

AGENDA
REGULAR DRAINAGE MEETING
Wednesday, July 15, 2020 9:30 AM
Large Conference Room

Due to Covid-19 health concerns, this meeting is open to the public via conference call only. The meeting date and time will remain the same. You may call at that time to access the hearing by following the instructions below:

To access the meeting call: 1-(312)-626-6799, when prompted enter meeting ID code: 662 016 552

You can also access the meeting online at:

<https://zoom.us/j/662016552>

1. Open Meeting
2. Approve Agenda
3. Approve Minutes

Documents:

[07_08_20 - DRAINAGE MINUTES.PDF](#)

4. Approve Claims For Payment

Documents:

[PAYABLES - DRAINAGE PUBLICATION 07_17_20.PDF](#)

5. DD 56 - Discuss W Possible Action - Reclassification Report

Documents:

[DD 56 EAST - WEST RECLASSIFICATION REPORT 2_17_20.PDF](#)

6. Discuss W Possible Action - Drainage Ditch - City Of Union - Update
7. Discuss W Possible Action - Invoices For Open Ditch Mapping & Drainage Utility Permit Review

Documents:

[INVOICES - OPEN DITCH MAPS AND DRAINAGE UTILITY PERMIT LANGUAGE REVIEW.PDF](#)

8. DD 143 - Discuss W Possible Action - Update On Meeting Availability
9. Other Business
10. Adjourn Meeting

REGULAR DRAINAGE MEETING

Wednesday July 8, 2020 11:50 AM

This meeting was held in-person and electronically due to Covid-19 concerns.

7/8/2020 - Minutes

1. Open Meeting

Hardin County Drainage Chairperson opened the meeting. Also present were Trustee BJ Hoffman; Trustee Renee McClellan; Darrell Meyer, County Attorney, Michael Pearce, Network Specialist; Lee Gallentine of Clapsaddle-Garber Associates; and Denise Smith, Drainage Clerk.

2. Approve Agenda

Motion by McClellan to approve the agenda. Second by Hoffman. All ayes. Motion carried.

3. Approve Minutes

Motion by McClellan to approve the minutes to Drainage Meetings dated 06-24-20 and 06-30-2020. All ayes. Motion carried.

4. Approve Claims For Payment

Motion by McClellan to approve claims for payment with pay date of Friday, July 10, 2020. Second by Hoffman. All ayes. Motion carried.

DD 56 - Postage - Landowner Mailings for Mtg & Hrg	Hardin County Auditor	\$	70.20
DD 22 WO 276 - Prof Svc to 6/20/20 Sinkhole rpr	Clapsaddle-Garber Assoc	\$	1,476.45
DD 9 WO 229 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	1,379.80
DD 11 WO 294 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	4,244.30
DD 14 WO 290 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	1,697.80
DD 25 WO 1 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	10,919.55
DD 26 WO 266 - Prof Svcs After 1/31/20 to 6/20/20	Clapsaddle-Garber Assoc	\$	2,245.70
DD 48 WO 274 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	1,787.45
DD 102 WO 265 - Prof Svcs to 6/26/20	Clapsaddle-Garber Assoc	\$	4,988.30
DD 102 WO 265 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	5,075.40
DD 158 WO 285 - Prof Svcs After 5/30/20 to 6/26/20	Clapsaddle-Garber Assoc	\$	5,188.75

5. Discuss W Possible Action -Wind Turbine Ordinance And Drainage Utility Permit Language & Process

Granzow stated we had reviewed the changes to the Drainage Utility Permit, and asked if we had anyone call in with comments. Smith stated she had received no public comments on the Drainage Utility Permit discussions we have had. Granzow asked if any of the other Trustees had any other concerns or additions. Hoffman stated he had no other concerns and was very comfortable with the due diligence we have put into this, by having Meyer and Mike Richards look at it. Granzow stated he had no other concerns as well. Gallentine stated he wanted to interject a comment about the need for the permit, Gallentine had received an email from contractor McDowell who was working on DD 25, where there are wind turbines already. Gallentine stated the email from McDowell was as follows: "We were scheduled to cross the three power cables tomorrow morning but they won't let him shut down the power because of the energy usage right now in the hot weather so hopefully we can do it next week." Gallentine stated this is the perfect example for the need for this permit as we can't replace a district facility because they are not willing to de-energize their lines, so the contractor is delayed at least a week. McClellan stated it will be the same when they request to get in the field to spray the beans. Hoffman stated that Meyer Ag service had bought helicopters so they can do precision application. Gallentine stated there is a need for some kind of guidelines as this contractor is now delayed a week, and it is dry now hopefully it does not get too wet in the next week.

Motion by Hoffman to adopt the Wind Turbine Drainage Utility Permit in language and in process as presented. Second by McClellan.

In further discussion on the motion, Hoffman stated the Des Moines Register had an article out today where there is a class action lawsuit that was filed yesterday against Mid-American Energy, in their wind unit, due to soil compaction issues and infrastructure damage in Ida County. Hoffman stated while this is RWE applying for this specific project, RWE, Mid-American and Alliant Energy, use the same contractors, just because it is a different

company, this utility permit language and process can help avoid what these farmers and landowners in Ida County are facing, Hoffman stated when people find out this is how we have done it, this will be the poster child for how protecting property, property rights, and infrastructure should be done.

Granzow thanked Meyer for his all of his work on this Permit language and process. Meyer stated he just had to connect their thoughts, the Trustees had all the nuts and bolts in there. Granzow thanked Meyer for writing it up for us and the districts. Hoffman asked for a roll call vote. Roll call vote: "Ayes" Hoffman, McClellan, Granzow. "Nays" None. Motion carried.

6. Discuss W Possible Action - Drainage Ditch - City Of Union

Smith received a written petition from Floyd Hammer with signatures, to establish a drainage district. Smith stated Gallentine will go and visit with the Union City Council next Tuesday evening. Smith asked if the Trustees would like this back on the agenda next week, when Gallentine can possibly report back on how that was received by the City Council. Gallentine stated if you have the petition you would really need to act on it eventually, the only piece missing is the bond, so that if the district does not occur, someone pays the engineering, mailing and publication fees. Gallentine stated there was no bond with it, but the Auditor has to determine the bond amount with the Trustees recommendation. Hoffman stated we can acknowledge it and send it on to the Auditor. McClellan asks if we set the bond amount. Gallentine stated the Auditor sets the bond, but I am sure she would appreciate the Trustees recommendation.

Granzow asks how much would it usually cost to establish a district. Gallentine stated for an Engineer's report we are looking at the \$7,000 to \$10,000 range, but you will have mailings and hearings. Hoffman stated that \$15,000 would not be out of line, because you have some very intuitive people that have signed this, this will be new to them, and this will take Gallentine and CGA more time than we may believe. Gallentine stated you don't want the bond amount set too low, it would be better to set it high if you don't collect it all. Smith stated per code, if the landowners do not submit the bond, the establishment of the district does not move forward. Gallentine stated that is correct, because if it does not move forward after we have drawn up reports, who would pay for the cost of the reports.

Hoffman motioned to acknowledge the petition to establish a drainage district in the community of Union, Iowa. Second by McClellan. All ayes. Motion carried.

Hoffman motioned to file this petition with the Hardin County Auditor to establish a bond in the amount of \$15,000 to cover the expenses of exploring the establishment of a drainage district.

In further discussion on the motion, Gallentine stated that if the district does come to reality, you won't collect the bond, then that bill would go to the district. Granzow stated if the bond is not met at \$15,000 and is established at \$5,000, will we just recommend CGA just work until the \$5,000 is spent. Hoffman stated he would be happy to rescind his motion completely and at an amount of a bond set by the Auditor's office, after speaking with CGA and the Drainage Clerk. McClellan stated it would not hurt for us to make a recommendation. Gallentine stated it just occurred to him that not only would we have to have the report for the establishment of the district, we would also have to have a preliminary classification also, because that will be the first questions for the landowners, how do I pay for it and how much will it be, so really both reports would have to be done, and we may be looking at more in the \$20,000 to \$25,000 range.

Granzow call for a vote. "Ayes" None. "Nays" Hoffman, McClellan, Granzow. Motion defeated.

Motion by Hoffman to communicate the petition to establish a drainage district for the city of Union, Iowa to the Hardin County Auditor to determine the bonding amount in the amount of \$30,000. Second by McClellan.

