

AGENDA

Regular Drainage Meeting

Monday, February 20, 2023, 9:30 a.m.

Hardin County Emergency Operations Center (EOC)

1031 Edgington Ave., Eldora, IA

This meeting will be held electronically and in-person.

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:

[1_23_2023 - DRAINAGE CONTRACTOR MEETING MINUTES.PDF](#)
[1_30_2023 - MINUTES.PDF](#)

4. DD 143 WO 241 - Discuss W Possible Action - Tree Removal

Documents:

[67716---DD-143-SUPPLEMENT-ENGRS-REPORT.PDF](#)

5. Discuss W Possible Action - Hazard Mitigation FEMA
6. Discuss W Possible Action - Union Pacific Project To Extend Parallel Line Crossing Drainage District Facilities
7. Discuss W Possible Action - Meeting W Summit Carbon Solutions
8. Discuss W Possible Action - Drainage Interest Rates

Documents:

[HARDIN COUNTY LOCAL BANK RATES FOR AG OPERATIONAL LOANS.PDF](#)

9. Discuss W Possible Action - New Work Order Requests
10. Other Business
11. Adjourn Meeting

REGULAR DRAINAGE MEETING

1/23/2023 - Minutes

1. Open Meeting

Open Meeting Hardin County Chairperson Lance Granzow. Also present were Trustee Renee McClellan, Trustee BJ Hoffman; Lee Gallentine of Clapsaddle Garber Associates; Joel Steiner; Jeremy Maas; Paul Williams; Brett Schipper; Jacob Handsaker; Rick McDowell; Michael Pearce, Network Specialist; and Michelle Witt, Drainage Clerk.

2. Approve Agenda

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

3. Introductions/Attendance

Introductions were made and attendance was verified.

4. Pipeline Update

Hoffman stated as the battle with the carbon sequestration pipeline goes on, Hoffman wanted to make sure that all of our local contractors understood the language and what has been written into these easement agreements. Hoffman stated Summit and Navigator have added into their agreements that landowners can utilize their own contractor or the one that is provided, Ellingson. Hoffman stated from a Trustees standpoint, and he is only speaking for himself, he would prefer that local contractor are being utilized for a few reasons. First, you guys have proven that you know what you are doing. Second, the money stays here locally. Finally, my third point is that most people have a relationship with all of you and they would like to have someone to call down the line if something were to happen. Hoffman stated he understands that some of the contractors might already have this information, but if they didn't, he would encourage them to start working with landowners that they believe are on the route and talk to them as he believes when the agreements go through to the IUB it will be a fast moving process. Hoffman stated as a Trustee he wanted to make sure that they do right by the contractors and give them every opportunity to make a living for themselves, their families and their employees.

Hoffman stated CGA will be our inspector for compliance with Ag-land renewal. Hoffman stated while construction is going on we prefer that if you have questions or concerns to let Lee Gallentine know. When you are working in drainage districts the financial and fiduciary liability gets passed onto a lot of people, so, anything that you can do to help landowners throughout the districts will be much appreciated.

Hoffman stated one of the other items that we should probably talk about is the hazardous liquid pipeline fee that the county set for a potential pipeline. Hoffman stated for this project a potential pipeline will pay \$10,000 per drainage district crossing. Hoffman stated road crossings, although not drainage, the same fee will apply. Hoffman stated individuals and private landowners, that is something they will have to work out in their easement agreements with Summit or Navigator. Handsaker asked if that was per crossing. Hoffman stated that was correct. Gallentine stated or open ditch. Handsaker stated originally we were going to require them to bore under the facility, is that something we are still requesting. Hoffman stated that is preferred. Hoffman stated we understand that depending on the diameter of the facility they are going to put in, it went from 4-6 inches in our discussions with Summit Engineer, that they prefer to bore. Gallentine stated they still have to expose. Gallentine stated he is ok if we evaluate a district on a one-by-one basis. If you have a 6inch tile that is 2feet deep, Gallentine does not see much sense in boring it. Gallentine stated on the other hand, if you have a 36inch that is 4ft deep, we should definitely bore it. Gallentine stated it depends on where they are crossing and what they are crossing. Handsaker asked if Ellingson was on board with Navigator as well now. Gallentine stated he did not think so. Gallentine stated from what he has heard and been involved in, Navigator is on a different slower path than Summit. Handsaker stated Navigator is horrible with tile. Gallentine stated the last he heard Summit is hoping to file a permit in July and this is for the whole project so it is not just Hardin County. Handsaker stated he did not think Navigator has been very good with addressing private tile.

