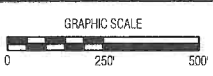
Tract	Taxing District	Parcel		Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		892104300003	Jass, Lyle J Jass, Barbara A	4-89-21	SW SW	1.33	37.06%	49.29	1.175%	100	\$176.29	\$132.55
3		892105400004	Cleveland, Darlene K - Trust	5-89-21	SE SE	2.50	35.64%	89.09	2.124%	100	\$318.61	\$127.44
5		892108400006	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	SE SE	0.01	100.00%	1.00	0.024%	100	\$3.58	\$357.63
6		892108200004	Disney, Marilyn J	8-89-21	SE NE	10.69	47.66%	509.53	12.148%	100	\$1,822.22	\$170.46
7		892108400003	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust	8-89-21	NE SE	10.35	36.83%	381.14	9.087%	100	\$1,363.08	\$131.70
8		892108200002	Disney, Marilyn J	8-89-21	NE NE	9.7	33.36%	323.56	7.714%	100	\$1,157.14	\$119.29
23		892109100001	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NW NW	5.66	90.52%	512.35	12.215%	100	\$1,832.29	\$323.73
24		892109100002	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SW NW	6.69	57.52%	384.78	9.174%	100	\$1,376.08	\$205.69
25		892109100003	Broer, Timothy L	9-89-21	S1/2 SW NW EX E200'	9.38	40.76%	382.31	9.115%	100	\$1,367.27	\$145.76
29		892109300001	Broer, Timothy L	9-89-21	NW SW EX TRACT & EX E200'	14.75	38.11%	562.12	13.402%	100	\$2,010.32	\$136.29
30		892109300003	Broer, Timothy L	9-89-21	SW SW EX TRACT & EX E200'	9.17	67.22%	616.41	14.696%	100	\$2,204.47	\$240.40
36		892109300002	Jass, David Jass, Darcie	9-89-21	COM W1/4 COR S1274' BEG E414; N332' E355' S581.2' W342.6' N206' W414' N45' POB	2.59	6.60%	17.10	0.408%	100	\$61.15	\$23.61
37	12		Alden Township Roads			7.42	49.27%	365.60	8.717%	100	\$1,307.50	\$176.21
					<b>Averages</b>			<b>322.64</b>				<b>\$176.21</b>
					<b>Totals</b>	<b>90.24</b>			<b>100.000%</b>		<b>\$15,000.00</b>	





	CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP
	DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP
	LATERAL P3 BOUNDARY PER LIDAR
	TRACT PROPERTY LINE PER COUNTY GIS
	TRACT NUMBER
	LATERAL P3 DRAINAGE AREA

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 APPROVED: LOG DATE: ###/###/##