In additional discussion on the motion, Granzow does not have an issue with the bonding amount, if they truly want to do this project, if it goes through then it will get done. Hoffman stated he did not how Gallentine would present this information to the people in Union as to what this looks like, Hoffman expressed concerns that without effective communication to the people in Union, they may be blind-sided by this project, they know there is a problem but may be surprised by the costs. Gallentine stated he planned on speaking with the Union City Council next week, to let them know that the petition is already on file and if they as a City choose to do nothing, then it is going to go this route, which is a Trustee controlled district, and if the water is not flowing then it has to be done. Hoffman stated when Gallentine and Smith discuss this with landowners, that Hoffman would encourage this be a landowner controlled or City controlled district. Gallentine stated the area does include some land west of town and northwest of town. Granzow stated if they are willing to put \$30,000 in for a bond, they are serious, this may be a few people putting up a bond to push this through and they will probably get it pushed through. Gallentine stated it is tough in a town with that many people, even though Union is not very big, to get a remonstrance going

through. Gallentine stated if all of the petition owners that signed are for it, they own a decent amount of ground in town. Granzow stated the golf course may be probably the largest land owner. Hoffman stated these people may be the most easily accessed as many are business owners with land and businesses in the center of town. Gallentine stated he will explain to the City Council that this has been put in motion, and it may not be too late to stop this, if the City wants to do something about it, even if it is a district the City will still have an assessment for right of way.

Roll call vote: "Ayes" Hoffman, McClellan, Granzow. "Nays" None. Motion Carried.

Smith asked if she was to inform Floyd Hammer of the \$30,000 bond requirement. Granzow replied the Auditor will have to inform Hammer.

7. Other Business

DD 143 - Smith stated we held a hearing in March, and had discussed holding a hearing in a couple of months time, waiting to see if the Covid-19 situation would calm down. Smith stated on April 1, we had discussed adding it to the agenda the following week, to discuss Handsaker's option of the bypass outside of town. Smith was to bring it back on the following week's agenda, and had missed adding it to that agenda. Smith asked if the Trustees would like that added back on to the agenda, as a Discuss w Possible Action to discuss holding a landowner meeting. Gallentine stated CGA has not prepared any additional engineering reports to discuss a bypass or any other options, Handsaker looked at LiDar and says he thinks it is doable, Gallentine has not looked at any of that. Smith stated also at that time there was no direction to Smith to contact legal if the Trustees wanted an opinion on who has the authority to pay for the street crossings on the project. Smith stated it was noted at the time that if any new options were introduced, which would be Handsaker's bypass around town, that it would require another hearing and we had discussed possibly having another meeting with the City of Radcliffe, if they would help out with the tree situation. Gallentine stated this is the area that has stretches with tree roots in it, water is still flowing but it is definitely restricted.

Granzow stated we should meet with the City of Radcliffe, he is not interested in going around, Taylor Roll has expressed as Mayor that would be a terrible option for the city if the route went around the town. Gallentine stated it would make the town a separate lateral or a separate district which you could turn over to the city and then it is their problem to maintain, and Roll does not want that as Mayor. Granzow stated that sitting with the City to meet, and take the landowners out of it, and let the city deal with their own landowners, we have two options, one we could go and take those trees out and clean the tile within the right of way, or two, the City can give a good faith effort of cutting their own trees down and communicate with their people on these streets, that we will come in and manage this if they do not cut their own trees down with the intent that these tree roots instead of continuing to grow they will diminish in size. Granzow stated he liked the second option better of working with the City to do this because water is flowing but if trees are not self managed at this point, we will manage the problem and a timeline would be closer to this year to get those trees managed, they have until next spring. Gallentine asked if Granzow was thinking if the trees being managed within the street right of way or within 50' from the tile as CGA recommended. Granzow stated the city would have to make that decision, we only have the right for the right of way, they may have their right for their right of way and if they express to these people that this is an attempt to clear up drainage at no cost other than the trees, that is probably the better option, but if they don't want to be a good neighbor than we will do our job.

Hoffman stated that he thinks they may feel if they ignore it, it will go away, that is not practical. Granzow stated when he says good faith effort, he expects the trees down. McClellan asked if it would be worthwhile to have the county attorney or a drainage attorney send a letter to the city of Radcliffe. Granzow stated we should meet with the City of Radcliffe, as it is their right of way. It was discussed that the surveyor's report established that the City of Radcliffe's right of way and the districts right of way were one and the same. Granzow stated we should meet with the city and if they do not want to remedy it, we will. McClellan stated it will cost more if we do it, Granzow stated we will cut trees and replace tile, so it will cost more than just tree removal. Granzow hoped tree removal will not clear things up overnight but it may help. Hoffman asked if we would like the Drainage Clerk to reach out to Taylor and the City Clerk to see if we can work out a time for us to meet. Granzow stated they can zoom in. Hoffman asked if we can do this the following week as he is unavailable to attend the Drainage Meeting next week. Smith will reach out to them and see if they can attend our meeting on July 22, 2020.

Invoices- Smith has received a couple of invoices for issues that cover all drainage districts, and are not tied to one specific drainage district for payment. Smith stated we have an invoice from Davis Brown Law for review on the proposed Wind Turbine Drainage Utility Permit changes, and one from CGA for open ditch mapping. Open ditch mapping has been provided to our contractor who needed that information for spraying, and we now have all of the open ditch maps on file. Smith stated the Davis Brown Law invoice was for \$550.00 and the CGA invoice was for \$460.00, and we paid out of Rural Services for these last invoices. Granzow stated they can be on next week's agenda for approval, and then sent on to McClelland for payment from Rural Services.

In additional discussion on the wind turbine Drainage Utility Permit language Granzow stated he would like to have the wind turbine's response to McDowell that they will not power down their turbines to allow work to proceed on drainage repairs. Hoffman stated he would like to get anything in writing that McDowell received from the wind turbine company. Granzow agreed he would like that in writing.

DD 120 - Gallentine stated he stopped out and looked at part of DD 120, and shared a LiDar image of topography of the area previously discussed last week. The green lighter shade would be lower elevations, the white and red shades would be the higher elevations. Gallentine pointed out Vierkandt's ground and Picht's ground, and noted where the intake was in the fence, the land that Vierkandt is complaining about drowning out is 3/4 of a mile away from the intake. Gallentine stated the problem is that there are also 3 areas of overland water that feeds the ponding area to the south, so it is not quite as clear as Kevin portrayed it, but it is a 3/4 of a mile away problem. Granzow stated the way it was discussed previously was that the water was on each side of the fenceline. Gallentine stated the corn south in the ponded area is drowned out, but the corn near the fenceline has all come back well. Granzow asked what the fenceline ground was like, if the fence was ripped out, was the natural berm pushed through. Gallentine stated he looked back through aerial photos and this was not the only year this was drowned out. Gallentine stated CGA would get out there next week. Granzow stated Vierkandt is complaining because the water coming out of the pipe only has one place to flow now, instead of discharging out the pipe and ponding behind the fence row on Picht's, and it would have had to jump a berm, now it all just flows onto Veirkandt's ground. Gallentine stated there are a couple of box culverts south of the area of ponding, the water should just flow there, the only reason it may be ponding is it is just a flat spot. There is no intake on the tile, so there is no way this box culvert can keep up with this water other than just percolation, as there is no intake in the pond or in the road ditch. Gallentine stated the road ditch should have an intake. Gallentine stated we will go out and look at that, it is just not as clear cut as we had initially thought. Gallentine stated that looking as far back as the 70's they could see that the water from the fenceline was starting to cut a little trench to drain to the area of ponding, so this has gone on awhile, there is a reason they put the tile there, Gallentine stated you may end up doing a report yet as there is a formal request. Granzow would like more information first.

8. Adjourn Meeting

Motion by McClellan to adjourn. Second by Hoffman. All ayes. Motion carried.