Hoffman stated in our regular drainage meeting we just talked about setting up a date with Summit to come in and meet with us regarding drainage district work. Hoffman stated if the contractors would like to be involved with that while they are here he can ask Witt to include them on the meeting invite. McClellan thought that was a good idea, that way the Trustees can hear what the questions were and what the responses were.

Granzow stated he would like to know how their schedules this summer and if they think they have availability for drainage projects. Granzow stated he is more or less wanting to know if we need to hire outside of the

county to fulfill the work orders coming in. McDowell stated he has made steps and hired new workers. He knows the work is out there and will have additional staff in the summers. Granzow asked if anyone else had any issues with scheduling or any additional comments. Hoffman asked Gallentine what we had on the books. Gallentine stated he thinks he reached out to most of the contractors in December, but we have a few work orders that we need to disburse out. Gallentine stated it is not more than 5 maybe 6. Gallentine stated it has been so dry that nothing is showing up. Gallentine stated if we get a wet spring, who knows, you might get 10 in a week.

Granzow stated the other thing is just to remind the contractors to get their rates and insurance to Witt. Hoffman stated he does have a question for the contractors, he knows that prices for materials went through the roof and he does not expect it to really sunset. Hoffman asked what we can tell our landowners in terms of prices and material costs right now. Hoffman stated he would like to know where we are at. Handsaker stated it is going down a little bit, it isn't as high as what it was. Hoffman stated he is going to assume labor and other inputs are going to stay the same or fluctuate. Handsaker stated it seems like right now everything has plateaued, it has gone up and gone down a little and now it will stay there. Handsaker asked if the Trustees are hoping for a rate schedule that covers everything all at once, or one that covers pipelines and another that covers drainage districts. Hoffman asked Gallentine to explain the billing for a drainage district works if Summit has 4 crossings. Gallentine stated any work for the district crossings for the pipeline or utilities for that matter, will be billed directly to them at whatever rate you choose. Gallentine stated all of their rates at CGA are the same, but they sell time more than a product or a service because they don't lay tile or have to do those inputs. Gallentine stated he can easily see two different rate schedules. Gallentine stated there is different requirements to think about too. If you are doing drainage district repairs for the permit (pipeline crossing) you will there are requirements that you have to track machinery over a certain weight with a GPS. Gallentine stated that technology is not free, that is an added service, so just be aware that there are different requirements that justify different rates. Hoffman stated make sure it is profitable too, from the outside looking in, it looks like it could be a once in a lifetime means of making some honest money pretty quick. Hoffman stated as they project the timeline they want to leapfrog and move pretty quickly. Gallentine stated the last he heard they will have 5 crews working on the project at once. Hoffman stated that updated rate sheet is very important because if they submit an invoice for something that does not reflect their current rates, the Trustees will pay them at the rate sheet that is currently on file. Hoffman stated the Trustees would also like the contractors to turn their current insurance information in. Granzow re-stated what Witt had told him prior to the meeting that a lot of the contractors have their insurance on file already. Hoffman stated he is just reminding everyone.

