

**AGENDA**  
**REGULAR DRAINAGE MEETING**  
**Wednesday, July 22, 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: 820 7567 2007**

**You can also access the meeting online at:**

<https://us02web.zoom.us/j/82075672007>

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

Documents:

[07\\_15\\_20 - DRAINAGE MINUTES.PDF](#)

4. DD 143 - Discuss W Possible Action - Tree Removal Options  
Discuss tree removal options with City of Radcliffe.

Documents:

[6771.6 - DD 143 SUPPLEMENT ENGRS REPORT.PDF](#)  
[6771.5 - DD 143 SURVEYORS\\_REPORT\\_2020-01-02\\_SIGNED.PDF](#)

5. DD 25 - WO 1 - Discuss W Possible Action - Change Order No. 5

Documents:

[DD 25 - 6501-ENGR AND CONTRACTOR SIGNED CHANGE ORDER 5 \(FIRST PAGE ONLY\).PDF](#)

6. DD 25 - WO 1 - Discuss W Possible Action - Update  
Landowner Alvin Clark is requesting existing district tile on his property not be removed, but left in place.

7. Discuss W Possible Action - IA Falls Industrial Park Site Re-Certification

Documents:

[SUPERVISOR LETTER 2020 RECERTIFICATION DRAFT 07\\_22\\_20.PDF](#)

8. Discuss W Possible Action - Drainage Utility Permit Repair Process
9. Other Business
10. Adjourn Meeting

## REGULAR DRAINAGE MEETING

Wednesday, July 15, 2020 9:30 AM

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

7/15/2020 - Minutes

1. Open Meeting

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

2. Approve Agenda

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

3. Approve Minutes

Motion by McClellan to approve the minutes to drainage Meeting dated 07-08-2020. Second by Hoffman. All ayes. Motion carried.

4. Approve Claims For Payment

Motion by McClellan to approve the claims for payment. Second by Hoffman.

In additional discussion on the motion, Smith noted DD 25 Pay Estimate 4 for contractor McDowell was included in today's claims.

All ayes. Motion carried.

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

Smith stated we received an email comment from landowner Kathy Kolden that there was no mailing sent out notifying landowners that this would be on this week's agenda. Hoffman stated that we said this would be on the Regular Drainage Meeting agenda this week, we only send mailings for landowner meetings. Smith stated the other comment made by Kolden was about the way the vote was handled last week at the landowner meeting, Kolden felt a paper ballot mailed in advance of the meeting would have been more appropriate, Smith explained to Kolden that will all of the options on the table, it would have been difficult to narrow that down for a mailed ballot.

Motion by Hoffman to approve the Reclassification Report for Drainage District 56 East and 56 West as presented. Second by McClellan. All ayes. Motion carried.

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

Gallentine provided an update on the City of Union Council Meeting he attended last evening regarding establishing a Drainage District in the city of Union. Gallentine stated the Union City Council Members were somewhat unfamiliar with drainage districts, Gallentine did explain to the Council that the establishment of a drainage district would not move forward until a bond is presented to the Trustees, and this would give the Council time to discuss their options before establishment moves forward. Gallentine stated there was not much enthusiasm for establishing the district. Hammer stated he had provided the Council with a heads up on this project by submitting his communications with Gallentine and Smith to the Union City Council on July 9th. Gallentine explained to the Council once the bond has been filed, the Trustees will be obligated to move forward. The Council was interested in doing some kind of special assessment via property taxes as a city, and Gallentine stated he was not there to comment on that as he is not an attorney, he was there to discuss district establishment. Hammers asked what amount the bond had been established in, Hoffman noted the bond was set at \$30,000.

Granzow stated the bond ensures that the company that prepares the reports would be paid if the drainage district is not established, if the drainage district is established, the bond comes back to the original bond holder, and the report costs will be charged to the district after it is created, and paid through assessments. Hammer stated it is incumbent upon us folks who have signed the petition to get the bond, and to get this fixed. Hammer stated we may not give the bond to the Trustees, that Hammer will present the bond to the City Council and say let's do something, if the City Council does nothing then Hammer will present it to the Trustees. Gallentine stated one of the Council Members stated if you put in a drainage district that will be great because it will stop all the silt coming

down the ditch from the farmers upstream, and you would put in terraces. Gallentine stated that was not the case, drainage law is 100 years old and is written to drain as much water as fast as you can, and that is how 95% of the drainage districts in Iowa operate. McClellan stated like any open ditch it will need cleaned out. Gallentine stated if it has to be cleaned out, it has to be done, Gallentine pointed out to the Council Members that even the parcels owned by the city will pay for this in an assessment. Granzow stated they would be farther ahead to do it themselves. Gallentine stated he pointed that out to the Council, as a Council Member asked what would happen if we told Gehrke to clean it out and spend only up to \$50,000, and to stop when they reached \$50,000 worth of work, as establishment may cost up to \$30,000 before construction even begins. Gallentine stated like most small towns, budgets are tight. Hammer stated he told the Council that he would be there for the next Council Meeting, if Hammer receives the letter on the bond, they will get the bond and have it in hand and explain to the Council and say here is where we are, we have met with the Board of Supervisors, we have met with the Drainage Board, we are ready to do something and ask what the Council would like to do. Gallentine stated the Council asked where there were drainage districts in other towns, Gallentine pointed those towns out, and explained everything is in a holding pattern until the Trustees receive the bond. Hoffman asked if a City Attorney was present last night. Gallentine stated there was not, and unfortunately most of the City Council meetings he attends do not have an attorney present. The Trustees thanked Hammer for his time.

#### 7. Discuss W Possible Action - Invoices For Open Ditch Mapping & Drainage Utility Permit Review

Smith stated we received invoices from CGA and Davis Brown Law, the invoice from CGA was for \$460 for maps in reference to the open ditches, and the invoice from Davis Brown Law was for \$550 for review on the wind turbine drainage permit and ordinance. Smith stated we had discussed these invoices last week under Other Business, and were added to this week's agenda for review.

Motion by Hoffman to approve the invoice from CGA and Davis Brown Law to be paid from Rural Services.  
Second by McClellan.

In additional discussion on the motion, Granzow stated later when we get the potential assessment together, it could be reimbursed back to Rural Services.

All ayes Motion carried.

#### 8. DD 143 - Discuss W Possible Action - Update On Meeting Availability

Smith stated she had spoken with Taylor Roll, and Roll indicated he and the Radcliffe City Council members would be able to attend next week's regular Drainage Meeting to discuss tree removal in DD 143 along Ionia St.

#### 9. Other Business

Site Certification Program - Granzow stated he had received an email from Mark Buschkamp, in which Buschkamp wanted to know if the Trustees were willing to relocate a district tile if necessary for the certified industrial site. McClellan recalled we would move a road for the site. Granzow stated this was the site across from the ethanol plant. Gallentine stated this was the Intermodal site that Cindy Litwiller was working on several years ago. Granzow stated their time was up it just needs to be renewed. Gallentine stated the way we left it with Litwiller was the tile was really close to the railroad tracks at the edge of the property and he told Litwiller, he probably would not have to relocate that. McClellan stated the cost of moving the road would be on whomever purchases the site, as would the cost of moving the drainage tile. Granzow stated this would just be an acknowledgement that we are willing to do this, beyond that point as far as cost, that can all be established at that point. Gallentine noted there were two tile out there, the old district tile and the ethanol plant has their own district tile, and the Trustees have control of both districts. Granzow stated this could be put on the agenda next week.

DD 25 / drainage Utility Permit - Hoffman stated last week we had mention of CWEC not shutting down for tile repair, and wondered if we had received that documentation from the contractor. Gallentine stated he received contact info and email from contractor McDowell, and it is pretty generic, Smith will forward this one to the Trustees. Hoffman stated we are going in to the third and final reading of the wind turbine Ordinance, and asked if we may need to look at doing something different. Hoffman asked that the info be shared with Attorney Meyer, Hoffman's concern is if this is something we will run into that it gets mitigated before it ever gets to that point. Gallentine stated on Monday the wind farm did shut it down and the contractor crossed the cabling. McClellan asked how long that took after the contractor's request. Gallentine stated about half a week. Granzow was ok with 48 hours. Hoffman stated having talked to an aerial applicator, the cooperation is not what it is spelled out for. Granzow did not want to see this become as difficult as working with the railroads. Granzow stated if we have issues with the wind turbines letter we will have this communication on file. Hoffman stated we will often hear RWE is not those other companies, and the contractors from all over the country, not the locals who know what they are doing and know what Hardin County agriculture producers are up against, these out of town contractors don't

know or understand, so they will do the work on their schedule. Hoffman stated RWE tipped a crane over the weekend in Illinois and damaged a road, and people want to know how are they going to fix this. Hoffman stated as these concerns are reported, we need to make sure they are doing things correctly.

Smith had a related question, in looking at how the drainage utility permit process works, Smith updated the Drainage page of the website with the changes we have made to drainage utility permit information, so that is current. Smith stated she had spoken with Gallentine about the 12 Drainage Utility Permits that we have approved this year, and Smith stated she is unaware if any of the permit holders have contacted CGA for observation when doing the utility work, and asked is that something we need to look at addressing. Gallentine stated CGA has not been contacted on these 12 permits and even those we tried to follow up with a couple year ago, that said we will come back out and do this, Gallentine would have to go back through his files, but he does not think they have done this. Granzow stated we need to follow up on these permits. Hoffman stated we need to follow up and that could mean they did the work, and nobody was there. Gallentine stated he recalled a Quest project where they did the work and said we will go back out and find that for you. Hoffman stated what is the penalty other than cease and desist, why have rules if there is no penalty or consequence is associated with them.