Hardin County

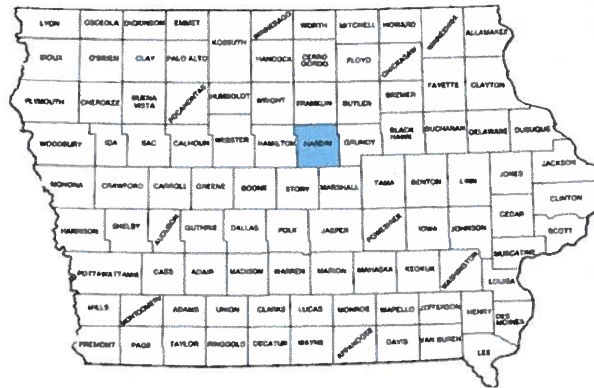
Drainage Claims with Pay Date of 7/17/2020

DD 11 WO 294 - Tile repair, parts labor, equip	Honey Creek Land Improvement, LLC	11,270.00
DD 14 - WO 252 - Televis tile & truck mileage	Williams Excavation LLC	1,106.00
DD 25 Pay Estimate No. 4 - Repair Main Tile/Lat 3	McDowell & Sons Contractors	56,584.17
DD 68 WO 293 - Tile repair, parts, labor, equip.	Honey Creek Land Improvement, LLC	3,616.25
DD 158 WO 285 - Tile repair, parts, equip., labor	Honey Creek Land Improvement, LLC	33,302.00

Total Regular Payables: 0.00
Total Stamped Warrants: 105,878.42

HARDIN COUNTY, IOWA

2020



**RECLASSIFICATION
COMMISSION REPORT
FOR
DRAINAGE DISTRICT
56 EAST AND 56 WEST
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
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Reclassification Commission Report for Drainage District 56 East and 56 West Hardin County, Iowa

Table of Contents	Pg. 1
Report	
Introduction	Pg. 2
Background Information	Pg. 3
Evaluations	Pgs. 4-5
Exceptions	Pg. 5
Conclusion	Pg. 5
Appendices	
Certificates of Oath of Commissioners	App. A
West Boundary Map	App. B
West Reclassification Sheets	App. C
East Boundary Map	App. D
East Reclassification Sheets	App. E

Reclassification Commission Report for Drainage District 56 East and 56 West Hardin County, Iowa

- 1.0 **INTRODUCTION** - The District Trustees appointed a Reclassification Commission to reclassify and split the lands within the District boundaries of Drainage District 56 for the Main tile only. For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was based on potentially splitting the district into 2 separate districts by installing a separate Main tile outlet for the upstream stretches of the district. This report will summarize the background information gathered and the evaluation process used by the Commissioners to reclassify 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 56 from the Hardin County Drainage Clerk.
- Soil Surveys from USDA website.
- Map 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 Reclassification Commission gathered the following background information:

- 2.1 **Boundary Generation** - This step involved generation of the boundary between the East and West portions of the district based on the proposed location of the separate Main tile outlet. Using CAD, LIDAR elevation data, and Maps of District Boundaries, the internal boundary was determined for the East and West portions of the district.
- 2.2 **Tract Verification** - This step involved verification that each tract number from the existing classification was within the District boundary and was appropriately sized (i.e. 40 acres or less according to recognized or legal divisions).
- 2.3 **Acreage Verification** - This step involved verification of the acreages contained within the existing classification for Drainage District No. 56. For the tracts that previously had acreages stated and were totally contained within the District boundary, the acreage was compared to that available from the GIS website or recorded boundary surveys and corrected as necessary.
- 2.4 **Acreage Generation** - This step involved generation of the acreages for all the remaining tracts (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 56 East and 56 West boundaries). For lands whose tracts were partially contained within the mapped District 56 East and 56 West boundaries, the acreage was measured from a composite overlay of the maps of District boundaries with the linework from the GIS website. For reference, copies of the Boundary Maps for 56 West and 56 East are included in Appendices B and D respectively.
- 2.5 **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. This was measured from a composite overlay of the soil surveys with linework from the GIS website.
- 2.6 **Proximity Determination** - This step involved determination of the proximity or distance to the District facilities (i.e. Main tile). All distances were measured from the approximate centroid of each tract along the shortest straight-line route to the District facilities. This was measured from a composite overlay of the maps of District facilities with linework from the GIS website.

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. 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 Reclassification Commission's determination that the Well Drained soils typically need very little of the District facilities to be productive, and the Poorly Drained and Very Poorly Drained soils typically rely 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 tile) based upon the distance of each tract from said facilities. Since there was a large range in the distances measured (7± feet to 3,863± feet for 56 East and 25± feet to 3,678± feet for 56 West), this factor was necessary to compare the tract distances relative to each other. Therefore, the tract which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract which had the closest measured distance received a Facility Proximity Factor of 100. All other tracts 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 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 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 such).

3.5 Units Assessed - This combines the amount of benefit along with the land area that is benefitted. For each tract 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 as a portion of the total units assessed for the District facility. Unlike the % Benefit which was a percentage comparing each tract to the most benefitted tract, the % Units Assessed compares each tract 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 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 \$425,000 each for both 56 West and 56 East. This is based on the Reclassification Commission's determination that both 56 West and 56 East will equally benefit from the proposed separate Main tile outlet. 56 West will have its own outlet instead of relying on the existing undersized Main tile outlet and 56 East will have a significant amount of drainage load removed from the Main tile. For each tract this is calculated as:

$$\% \text{ Units Assessed} \times \$425,000$$

- 3.9 Assessment for Project (per acre basis) - This is the amount that each tract 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 \$425,000. For each tract this is calculated as:

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

- 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 tracts, 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 and Soil 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 along with current and former railroads and are highlighted pink on the reclassification sheets contained in the appendices (i.e. tract numbers 1 and 2 for 56 West and tract numbers 1, 2, and 3 for 56 East).
- 4.2 The District Trustees also requested that the Reclassification Commission determine the appropriate classification if the proposed separate Main tile outlet was installed at approximately 2 feet deeper than the existing Main tile. The Reclassification Commission determined that if the proposed separate Main tile outlet is installed at any depth greater than the existing Main tile at the connection point of the two, this would solely benefit 56 West and not 56 East.
- 5.0 **CONCLUSION:** - Using all the above, the Reclassification Commission generated reclassification sheets for the 56 West Main tile and 56 East Main tile. For reference, copies are included in Appendix C and E respectively. 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 the proposed separate Main tile outlet project only if it is constructed.
 - If the separate Main tile outlet is installed deeper than the existing Main tile at the connection point of the two, the additional cost for a deeper installation should be paid solely by 56 West.
 - Split 56 West and 56 East into separate districts and adopt the Reclassification Commission Report as the basis for future repairs and improvements for each only if the proposed separate Main tile outlet project is constructed.


CERTIFICATE

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

That I, along with the other reclassification commissioners for Drainage District No. 56, have personally 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. 56, completed the reclassification of the lands within the Drainage District. 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. 56, 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 56 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.

	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.</p> <p><i>Lee O. Gallentine, P.E.</i> Lee O. Gallentine, P.E..</p> <p>DATE: <u>Feb 11, 2020</u> License Number: 15745</p> <p>My License Renewal Date is December 31, 2020 Page or sheets covered by this seal: <u>As shown on Table of Contents</u></p>
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CERTIFICATE

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

That I, along with the other reclassification commissioners for Drainage District No. 56, have personally 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. 56, completed the reclassification of the lands within the Drainage District. 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. 56, 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 56 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: 2/11/20

Dennis Prohaska
22849 170th Street
Iowa Falls, IA 50126

CERTIFICATE

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

That I, along with the other reclassification commissioners for Drainage District No. 56, have personally 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. 56, completed the reclassification of the lands within the Drainage District. 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.

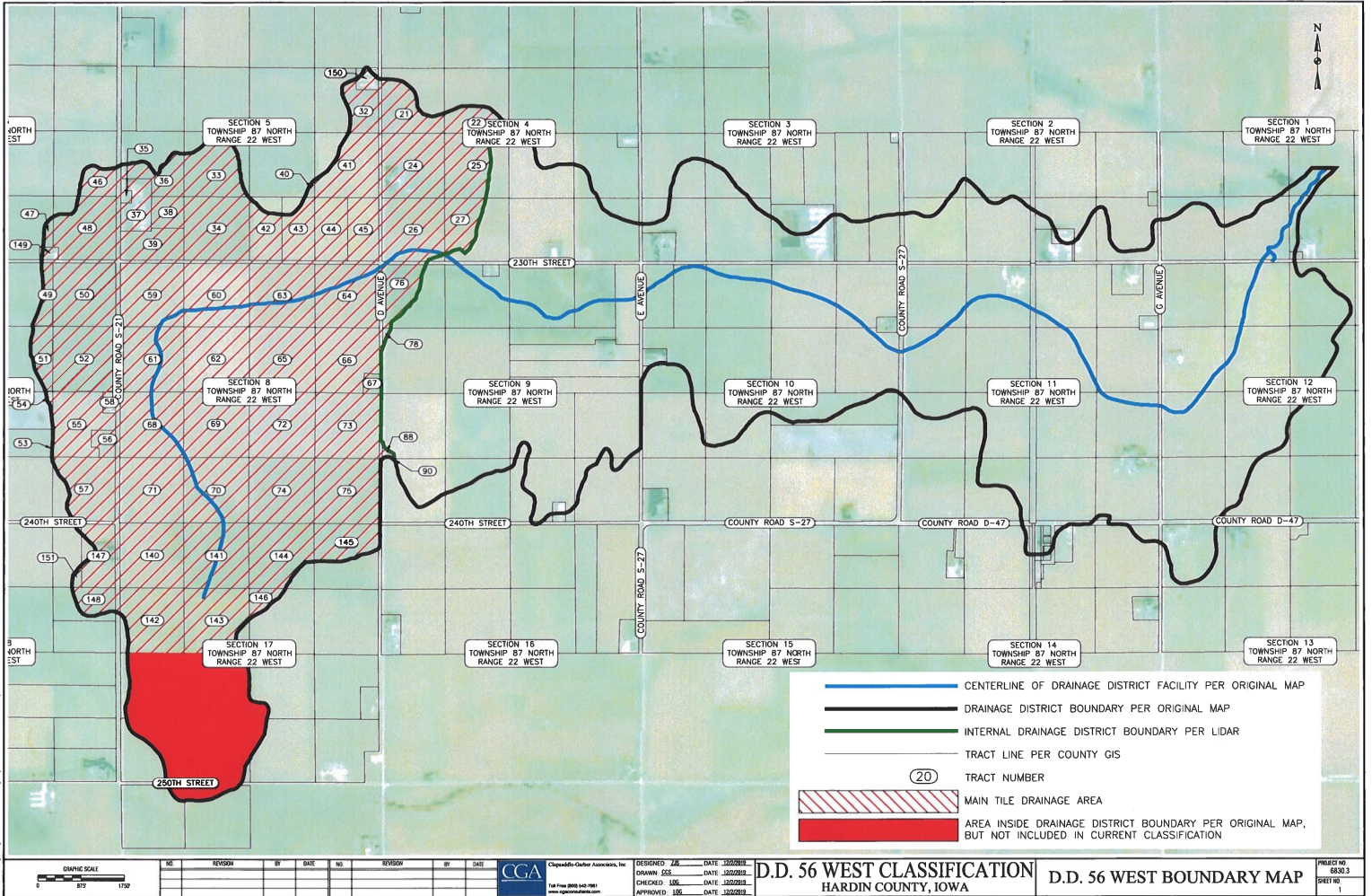
That I, along with the other reclassification commissioners for Hardin County Drainage District No. 56, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District 56 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: 2-11-20