Granzow asked if the contractors had any questions for the Trustees. A contractor asked if the billing goes directly to the pipeline or to the county first. Hoffman stated he would send the bills directly to the pipeline company. Hoffman stated if us as Trustees or Gallentine gets any workflow information from the pipeline companies they will get that to the contractors, the Trustees do not want to be the middleman and they would like to make sure the pay is expedited according to the work so no one is sitting on outstanding material costs and those kinds of things. Gallentine stated in other counties, he has been telling both pipelines the best way to handle drainage is to go out with tilers ahead of the project before they even think about installing anything and getting a GPS located shot. Gallentine stated this way we are not worried about rollers or anything else in the way. A contractor asked if they are going to move the route of the pipeline or deviate from that route if there is something in the way. Gallentine stated at that point in the project he does not really expect them too. Hoffman stated it sounds like there is some expectation that the county would go out and do locating and stuff like that free of charge. Hoffman stated that is not the case, we do not have anyone on staff full time. Gallentine stated he thinks the counties are charging a fee and then hiring someone to do that. Hoffman stated if they need something located, CGA, our construction observation company can locate it but they are going to charge the pipeline company to do so. Hoffman stated he would encourage the contractors if they are out on a site and something does not look right to please contact CGA and let them know. We would rather locate and do it right even if it means an extra phone call. Handsaker asked if we were going to create a process sheet for pipeline companies for drainage districts. Gallentine stated they have a permit to follow. Handsaker stated so that will tell them how it needs to be backfilled and everything else? Gallentine stated that is correct. Gallentine stated Witt printed out copies of it if you would like one. Maas asked what the process would look like from tile being exposed to local contractor being hired. Hoffman stated he would rather have the pipeline company answer these questions, he doesn't want to speak on their behalf and only knows what our side would look like. Hoffman stated your expertise would also come in during this process. Hoffman stated he would like our contractors and inspectors to have a positive workflow throughout the process. Maas asked if CGA was going to be inspecting the entire time. Hoffman stated that was correct. Gallentine stated we will not be inspecting the pipeline installation; we will be inspecting their work in drainage districts. So, when they are crossing tiles. We are also the ag-restoration inspector, meaning they will have to file the ag-restoration plan of

how they are going to restore the ag ground and we will be out there to ensure they are compliant with that plan. Maas stated with that you will be verifying their strip and black dirt. Gallentine stated and separating it into private tiles, repairs, making sure things are corrected (stuff like that). Handsaker asked if CGA is going to GPS private tile locations. Gallentine stated he is planning on it.

