

REGULAR DRAINAGE MEETING

Wednesday, September 1, 2021 9:30 AM

This meeting was held electronically and in-person.

9/1/2021 - Minutes

1. Open Meeting

Hardin County Chairperson Hoffman opened the meeting. Also present were Trustee Renee McClellan; Lee Gallentine of Clapsaddle-Garber Associates (CGA); Nancy Callaway; Julie Duhn; Mike Pearce, Network Specialist; 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 of DD 48 Landowner Meeting dated 06-23-21, Regular Drainage Meeting dated 08-18-21. Second by Hoffman. All ayes. Motion carried.

4. DD 56 WO 3 - Discuss W Possible Action - ROW Easements

Gallentine stated that three of the four parcels we have purchase agreements signed by the landowner and tenant. Gallentine stated that they were all according to the amounts that the Trustees already authorized per acre. Gallentine stated he just needs the Trustees to sign them. Gallentine added, we can get them recorded, checks issued, and CGA's Right of Way Agent will give the tenant the checks when they sign the final easement. Gallentine stated he thought it would be nice to get the three on record at the courthouse recorders office. McClellan asked if there was any going back, if someone decided not to sign the easement. Gallentine stated that the fourth landowner and tenant are fine, these were just all the crop land ones. Gallentine stated that the fourth landowner has already given the ok verbally, that we just have to iron out the finalities of it. Gallentine stated as far as construction going through, we would have to check, but he believes after we got the easements, we were going to have another landowner meeting and make sure everyone was ok moving forward. Gallentine stated at the last landowner meeting we didn't know what the easements were, they might be a half of a million dollars. Gallentine stated they obviously were not but now we know the costs. Gallentine stated he has them here along with W9's and other forms that he didn't think need to be in the public record. Smith stated that she shared forms with McClellan in an email. Smith added if approved we will need her signature with a notary. Smith stated she would ask Angela to be the notary.

Motion by McClellan to approve the purchase orders as presented. Second by Hoffman. All ayes. Motion carried.

5. DD 63 WO 2020-12 - Discuss W Possible Action - Utility Permit Observation Report

Gallentine stated that this one is really kind of a follow up from Heart of Iowa last year. Gallentine stated they did a bunch of utility installations, and they all were fine and cleared. Gallentine stated there was one on DD 63 they didn't think there was district tile there and there was, they went out this spring and located it. Gallentine stated CGA finally got around to getting a report done it cleared by almost four feet. Gallentine stated there was no issues with clearance. Gallentine stated the tile they found, through no fault of their own, wasn't in the best shape and they did some repairs. Gallentine stated that they're missing signage but especially with them, you haven't been enforcing the signage thing. Gallentine stated if the Trustees wanted to, they could make them. Gallentine stated that they have their own signage, they just don't have signage up at this specific crossing saying what tile it is. Gallentine stated there is nothing here unless you want to make them put in signage, but the Trustees have been waiving that regularly. A landowner asked if this involved any of the communities like Steamboat Rock or residential areas in Eldora. Granzow stated that this is out in rural areas it involves U Avenue North of Steamboat. Granzow stated that it's a rural gravel road. The landowner asked if it involves a community, do the people of the community like New Providence be informed and advised ahead of time so they don't have to pay a big bill. Gallentine stated that this was a utility crossing, Gallentine added that the utility company pays our fee/all the fees. Hoffman stated the district does not incur any expense on utility crossings. Hoffman stated that the only time someone in the district would incur something is when they would have rural water put in and they wanted the connection, that's between the utility and the landowner. Hoffman stated that anything that takes place would be subject to big billing, that would go to everybody, that wouldn't fall into that. Gallentine showed on the map where Steamboat Rock was, Gallentine stated that DD 63 runs North and West in rural area and there should be no expense to the district on this. A landowner stated that it would be a benefit, maybe more than once a year or two a head of the time, to let people know that this is coming up and they will have to pull out their checkbooks. Hoffman stated that it's one of those things where, he doesn't know how it works in the computer system. Hoffman didn't know he was in a Drainage District until six years ago. Hoffman added he had a small assessment, but he didn't know what a Drainage District was. Hoffman's mom and dad didn't know because they've never been assessed. Hoffman stated he wished it was written into property tax assessment warning people that they're in a Drainage District. The landowner stated she was frustrated with the price differential; one landowner can pay way more than their neighbor. Gallentine stated he thinks the District Trustees do a good job informing people. Gallentine stated there would be a landowner meeting in a few minutes on a potential project in DD 121. Gallentine stated its in a rural area, we'll see how many people show up. Gallentine stated we normally get one or two people to participate. The landowner stated she thinks its important to get those notices out before a bill shows up. The landowner stated she knows the meetings are held during the week, she believes it's on the other landowners to go and listen to the meetings to become informed. McClellan stated she agrees. McClellan stated that if you're in a Drainage District that should be on your Deed or something when you purchase property. McClellan stated she would like to go on record and say that these people have been very patient and polite in certain circumstances where some people get really fired up. McClellan would like to recommend some kind of recognition for them because they've done a nice job when it's not something you do every day. McClellan stated that talking with the landowner on the phone has been a delight.