Chuck Walters
34122 230th Street
Eldora, IA 50627



I:\GIS\2024\Projects\56 West\56 West.dwg, 01/13/24, 11:58am, JGK



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED	JAK	DATE	1/22/2024
DRAWN	SSS	DATE	1/22/2024
CHECKED	LOG	DATE	1/22/2024
APPROVED	LOG	DATE	1/22/2024

D.D. 56 WEST CLASSIFICATION
HARDIN COUNTY, IOWA

D.D. 56 WEST BOUNDARY MAP

PROJECT NO. 66803
SHEET NO. 1

Drainage Real Estate

Classification of Lands for Drainage Benefits - Auditor (by name)

West Tract	Taxing District	Parcel	West Entity	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	DD 56	15	Hardin County Roads		ROADS	18.90	36.59%	691.63	1.054%	100	\$4,478.06	\$236.93
2	DD 56	16	Sherman Township Roads		ROADS	24.46	36.59%	895.09	1.364%	100	\$5,795.42	\$236.93
22	DD 56	872204100004	Radland Farms, Inc	4-87-22	SE NW 4-87-22	14.02	20.09%	281.70	0.429%	100	\$1,823.90	\$130.09
24	DD 56	872204300001	Bostrom, Michael B Bostrom, Candy S	4-87-22	NW SW 4-87-22	39.00	40.63%	1584.43	2.414%	100	\$10,258.70	\$263.04
25	DD 56	872204300002	Bostrom, Michael B Bostrom, Candy S	4-87-22	NE SW 4-87-22	28.11	35.13%	987.50	1.504%	100	\$6,393.78	\$227.46
26	DD 56	872204300003	Radland Farms, Inc	4-87-22	SW SW 4-87-22	37.32	57.31%	2138.63	3.258%	100	\$13,846.95	\$371.03
27	DD 56	872204300004	Radland Farms, Inc	4-87-22	SE SW 4-87-22	17.15	52.21%	895.33	1.364%	100	\$5,796.97	\$338.02
32	DD 56	872205200006	Runge, Jack	5-87-22	SE NE EX 4.50A TR 5-87-22	12.12	18.80%	227.91	0.347%	100	\$1,475.65	\$121.75
33	DD 56	872205300005	Luhman, Dean E	5-87-22	NE SW 5-87-22	21.00	22.66%	475.90	0.725%	100	\$3,081.30	\$146.73
34	DD 56	872205300006	Luhman, Dean E	5-87-22	SE SW 5-87-22	39.00	38.06%	1484.42	2.261%	100	\$9,611.16	\$246.44
35	DD 56	872205300008	Luhman, Michael Luhman, Lisa	5-87-22	COM SW COR N1191'POB N494'E170'S247'E85' S247'W255'POB 5-87-22	1.79	12.45%	22.28	0.034%	100	\$144.23	\$80.58
36	DD 56	872205300009	Luhman, Dean E	5-87-22	NW SW EX TRACTS 5-87-22	14.26	23.18%	330.55	0.504%	100	\$2,140.18	\$150.08
37	DD 56	872205300010	Krause, Brian J Krause, Christine J	5-87-22	COM SW COR N622' POB N569' E255'N247'W85' N247'E482'S1063'W652 POB 5-87-22	12.78	22.55%	288.17	0.439%	100	\$1,865.80	\$145.99
38	DD 56	872205300011	Luhman, Oma L	5-87-22	N 1/2 SW SW EX TRACTS 5-87-22	10.12	35.73%	361.61	0.551%	100	\$2,341.33	\$231.36
39	DD 56	872205300012	Luhman, Oma L	5-87-22	S 1/2 SW SW EX 1.07A TR 5-87-22	17.84	35.80%	631.51	0.962%	100	\$4,088.80	\$231.79
40	DD 56	872205400001	Luhman, Dean E Luhman, Oma L	5-87-22	NW SE 5-87-22	2.00	40.16%	80.31	0.122%	100	\$519.99	\$259.99
41	DD 56	872205400002	Radland Farms, Inc	5-87-22	NE SE 5-87-22	30.00	43.47%	1303.98	1.987%	100	\$8,442.89	\$281.43
42	DD 56	872205400003	Radland Farms, Inc	5-87-22	W 1/2 SW SE 5-87-22	13.09	54.26%	710.33	1.082%	100	\$4,599.13	\$351.35
43	DD 56	872205400004	Kolden, Kathy D - Trust Kolden, Robert A - Trust	5-87-22	E 1/2 SW SE 5-87-22	13.91	49.70%	691.39	1.053%	100	\$4,476.52	\$321.82
44	DD 56	872205400005	Kolden, Kathy D - Trust Kolden, Robert A - Trust	5-87-22	W 1/2 SE SE 5-87-22	19.50	62.16%	1212.19	1.847%	100	\$7,848.52	\$402.49