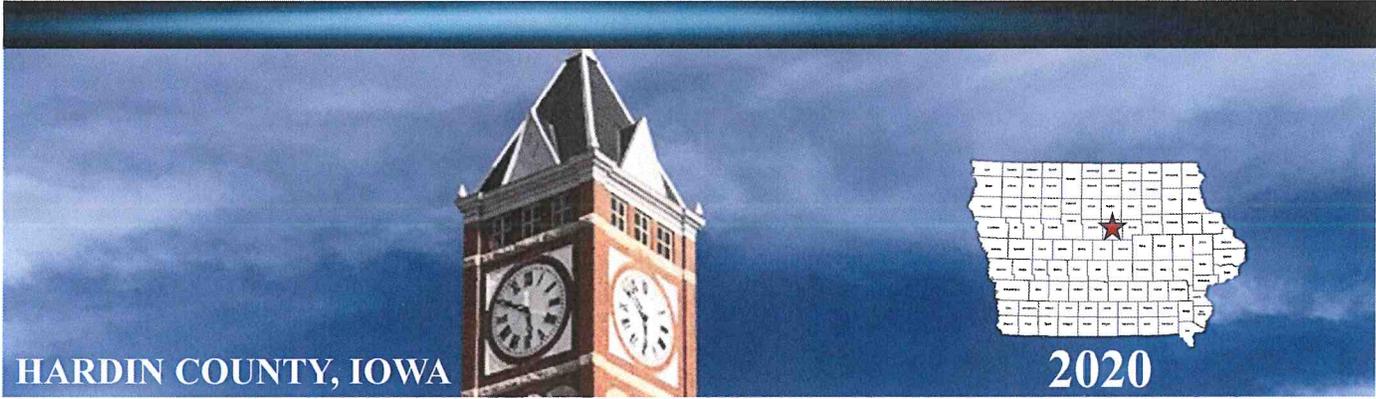
McClellan asked if we can come up with a list of drainage utility permits and follow up with a letter stating we have not received any follow up on these permits, and they are required to do that at their expense. Granzow stated if do it at our expense, we will charge the utilities. Gallentine stated it seems to him that on every one of those permits that came in, the Trustees have said if the utility needs this permit modified, let us know, Gallentine stated if they have not received any feedback and if they are unresponsive, you charge them a fee up front and we hire a contractor and they go out and find the tile and then you just don't hit it. Hoffman stated Brian Ahmundson and Jay Duncan of Heart of Iowa have been excellent to work with and are using their own staff to do the work, and have built trust within the County, and Hoffman hates to paint everyone in the same light. Gallentine stated he would not lump them in with non-responsive ones, they may not have started their construction yet. Smith stated we have done quite a few permits for Mid-American this year. Gallentine stated they may not have started on their construction yet, but James Sweeney who comes in from another part of the County stated he thought new poles had gone in on D41, and CGA has not had anything come in for that yet, despite having there having been a permit issued. Gallentine stated we are half way through the construction season and it has been slim as far as actual response from the utilities. Smith will compile a list and provide it to CGA. Hoffman stated in the letter drafted, we mention cease and desist as we have done that when needed, and it is harder to get back in than it was to follow the policy in the first place. Gallentine stated that DD 14 in Ron Vierkandt's parcel, the water main was not through the tile, but it only cleared the tile by 4" and was not meeting the clearance requirements of the permit either, Gallentine stated it will be out in an observation report, and that was part of what Rural Iowa stated, that they have engineer's and have met these requirements. Granzow stated this is an observation on the fact that they are not complying. Gallentine stated the cease and desist, means they have essentially quit putting anything new in but they haven't done anything with what they have already installed, including CGA's bills. Gallentine stated they gave the county a check,, which basically said if you cash this, you agree to our terms. Gallentine stated we can discuss this on next week's agenda.

DD 120 - CGA will look at the issues today with Vierkandt, who has offered to give CGA a ride out to the location in the field.

DD 25 - McDowell is going to do the bore next Tuesday, Union Pacific requirements have changed since they originally applied for the RR permit, and so now someone has to monitor the height of the rail with survey equipment during the bore, CGA will provide that rail observation.

#### 10. Adjourn Meeting

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



**HARDIN COUNTY, IOWA**

**2020**



**SUPPLEMENT TO  
ENGINEER'S  
REPORT  
ON REPAIRS TO  
UPPER END OF  
MAIN TILE OF  
DRAINAGE  
DISTRICT NO. 143  
HARDIN COUNTY**

	<p>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</p> <p><i>Lee O. Gallentine</i>, P.E. <u>Jan 8, 2020</u>          LEE O. GALLENTINE, P.E. DATE</p> <p>LICENSE NUMBER: 15745          MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020          PAGES OR SHEETS COVERED BY THIS SEAL:          SHOWN ON TABLE OF CONTENTS</p>
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	<p><b><u>CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS</u></b></p>	<p><b>Project Office</b>          739 Park Avenue          Ackley, IA. 50601          Phone: 641-847-3273          Fax: 641-847-2303</p>
	<p>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</p>	

# Supplement to Engineer's Report on Repairs to Upper End of Main Tile of Drainage District No. 143, Hardin County, Iowa

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# **Supplement to Engineer's Report on Repairs to Upper End of Main Tile of Drainage District No. 143, Hardin County, Iowa**

## 1. INTRODUCTION

- SCOPE OF WORK – The Hardin County Board of Supervisors, acting as District Trustees, requested Clapsaddle-Garber Associates to investigate and report concerning repairs to the upper end of the main tile of Drainage District No. 143. At the hearing held on August 16, 2017 and several landowner meetings since, the original Engineer's Report, subsequent investigation results (copy included in Appendix A for reference), and subsequent repair results were discussed and reviewed by the District Trustees. As a result, at the landowner meeting held on April 24, 2019 the District Trustees requested Clapsaddle-Garber Associates to move ahead with this supplement for additional options to reinstate the capacity of the Main tile along Ionia Street.

2. REPAIR METHODS – To repair the issues discussed in the original report along Ionia Street that haven't already been repaired, there are several options, but the following are some of the ones discussed at the above mentioned hearings and meetings:

Full Tile Lining

- Remove tree roots and debris from the existing Main tile by either jet cleaning or mechanical cutting.
- Prevent roots from infiltrating the existing Main tile again by installing a CIPP liner.
- For reference, the general route and location of said cutting and lining are shown on the map included in Appendix C.

Partial Tile Lining

- Remove tree roots and debris from the existing Main tile by either jet cleaning or mechanical cutting. This would be only where tree root infiltration has previously been identified (assumed to be  $\frac{1}{3}$  of length of the full tile lining length based on April 24, 2019 meeting minutes).
- Prevent roots from infiltrating the existing Main tile again by installing a CIPP liner in this same length.
- For reference, the general route and location of said cutting and lining are shown on the map included in Appendix C.

Tile Cleaning and Tree Removal

- Remove tree roots and debris from the existing Main tile by either jetting cleaning or mechanical cutting.
- Remove trees identified as problematic within 50 feet of either side of the existing Main tile. For reference, they are highlighted yellow in subsequent investigation results included in Appendix A.
- For reference, the general route and location of said cutting are shown on the map included in Appendix C.

Offset Tile Replacement

- Install a new Main tile on either the north side or south side of Ionia Street pavement (depending upon number of existing utilities at these locations). The offset Main tile would connect to the existing Main tile in the golf course and would connect back into the existing Main tile west of May Street.
- Remove trees within 50 feet of either side of the rerouted Main tile.
- For reference, the general route and location of said replacement is shown on the map included in Appendix C.

With the above-mentioned repairs, the following should be noted:

- All of the above options would only remove obstructions in the Main tile at locations of proposed work. Any obstructions at other locations would remain in the existing Main tile.
- All private connections repairs would be reconnected to the Main tile after repairs.
- Repair of any of the key issues identified under the discussions and conclusions of the original report (except roots and rock/soil) on the existing Main tile have either been

completed are not necessary for cleaning and/or lining. For reference, a table stating said spot locations is included in Appendix B.

- All options would require installation of access manholes in the area of repair.
- The Offset Tile Replacement option would abandon the existing Main tile in place.
- All options except the Full Tile Lining option would require future monitoring for additional tree growth and root infiltration.
- The Offset Tile Replacement option would not provide for reconnection of any private connections on the opposite side of Ionia Street that the offset Main tile is installed (assumed number of private connections to be half of total for other options).
- The Tile Cleaning and Tree Removal option would involve removing trees outside of the existing right of way of Ionia Street.
- The pipe sizes used are those that are currently manufactured that most closely meet or exceed the current main tile size.
- It is our understanding of Iowa Code that the removal of hedges, trees, and obstructions is a power given to the Drainage District Trustees through Iowa Code Chapter 468.138 and 468.139.
- Repairs have historically been viewed as not having an impact on jurisdictional wetlands. As such, individual landowners should consult with applicable staff at the Hardin County NRCS office to verify the existence of said jurisdictional wetlands and that there will be no impact on them.

Per Iowa Code Chapter 468.126, the above actions would be considered a repair. As such, Subsection 1, paragraph c of Chapter 468.126 states "If the estimated cost of the repair does not exceed fifty thousand dollars, the board may order the work done without conducting a hearing on the matter. Otherwise, the board shall set a date for a hearing. . ." The opinion of probable construction cost contained in the Opinion of Probable Construction Costs section of this report exceeds said \$50,000 limit. Therefore, a hearing will be required. Per Iowa Code Chapter 468.126.1.g, the right of remonstrance does not apply to the proposed repairs.

3. OPINION OF PROBABLE CONSTRUCTION COSTS – Using the above methods of repair, an itemized list of project quantities and associated opinions of probable construction costs was compiled and is included in Appendices D, E, F and G of this report. A summary of said costs (to the nearest dollar) are as follows:

<b>METHOD</b>	<b>DRAINAGE COEFF.</b>	<b>TOTAL COST</b>
Full Tile Lining	Existing	\$ 455,366
Partial Tile Lining	Existing	\$ 270,944
Tile Cleaning and Tree Removal	Existing	\$ 342,616
Offset Tile Replacement	Existing	\$ 455,022

It should be noted that said costs include materials, labor, and equipment supplied by the contractor to complete the necessary improvement and includes applicable engineering, construction observation, and project administration fees by Clapsaddle-Garber Associates. However, said costs do not include any interest, legal fees, county administrative fees, crop damages, other damages, previous repairs, engineering fees to date, wetland mitigation fees, or reclassification fees (if applicable). As always, all costs shown are opinions of Clapsaddle-Garber Associates based on previous lettings on other projects. Said costs are just a guideline and are not a guarantee of actual costs.

4. RECOMMENDATIONS – There is a definite need to perform one of the repairs from the original report or this supplement. The repair would remove some or all of the current restrictions to the Main tile and extend the life span of the Main tile. Therefore, it is recommended that the Hardin County Board of Supervisors, acting as District Trustees, should take action to accomplish the following:
- Approve the Supplement to Engineer’s Report as prepared by Clapsaddle-Garber Associates.
  - Hold the required hearing or hearings on the proposed repair.
  - Adopt one of the recommendations of the Original Report or Supplement to Engineer’s Report.
  - Direct Clapsaddle-Garber Associates to prepare plans and specifications for the proposed repair.
  - Direct Clapsaddle-Garber Associates to proceed with receiving bids from interested contractors.
  - Award contract to the lowest responsible contractor.
  - If desired or required by Iowa Code, proceed with reclassification proceedings.

## Drainage District:

143

### Investigation Summary:

- At the Hearing on Engineer's Report for Repairs to Upper End of Main Tile, the District Trustees requested an investigation of who owned the fiber optic utilities that were bored through the Main Tile.
- Based on information from the Iowa One-Call service, it appeared that the most likely utility at issue was Radcliffe Telephone Company.
- Contacted Radcliffe Telephone Company via telephone on November 11, 2018 and they indicated that they use orange conduit for their fiber optic line.
- Attached photographs (Pic #1 and Pic #2) from CCTV inspection clearly show that conduit bored through the Main Tile is orange. The locations of said fiber optic lines being bored through the Main Tile are shown on the attached CCTV Investigation Map.