Maas stated he is not ok with the bill going to the pipeline and not the county. Hoffman stated that is a legitimate question. Maas stated who verifies that, what if they say they're not going to pay it because it was not signed off by whatever foreman/superintendent. Maas stated he has a bad taste in his mouth from the windmills. Maas stated that is the worst money you can lose. Gallentine stated he understands the frustration because he has been dealing with that with rural water for the last however many years. Granzow stated with the permit crossing fee of \$10,000, that money could be used to pay them to go out and inspect whatever crossing ahead of time and whatever the bill is, could be their drainage hourly rate and whatever the remainder is stays with the district. Hoffman stated we can bill the pipeline back for those expenses. Gallentine stated the Ag-restoration expenses are dictated by Iowa Code. That gets billed to the county and the county gets reimbursed by the pipeline. Gallentine stated the drainage district crossings are all dependent on whatever agreement they draw with each individual drainage district. Williams asked if they know exactly where they want to cross already. Gallentine stated they have a pretty good idea. Williams stated if they get that call from the pipeline company to do a locate, will they have a representative there to show him where they are installing. Let's say if I find the tile upstream or downstream of where they are going to be bring a camera through it and flag it all out will CGA come and GPS those flags? Williams asked would that work be done for the county or the pipeline? Gallentine stated that is now the counties information where the GPS marks are. McClellan stated she would say it would be a pipeline expense because you are doing it for their project. Gallentine stated it depends, if it is district tile, it would depend on the agreements between the district and the pipeline and we do not have those agreements yet. Williams asked if CGA will be available for those projects if he is called to locate tile for the pipeline. Gallentine stated that is the plan. Gallentine stated he has recommended to them that they camera that tile for the entire width of their ROW. Williams stated absolutely. Gallentine stated he knows what's going to happen is they replace it here and very well and then 30 feet over where they are running trucks it will collapse. McDowell stated Maas brought up a great point, you have this big bill doing work for the pipeline and you don't know who will pay it. Hoffman stated that is a great question and he will ask that at the meeting with Summit. Hoffman stated if it is something that we need to get in writing for them that they pay that kind of stuff. Mass stated it is just a tough one, we all do business off of a handshake. Mass stated we are talking hundreds and thousands of dollars. Maas stated we all trust each other at this meeting but it is the outside companies and working with them that worries him. He would like to know that they will get paid for the work that they do. Gallentine stated maybe not the pipeline guys, but he knows the windfarm guys most of them don't know how to find a trench. Hoffman stated they had Arion come out and say they spend hours and hours looking for something and Lee's had guys find it in 5 mins. Hoffman stated they are from Louisiana and have no clue what they are even looking for or how to do a locate. Hoffman stated it is not the county's business on private tile. Hoffman stated maybe it is one of those things where we ask the pipeline company to put something in escrow ahead of time to make sure we are paying contractors for the locates. Maas stated that is what he would like to see because he does not want to go to a job site and do all of the work and wait to get paid. Maas stated that would be really nice to have a fund up front. Maas stated he is not too worried about the private tile, landowners are throwing that into their easement agreements. Gallentine stated they are paying \$10,000 per crossing for the district tile that will be in the drainage district's account. Maas stated you guys should get more than that, if are going to be responsible for paying someone else you might as well get some benefit. Hoffman stated the \$10,000 is for crossing, and let's just say that there is \$1,000 in locating, we will bill that \$1,000 back to them. Hoffman stated at the end of the day, we are still going to have \$10,000. Gallentine stated he wanted to clarify that it is not \$10,000 per district it is \$10,000 per crossing. Gallentine stated if they are in district 25 and cross the main in 6 places they will pay \$60,000 to the district. Handsaker asked Gallentine the restoration that he is in charge of if that is their contractors and their crew doing all of the work or does the landowner hire the work? Gallentine stated it is the pipelines responsibility and it will be their contractors unless the landowners specify something different. Gallentine stated that is why we brought you in here today so you can talk to your landowners and inform them that they do not have to utilize their contractors if they do not want to. Granzow stated another thing is you can't stop them if they are doing something incorrectly. Gallentine stated if they are doing something that is not in accordance with their plan we can temporarily halt construction and he can notify the board of supervisors. The board of supervisors cannot permanently halt construction but they can contact the IUB and they can install economic sanctions. Gallentine stated he does not hear anything in that code section about permanently stopping construction or guaranteeing it is fixed correctly. It's just we will stop you and report it and you might get a fine. Gallentine stated he would rather it say that they make it right vs. fining them. Money will not make it right. Handsaker asked if other drainage projects in the county will continue as normal during this process because CGA will be short on observers or will they find a way to make both work. Gallentine

stated CGA will make it work they have other offices. Large scale big drainage projects are a little slow at the moment anyways. A contractor asked when the pipelines plan on working in this area (spring, summer, fall). Hoffman stated he has no idea. Hoffman stated he was told this morning that they're not planning on approaching the IUB until after the legislative session, and that is bring the physical permits to them. Handsaker asked when that was. Hoffman stated that is in May. Gallentine stated he heard July and that was from the pipeline company. They are hoping to start construction in August somewhere in the 3-4 state region. Handsaker stated so do you think 2023 or 2024. Gallentine stated he is thinking 2024 because they have to shut down in the winter. Handsaker asked why they were not supposed to work in the winter? Gallentine stated it was a code section now. Gallentine stated they are also not supposed to work in soft soil conditions so but there is no definition of soft soil so. Gallentine stated the soft soil condition on your side of the fence might be different on my side of the fence too, you know. Hoffman stated they don't want to incur any more crop loss claims than they have to. Hoffman asked Witt to email the contractors when Summit schedules the informational meeting. Witt stated she would do that. Hoffman stated he thinks it would be good and they requested to be present at that so they can ask questions.

5. Comments/Discussion

6. Possible Action

7. Other Business

8. Adjourn Meeting

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

REGULAR DRAINAGE MEETING

1/30/2023 - Minutes

1. Open Meeting

Hardin County Chairperson Lance Granzow. Also present were Trustee Renee McClellan; Trustee BJ Hoffman; Darrell Meyer, County Attorney; Lee Gallentine of Clapsaddle Garber Associates; Michael Pearce, Network Specialist; and Michelle Witt, Drainage Clerk.