**D.D. 131 CLASSIFICATION**  
 HARDIN, IOWA

**LATERAL P3 BOUNDARY MAP**

PROJECT NO. 6916.1  
 SHEET NO. 3







Lateral P3

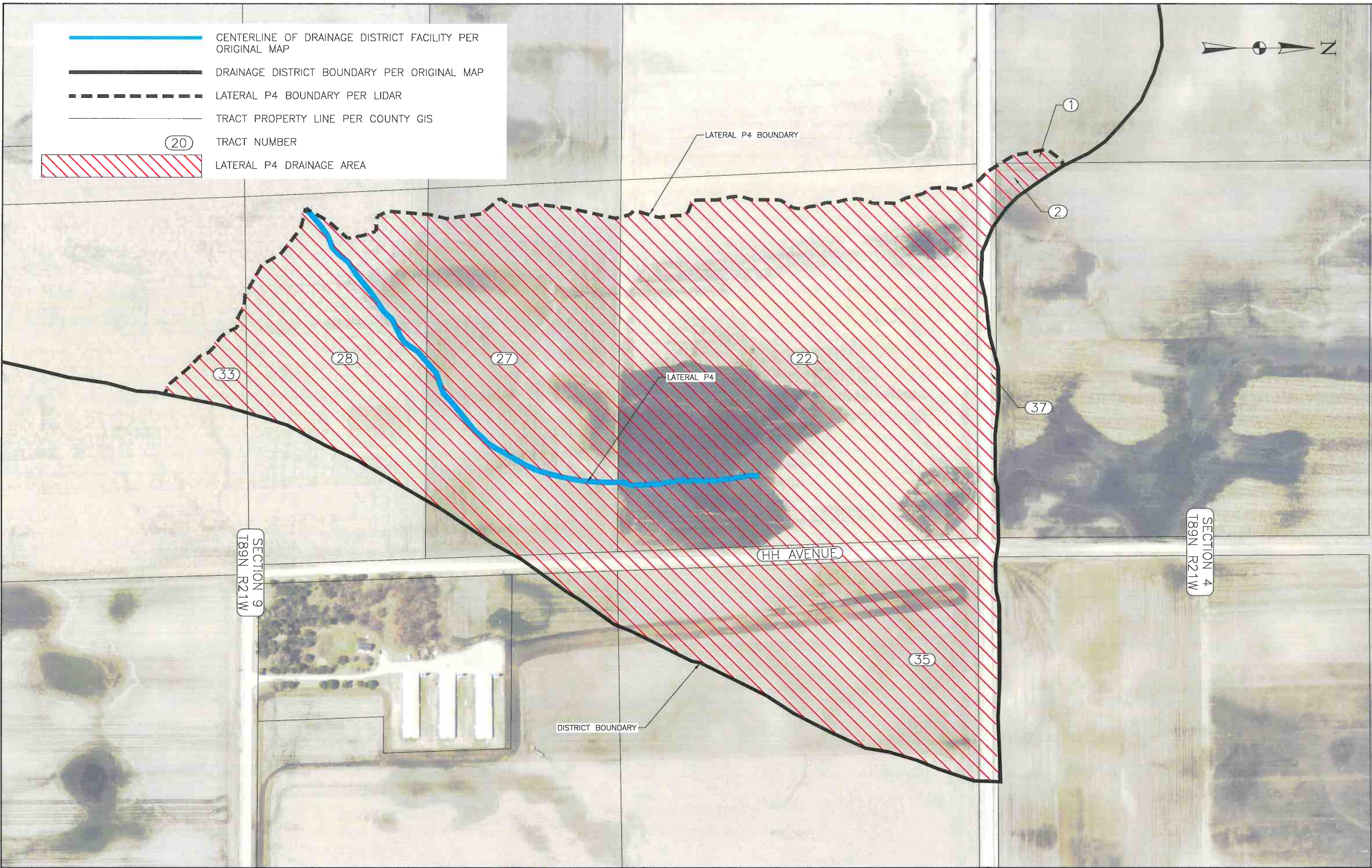
Tract	Taxing District	Parcel		Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		892104300003	Jass, Lyle J Jass, Barbara A	4-89-21	SW SW	13.67	14.43%	197.22	1.674%	100	\$418.46	\$30.61
2		892104300004	Peterson, Dennis L Testamentary Trust	4-89-21	SE SW	3.00	33.52%	100.55	0.853%	100	\$213.34	\$71.11
22		892109100004	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NE NW	38.00	43.79%	1664.04	14.123%	100	\$3,530.73	\$92.91
23		892109100001	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NW NW	32.34	62.34%	2015.97	17.110%	100	\$4,277.46	\$132.27
24		892109100002	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SW NW	13.01	90.66%	1179.45	10.010%	100	\$2,502.55	\$192.36
25		892109100003	Broer, Timothy L	9-89-21	S1/2 SW NW EX E200'	7.08	57.84%	409.51	3.476%	100	\$868.89	\$122.72
26		892109100007	Broer Weis, Anna C	9-89-21	E200' S1/2 SW NW	2.84	89.52%	254.24	2.158%	100	\$539.45	\$189.95
27		892109100005	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SE NW	12.47	71.26%	888.67	7.542%	100	\$1,885.57	\$151.21
28		892109100006	Broer Weis, Anna C	9-89-21	S1/2 SE NW	8.53	48.26%	411.67	3.494%	100	\$873.47	\$102.40
29		892109300001	Broer, Timothy L	9-89-21	NW SW EX TRACT & EX E200'	14.41	63.88%	920.58	7.813%	100	\$1,953.27	\$135.55
30		892109300003	Broer, Timothy L	9-89-21	SW SW EX TRACT & EX E200'	16.59	87.16%	1445.91	12.272%	100	\$3,067.92	\$184.93
31		892109300006	Broer Weis, Anna C	9-89-21	E200' NW SW	5.93	69.17%	410.20	3.481%	100	\$870.35	\$146.77
32		892109300007	Broer Weis, Anna C	9-89-21	E200' SW SW	3.10	84.73%	262.66	2.229%	100	\$557.31	\$179.78
33		892109300004	Broer Weis, Anna C	9-89-21	NE SW	12.00	47.54%	570.42	4.841%	100	\$1,210.32	\$100.86
34		892109300005	Broer Weis, Anna C	9-89-21	SE SW	5.00	100.00%	500.00	4.244%	100	\$1,060.89	\$212.18
35		892109200001	Barhite, Steven C Barhite, Jo-Ann E	9-89-21	NW NE	10.00	7.18%	71.82	0.610%	100	\$152.38	\$15.24
36		892109300002	Jass, David Jass, Darcie	9-89-21	COM W1/4 COR S1274' BEG E414; N332' E355' S581.2' W342.6' N206' W414' N45' POB	2.46	28.36%	69.76	0.592%	100	\$148.02	\$60.17
37	12		Alden Township Roads			6.97	58.80%	409.85	3.478%	100	\$869.62	\$124.77
					<b>Averages</b>			<b>654.58</b>				<b>\$124.77</b>
					<b>Totals</b>	<b>207.40</b>			<b>100.000%</b>		<b>\$25,000.00</b>	