West Tract	Taxing District	Parcel	West Entity	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)
45	DD 56	872205400006	Armstrong, Susan R 1/2 & Radland Farms, Inc 1/2	5-87-22	E 1/2 SE SE 5-87-22	18.50	48.66%	900.22	1.371%	100	\$5,828.62	\$315.06
46	DD 56	872206400002	Appelgate, Harold & Angie Trust	6-87-22	NE SE 6-87-22	9.27	10.82%	100.33	0.153%	100	\$649.62	\$70.08
47	DD 56	872206400005	Sheldahl, L O - Etal	6-87-22	SW SE EX TR SE COR 6-87-22	3.81	9.91%	37.76	0.058%	100	\$244.50	\$64.17
48	DD 56	872206400006	Sheldahl, L O - Etal	6-87-22	SE SE EX .61A TR 6-87-22	29.73	16.29%	484.24	0.738%	100	\$3,135.29	\$105.46
49	DD 56	872207200001	Johnson Family Ltd Partnership	7-87-22	NW NE 7-87-22	9.83	10.68%	104.98	0.160%	100	\$679.70	\$69.15
50	DD 56	872207200002	Johnson Family Ltd Partnership	7-87-22	NE NE 7-87-22	37.34	27.90%	1041.69	1.587%	100	\$6,744.60	\$180.63
51	DD 56	872207200003	Johnson Family Ltd Partnership	7-87-22	SW NE 7-87-22	10.00	22.73%	227.29	0.346%	100	\$1,471.61	\$147.16
52	DD 56	872207200004	Johnson Family Ltd Partnership	7-87-22	SE NE 7-87-22	38.33	33.85%	1297.34	1.976%	100	\$8,399.88	\$219.15
53	DD 56	872207300004	SWS Farms, LLP	7-87-22	PARCEL D IN FRL S1/2 7-87-22	0.07	18.19%	1.27	0.002%	100	\$8.24	\$117.77
54	DD 56	872207400001	Handsaker, James E & Judith A Handsaker, Roger, Sandra, Paul & Bonnie	7-87-22	NW SE EX PT PARCEL D 7-87-22	0.93	31.51%	29.30	0.045%	100	\$189.71	\$203.99
55	DD 56	872207400002	Spindler, Ragene - 1/4, Del Rina Kae - 1/4 Spindler, Scott K - 1/2	7-87-22	NE SE (INCL PARCEL A) EX PARCELS B & C 7-87-22	33.23	26.05%	865.73	1.319%	100	\$5,605.30	\$168.68
56	DD 56	872207400003	Spindler, Dana Spindler, Tami	7-87-22	PARCEL B IN NE SE 7-87-22	2.64	25.44%	67.17	0.102%	100	\$434.87	\$164.72
57	DD 56	872207400005	Stensland, W Bradley	7-87-22	SE SE 7-87-22	29.69	29.29%	869.51	1.325%	100	\$5,629.82	\$189.62
58	DD 56	872207400007	Spindler Pork, LLC	7-87-22	PARCEL C IN NE SE 7-87-22	2.46	52.26%	128.56	0.196%	100	\$832.39	\$338.37
59	DD 56	872208100001	Krause, Marjorie K - LE Krause, John H - LE	8-87-22	NW NW 8-87-22	37.33	64.27%	2399.09	3.655%	100	\$15,533.34	\$416.11
60	DD 56	872208100002	Kamenetzky, Michele	8-87-22	NE NW 8-87-22	39.00	64.78%	2526.30	3.849%	100	\$16,356.99	\$419.41
61	DD 56	872208100003	Krause, Marjorie K - LE Krause, John H - LE	8-87-22	SW NW 8-87-22	38.33	50.11%	1920.63	2.926%	100	\$12,435.49	\$324.43
62	DD 56	872208100004	Kamenetzky, Michele	8-87-22	SE NW 8-87-22	40.00	31.04%	1241.54	1.891%	100	\$8,038.59	\$200.96
63	DD 56	872208200001	Kuhfus, Paula A Living Trust	8-87-22	NW NE 8-87-22	39.00	62.64%	2443.02	3.722%	100	\$15,817.77	\$405.58
64	DD 56	872208200002	Kuhfus, Paula A Living Trust	8-87-22	NE NE 8-87-22	38.00	62.83%	2387.43	3.637%	100	\$15,457.87	\$406.79
65	DD 56	872208200003	Kuhfus, Paula A Living Trust	8-87-22	SW NE 8-87-22	40.00	39.71%	1588.38	2.420%	100	\$10,284.28	\$257.11
66	DD 56	872208200004	Kuhfus, Paula A Living Trust	8-87-22	SE NE EX TRACT 8-87-22	36.00	53.82%	1937.38	2.952%	100	\$12,543.90	\$348.44

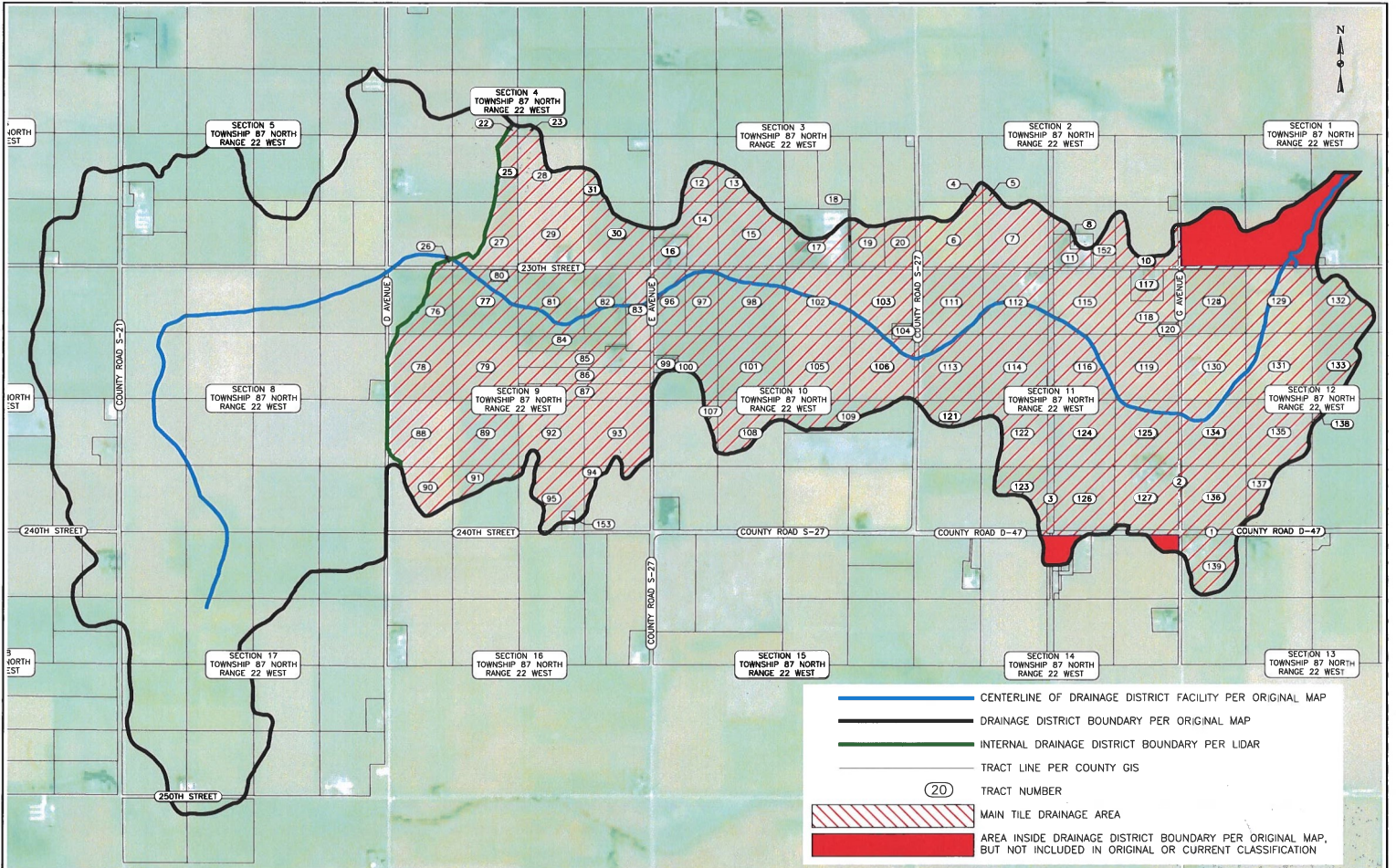


West Tract	Taxing District	Parcel	West Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
67	DD 56	872208200005	Birchmier, Cole D & Knudson, Kayla S	8-87-22	PARCEL IN SE NE (COM E1/4 COR N392' W344' S406.32' E376.5' POB) 8-87-22	3.00	21.11%	63.33	0.096%	100	\$410.05	\$136.68
68	DD 56	872208300001	EL Investments LLC	8-87-22	NW SW 8-87-22	38.33	79.45%	3045.35	4.639%	100	\$19,717.71	\$514.42
69	DD 56	872208300002	EL Investments LLC	8-87-22	NE SW 8-87-22	40.00	55.36%	2214.55	3.374%	100	\$14,338.52	\$358.46
70	DD 56	872208300003	EL Investments LLC	8-87-22	SE SW 8-87-22	40.00	75.89%	3035.71	4.625%	100	\$19,655.29	\$491.38
71	DD 56	872208300004	EL Investments LLC	8-87-22	SW SW 8-87-22	38.33	58.07%	2225.72	3.391%	100	\$14,410.84	\$375.97
72	DD 56	872208400001	Sheldahl Brothers Partnership	8-87-22	NW SE 8-87-22	40.00	31.46%	1258.42	1.917%	100	\$8,147.88	\$203.70
73	DD 56	872208400002	Sheldahl Brothers Partnership	8-87-22	NE SE 8-87-22	39.00	20.53%	800.60	1.220%	100	\$5,183.65	\$132.91
74	DD 56	872208400003	Sheldahl Brothers Partnership	8-87-22	SW SE 8-87-22	40.00	35.38%	1415.08	2.156%	100	\$9,162.21	\$229.06
75	DD 56	872208400004	Sheldahl Brothers Partnership	8-87-22	SE SE 8-87-22	39.00	24.57%	958.12	1.460%	100	\$6,203.50	\$159.06
76	DD 56	872209100001	Skeie, Inc	9-87-22	NW NW 9-87-22	18.21	38.82%	706.86	1.077%	100	\$4,576.67	\$251.33
78	DD 56	872209100003	Holechek, Lynn P Holechek, Sarah M	9-87-22	SW NW 9-87-22	0.78	12.24%	9.55	0.015%	100	\$61.83	\$79.26
88	DD 56	872209300001	Kuhfus, Jon & William; Holechek, Sarah	9-87-22	NW SW 9-87-22	0.89	2.33%	2.08	0.003%	100	\$13.44	\$15.10
90	DD 56	872209300003	Kuhfus, Jon & William; Holechek, Sarah	9-87-22	SW SW 9-87-22	0.01	1.41%	0.01	0.000%	100	\$0.08	\$9.16
140	DD 56	872217100001	Fosseen, Dwayne	17-87-22	NW NW 17-87-22	38.33	40.59%	1555.63	2.370%	100	\$10,072.21	\$262.78
141	DD 56	872217100002	Sheldahl Brothers Partnership	17-87-22	NE NW 17-87-22	40.00	100.00%	4000.00	6.094%	100	\$25,898.74	\$647.47
142	DD 56	872217100003	JoEtta DuBois McClintock LLC - 2/3 McClintock Family Trust - 1/3	17-87-22	SW NW 17-87-22	38.36	42.32%	1623.22	2.473%	100	\$10,509.84	\$273.98
143	DD 56	872217100004	JoEtta DuBois McClintock LLC - 2/3 McClintock Family Trust - 1/3	17-87-22	SE NW 17-87-22	35.00	58.29%	2040.15	3.108%	100	\$13,209.34	\$377.41
144	DD 56	872217200001	Sheldahl Brothers Partnership	17-87-22	NW NE 17-87-22	33.00	39.70%	1310.11	1.996%	100	\$8,482.53	\$257.05
145	DD 56	872217200002	Sheldahl Brothers Partnership	17-87-22	NE NE 17-87-22	19.62	30.39%	596.23	0.908%	100	\$3,860.37	\$196.76
146	DD 56	872217200003	Sheldahl Brothers Partnership	17-87-22	SW NE 17-87-22	13.00	31.28%	406.70	0.620%	100	\$2,633.25	\$202.56
147	DD 56	872218200003	Fosseen, Dwayne	18-87-22	E1/2 NE NE 18-87-22	14.96	18.97%	283.76	0.432%	100	\$1,837.25	\$122.81
14			Janes, Lindell Janes, Meshell	18-87-22	N 1/2 SE NE 18-87-22	9.36	14.91%	139.59	0.213%	100	\$903.83	\$96.56