2. Approve Agenda

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

3. Approve Minutes

Motion by McClellan to approve the minutes of the regular drainage meeting's dated 1/9/2023 and 1/23/2023 Election Canvass. Second by Hoffman. All ayes. Motion carried.

4. Discuss W Possible Action - Drainage Interest Rates

Witt stated Treasurer Eichmeier is unable to be at this week's meeting. Witt stated she will visit with Eichmeier when she gets back and work out a good time to have her join us in a drainage meeting to discuss this item.

5. Discuss W Possible Action - Meeting W Summit Carbon Solutions

Granzow stated we are going to meet with Summit Carbon Solutions, they are not here with us. Witt stated this was an item on our agenda last week that we decided to table so the Trustees could think of some potential dates. Witt stated Summit Carbon Solutions would like to have an initial meeting with us so they can begin to identify affected districts, tiles, any open ditches; permits applications, and any county expectations for construction and pre-construction. Witt stated as far as GIS information goes I would assume we would put them in contact with Micah Cutler. McClellan asked if Micah still did all of our drainage maps and stuff. McClellan stated she didn't think she was with CGA anymore. Witt stated she is with Schneider Corps now. Granzow stated they could get all of that information from her; it does not need to be with us. Hoffman stated he did not know if a public meeting is necessary. Hoffman stated he does not control the flow of data. Hoffman stated they should put requests into our Drainage Clerk and GIS Specialist. Hoffman stated the Trustees are there for policy and not operations and logistics. Hoffman stated we should save everyone their time. Meyer stated and CGA is the inspector. Hoffman stated that is right. Meyer stated and they have to pay for CGA's time. Hoffman stated they are our Drainage Engineer as well. Hoffman asked Gallentine to unmute himself. Hoffman asked Gallentine if it would make more sense to have Summit contact our Drainage Clerk and Engineer/pipeline inspector and work through them. Gallentine stated he is willing to follow any format. Gallentine stated if everyone wants to meet we can have a big meeting, but if everyone wants to work with them he is fine doing that as well. Gallentine stated it made no difference to him. Granzow stated the only advantage would be if the other Trustees came in for the meeting as well. Hoffman stated but what would they ask them. Hoffman stated according to the email it seems that all they want is data. McClellan stated she also sees how having them here or having them involved in a meeting is beneficial. McClellan stated that way we know everyone is on the same page. Granzow stated it would really benefit the private trustees. Granzow stated it does not benefit us at all. McClellan stated she thought they needed to be on the same page as them. Hoffman stated he would rather have Witt send Micah Cutler's information for GIS to them. Hoffman stated the only thing at this point he would ask is if they request something from Micah, would she directly bill them? Granzow and McClellan stated they would have her bill the Summit/Navigator. Hoffman stated if they wanted to have a sit down with Lee as the Drainage Engineer then Lee would bill them directly. Hoffman stated he does not know what the three of them as Trustees could offer Summit at this point. Granzow asked Gallentine how Summit was asking for information in other counties. Granzow asked if they were asking the other counties to do all of the work for them? Gallentine stated the only county he has been involved with is Franklin and there has been an exchange of information and it really has not been determined what work they are going to do or not do just yet. Gallentine stated once the information was exchanged they determined which district facilities they would cross and now they are telling Franklin County they would like them to come up with an agreement of how they want them crossed and a contract type thing. Gallentine stated he believes Franklin Counties drainage attorney is doing that. Gallentine stated so far Franklin County has had 3-4 meetings that have not been that long, he has not billed anyone for that time. Granzow stated from his standpoint we have a drainage map they can look at. Granzow stated they can buy one for \$25. Hoffman stated you can also get it on Beacon. Witt stated we do not have the bigger ones on hand. Witt stated we have the smaller drainage atlases on hand for \$20, but she did not know if that would be much help. Hoffman stated most likely they can have their own people print it in house. McClellan stated how will they know. Hoffman stated their technology and capabilities is much better than ours. Granzow stated they would still have to dig