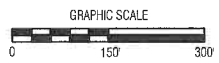




 CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP  
 DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP  
 LATERAL P4 BOUNDARY PER LIDAR  
 TRACT PROPERTY LINE PER COUNTY GIS  
 TRACT NUMBER  
 LATERAL P4 DRAINAGE AREA



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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

 Clapsaddle-Garber Associates, Inc.  
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 DRAWN: JVS DATE: ###  
 CHECKED: ZJS DATE: ###  
 APPROVED: LOG DATE: ###

**D.D. 131 CLASSIFICATION**  
HARDIN COUNTY, IOWA

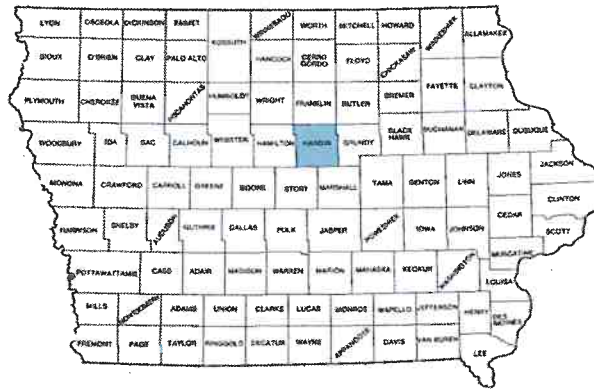
**LATERAL P4 BOUNDARY MAP**

PROJECT NO. 6916.1  
 SHEET NO. 4

Lateral P4

Tract	Taxing District	Parcel		Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		892104300003	Jass, Lyle J Jass, Barbara A	4-89-21	SW SW	0.15	10.49%	1.57	0.030%	100	\$4.43	\$29.51
2		892104300004	Peterson, Dennis L Testamentary Trust	4-89-21	SE SW	3.00	19.20%	57.61	1.080%	100	\$162.05	\$54.02
22		892109100004	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NE NW	34.98	85.16%	2978.95	55.863%	100	\$8,379.45	\$239.55
27		892109100005	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SE NW	11.55	100.00%	1155.00	21.659%	100	\$3,248.89	\$281.29
28		892109100006	Broer Weis, Anna C	9-89-21	S1/2 SE NW	7.21	54.55%	393.32	7.376%	100	\$1,106.36	\$153.45
33		892109300004	Broer Weis, Anna C	9-89-21	NE SW	0.78	13.93%	10.87	0.204%	100	\$30.57	\$39.19
35		892109200001	Barhite, Steven C Barhite, Jo-Ann E	9-89-21	NW NE	10.00	49.69%	496.92	9.319%	100	\$1,397.80	\$139.78
37	12		Alden Township Roads			5.01	47.58%	238.35	4.470%	100	\$670.46	\$133.83
					<b>Averages</b>			<b>666.57</b>				<b>\$133.83</b>
					<b>Totals</b>	<b>72.68</b>			<b>100.000%</b>		<b>\$15,000.00</b>	