West Tract	Taxing District	Parcel	West Entity	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)
149	DD 56	872206400007	Sheldahl Brothers Partnership	6-87-22	COM SE COR SEC 6 W1203.40' POB W380' N250' E380' S250'POB	1.02	15.93%	16.24	0.025%	100	\$105.17	\$103.11
150	DD 56	872205200005	Compass Farms, Inc.	5-87-22	BEG NE COR SE NE S433' W486' N433' E486' POB PARCEL "A"	3.04	9.76%	29.68	0.045%	100	\$192.19	\$63.22
151	DD 56	872218200002	Marcy M. Chaussee	18-87-22	W1/2 NE NE 18-87-22	1.75	5.46%	9.56	0.015%	100	\$61.91	\$35.38
					Averages			979.71				\$231.40
					Totals	1504.65			100.000%		\$425,000.00	





- CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP
- DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP
- INTERNAL DRAINAGE DISTRICT BOUNDARY PER LIDAR
- TRACT LINE PER COUNTY GIS
- MAIN TILE DRAINAGE AREA
- AREA INSIDE DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP, BUT NOT INCLUDED IN ORIGINAL OR CURRENT CLASSIFICATION

East Tract	Taxing District	Parcel	East Entity	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	DD 56	15	Hardin County Roads		ROADS	16.36	38.84%	635.38	0.710%	100	\$3,016.44	\$184.38
2	DD 56	16	Sherman Township Roads		ROADS	43.21	38.84%	1678.17	1.875%	100	\$7,967.01	\$184.38
3	DD 56	32	Midwestern Railroad Properties		RAILROAD	15.98	38.84%	620.62	0.693%	100	\$2,946.37	\$184.38
4	DD 56	872202300001	Eller, Loren L	2-87-22	NW SW 2-87-22	2.00	32.39%	64.77	0.072%	100	\$307.49	\$153.75
5	DD 56	872202300002	M Farms, Inc	2-87-22	NE SW 2-87-22	2.00	30.09%	60.19	0.067%	100	\$285.74	\$142.87
6	DD 56	872202300003	Worland, Carol E	2-87-22	SW SW 2-87-22	28.01	53.05%	1485.83	1.660%	100	\$7,053.87	\$251.83
7	DD 56	872202300004	Kumrow, Dan V - 1/3 (Contract 2/3) Kumrow, Tammy S - 1/3 (Contract 2/3)	2-87-22	SE SW 2-87-22	37.00	41.40%	1531.78	1.711%	100	\$7,272.04	\$196.54
8	DD 56	872202400003	Kumrow, Dan Kumrow, Tamara	2-87-22	COM S1/4 COR E796' BEG N390' W415' N300.8'E455' S690' W40' TO BEG 2-87-22	1.31	31.72%	41.56	0.046%	100	\$197.28	\$150.60
10	DD 56	872202400006	Kumrow, Dan V - 1/3 (Contract 2/3) Kumrow, Tammy S - 1/3 (Contract 2/3)	2-87-22	SE SE EX CEM. 2-87-22	8.37	29.99%	251.03	0.280%	100	\$1,191.73	\$142.38
11	DD 56	872202400008	Kumrow, Dan Kumrow, Tamara	2-87-22	W836.1' S690.8' SW SE EX TR & EX RR 2-87-22	6.74	46.83%	315.64	0.353%	100	\$1,498.49	\$222.33
12	DD 56	872203300001	Lickteig Land, LLC	3-87-22	NW SW 3-87-22	10.00	44.86%	448.62	0.501%	100	\$2,129.79	\$212.98
13	DD 56	872203300002	Lickteig Land, LLC	3-87-22	NE SW 3-87-22	3.00	36.76%	110.29	0.123%	100	\$523.59	\$174.53
14	DD 56	872203300003	Lickteig Land, LLC	3-87-22	SW SW EX PARCEL A 3-87-22	18.58	65.50%	1216.96	1.359%	100	\$5,777.45	\$310.95
15	DD 56	872203300004	Lickteig Land, LLC	3-87-22	SE SW 3-87-22	35.00	56.74%	1985.74	2.218%	100	\$9,427.17	\$269.35
16	DD 56	872203300005	Maakestad, Mark C	3-87-22	PARCEL "A" IN SW SW 3-87-22	8.84	42.97%	379.82	0.424%	100	\$1,803.16	\$203.98
17	DD 56	872203400003	Iowa Select Farms, LP	3-87-22	BEG SW COR SE1/4 N1183.79' E1287.90' S1183.79' W1287.90' POB IN SW SE 3-87-22	19.14	25.00%	478.53	0.535%	100	\$2,271.81	\$118.69
18	DD 56	872203400007	Thomas, Betty	3-87-22	PT PARCEL C IN E1/2 W1/2 SE 3-87-22	0.86	15.10%	12.98	0.015%	100	\$61.63	\$71.67
19	DD 56	872203400008	Ferris, Brock R	3-87-22	PT PARCEL C-W1/2 SE SE 3-87-22	12.67	29.38%	372.27	0.416%	100	\$1,767.33	\$139.49
20	DD 56	872203400009	Thomas, Betty	3-87-22	PT PARCEL C-E1/2 SE SE 3-87-22	12.84	31.86%	409.04	0.457%	100	\$1,941.89	\$151.24
22	DD 56	872204100004	Radland Farms, Inc	4-87-22	SE NW 4-87-22	0.98	19.08%	18.70	0.021%	100	\$88.79	\$90.60
23	DD 56	872204200003	Kiburz, Kent	4-87-22	SW NE 4-87-22	2.00	27.04%	54.08	0.060%	100	\$256.72	\$128.36