and expose. Hoffman stated they do not have a finalized route. Granzow stated it sounds like a large expense to the county if they wanted us to pay for the expense of televising. Hoffman stated that will not happen. Pearce stated the big map printer is not functional right now anyways and he is not sure if we will make them functional. Pearce stated it is a huge cost to make them functional for the limited amount we print. Hoffman stated we should just tell them here is there information, anything additional they should contact our drainage engineer/designated county inspector. Hoffman stated in terms of GIS, give them Micah Cutler's information. Granzow asked if it would hurt to have Witt send our County Policy to all other private Trustees. Witt stated most of the private Trustees were waiting for us to update our Utility Permit Application with the pipeline section. Witt stated she believes most have already adopted it, but she can send it out just in case any were missed or have not adopted it yet. Granzow stated just let them know that this is the County policy and if they want to adopt it they may. Hoffman stated they would want to get on that relatively quick.

Meyer asked Lee if Franklin County had a Utility Permit as robust as ours. Gallentine stated he did not think they update their as much as we have with ours. Gallentine stated he thinks they used ours as a template when we first came up with it, but they will draft individual agreements with each drainage districts. Gallentine stated that is how they did it with the wind towers. McClellan stated that was interesting. McClellan stated that sounded like a lot of work. Granzow stated everyone might have a different answer. Granzow stated that might depend on if it is new tile or old tile in the ground. McClellan stated maybe ditch vs tile or private vs county. Gallentine stated he will say that in Franklin County they are not crossing the entire county like they are in Hardin. Gallentine stated he thinks it is limited to less, between 6-10 drainage districts are being crossed.

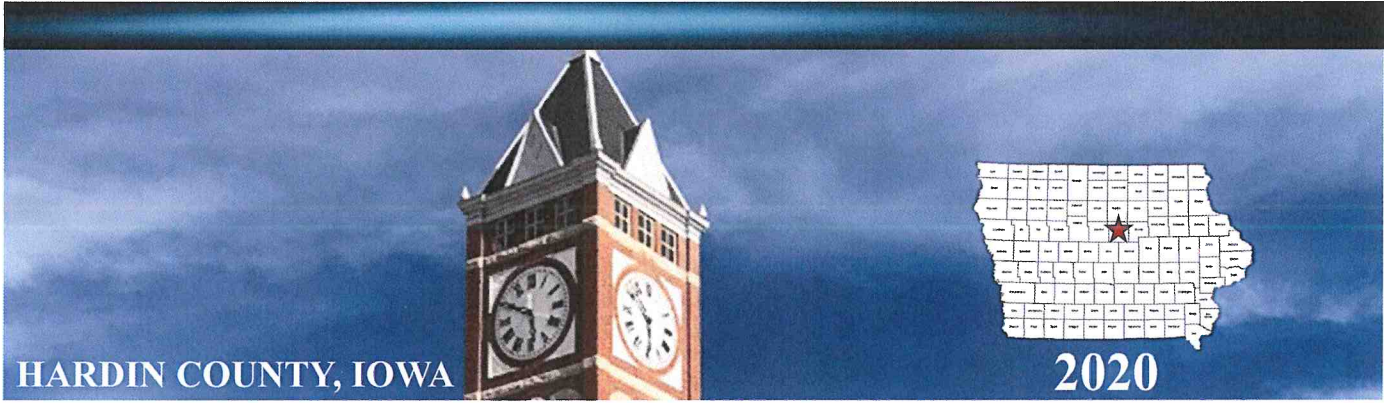
6. Discuss W Possible Action - New Work Order Requests

7. Other Business

Hoffman asked Darrell if there was any timeline on hazardous liquid pipeline. Meyer stated they are just waiting for the IUB to rule for the December 13th hearing for the preemption. Hoffman asked if there was any timeline on that. Meyer stated they have not given any. Hoffman asked if there was anything by code saying that they had to rule within 90-120 days. Meyer stated he is not sure on that.

8. Adjourn Meeting

Motion to adjourn by McClellan. 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><u>CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS</u></p>	<p>Project Office 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:

METHOD	DRAINAGE COEFF.	TOTAL COST
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.