# RECLASSIFICATION COMMISSION REPORT FOR MAIN DRAINAGE DISTRICT 131 HARDIN COUNTY, IOWA



**CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS**

16 East Main Street, PO Box 754 | Marshalltown, IA 50158  
 1523 S. Bell Avenue, Suite 101 | Ames, IA 50010  
 5106 Nordic Drive | Cedar Falls, IA 50613  
 739 Park Avenue | Ackley, IA 50601  
 511 Bank Street | Webster City, IA 50595

**Project Office**  
 739 Park Avenue  
 Ackley, IA, 50601  
 Phone: 641-847-3273  
 Fax: 641-847-2303

**Reclassification Commission Report  
For Main  
Drainage District 131  
Hardin County, Iowa**

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Evaluations	Pgs. 4-5
Exceptions	Pg. 5
Conclusion	Pg. 5
<b>Appendices</b>	
Certificates of Oath of Commissioners	App. A
Main Boundary Map and Reclassification Sheets	App. B

**Reclassification Commission Report  
For Main  
Drainage District 131  
Hardin County, Iowa**

- 1.0 INTRODUCTION - The District Trustees appointed a Reclassification Commission to reclassify the lands within the drainage boundary of Drainage District 131. For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was a result of concerns about the equity of the existing classification along with the recent repairs to one of the laterals. This report will summarize the background information gathered and the evaluation process used by the Commissioners to classify said lands and present the resulting reclassification.

2.0 BACKGROUND INFORMATION - In addition to reviewing lands within the District, the Reclassification Commission also looked at the following supporting documents supplied by Clapsaddle Garber Associates:

- Existing Classification for Drainage District 131 from the Hardin County Drainage Clerk
- Soil Surveys from USDA website
- Maps of District Boundaries and Facilities from the Hardin County Drainage Clerk
- Aerial/Tract Maps from the Hardin County GIS website
- Recorded Boundary Surveys from the Hardin County Recorder's Office

Using the above information, the Reclassification Commission gathered the following background information:

- 2.1 Tract Verification - This step involved verification that each tract number from the existing classification was within the District boundaries and were appropriately sized (i.e. 40 acres or less according to recognized or legal divisions). In addition, it was verified that all lands within the mapped district boundaries had tract numbers. For those that weren't appropriately sized or did not have tract numbers, additional tract numbers were created.
- 2.2 Acreage Verification - This step involved verification of the acreages contained within the existing classification for Drainage District No. 131. For the tract numbers that previously had acreages stated and were totally contained within the mapped District No. 131 watershed, the acreage was compared to that available from the GIS websites or recorded boundary surveys and corrected as necessary.
- 2.3 Acreage Generation - This step involved generation of the acreages for all the remaining tract numbers (i.e. those without acreages previously stated in the existing classification, those created in the Tract Verification process above or those that were not totally contained within the mapped District No. 131 watershed). For lands whose tract numbers were partially contained within the mapped District Boundaries, the acreage was measured from a composite overlay of the maps of District Boundaries with the linework from the GIS websites. For reference, a copy of Boundary Map is included in the appendix.
- 2.4 Soils Type Determination - This step involved differentiation of the soil types based on their properties (i.e. very poorly drained, poorly drained, well drained and excessively well drained), and the percentage of each within each tract number. This was measured from a composite overlay of the soil surveys with property lines from the GIS websites.
- 2.5 Proximity Determination - This step involved determination of the proximity or distance to the District facilities (i.e. Main). All distances were measured from the approximate centroid of each tract number along the shortest straight-line route to the Main. This was measured from a composite overlay of the maps of the Main with the property lines from the GIS websites.