Motion by Hoffman to accept acknowledgement of item five of the agenda as described. Second by McClellan. All ayes. Motion carried.

6. Discuss W Possible Action - New Work Order Requests

DD 52 WO 316 – Smith stated that this was an update from Lucas Burton, Burton stated that on the North side of 270th in the ditch there was a culvert that dumps into a concrete structure with a sixteen- and fourteen-inch tile that exit out of that concrete structure going up into the field. Burton stated that both tiles have suck holes at the box joint and the box is damaged, sucking in dirt at the base. Smith stated that because these were drainage tiles that dump into this box, they felt that this was more of a Drainage issue than a secondary roads issue. Smith stated she's created this work order; the photos are from Lucas. Smith stated that she would wager that one of the photos was probably from original construction approximately 1910. Hoffman asked if that was a wine bottle in the photo. Smith stated that she imagines when the guys put the tile in about one hundred years ago, they had a good day that day. Smith stated that one hundred years later its not quite in as good of shape as we'd expect. Gallentine stated that DD 52 is North of Hubbard.

Motion by McClellan to instruct CGA to investigate and report back. Second by Hoffman. All ayes. Motion carried.

7. Discuss W Possible Action - Honey Creek Land Improvement Progress Report

DD 3 -- Smith stated she had an update on item number 7. Smith stated that DD 3 did approve payment of their invoice for nine thousand three hundred fifty dollars. Smith stated that payment has been issued on that one. Smith stated she's emailed Darrell regarding those other issues on that one and she's waiting for a reply.

8. Other Business

Hoffman stated that he thinks we've talked about this before but again as we look at legislative priorities going forward to the next session, Hoffman added that he thinks this is something that everyone could agree we need to really push to have Drainage Districts on all Deeds and abstracts. Hoffman stated that in this next meeting coming up at 10:00 AM that they go and support a million-dollar project or a multi-million-dollar project somebody sees that their classification is in that ten percent range, and they decide to sell that property. Hoffman stated that so we don't have to disclose that there is going to be a big project that's going to happen in a year or two and be left with a big bill. Hoffman re-stated that he believes it's important that Drainage Districts get recorded on Deeds and Abstracts. McClellan stated that information is the key. Gallentine stated that's why he was trying to get those three through because he sees what land prices are doing, he knows some of the ages of some of those landowners in that area. Gallentine stated he wanted to get those easements on record before a sale happens or we deal with a new landowner. Gallentine stated the easement is recorded, a new landowner can't say they didn't know anything about it. Hoffman asked Smith to put a Utility Permit on discussion for next week. Smith asked the Trustees if they would like her to send out an email for updates to Alliant, Midland, and others. Hoffman told Smith to send that notice out. Gallentine stated that Heart of Iowa is really good about it, but they might be the only one. McClellan asked Smith when Drainage Assessments are sent out. Smith stated that Drainage Assessment notices go out May 1st so that the landowners have until May 31st to sign up for a waiver. Smith stated they also appear on the tax statements.

9. Adjourn Meeting

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