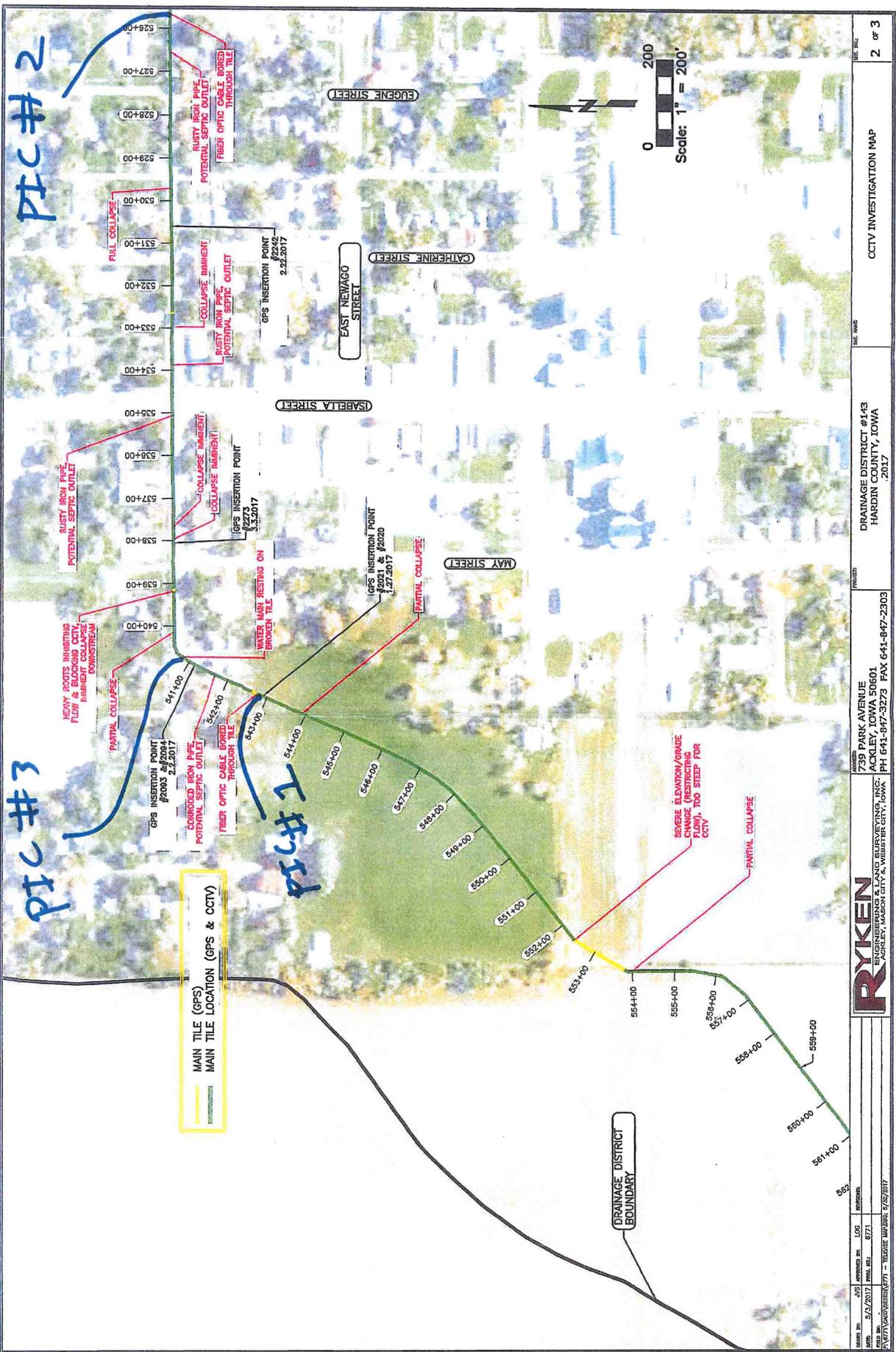
### Contractor Time and Materials (spent while CGA was on-site):

None as only investigation was performed.

### Additional Actions Recommended:

Radcliffe Telephone Company should remove their fiber optic lines from the Main Tile and repair the Main Tile at these two locations. The repair should be observed, documented, and performed to applicable Drainage District standards. It is CGA's opinion that this should be done at no cost to the drainage district unless there is an agreement or Iowa Code section that states otherwise.





PROJECT NO.	739 PARK AVENUE	PROJECT NAME	DRAINAGE DISTRICT #143	DATE	2 of 3
DATE	ACKLEY, IOWA 50601	CLIENT	HARDIN COUNTY, IOWA	SCALE	2 of 3
ISSUE NO.	PH 641-847-3273 FAX 641-847-2303	PROJECT	DRAINAGE DISTRICT #143	DATE	2 of 3
ISSUE DATE	ACKLEY, IOWA 50601	PROJECT	HARDIN COUNTY, IOWA	SCALE	2 of 3
ISSUE NO.	PH 641-847-3273 FAX 641-847-2303	PROJECT	DRAINAGE DISTRICT #143	DATE	2 of 3
ISSUE DATE	ACKLEY, IOWA 50601	PROJECT	HARDIN COUNTY, IOWA	SCALE	2 of 3



DRAWN BY: JCS  
 CHECKED BY: LOS  
 DATE: 5/1/2017  
 SCALE: 1" = 200'  
 PROJECT: 739 PARK AVENUE  
 CLIENT: ACKLEY, IOWA CITY & WEBSTER CITY, IOWA  
 PROJECT: DRAINAGE DISTRICT #143  
 DATE: 5/29/2017

PIC # 2

2/2/2017

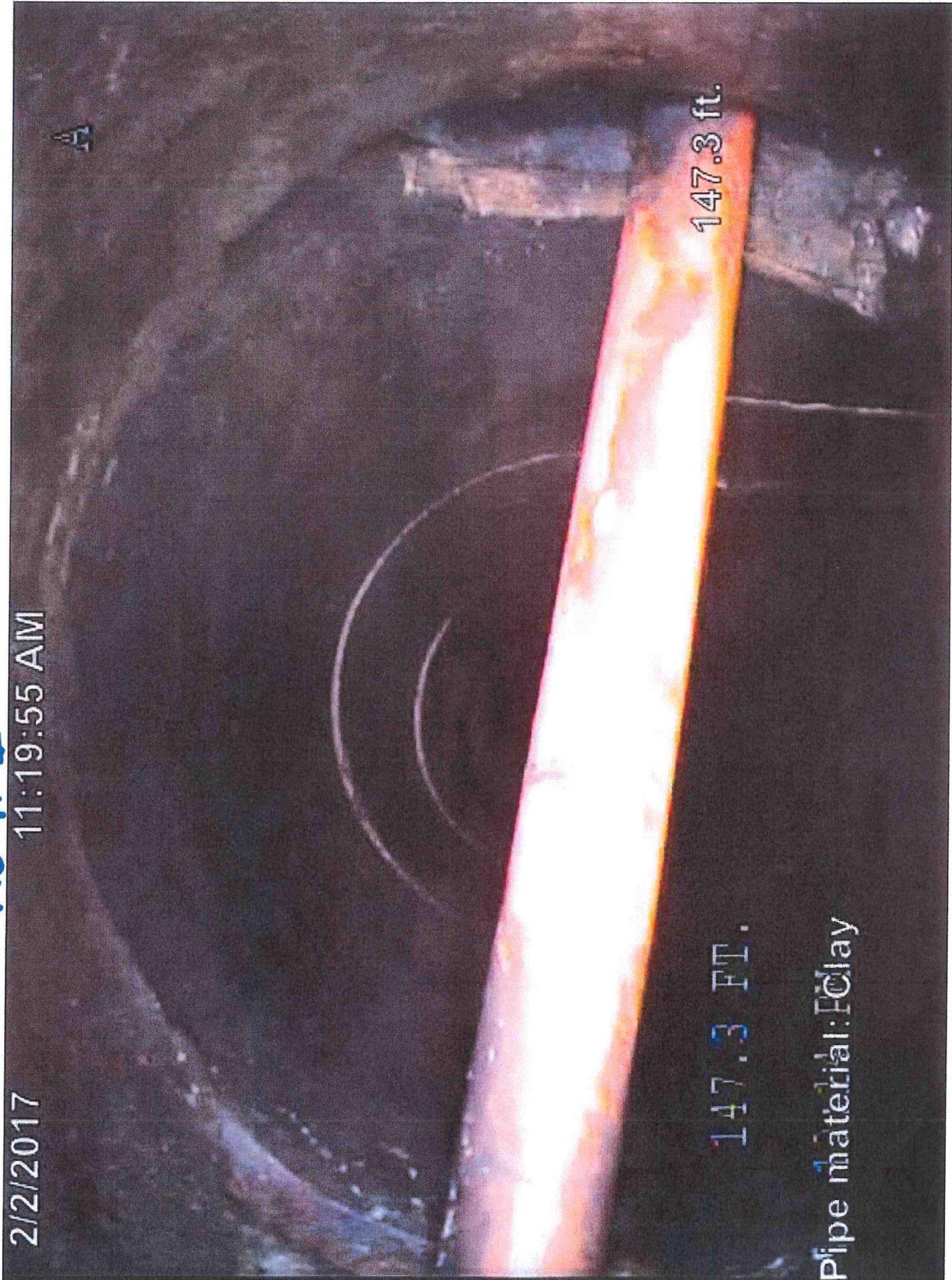
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A

147.3 ft.