3.0 EVALUATIONS - Using the above background information, the Reclassification Commission evaluated and determined benefits using the following method:

3.1 Soil Factor - This factor was calculated as an indication of the "need" for the District facilities based upon the natural soil characteristics for each tract number. It was the weighted total of the soil types after placing the following percentage values upon each soil type:

- Very Poorly Drained = 85%
- Poorly Drained = 55%
- Well Drained = 10%
- Excessively Well Drained = 0%

These percentages were based upon the Reclassification Commission's determination that the Excessively Well Drained soils typically do not need the District facilities to be productive, Well Drained soils typically needed very little of the District facilities to be productive, and the Poorly Drained and Very Poorly Drained soils typically relied heavily on the District facilities to be productive.

3.2 Facility Proximity Factor - This factor was calculated as an indication of "availability" of the District facilities (Main) based upon the distance each tract number was from said District facilities. Since there was a large range in the distances measured (i.e. 163± feet to 5,964± feet), this factor was necessary to compare the tract numbers relative to each other. Therefore, the tract number which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract number which had the closest measured distance received a Facility Proximity Factor of 100. All other tract numbers received a Facility Proximity Factor calculated in proportion to this range based upon their measured distance.

3.3 Combined Factor - This factor was the composite of the above two factors (i.e. Soil Factor and Facility Proximity Factor). The Combined Factor was calculated as follows:

$$\text{Facility Proximity Factor} \times \text{Soil Factor}$$

Once the Combined Factor was determined, it was used as an indication of benefit received (i.e. the tract number with the highest Combined Factor was the closest to the District facilities and had the soils in most need of the District facilities).

3.4 % Benefit - This is the benefit each tract number receives using the Combined Factor based on a scale of 100 (i.e. the highest Combined Factor is 100 and all other Combined Factors are calculated in ratio to that).

3.5 Units Assessed - This combines the amount of benefit along with the land area that is benefitted. For each tract number, this is calculated as:

$$\% \text{ Benefit} \times \text{Number of Acres} \times 100$$

3.6 % Units Assessed - This is the percentage of units assessed for each tract number as a portion of the total units assessed for the entire District facility. Unlike the % Benefit which was a percentage comparing each tract number to the most benefitted tract number, the % Units Assessed compares each tract number to the total of the District facility.

3.7 Percent Levy - This is an indication of the levy amount necessary to pay for a project. For this report, it is at 100%, but will be adjusted as needed in the future by the Drainage Clerk to pay for future bills.

3.8 Assessment for Project (entire tract basis) - This is the amount that each tract number must pay in total to cover 100% of the levy. It is important to note that it has been calculated using a sample cost of \$50,000. For each tract number, this is calculated as:

$$\% \text{ Units Assessed} \times \$50,000$$

3.9 Assessment for Project (per acre basis) - This is the amount that each tract number must pay per acre to cover 100% of the levy. Although this was not used in an active role by the Reclassification Commission, some landowners find it to be valuable information. It is important to note that it is calculated using a sample cost of \$50,000. For each tract number, this is calculated:

$$\text{Assessment for Project (entire tract basis)} / \text{Number of Acres}$$

4.0 EXCEPTIONS: - With any process, there are inevitably exceptions and this reclassification was no different. While the above method was used for the majority of the tract numbers, the following are exceptions to the above process:

4.1 For tract numbers which are highly irregular in shape (i.e. long narrow pieces of land) or do not have accurate soil maps available, Proximity, Soil, and Surface Factors were not calculated. Instead, the average Combined Factor for all the other tract numbers was used. The only tract numbers to which this applies are roadways and are highlighted pink on the reclassification sheets contained in the appendix (i.e. tract number 37).

5.0 CONCLUSION: - Using all the above, the Reclassification Commission generated reclassification sheets for the entire drainage district. For reference, copies are included in the appendix. It is recommended moving forward that the District Trustees, should take action to accomplish the following:

- Approve the Reclassification Commission Report.
- Hold the required hearing.
- Adopt the Reclassification Commission Report as the basis for all current and future repairs and improvements.