East Tract	Taxing District	Parcel	East Entity	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)
25	DD 56	872204300002	Bostrom, Michael B Bostrom, Candy S	4-87-22	NE SW 4-87-22	11.89	45.69%	543.28	0.607%	100	\$2,579.18	\$216.92
26	DD 56	872204300003	Radland Farms, Inc	4-87-22	SW SW 4-87-22	0.68	100.00%	68.00	0.076%	100	\$322.83	\$474.74
27	DD 56	872204300004	Radland Farms, Inc	4-87-22	SE SW 4-87-22	21.85	55.92%	1221.91	1.365%	100	\$5,800.94	\$265.49
28	DD 56	872204400001	Holechek, Lynn P Holechek, Sarah M	4-87-22	NW SE 4-87-22	26.00	37.76%	981.83	1.097%	100	\$4,661.16	\$179.28
29	DD 56	872204400003	Holechek, Lynn P Holechek, Sarah M	4-87-22	SW SE 4-87-22	39.00	48.07%	1874.59	2.094%	100	\$8,899.50	\$228.19
30	DD 56	872204400004	McCartney, Michael W McCartney, Cynthia J	4-87-22	SE SE 4-87-22	29.42	43.62%	1283.45	1.434%	100	\$6,093.08	\$207.11
31	DD 56	872204400005	McCartney, Michael W McCartney, Cynthia J	4-87-22	NE SE EX PARCEL A 4-87-22	4.00	23.10%	92.41	0.103%	100	\$438.70	\$109.68
76	DD 56	872209100001	Skeie, Inc	9-87-22	NW NW 9-87-22	19.79	41.60%	823.17	0.920%	100	\$3,907.96	\$197.47
77	DD 56	872209100002	Skeie, Inc	9-87-22	NE NW EX PARCEL A 9-87-22	37.45	59.60%	2232.16	2.493%	100	\$10,597.03	\$282.96
78	DD 56	872209100003	Holechek, Lynn P Holechek, Sarah M	9-87-22	SW NW 9-87-22	38.22	42.68%	1631.04	1.822%	100	\$7,743.26	\$202.60
79	DD 56	872209100004	Holechek, Lynn P Holechek, Sarah M	9-87-22	SE NW 9-87-22	40.00	48.07%	1922.98	2.148%	100	\$9,129.23	\$228.23
80	DD 56	872209100005	Young, Donald R Young, Sheri L	9-87-22	PARCEL A IN NE NW (COM N1/4 COR W205' POB W334' S267' E334' N267' POB) 9-87-22	1.80	27.17%	48.91	0.055%	100	\$232.20	\$129.00
81	DD 56	872209200001	Skeie, Inc	9-87-22	NW NE 9-87-22	39.00	68.23%	2660.93	2.972%	100	\$12,632.59	\$323.91
82	DD 56	872209200002	Skeie, Inc	9-87-22	W 1/2 NE NE & W4A E 1/2 NE NE 9-87-22	23.40	50.04%	1170.94	1.308%	100	\$5,558.98	\$237.56
83	DD 56	872209200003	Spindler, Ragene Spindler, Del Rina Kae	9-87-22	LOT 1 FJELLAND'S SUBDIVISION IN NE 1/4 9-87-22	18.16	66.91%	1215.17	1.357%	100	\$5,768.95	\$317.67
84	DD 56	872209200004	Skeie, Inc	9-87-22	N1/4 S1/2 NE EX E3.34A & EX TRACT BEG SE COR W24RDS N92RDS E420' S6RDS 9-87-22	15.30	52.27%	799.77	0.893%	100	\$3,796.85	\$248.16
85	DD 56	872209200005	Radland Farms, Inc	9-87-22	LOT 2 FJELLAND'S SUBDIV IN NE1/4 9-87-22	20.64	56.42%	1164.51	1.301%	100	\$5,528.45	\$267.85
86	DD 56	872209200006	Fjelland, Bradley A & Lorna J Revocable Trust	9-87-22	FJELLAND'S SUBDIV LOT 3 IN NE1/4 SEC 9-87-22	19.75	47.40%	936.08	1.046%	100	\$4,443.99	\$225.01
87	DD 56	872209200007	Armstrong, Susan R	9-87-22	FJELLANDS-LOT 4 IN NE 9-87-22	19.75	45.14%	891.50	0.996%	100	\$4,232.32	\$214.29
88	DD 56	872209300001	Kuhfus, Jon & William; Holechek, Sarah	9-87-22	NW SW 9-87-22	38.11	25.38%	967.12	1.080%	100	\$4,591.34	\$120.48
89	DD 56	872209300002	Kuhfus, Jon & William; Holechek, Sarah	9-87-22	NE SW 9-87-22	40.00	29.33%	1173.03	1.310%	100	\$5,568.86	\$139.22



East Tract	Taxing District	Parcel	East Entity	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)
90	DD 56	872209300003	Kuhfus, Jon & William; Holeczek, Sarah	9-87-22	SW SW 9-87-22	20.99	5.40%	113.38	0.127%	100	\$538.24	\$25.64
91	DD 56	872209300004	Kuhfus, Jon & William; Holeczek, Sarah	9-87-22	SE SW 9-87-22	13.00	9.58%	124.56	0.139%	100	\$591.35	\$45.49
92	DD 56	872209400001	Swenson, Laverna I Trust 1/2 & Swenson, Randy & Terry 1/2	9-87-22	NW SE 9-87-22	36.00	34.39%	1238.18	1.383%	100	\$5,878.15	\$163.28
93	DD 56	872209400002	Swenson, Laverna I Trust 1/2 & Swenson, Randy & Terry 1/2	9-87-22	NE SE 9-87-22	38.14	38.32%	1461.33	1.632%	100	\$6,937.59	\$181.90
94	DD 56	872209400004	Swenson, Laverna I Trust 1/2 & Swenson, Randy & Terry 1/2	9-87-22	SE SE 9-87-22	6.00	14.28%	85.66	0.096%	100	\$406.66	\$67.78
95	DD 56	872209400005	Swenson, Laverna I Trust 1/2 & Swenson, Randy & Terry 1/2	9-87-22	SW SE EX TRACT 9-87-22	26.35	11.94%	314.55	0.351%	100	\$1,493.31	\$56.67
96	DD 56	872210100001	McCartney, Michael W McCartney, Cynthia J	10-87-22	W1/2 NW NW 10-87-22	18.50	63.16%	1168.41	1.305%	100	\$5,546.94	\$299.83
97	DD 56	872210100002	McCartney, Michael W McCartney, Cynthia J	10-87-22	E1/2 NW NW 10-87-22	19.50	43.98%	857.61	0.958%	100	\$4,071.43	\$208.79
98	DD 56	872210100003	McCartney, Michael W McCartney, Cynthia J	10-87-22	NE NW 10-87-22	39.00	68.59%	2675.01	2.988%	100	\$12,699.40	\$325.63
99	DD 56	872210100004	Maakestad, Jon C Maakestad, Annette	10-87-22	PARCEL "A" IN SW NW 10-87-22	3.11	36.23%	112.68	0.126%	100	\$534.94	\$172.00
100	DD 56	872210100005	McCartney, Michael W McCartney, Cynthia J	10-87-22	SW NW EX PARCEL A 10-87-22	21.11	39.84%	840.93	0.939%	100	\$3,992.24	\$189.12
101	DD 56	872210100006	McCartney, Michael W McCartney, Cynthia J	10-87-22	SE NW 10-87-22	40.00	39.45%	1578.07	1.763%	100	\$7,491.80	\$187.30
102	DD 56	872210200001	Wellman, Charles Alan	10-87-22	NW NE 10-87-22	39.00	81.99%	3197.44	3.572%	100	\$15,179.60	\$389.22
103	DD 56	872210200002	Wellman, Charles Alan	10-87-22	NE NE EX TRACT 10-87-22	36.32	43.42%	1576.91	1.761%	100	\$7,486.29	\$206.12
104	DD 56	872210200003	Bishop, Donna M	10-87-22	COM NE COR S1099.22' BEG W508.8' S313.2' E508.8' N313.2' TO BEG NE NE 10-87-22	3.33	50.35%	167.66	0.187%	100	\$795.95	\$239.02
105	DD 56	872210200004	Wellman, Charles Alan	10-87-22	SW NE 10-87-22	40.00	36.78%	1471.35	1.644%	100	\$6,985.13	\$174.63
106	DD 56	872210200005	Wellman, Charles Alan	10-87-22	SE NE EX TR 10-87-22	37.73	38.43%	1449.91	1.620%	100	\$6,883.34	\$182.44
107	DD 56	872210300001	Topp, David B Topp, Carole A	10-87-22	NW SW 10-87-22	5.00	19.78%	98.89	0.110%	100	\$469.49	\$93.90
108	DD 56	872210300002	Topp, David B Topp, Carole A	10-87-22	NE SW 10-87-22	27.00	17.60%	475.25	0.531%	100	\$2,256.23	\$83.56
109	DD 56	872210400001	Bahr, Harold E Jr	10-87-22	N1/2 N1/2 SE 10-87-22	23.00	46.44%	1068.04	1.193%	100	\$5,070.43	\$220.45
111	DD 56	872211100001	Federwitz, DuWayne Joint Revocable Trust Federwitz, Virginia Joint Revocable Trust	11-87-22	NW NW 11-87-22	37.64	46.64%	1755.53	1.961%	100	\$8,334.25	\$221.42