147.3 FT.

Pipe material: FClay



PEC # 2

2/22/2017

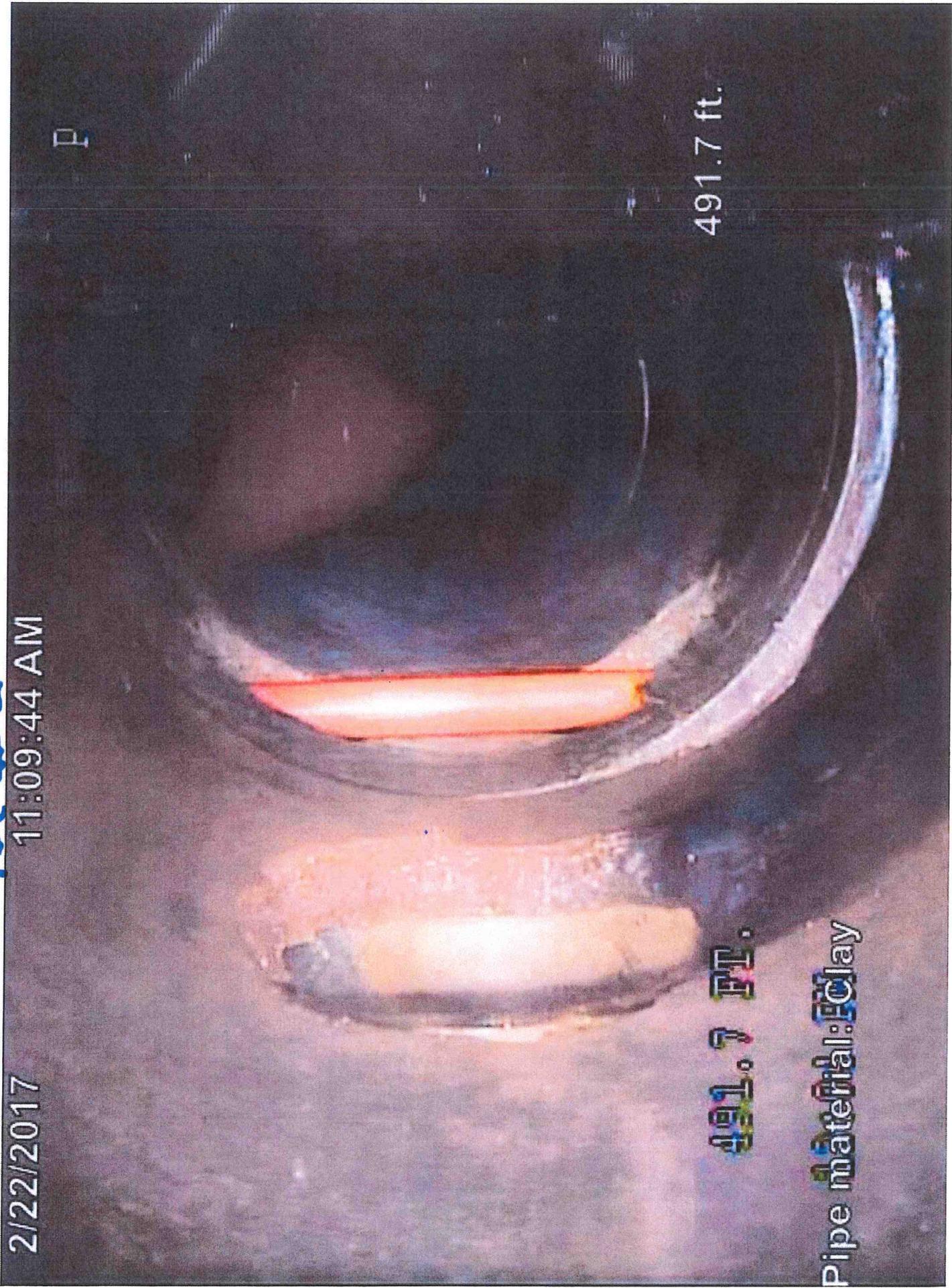
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491.7 FT.

491.7 ft.

Pipe material: EClay



2/2/2017

PEC # 3

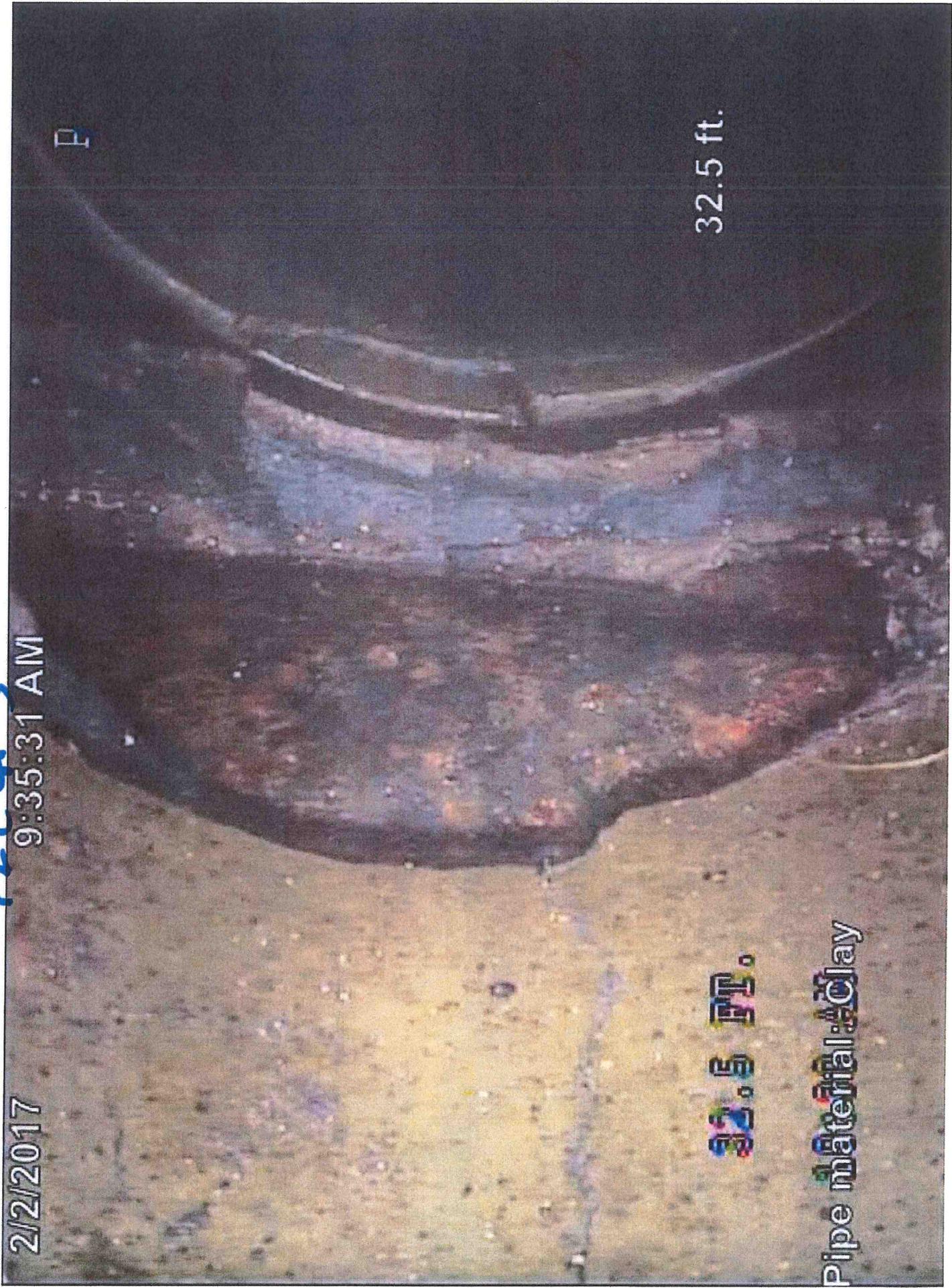
9:35:31 AM

F

32.5 ft.

32.5 FT.

Pipe material: Clay



## Drainage District:

143

## Investigation Summary:

- At the Hearing on Engineer's Report for Repairs to Upper End of Main Tile, the District Trustees requested an inventory of trees within the 50' of the Main Tile from the west end of town to the east end of town (i.e. west side of the golf course) be performed.
- CGA staff performed a site visit along the Main Tile route and found the following trees within 50' of the Main Tile (unless noted otherwise):
  - 3 Walnuts (28"-36")
  - 1 Buckeye (12")
  - 3 Oak (6"-36")
  - 12 Brush or Brush Lines
  - 1 Cedar (24")
  - 4 Blue Spruce (8"-15")
  - 13 Apple (2"-24")
  - 2 Honey Locusts (24"-36")
  - 10 Ash (10"-48")
  - 4 River Birch (24"-36")
  - 22 Soft Maple (2"-48")
  - 12 Hard Maple (8"-48")
  - 3 Mulberry (6")
  - 1 Boxelder (24")
  - 1 Sycamore (48") at 54' from tile

## Contractor Time and Materials (spent while CGA was on-site):

None as only investigation was performed

## Additional Actions Recommended:

Although all trees are capable of producing tree roots which can negatively impact tile, the above yellow highlighted trees species are some that we typically find majorly impacting tile negatively. If the District Trustees do not pursue lining the Main tile, they may wish to pursue removal of at least the yellow highlighted trees as it is CGA's opinion that they will eventually (or may already be) negatively impacting the Main Tile. It is also our opinion that the cost of removal of just these trees would be over \$50,000. This cost is high enough that a hearing and engineer's report would be required.



**Drainage District:**

143

**Investigation Summary:**

At the Hearing on Engineer's Report for Repairs to Upper End of Main Tile, the District Trustees requested an opinion of probable construction cost to line the existing Main tile from the west end of town to the east end of town (i.e. west side of the golf course).

**Contractor Time and Materials (spent while CGA was on-site):**

None as only investigation was performed

**Additional Actions Recommended:**

Based on conversations with some lining companies and recent bid letting for sanitary sewer lining, CGA drafted the attached Engineer's Opinion of Probable Construction Costs. Said opinion is just below \$500,000. This cost is high enough that a hearing and engineer's report would be required.