# CERTIFICATE



Lee Gallentine, a Professional Engineer of the State of Iowa, hereby certify:

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, completed the reclassification of the lands within the Drainage District relative to the Main. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

COMMISSIONER:

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	 PE Dec 26, 2018 Lee O. Gallentine, P.E. DATE:
	License Number: 15745
	My License Renewal Date is December 31, 2018 Page or sheets covered by this seal: <i>As shown on Table of Contents</i>

## CERTIFICATE

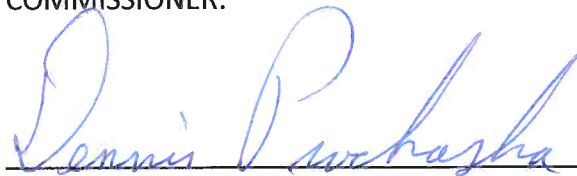
I, Dennis Prohaska, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, completed the reclassification of the lands within the Drainage District relative to the Main. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

COMMISSIONER:

 Date: 12/26/18

Dennis Prohaska  
22849 170th Street  
Iowa Falls, IA 50126

## CERTIFICATE

I, Chuck Walters, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, completed the reclassification of the lands within the Drainage District relative to the Main. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

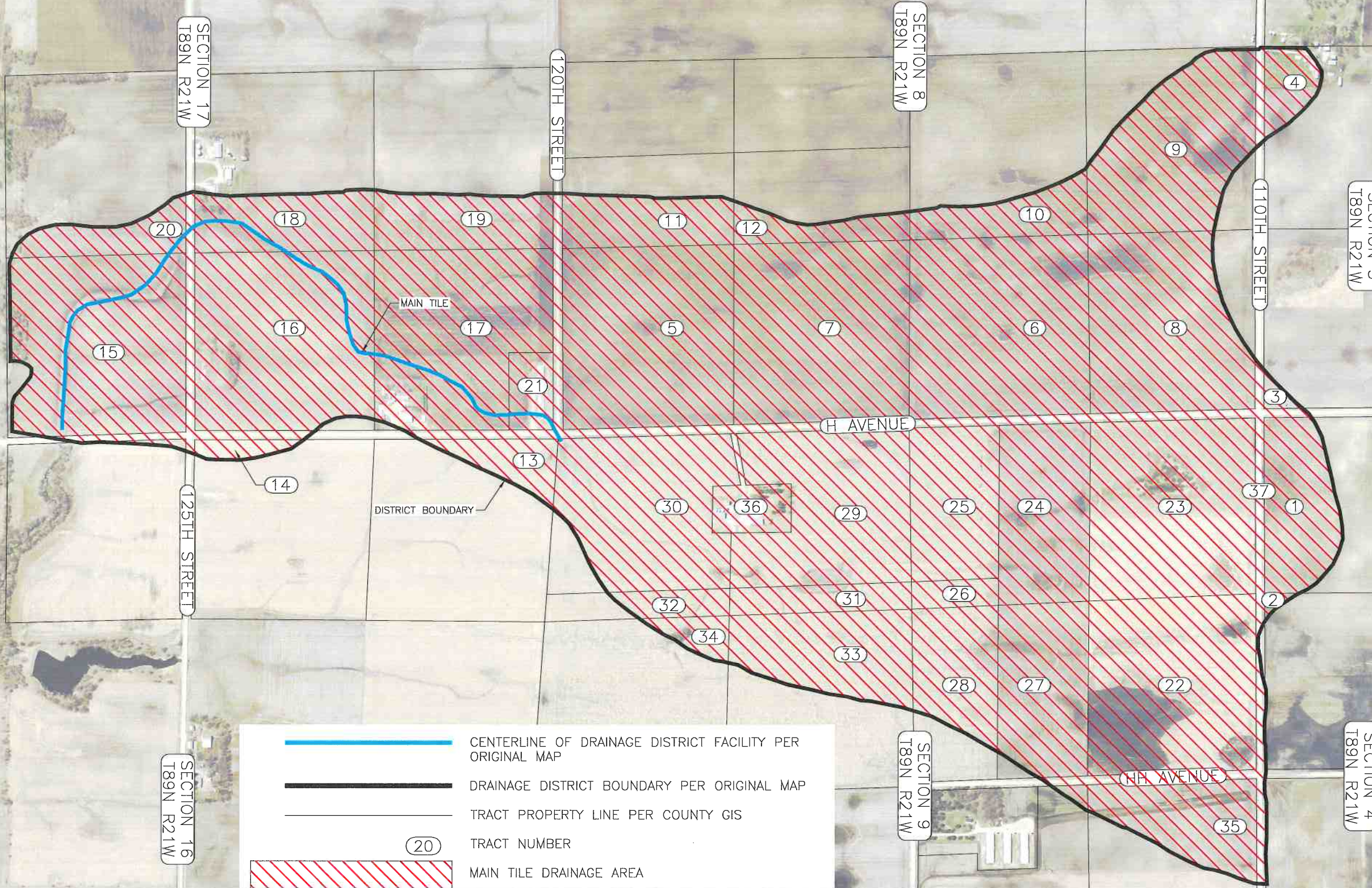
That I, along with the other reclassification commissioners for Hardin County Drainage District No. 131, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.