East Tract	Taxing District	Parcel	East Entity	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)
112	DD 56	872211100002	Topp, Robert M	11-87-22	NE NW 11-87-22	39.00	59.96%	2338.51	2.612%	100	\$11,101.91	\$284.66
113	DD 56	872211100003	Topp, Robert M	11-87-22	SW NW 11-87-22	38.64	50.62%	1955.86	2.185%	100	\$9,285.31	\$240.30
114	DD 56	872211100004	Topp, Robert M	11-87-22	SE NW 11-87-22	40.00	31.54%	1261.74	1.409%	100	\$5,990.00	\$149.75
115	DD 56	872211200001	Kumrow, Clarice - Trust	11-87-22	NW NE EX R.R. 11-87-22	36.13	44.34%	1602.18	1.790%	100	\$7,606.23	\$210.52
116	DD 56	872211200002	Kumrow, Clarice - Trust	11-87-22	SW NE EX R.R. 11-87-22	36.79	38.34%	1410.44	1.576%	100	\$6,695.98	\$182.01
117	DD 56	872211200003	Kumrow, Dan Kumrow, Tamara	11-87-22	COM @ NE COR W329FT BEG W648FT S650FT E648FT N650FT BEG 11-87-22	9.18	28.01%	257.16	0.287%	100	\$1,220.83	\$132.99
118	DD 56	872211200006	Kumrow, Clarice - Trust	11-87-22	NE NE EX TRACTS 11-87-22	26.77	27.46%	735.14	0.821%	100	\$3,490.03	\$130.37
119	DD 56	872211200007	Kumrow, Clarice - Trust	11-87-22	SE NE EX TR 11-87-22	38.57	36.26%	1398.61	1.562%	100	\$6,639.80	\$172.15
120	DD 56	872211200008	Magnum Alliance, LLC	11-87-22	BEG SE COR NE1/4 N 232.89' W416' S282' E416' N49.11' POB PARCEL "B" 11-87-22	2.48	28.79%	71.40	0.080%	100	\$338.97	\$136.68
121	DD 56	872211300001	Topp, Robert Topp, Lori	11-87-22	NW SW 11-87-22	12.00	54.45%	653.42	0.730%	100	\$3,102.07	\$258.51
122	DD 56	872211300002	Topp, Robert Topp, Lori	11-87-22	NE SW 11-87-22	31.00	32.47%	1006.63	1.124%	100	\$4,778.91	\$154.16
123	DD 56	872211300004	Topp, David B Topp, Carole A	11-87-22	SE SW 11-87-22	18.82	27.80%	523.29	0.585%	100	\$2,484.26	\$132.00
124	DD 56	872211400001	Topp, David	11-87-22	NW SE EX R.R. 11-87-22	36.38	35.21%	1281.00	1.431%	100	\$6,081.48	\$167.17
125	DD 56	872211400002	Topp, David	11-87-22	NE SE 11-87-22	39.00	39.57%	1543.34	1.724%	100	\$7,326.91	\$187.87
126	DD 56	872211400003	Topp, David	11-87-22	SW SE EX R.R. 11-87-22	34.72	39.05%	1355.84	1.515%	100	\$6,436.76	\$185.39
127	DD 56	872211400004	Topp, David	11-87-22	SE SE 11-87-22	36.84	35.67%	1314.00	1.468%	100	\$6,238.12	\$169.33
128	DD 56	872212100001	Kumrow, Clarice - Trust	12-87-22	NW NW 12-87-22	38.00	46.87%	1780.93	1.989%	100	\$8,454.85	\$222.50
129	DD 56	872212100002	Federwitz, DuWayne Joint Revocable Trust Federwitz, Virginia Joint Revocable Trust	12-87-22	NE NW 12-87-22	39.00	41.88%	1633.39	1.825%	100	\$7,754.43	\$198.83
130	DD 56	872212100003	Topp, Robert Topp, Lori	12-87-22	SW NW 12-87-22	39.00	42.64%	1663.08	1.858%	100	\$7,895.37	\$202.45
131	DD 56	872212100004	Topp, Robert Topp, Lori	12-87-22	SE NW 12-87-22	40.00	41.46%	1658.40	1.853%	100	\$7,873.13	\$196.83
132	DD 56	872212200001	The McCartney Family Trust	12-87-22	NW NE 12-87-22	24.92	29.31%	730.38	0.816%	100	\$3,467.45	\$139.14



East Tract	Taxing District	Parcel	East Entity	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)
133	DD 56	872212200003	The McCartney Family Trust	12-87-22	SW NE 12-87-22	25.00	22.73%	568.35	0.635%	100	\$2,698.19	\$107.93
134	DD 56	872212300001	Topp, David B Topp, Carole A	12-87-22	NW SW 12-87-22	39.00	31.76%	1238.47	1.383%	100	\$5,879.53	\$150.76
135	DD 56	872212300002	Topp, David B Topp, Carole A	12-87-22	NE SW 12-87-22	35.00	38.22%	1337.78	1.494%	100	\$6,351.00	\$181.46
136	DD 56	872212300003	Topp, Carole A	12-87-22	SW SW 12-87-22	36.67	32.91%	1206.98	1.348%	100	\$5,730.06	\$156.26
137	DD 56	872212300004	Topp, Carole A	12-87-22	SE SW 12-87-22	9.00	34.38%	309.43	0.346%	100	\$1,469.01	\$163.22
138	DD 56	872212400001	McCartney, Michael W & Cynthia J 2/3; Strutz, Theo 1/3	12-87-22	NW SE 12-87-22	4.00	12.49%	49.95	0.056%	100	\$237.11	\$59.28
139	DD 56	872213100001	Topp, LaVonne S - Trust	13-87-22	NW NW 13-87-22	26.42	21.47%	567.14	0.634%	100	\$2,692.45	\$101.91
152	DD 56	872202400007	Heuer, Sandra Kumrow -2/3 Kumrow, Reginald - 2/3 (Deed) Kumrow Dan V - 1/3 (Contract 2/3) Kumrow, Tammy S - 1/3 (Contract 2/3)	2-87-22	SW SE EX R.R. & EX TRS	8.68	41.48%	360.01	0.402%	100	\$1,709.14	\$196.91
153	DD 56	872209400006	PLA Enterprises, LLC	9-87-22	COM S1/4 COR E851' POB E262' N426' W262 S426' POB PARCEL "A"	1.50	2.07%	3.11	0.003%	100	\$14.76	\$9.84
					Averages			973.03				\$185.12
					Totals	2162.33			100.000%		\$425,000.00	





Clapsaddle-Garber Associates
 PO Box 754
 Marshalltown, IA 50158-0754
 641-752-6701

FILED

JUL 06 2020

HARDIN COUNTY AUDITOR

Hardin County
 Mr. Thomas Craighton
 1116 14th Ave
 Eldora, IA 50627

Invoice number 41820
 Date 06/30/2020
 Project 9300 Hardin County GIS

For Professional Services After 04/18/2020 to 06/20/2020

GIS Services Editing

Provide maps referencing open ditches in Hardin County drainage districts.

Professional Fees

	Hours	Rate	Billed Amount
GIS Director	4.00	115.00	460.00

Invoice total **460.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
41820	06/30/2020	460.00	460.00				
	Total	460.00	460.00	0.00	0.00	0.00	0.00

All invoices are due upon receipt. A late charge of 1.5% per month will be added to any unpaid balance after 30 days.

CGA gladly accepts payment by Visa and/or Mastercard without charge if paid within 10 days of the date of the invoice. A 2.5% convenience fee shall be added to the total invoiced amount if payment is made by credit card after 10 days of the date of the invoice.



In Account With

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.

Attorneys and Counselors at Law
215 10th Street, Suite 1300
Des Moines, IA 50309-3993
(515) 288-2500
Federal I.D. No. 42-1343884

FILED
JUN 22 2020
HARDIN COUNTY AUDITOR

Hardin County Auditor's Office
Denise Smith
Hardin County Auditor's Office
1215 Edgington Avenue, Suite 1
Eldora, IA 50627

Statement: 1439473
Date: 6/16/2020

Re: 9007551-132691 - General Advice

For Professional Services Rendered

Professional Fees

		Hours	Amount
05/14/2020	MRIC Review the proposed revisions to the windfarm ordinance again and highlight concerns.	0.70	192.50
05/14/2020	MRIC Review law in Iowa on legality of ordinances and amendments, and standards to overturn.	0.80	220.00
05/14/2020	MRIC Prepare correspondence to Hardin County DD regarding legality of proposed ordinance changes to Ordinance 29.	0.30	82.50
05/14/2020	MRIC Review communications from IRUA and provide suggested advice on response to IRUA to allow them to access individual's water.	0.20	55.00
			Sub-total Fees: \$550.00

Rate Summary

Michael C. Richards	2.00 hours at \$275.00/hr	550.00
Total hours:	2.00	

Total Current Billing: \$550.00

Current statement due within 30 days of statement date. Please disregard any previously paid amounts. Contact us at 515-246-7812 with any questions. Please include the statement number on your check.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.