By: Z.J.S.  
 Date: 11/21/2018  
 Checked By: L.O.G.  
 Date: 11/21/2018

**Engineer's Opinion of Probable Construction Costs**

**Project: Main Tile for D.D. #143**

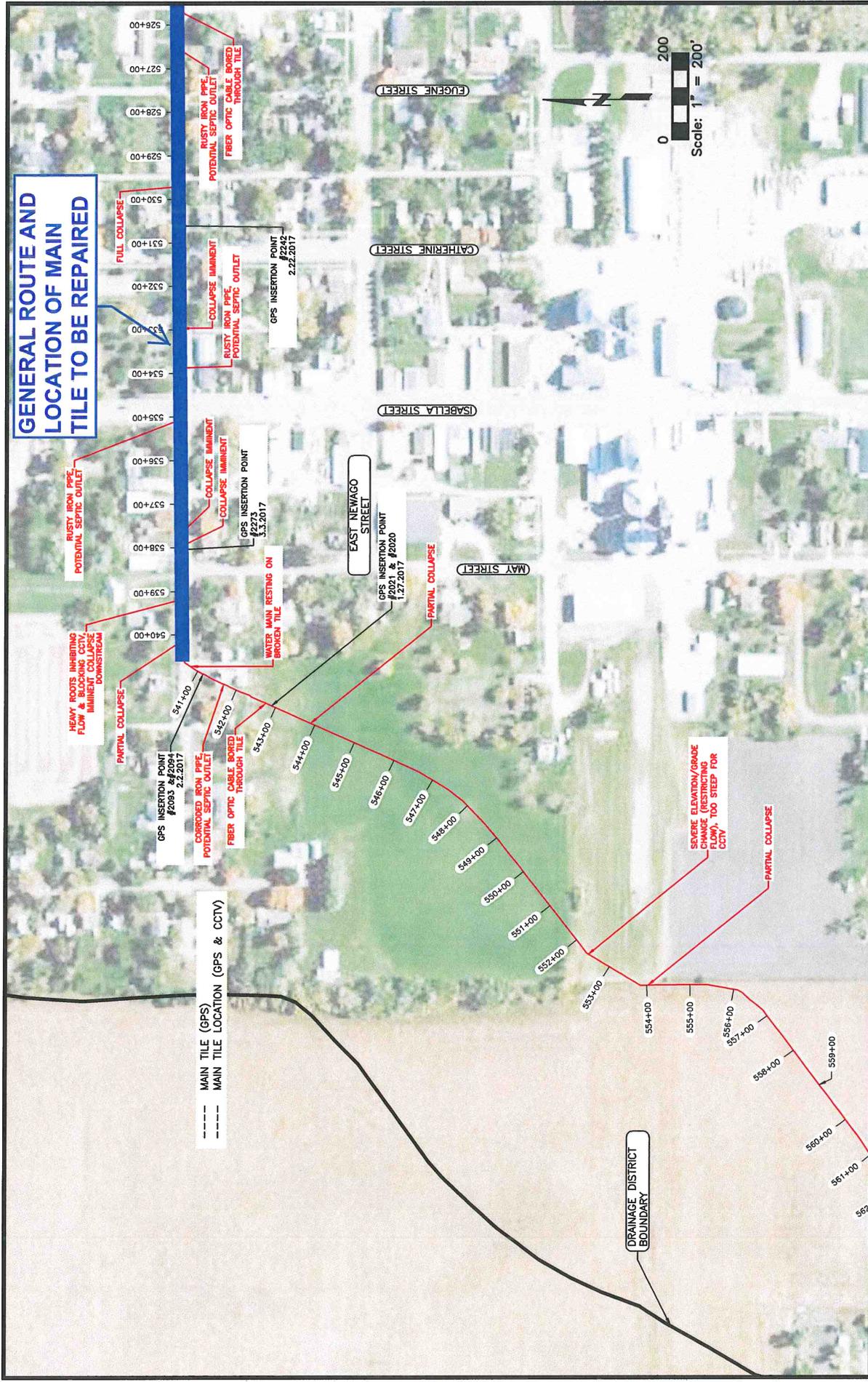
**Location: City of Radcliffe, Hardin County, Iowa**

TILE LINING	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	<b>CONSTRUCTION COSTS</b>							
	101	TILE CLEANING	\$ 5.00	LF	4609	LF	\$ 23,045.00	
	102	14-INCH TILE LINING	\$ 35.00	LF	1315	LF	\$ 46,025.00	
	103	18-INCH TILE LINING	\$ 50.00	LF	2558	LF	\$ 127,900.00	
	104	20-INCH TILE LINING	\$ 60.00	LF	736	LF	\$ 44,160.00	
	105	ACCESS MANHOLES	\$ 10,000.00	EA	9	EA	\$ 90,000.00	
	106	REINSTATE TAP	\$ 200.00	EA	87	EA	\$ 17,400.00	
	107	REMOVE AND REPLACE ASPHALT	\$ 60.00	SY	150	SY	\$ 9,000.00	
	108	TRAFFIC CONTROL	\$ 5,000.00	LS	1	LS	\$ 5,000.00	
<b>CONSTRUCTION SUBTOTAL</b>							\$ 362,530.00	
Contingency (10%)							\$ 36,253.00	
<b>CONSTRUCTION TOTAL</b>							\$ 398,783.00	
Engr. & Const. Observation (25%)							\$ 99,695.75	
<b>TOTAL DISTRICT COST</b>							\$ 498,478.75	

# Tabulated Defects

	Total	GPS #2273 Upstream	GPS #2273 Downstream	GPS #2242 Downstream	GPS #2242 Upstream	GPS #2094 Downstream	GPS #2074 Upstream	GPS #2000 Upstream
Total Length Televised (ft)	3508	108	538	804	198	194	931	735
Date:		3/3/2017	3/3/2017	2/22/2017	2/22/2017	2/2/2017	1/30/2017	1/24/2017
Top crack (ft)	1700	63	286	552	29	122	484	164
Side crack (ft)	672	30	128	62	4	9	418	21
Bottom crack (ft)	490	53	0	0	8	0	423	6
Partial or imminent collapse (#)	52	4	10	9	0	3	22	4
Debris (ft)	885	4	20	0	0	195	69	597
Offset Joint (#)	337	8	14	15	15	8	232	45
Soil/voids visible in offset joint (#)	80	7	6	9	10	5	25	18
Holes (non-fixed) (#)	20	1	5	6	0	3	4	1
Holes (fixed) (#)	12	1	2	0	0	2	6	1
Iron pipe, potentially septic outlet	4	0	2	2	0	0	0	0
Water main crushing	1	0	0	0	0	1	0	0

**GENERAL ROUTE AND LOCATION OF MAIN TILE TO BE REPAIRED**

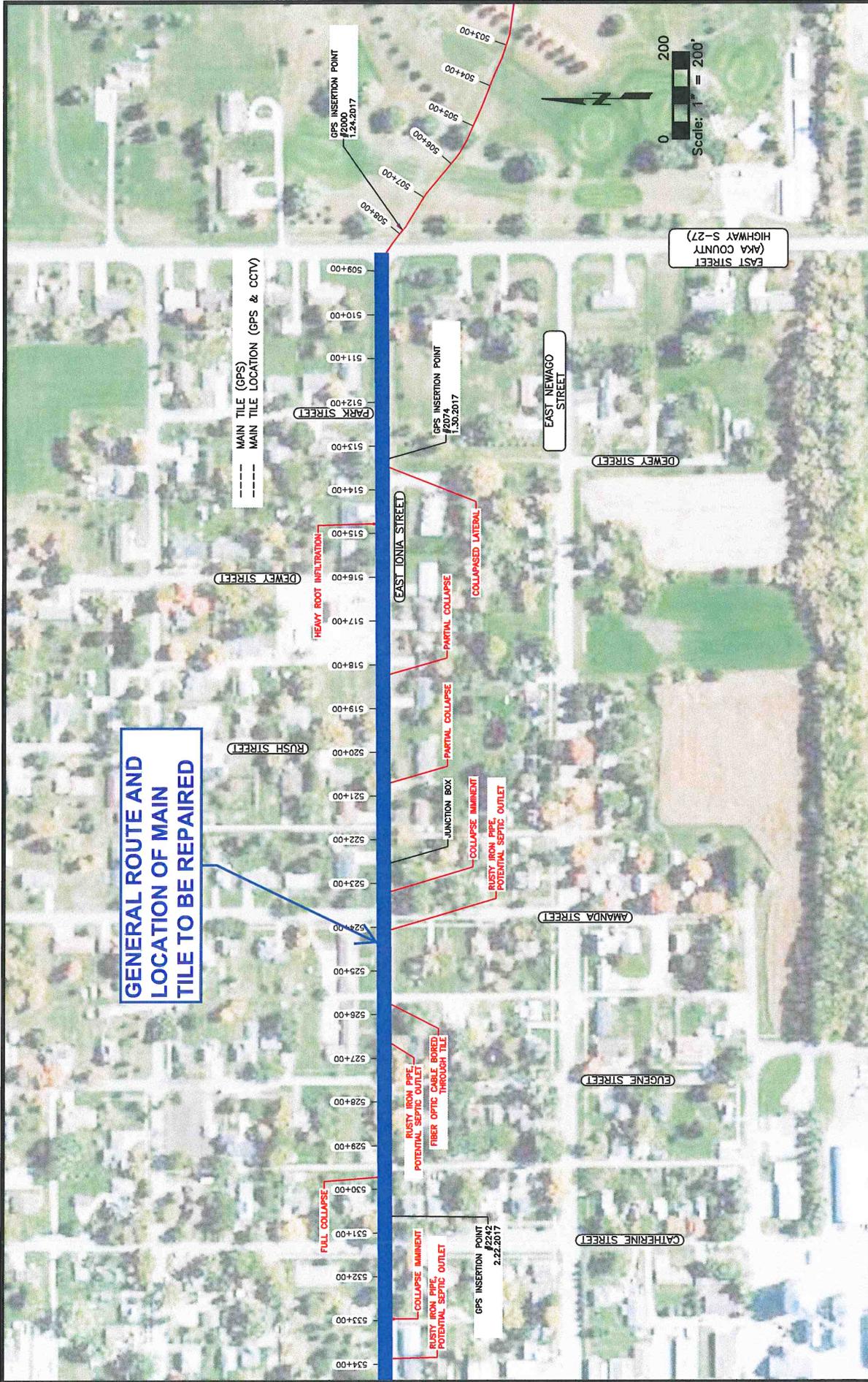


--- MAIN TILE (GPS)  
 --- MAIN TILE LOCATION (GPS & CCTV)

DRAINAGE DISTRICT BOUNDARY

DRAWN BY: JWS DATE: 5/3/2017 PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: HARRISBURG CITY & WATER UTILITIES, INC. PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: HARRISBURG CITY & WATER UTILITIES, INC.	APPROVED BY: LDC DATE: 5/3/2017 PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: HARRISBURG CITY & WATER UTILITIES, INC.	REVISIONS: 571 PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: HARRISBURG CITY & WATER UTILITIES, INC.	PROJECT: DRAINAGE DISTRICT #143 HARRISBURG CITY, IOWA 2017	SHEET NO.: 2 of 3 PROJECT: CCTV INVESTIGATION MAP
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**GENERAL ROUTE AND  
LOCATION OF MAIN  
TILE TO BE REPAIRED**

--- MAIN TILE (GPS)  
--- MAIN TILE LOCATION (GPS & CCTV)

DRAWN BY: JWS DATE: 5/3/2017 PLOT NO: 170712040000001711 - TELESE WAP-RES-DUNE; 1772003	APPROVED BY: LOS DATE: 5/3/2017 PLOT NO: 170712040000001711 - TELESE WAP-RES-DUNE; 1772003	PROJECT: 3935 PARK AVENUE AND SURVEYING, INC. ENGINEERS AND SURVEYORS HARSHEN CITY, IOWA PH 641-847-3373 FAX 641-847-2303	PROJECT: DRAINAGE DISTRICT #143 HARDIN COUNTY, IOWA 2017	SHEET NO: 3 OF 3 CCTV INVESTIGATION MAP
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By: L.O.G.  
 Date: 1/7/2020  
 Checked By: L.O.G.  
 Date: 1/7/2020

**Engineer's Opinion of Probable Construction Costs**  
**Project: Main Tile for D.D. #143 (Ionia Street Only)**  
 Location: City of Radcliffe, Hardin County, Iowa