COMMISSIONER:



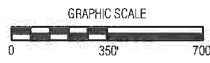
Date: 12-26-18

Chuck Walters  
34122 230th Street  
Eldora, IA 50627



 CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP  
 DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP  
 TRACT PROPERTY LINE PER COUNTY GIS  
 TRACT NUMBER  
 MAIN TILE DRAINAGE AREA

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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 CHECKED: ZJS DATE: ####  
 APPROVED: LOG DATE: ####

**D.D. 131 RECLASSIFICATION**  
 HARDIN COUNTY, IOWA

**MAIN TILE BOUNDARY MAP**

PROJECT NO. 6916.1  
 SHEET NO. 1

Main Tile

Tract	Taxing District	Parcel	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		892104300003	4-89-21	Jass, Lyle J Jass, Barbara A SW SW	15.00	14.47%	217.00	0.559%	100	\$279.52	\$18.63
2		892104300004	4-89-21	Peterson, Dennis L Testamentary Trust SE SW	3.00	25.34%	76.03	0.196%	100	\$97.94	\$32.65
3		892105400004	5-89-21	Cleveland, Darlene K - Trust SE SE	5.00	12.34%	61.71	0.159%	100	\$79.49	\$15.90
4		892105400003	5-89-21	Cleveland, Darlene K - Trust SW SE	10.00	14.22%	142.16	0.366%	100	\$183.12	\$18.31
5		892108400006	8-89-21	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust SE SE	38.00	88.75%	3372.63	8.689%	100	\$4,344.38	\$114.33
6		892108200004	8-89-21	Disney, Marilyn J SE NE	39.00	67.27%	2623.63	6.759%	100	\$3,379.56	\$86.66
7		892108400003	8-89-21	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust NE SE	39.00	81.55%	3180.55	8.194%	100	\$4,096.95	\$105.05
8		892108200002	8-89-21	Disney, Marilyn J NE NE	35	31.53%	1103.66	2.843%	100	\$1,421.65	\$40.62
9		892108200001	8-89-21	Tripp, Norma J - 1/2 Stotts, Michelle L - 1/2 NW NE	30.00	29.62%	888.65	2.289%	100	\$1,144.70	\$38.16
10		892108200003	8-89-21	Tripp, Norma J - 1/2 Stotts, Michelle L - 1/2 SW NE	13.00	59.95%	779.34	2.008%	100	\$1,003.89	\$77.22
11		892108400005	8-89-21	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust E1/2 SW SE	10.00	40.37%	403.70	1.040%	100	\$520.02	\$52.00
12		892108400002	8-89-21	Heinzeroth, Jeffrey Heinzeroth, Frances - Trust E1/2 NW SE	7.00	63.53%	444.73	1.146%	100	\$572.87	\$81.84
13		892116100001	16-89-21	Hamilton, Robert T, Inc NW NW	15.00	75.07%	1125.98	2.901%	100	\$1,450.40	\$96.69
14		892116100003	16-89-21	Hamilton, Robert T, Inc SW NW	3.00	35.59%	106.77	0.275%	100	\$137.53	\$45.84
15		892117400007	17-89-21	Beasley Farms, Inc NE SE	36.00	75.33%	2711.74	6.986%	100	\$3,493.07	\$97.03
16		892117200005	17-89-21	Beasley Farms, Inc SE NE	38.00	72.55%	2756.99	7.103%	100	\$3,551.35	\$93.46
17		892117200004	17-89-21	Dunning, Thomas and Jane Trust NE NE EX PARCEL A	34.85	85.80%	2990.22	7.704%	100	\$3,851.78	\$110.52
18		892117200002	17-89-21	Huebner, Gregory W SW NE	15.00	44.81%	672.20	1.732%	100	\$865.88	\$57.73
19		892117200001	17-89-21	Dunning, Thomas and Jane Trust NW NE	13.00	49.44%	642.71	1.656%	100	\$827.89	\$63.68
20		892117400001	17-89-21	Martin Marietta Aggregates, Inc NW SE	3.00	54.68%	164.03	0.423%	100	\$211.29	\$70.43
21		892117200003	17-89-21	Dunning, Thomas and Jane Trust PARCEL A IN NE NE (BEG NE COR S363' W600'N363'E600' POB)	4.15	73.82%	306.34	0.789%	100	\$394.60	\$95.08