PIC #1

2/2/2017

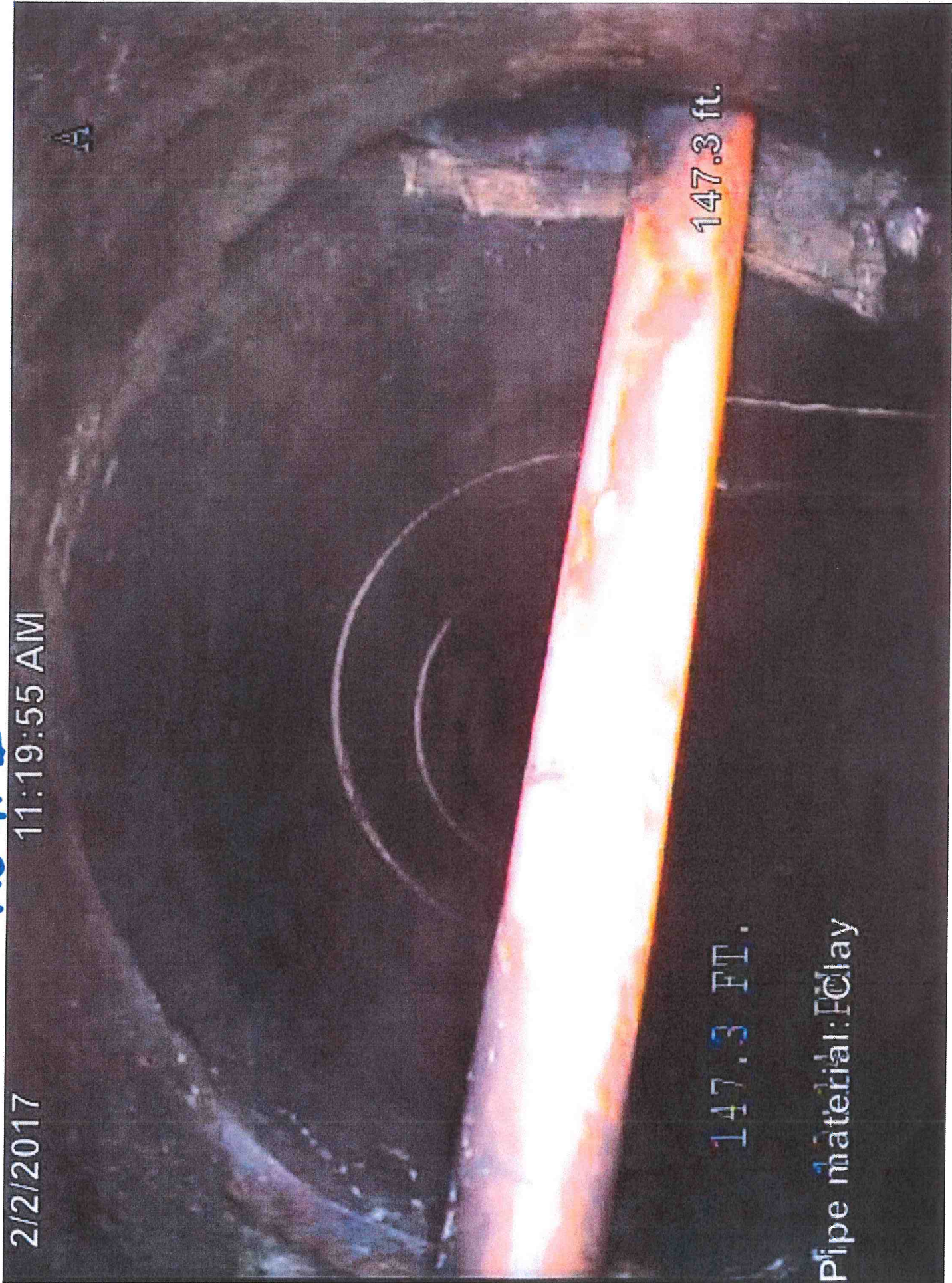
11:19:55 AM

A

147.3 ft.