FULL TILE LINING	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	<b>CONSTRUCTION COSTS</b>							
	1000	TILE CLEANING	\$ 5.00	LF	3275	LF	\$ 16,375.00	
	1001	18-INCH OR 20-INCH TILE LINING	\$ 70.00	LF	2525	LF	\$ 176,750.00	
	1002	22-INCH OR 24-INCH TILE LINING	\$ 95.00	LF	750	LF	\$ 71,250.00	
	1003	ACCESS MANHOLES	\$ 10,000.00	EA	4	EA	\$ 40,000.00	
	1004	PRIVATE CONNECTIONS	\$ 200.00	EA	60	EA	\$ 12,000.00	
	1005	REMOVE AND REPLACE ASPHALT	\$ 60.00	SY	80	SY	\$ 4,800.00	
	1006	TRAFIC CONTROL	\$ 10,000.00	LS	1	LS	\$ 10,000.00	
	<b>CONSTRUCTION SUBTOTAL</b>							\$ 331,175.00
Contingency (10%)							\$ 33,117.50	
<b>CONSTRUCTION TOTAL</b>							\$ 364,292.50	
Engr. & Const. Observation (25%)							\$ 91,073.13	
<b>TOTAL CONSTRUCTION COST</b>							\$ 455,365.63	



By: L.O.G.  
 Date: 1/7/2020  
 Checked By: L.O.G.  
 Date: 1/7/2020

**Engineer's Opinion of Probable Construction Costs**  
**Project: Main Tile for D.D. #143 (Ionia Street Only)**  
 Location: City of Radcliffe, Hardin County, Iowa

PARTIAL TILE LINING	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	<b>CONSTRUCTION COSTS</b>							
	2000	TILE CLEANING	\$ 20.00	LF	1100	LF	\$ 22,000.00	
	2001	18-INCH OR 20-INCH TILE LINING	\$ 100.00	LF	850	LF	\$ 85,000.00	
	2002	22-INCH OR 24-INCH TILE LINING	\$ 125.00	LF	250	LF	\$ 31,250.00	
	2003	ACCESS MANHOLES	\$ 10,000.00	EA	4	EA	\$ 40,000.00	
	2004	REINSTATE TAP	\$ 200.00	EA	20	EA	\$ 4,000.00	
	2005	REMOVE AND REPLACE ASPHALT	\$ 60.00	SY	80	SY	\$ 4,800.00	
	2006	TRAFIC CONTROL	\$ 10,000.00	LS	1	LS	\$ 10,000.00	
	<b>CONSTRUCTION SUBTOTAL</b>							\$ 197,050.00
Contingency (10%)							\$ 19,705.00	
<b>CONSTRUCTION TOTAL</b>							\$ 216,755.00	
Engr. & Const. Observation (25%)							\$ 54,188.75	
<b>TOTAL CONSTRUCTION COST</b>							\$ 270,943.75	



By: L.O.G.  
 Date: 1/7/2020  
 Checked By: L.O.G.  
 Date: 1/7/2020

**Engineer's Opinion of Probable Construction Costs**  
**Project: Main Tile for D.D. #143 (Ionia Street Only)**  
 Location: City of Radcliffe, Hardin County, Iowa

TILE CLEANING AND TREE REMOVAL	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	<b>CONSTRUCTION COSTS</b>							
	3000	TILE CLEANING	\$ 5.00	LF	3275	LF	\$ 16,375.00	
	3001	TREE REMOVAL	\$ 3,000.00	EA	48	EA	\$ 144,000.00	
	3002	SEEDING AND RESTORATION	\$ 500.00	EA	48	EA	\$ 24,000.00	
	3003	ACCESS MANHOLES	\$ 10,000.00	EA	4	EA	\$ 40,000.00	
	3004	PROTRUDING TAP GRINDING	\$ 1,000.00	EA	10	EA	\$ 10,000.00	
	3005	REMOVE AND REPLACE ASPHALT	\$ 60.00	SY	80	SY	\$ 4,800.00	
	3006	TRAFFIC CONTROL	\$ 10,000.00	LS	1	LS	\$ 10,000.00	
	<b>CONSTRUCTION SUBTOTAL</b>							\$ 249,175.00
Contingency (10%)							\$ 24,917.50	
<b>CONSTRUCTION TOTAL</b>							\$ 274,092.50	
Engr. & Const. Observation (25%)							\$ 68,523.13	
<b>TOTAL CONSTRUCTION COST</b>							\$ 342,615.63	



By: L.O.G.  
 Date: 1/7/2020  
 Checked By: L.O.G.  
 Date: 1/7/2020

**Engineer's Opinion of Probable Construction Costs**

**Project: Main Tile for D.D. #143 (Ionia Street Only)**

Location: City of Radcliffe, Hardin County, Iowa

OFFSET TILE REPLACEMENT	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	<b>CONSTRUCTION COSTS</b>							
	4000	24" DUAL WALL POLYPROPYLENE OR RCP TILE	\$ 55.00	LF	750	LF	\$ 41,250.00	
	4001	18" DUAL WALL POLYPROPYLENE OR RCP TILE	\$ 45.00	LF	2525	LF	\$ 113,625.00	
	4002	24" x 18" POLYPROPYLENE OR RCP REDUCER	\$ 650.00	EA	1	EA	\$ 650.00	
	4003	CONCRETE COLLAR	\$ 400.00	EA	2	EA	\$ 800.00	
	4004	PRIVATE CONNECTIONS	\$ 500.00	EA	30	EA	\$ 15,000.00	
	4005	SEEDING AND RESTORATION	\$ 20,000.00	LS	1	LS	\$ 20,000.00	
	4006	DRIVEWAY OR SIDEWALK REMOVAL & REPLACEMENT	\$ 2,000.00	EA	15	EA	\$ 30,000.00	
	4007	REMOVE AND REPLACE ASPHALT	\$ 80.00	SY	620	SY	\$ 49,600.00	
4008	ACCESS MANHOLES	\$ 10,000.00	EA	4	EA	\$ 40,000.00		
4009	TRAFFIC CONTROL	\$ 20,000.00	LS	1	LS	\$ 20,000.00		
<b>CONSTRUCTION SUBTOTAL</b>							\$ 330,925.00	
Contingency (10%)							\$ 33,092.50	
<b>CONSTRUCTION TOTAL</b>							<b>\$ 364,017.50</b>	
Engr. & Const. Observation (25%)							\$ 91,004.38	
<b>TOTAL CONSTRUCTION COST</b>							<b>\$ 455,021.88</b>	

**HARDIN COUNTY, IOWA**

**2020**



**SURVEYOR'S  
REPORT  
ON MAIN TILE  
RIGHT OF WAY  
DRAINAGE FOR  
DISTRICT NO. 143  
HARDIN COUNTY,  
IOWA**



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

*Zeb J. Stanbrough*  
ZEB J. STANBROUGH, P.L.S.

*1-2-2020*

DATE

LICENSE NUMBER: 19957  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHOWN ON TABLE OF CONTENTS



**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

**Surveyor's Report on Main Tile Right of Way for  
Drainage District No. 143  
Hardin County, Iowa**

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Investigation Summary for Work Order #167	App. B
Drainage District No. 2 Map	App. C
City of Radcliffe Map	App. D

# Surveyor's Report on Main Tile Right of Way for Drainage District No. 143 Hardin County, Iowa

## 1.0 INTRODUCTION

- SCOPE OF WORK – The Hardin County Board of Supervisors, acting as District Trustees, requested Clapsaddle-Garber Associates to determine the current easement width of the Main tile of Drainage District No. 143 through the City of Radcliffe. This report will summarize the history of establishment for said Drainage District 143 and the establishment of City of Radcliffe along with the surrounding subdivisions. At the Drainage District 143 Landowner Meeting held on April 24, 2019 the results of the investigation for Work Order #167 were discussed and reviewed by the District Trustees and landowners. For reference, a copy of the meeting minutes is included in Appendix A and a copy of the Investigation Summary for Work Order #167 (as considered at the April 24, 2019 Drainage District 143 Landowner Meeting) is included in Appendix B. As a result of this meeting, the District Trustees requested Clapsaddle-Garber Associates to move ahead with the Surveyor's Report to determine the width of the easement for the Main tile through the City of Radcliffe.
- LOCATION – The area of investigation was limited to the upper end of the Main tile located in Section 29, Township 87 North (T87N), Range 22 West (R22W), Hardin County, Iowa. Specifically, the downstream limit was where the Main tile crosses the east side of Section 29 (center of East Street aka County Highway S27) at approximately  $\frac{3}{8}$  mile north of Highway #175. It then goes west on Ionia Street with the upstream limit being where the Main tile crosses the south right of way line of Ionia Street at approximately  $\frac{3}{4}$  mile, which is just west of May Street. For reference, a copy of a Drainage District No. 2 map by Reigles Engineering Company, showing said limits is included in Appendix C.

2.0 PARTIAL DISTRICT HISTORY – The following is a summary of the pertinent history (prior to 2014) of the main of Drainage Districts No. 2 (renamed 143 later) and 143 as obtained from the Hardin County Auditor’s drainage minutes and records and those of Clapsaddle-Garber Associates. The partial Drainage District History also includes recorded subdivision that are on file in the *Hardin County Recorder’s office*.

1881, Jun. 8 *Original Town Radcliffe*

1883, Nov. 9 *Rumper’s Addition*

1884, May 23 *Stukenberg’s Addition*

1895, Jul. 16 *Rumpers Fourth Addition*

1901 Jun. 6 *Drake and Dallard’s Addition*

1903, Aug. 15 Petition and Bond for establishment of Drainage District No. 2 was filed. Said petition indicated that a main drain, sub-mains, and laterals should be installed. Specifically, it indicated that the main should start on the west side of Section 32, run northeast and east into Section 29 to Ionia Street. There it should run east on Ionia Street to the east side of Section 29 where it would continue southeast and terminate in an open ditch.

1903 E.E. Fox is appointed as the Engineer for the project and an Engineer's Report was filed for this project. Although no copies of said report could be located, it is known to have existed as E.E. Fox revised it through a letter dated Sept. 10, 1903.

1903, Aug. 27 Publication of Notice of Drainage District No. 2 establishment.

1903, Sept. 29 Notice to Contractors for construction of Drainage District No. 2 facilities with a bid date of Nov. 11, 1903.

1906, Mar. 1 Publication of Notice of Drainage District No. 2 establishment.

1906, Jul. 7 Publication of Notice to Contractors for construction of Drainage District No. 2 facilities with a bid date of Aug. 6, 1906.

1906, Aug. 14 Construction bond with Austin Rorem for construction of Drainage District No. 2 facilities was filed.

3.0 INVESTIGATION – All investigation for this report was limited to office work only. Said investigation included to looking for right of way information for the Drainage District 143 within the City of Radcliffe. The following Hardin County offices were searched for any information regarding Drainage District 143 right of way within the City of Radcliffe:

- County Auditor’s Office
  - Transfer books – Nothing was found related to Drainage District 143 right of way
  - Current plat books – Nothing was found related to Drainage District 143 right of way
  - Old plat books – Nothing was found related to Drainage District 143 right of way
  
- County Engineer’s Office
  - Field books – Nothing was found related to Drainage District 143 right of way
  - Sherman Township field book – Nothing was found related to Drainage District 143 right of way
  
- County Recorder’s Office
  - Record subdivisions – Nothing was found related to Drainage District 143 right of way

City of Radcliffe offices were not searched for any information in regard to Drainage District 143 right of way as it is not believed that the city would have any pertinent Drainage District records that would date back to the early 1900’s. A review of the district history shows that the City of Radcliffe existed prior to the Drainage District 143 establishment and therefore the right of way were platted existed prior to said Drainage District 143.