Main Tile

Tract	Taxing District	Parcel		Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
22		892109100004	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NE NW	38.00	31.88%	1211.50	3.121%	100	\$1,560.57	\$41.07
23		892109100001	Fox Family Living Trust - 1/2 Biggs Family Trust - 1/2	9-89-21	NW NW	38.00	37.21%	1413.83	3.642%	100	\$1,821.19	\$47.93
24		892109100002	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SW NW	19.70	54.17%	1067.17	2.749%	100	\$1,374.65	\$69.78
25		892109100003	Broer, Timothy L	9-89-21	S1/2 SW NW EX E200'	16.46	54.20%	892.19	2.299%	100	\$1,149.26	\$69.82
26		892109100007	Broer Weis, Anna C	9-89-21	E200' S1/2 SW NW	2.84	64.35%	182.76	0.471%	100	\$235.41	\$82.89
27		892109100005	Duncan, Royle H Duncan, Jo A	9-89-21	N1/2 SE NW	12.47	49.97%	623.13	1.605%	100	\$802.67	\$64.37
28		892109100006	Broer Weis, Anna C	9-89-21	S1/2 SE NW	8.53	37.02%	315.80	0.814%	100	\$406.79	\$47.69
29		892109300001	Broer, Timothy L	9-89-21	NW SW EX TRACT & EX E200'	29.16	78.13%	2278.22	5.869%	100	\$2,934.64	\$100.64
30		892109300003	Broer, Timothy L	9-89-21	SW SW EX TRACT & EX E200'	25.76	100.00%	2576.00	6.636%	100	\$3,318.21	\$128.81
31		892109300006	Broer Weis, Anna C	9-89-21	E200' NW SW	5.93	60.75%	360.24	0.928%	100	\$464.04	\$78.25
32		892109300007	Broer Weis, Anna C	9-89-21	E200' SW SW	3.10	85.66%	265.55	0.684%	100	\$342.06	\$110.34
33		892109300004	Broer Weis, Anna C	9-89-21	NE SW	12.00	43.43%	521.17	1.343%	100	\$671.33	\$55.94
34		892109300005	Broer Weis, Anna C	9-89-21	SE SW	5.00	99.80%	499.01	1.286%	100	\$642.78	\$128.56
35		892109200001	Barhite, Steven C Barhite, Jo-Ann E	9-89-21	NW NE	10.00	17.43%	174.27	0.449%	100	\$224.48	\$22.45
36		892109300002	Jass, David Jass, Darcie	9-89-21	COM W1/4 COR S1274' BEG E414; N332' E355 ' S581.2' W342.6' N206' W414' N45' POB	5.05	49.37%	249.34	0.642%	100	\$321.18	\$63.60
37		12	Alden Township Roads			26.00	54.43%	1415.13	3.646%	100	\$1,822.86	\$70.11
					<b>Averages</b>			<b>1049.08</b>				<b>\$70.11</b>
					<b>Totals</b>	<b>664.00</b>			<b>100.0%</b>		<b>\$50,000.00</b>	