4.0 DISCUSSION AND CONCLUSIONS – Based on the above, it appears that no width was ever stated for to Drainage District 143 right of way and that no damages paid for taking the land to establish said right of way. As the City of Radcliffe and its surrounding subdivisions were established prior to Drainage District 143, it would logical that the existing street right of way for Ionia Street (66 feet) would have been used for the Drainage District 143 right of way through the City of Radcliffe. This would explain why no damages had been paid. Essentially, the right of way for Ionia Street and Drainage District 143 right of way are one and the same from East Street (aka County Highway S27) to east side of Cleveland Street. See attached City of Radcliffe map included in Appendix D.

5.0 RECOMMENDATIONS – Definition of the Drainage District 143 right of way would help define where maintenance could be done in the future to protect and ensure Main tile performance. Therefore, it is recommended that the Hardin County Board of Supervisors, acting as District Trustees, should take action to accomplish the following:

- Approve the Surveyor’s Report as prepared by Clapsaddle-Garber Associates.
- Hold the required hearing on the proposed Surveyor’s Report.

NOTE: It should be noted that Ionia street right of way and Drainage District 143 right of way may be one and the same, but trees outside of right of way may be influencing and/or having a negative effect of the Main tile performance.

## **DRAINAGE DISTRICT 143 LANDOWNER MEETING**

4/24/2019 - Minutes

1. Open Meeting

Hardin County Drainage District Board of Trustee, Lance Granzow, opened the meeting. Also present was Trustee, Lance Granzow; Landowners Taylor Roll, Jacob Handsaker, Kris Bell, Paul Handsaker, Phyllis Drake, Jim and Helen Granzow, Doris Eike, Bryan Drake, Calvin Hyland, Carole Topp, Kathy Houck, Curt Groen, Kim and Hope Boddard; Lee Gallentine and Zeb Stanbrough with Clapsaddle-Garber Associates; Drainage Clerks Becca Junker and Tine Schlemme.

2. Approve Agenda

Hoffman moved, Granzow seconded to approve the agenda as presented. All ayes. Motion carried.

3. Explanation Of Project

Gallentine explained at the hearing for the upper end of the main tile that was back in 2017 it was requested that instead of just worrying about trees in the golf course, the entire route to the main tile be looked at for possible trees causing root issues. CGA went out and took an inventory of all the trees within 50 feet of the main tile. Referring to the Investigation Summary, Gallentine explained the trees that were a main concern due to species were highlighted. Gallentine then directed the meeting back to the Trustee's to talk about the Landowner Meeting that took place in Radcliffe that he was not in attendance of.

Granzow explained that at the Radcliffe meeting the idea was to break up the project into different targeted sections so that it did not exceed the \$50,000 threshold. Following the Radcliffe meeting, it was brought to the Trustee's attention that the Code of Iowa specifically states that separating any project to keep under the \$50,000 threshold cannot be done. The Trustee's then decided to hold another landowners meeting to decide what the next step in clearing the tile would be.

4. Comments/Discussion

Hoffman explained that his duty as a drainage district trustee is to make sure the facility is flowing water. He expressed that he does not want to stand in front of the landowners and say they have to do one thing or another, but it is his duty to in fact do something so that the facility is flowing water properly. He addressed the written and verbal responses that were received by the landowners who could not make the meeting. There were more responses of no than there were of yes to move forward. He said that his initial opinion is to go with the voice of no but there has to be an understanding by not doing anything, if things get bad and there become damages, the Trustees will have to take action right away.

Granzow then explained that there are tree roots in the tile, they can be left or they can be taken out. There are trees growing, they can be left or they can be cut down. He does not want to demolish the town, but it is his feeling the trees need to come out. If that means ordering an easement then they need to order one. The Trustees need to protect the facilities. The tree roots are going to keep growing and keep blocking the infrastructure and could cause more damage resulting in tearing up the entire tile versus jet cleaning now.

The Trustees then opened the floor for discussion.

Landowners brought up cutting problematic trees down and then jet cleaning the tile. While discussing this option, Gallentine informed the landowners that jetting the tile is an option but depending what kind of jet is used, it could possibly damage the tile. There would also have to be an access point every 500-1000 feet which adds to costs. If the tile is damaged during the jetting process then there will be added costs for replacing the tile completely.

There was discussion on how much of the tile has roots blocking the flow of water. After reviewing the footage that was taken, Schlemme came up with an estimated 1000 feet of blocked tile. Roll then added that 1/3 of it has roots in the tile. It was discussed that if trees were cut, it was still very important to do something with the roots that are already in the tile.

Lining the tile through the urban area was discussed. Once the tile was lined, there would be no need to do anything with the trees because the lining would block the roots from causing problems in the tile. Granzow then stated that they are saving the trees in the district at the expense of the people who do not want the trees. The larger expense of this project is falling on the farm ground rather than the people in town. It was brought up classifying on assessed value rather than drainage benefit and it was discussed that there would have to be a petition and a possible election that majority of the landowners agree on. Schlemme informed the landowners that if this was something they wanted to do, it would be important to get legal advice.

It was then brought up by a landowner that if CGA is going to be making a report, he would like them to also look into how much it would cost to install a new tile to the side of Ionia Street. He wanted to compare the price of lining the tile to the price of installing new tile that is not under the roadway as repairing tile under the roadway is expensive.

#### 5. Possible Action

Hoffman moved, Granzow seconded to instruct CGA to prepare a report and plans for a few different options.

- 1) CGA is to prepare a report and costs to partially and fully line the facility.
- 2) CGA is to prepare a report and costs to cut trees and clean the tile.
- 3) CGA is to prepare a report and costs to install a new tile to the side of Ionia.
- 4) CGA is to determine the current easement.

Hoffman informed the landowners that once CGA has completed the reports, another landowners meeting will be scheduled to go over the results. He also thought it would be beneficial for there to be a vendor who supplies the slip lining present to discuss and explain their products and educate both the landowners and Trustees.

#### 6. Other Business

Hoffman thanked everyone who was present for partaking in quality, constructive dialogue.

#### 7. Adjourn Meeting

Hoffman moved, Granzow seconded to adjourn the meeting. All ayes. Motion Carried.

## Drainage District:

143

### Investigation Summary:

- At the Hearing on Engineer's Report for Repairs to Upper End of Main Tile, the District Trustees requested an inventory of trees within the 50' of the Main Tile from the west end of town to the east end of town (i.e. west side of the golf course) be performed.
- CGA staff performed a site visit along the Main Tile route and found the following trees within 50' of the Main Tile (unless noted otherwise):
  - 3 Walnuts (28"-36")
  - 1 Buckeye (12")
  - 3 Oak (6"-36")
  - 12 Brush or Brush Lines
  - 1 Cedar (24")
  - 4 Blue Spruce (8"-15")
  - 13 Apple (2"-24")
  - 2 Honey Locusts (24"-36")
  - 10 Ash (10"-48")
  - 4 River Birch (24"-36")
  - 22 Soft Maple (2"-48")
  - 12 Hard Maple (8"-48")
  - 3 Mulberry (6")
  - 1 Boxelder (24")
  - 1 Sycamore (48") at 54' from tile

### Contractor Time and Materials (spent while CGA was on-site):

None as only investigation was performed

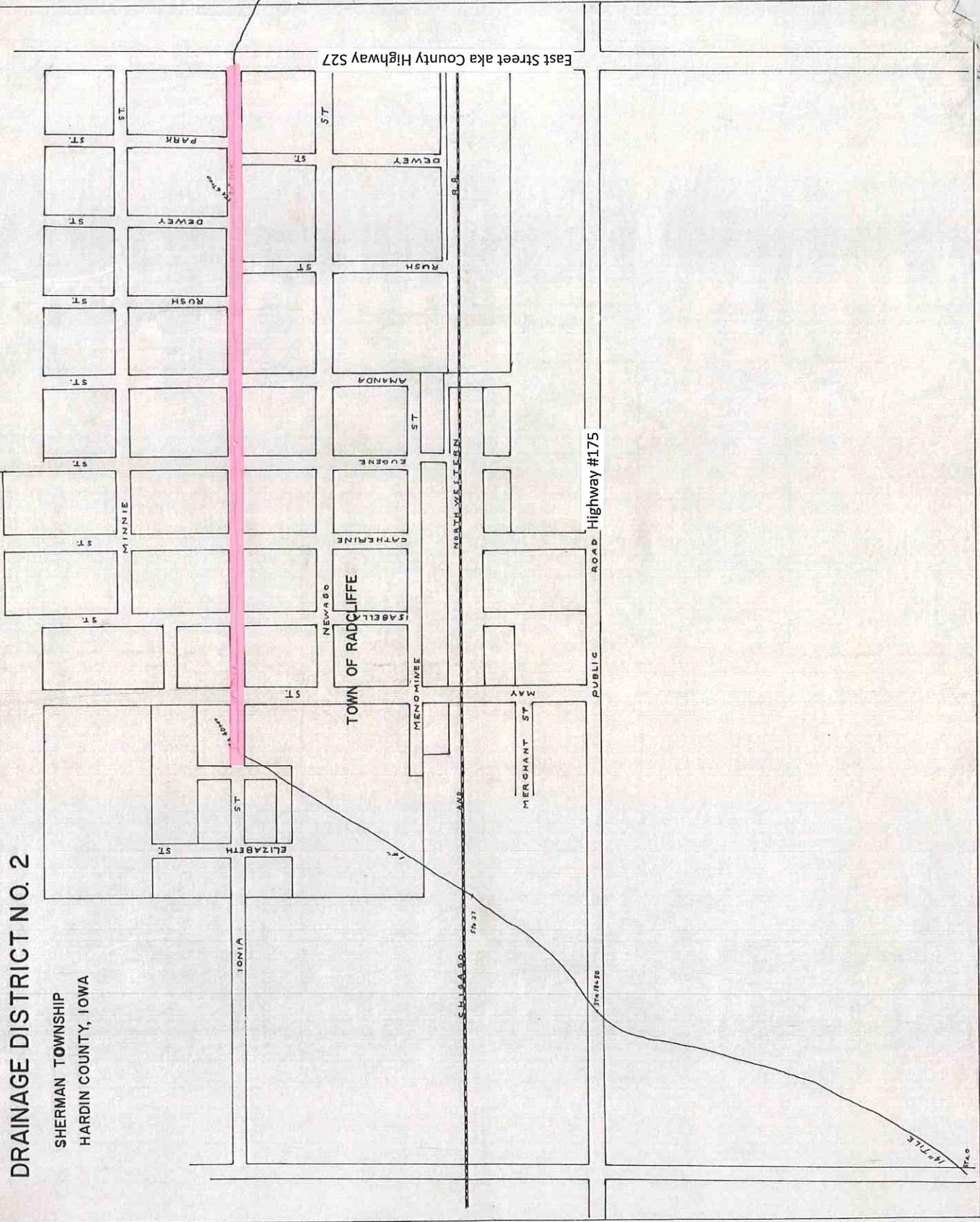
### Additional Actions Recommended:

Although all trees are capable of producing tree roots which can negatively impact tile, the above yellow highlighted trees species are some that we typically find majorly impacting tile negatively. If the District Trustees do not pursue lining the Main tile, they may wish to pursue removal of at least the yellow highlighted trees as it is CGA's opinion that they will eventually (or may already be) negatively impacting the Main Tile. It is also our opinion that the cost of removal of just these trees would be over \$50,000. This cost is high enough that a hearing and engineer's report would be required.



**DRAINAGE DISTRICT NO. 2**

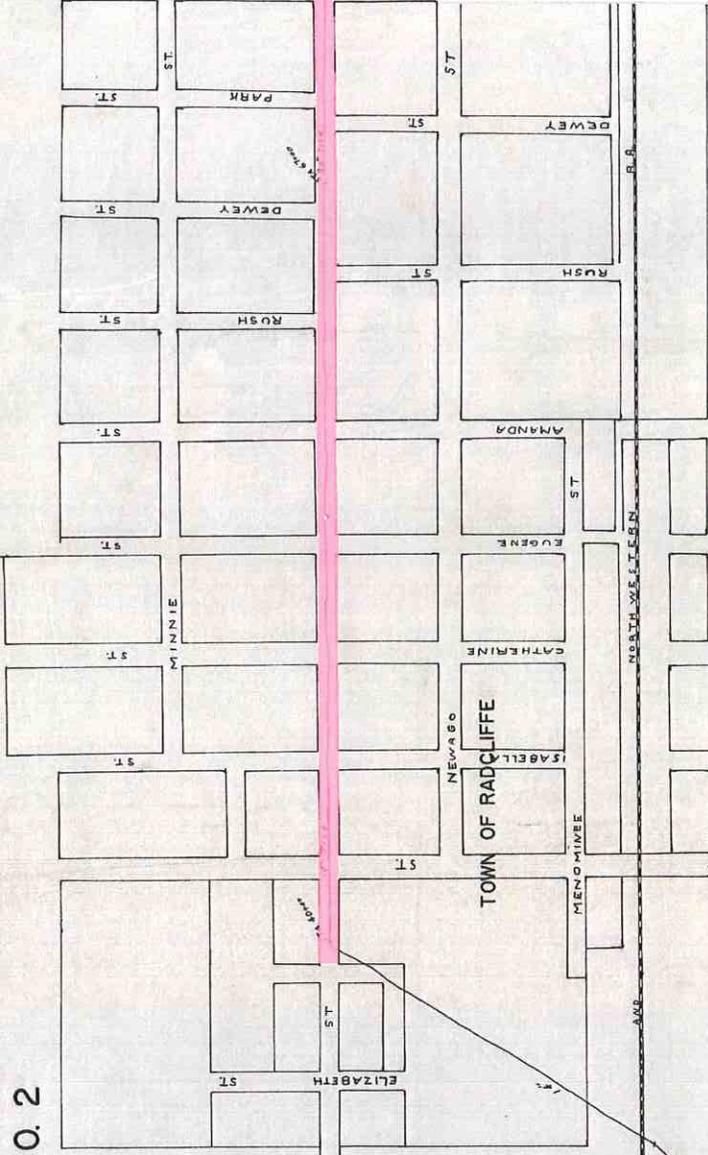
SHERMAN TOWNSHIP  
HARDIN COUNTY, IOWA



East Street aka County Highway S27

Highway #175

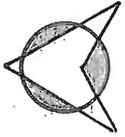
TOWN OF RADCLIFFE



North

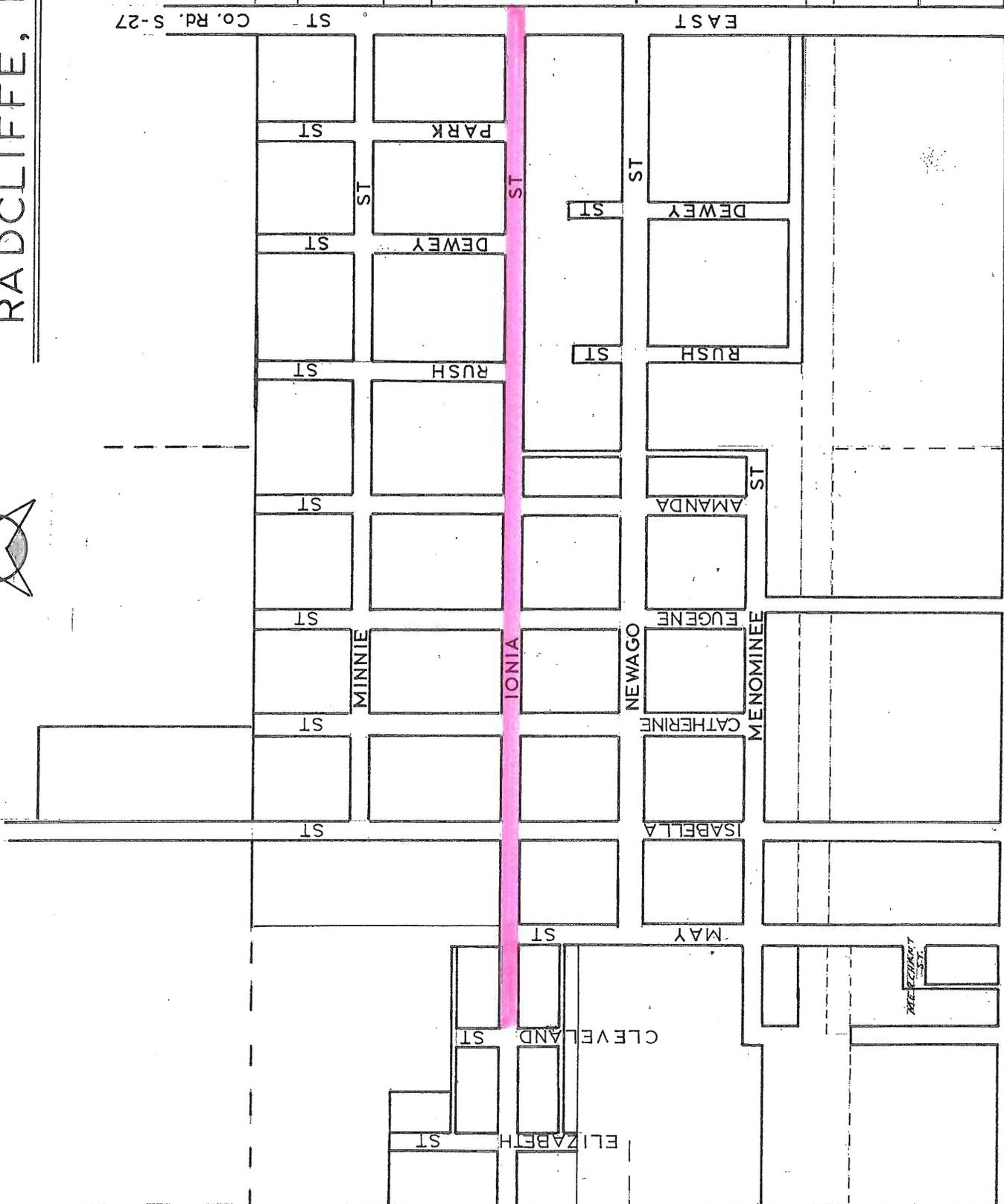
North

NORTH



# CITY OF RADCLIFFE, IOWA

Co. Rd. S-27



IOWA HWY. NO. 175

Date of Issuance: 7-20-2020	Effective Date: 7-20-2020
Owner: Trustees of Drainage District 25 and 1	Owner's Contract No.: NA
Contractor: McDowell and Sons Contractors, Inc.	Contractor's Project No.: NA
Engineer: Lee Gallentine P.E.	Engineer's Project No.: 6501
Project: Repairs to Main Tile and Lateral 3 Tile DD 25 and Repairs to Main Tile DD 1	Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: Due to the boring subcontractor and the additional footage of pipe, the contractor has requested an extension of the completion date.

Attachments: E-mail from contractor requesting time extension.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: Original Contract: \$ 248,936.30	Original Contract Times: Substantial Completion: <u>December 30, 2019</u> Ready for Final Payment: _____ date
Increase from previously approved Change Orders No. <u>1</u> to No. <u>4</u> : \$ 70,828.75	Increase from previously approved Change Orders No. <u>1</u> to No. <u>4</u> : Substantial Completion: <u>DD 25 - July 31, 2020</u> <u>DD 1 - April 1, 2020</u> dates
Contract Price prior to this Change Order: \$ 319,765.05	Contract Times prior to this Change Order: Substantial Completion: <u>DD 25 - July 31, 2020</u> <u>DD 1 - April 1, 2020</u> dates
Increase of this Change Order: \$ 0	Increase of this Change Order: Substantial Completion: <u>DD 25 - August 31, 2020</u> <u>DD 1 - April 1, 2020</u> dates
Contract Price incorporating this Change Order: \$ 319,765.05	Contract Times with all approved Change Orders: Substantial Completion: <u>DD 25 - August 31, 2020</u> <u>DD 1 - April 1, 2020</u> dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Engineer</u>	Title _____	Title <u>President</u>
Date: <u>July 20, 2020</u>	Date _____	Date <u>7-20-20</u>

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_

July 22, 2020

Mark Buschkamp  
Executive Director  
Iowa Falls Area Development Corporation  
520 Rocksylvania Avenue  
Iowa Falls, IA 50126

RE: Site Certification Process

Dear Mr. Buschkamp:

We are aware that you and the Iowa Falls Area Development Corporation are working to have land in the Iowa Falls / Hardin County Industrial Rail Park become recertified through the State of Iowa's Site Certification Program.

It is our understanding that in order to proceed with site recertification, you need to reflect a minimum requirement of 250 contiguous acres for land development with an issue arising regarding a current drainage easement.

It is our desire to provide support for this Industrial Rail Park in Hardin County. In the event, that a company or firm would desire to purchase contiguous acres in this area, we would be willing to work with the firm in considering approval of abandoning the current easement and relocating this drainage tile in drainage District 86, at the owner's expense. Anticipated time frame for appropriate discussion and approval by the Board of Supervisors, acting as Drainage District 86 Trustees is estimated to be two months.

Let us know if you need anything further from us at this point in time.

Sincerely,

Lance Granzow  
Chairman  
Hardin County Drainage Trustee Chairperson