147.3 FT.

Pipe material: FClay



PEC # 2

11:09:44 AM

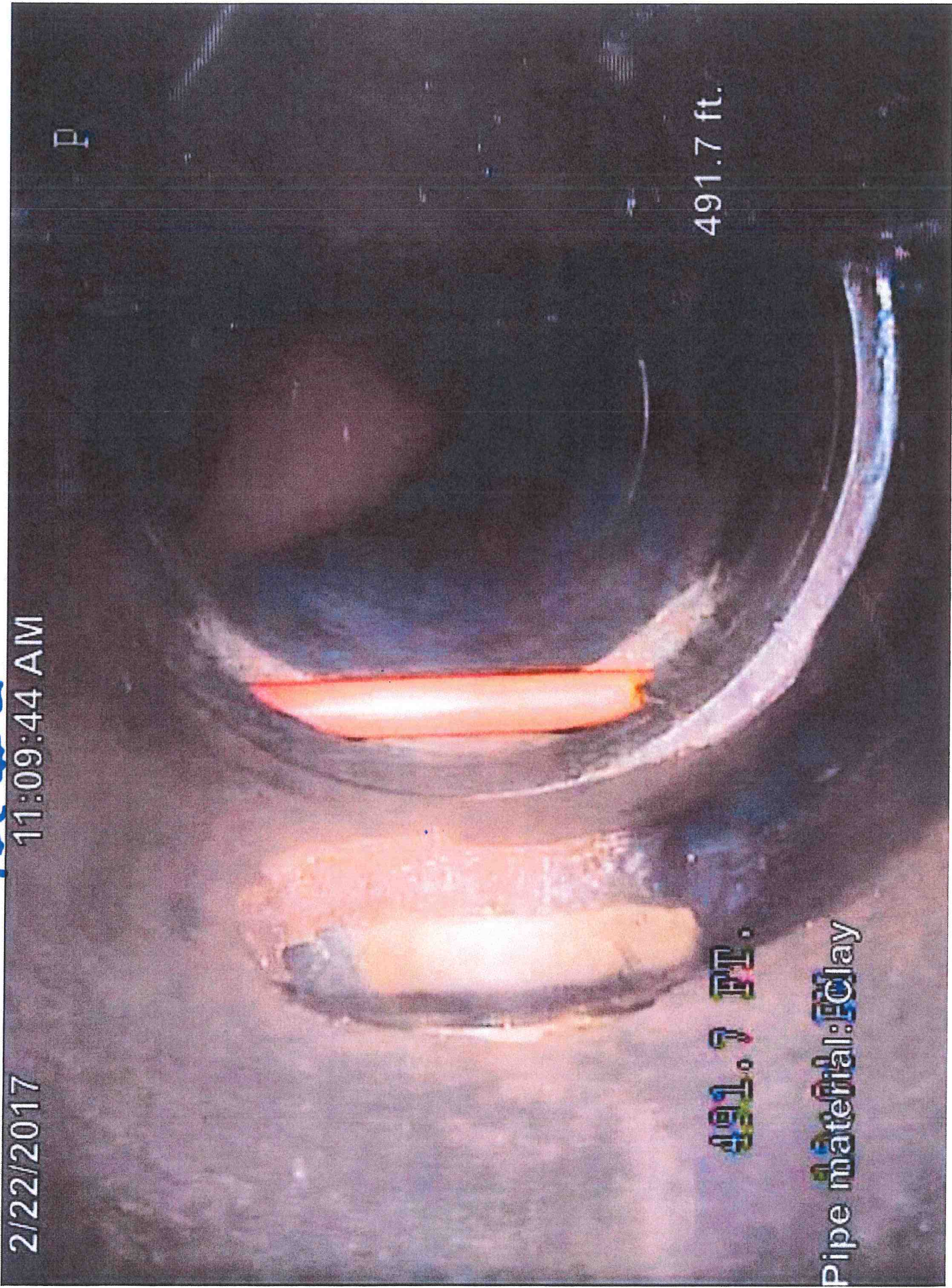
2/22/2017

F

491.7 ft.

491.7 FT.

Pipe material: EClay



PEC # 3

9:35:31 AM

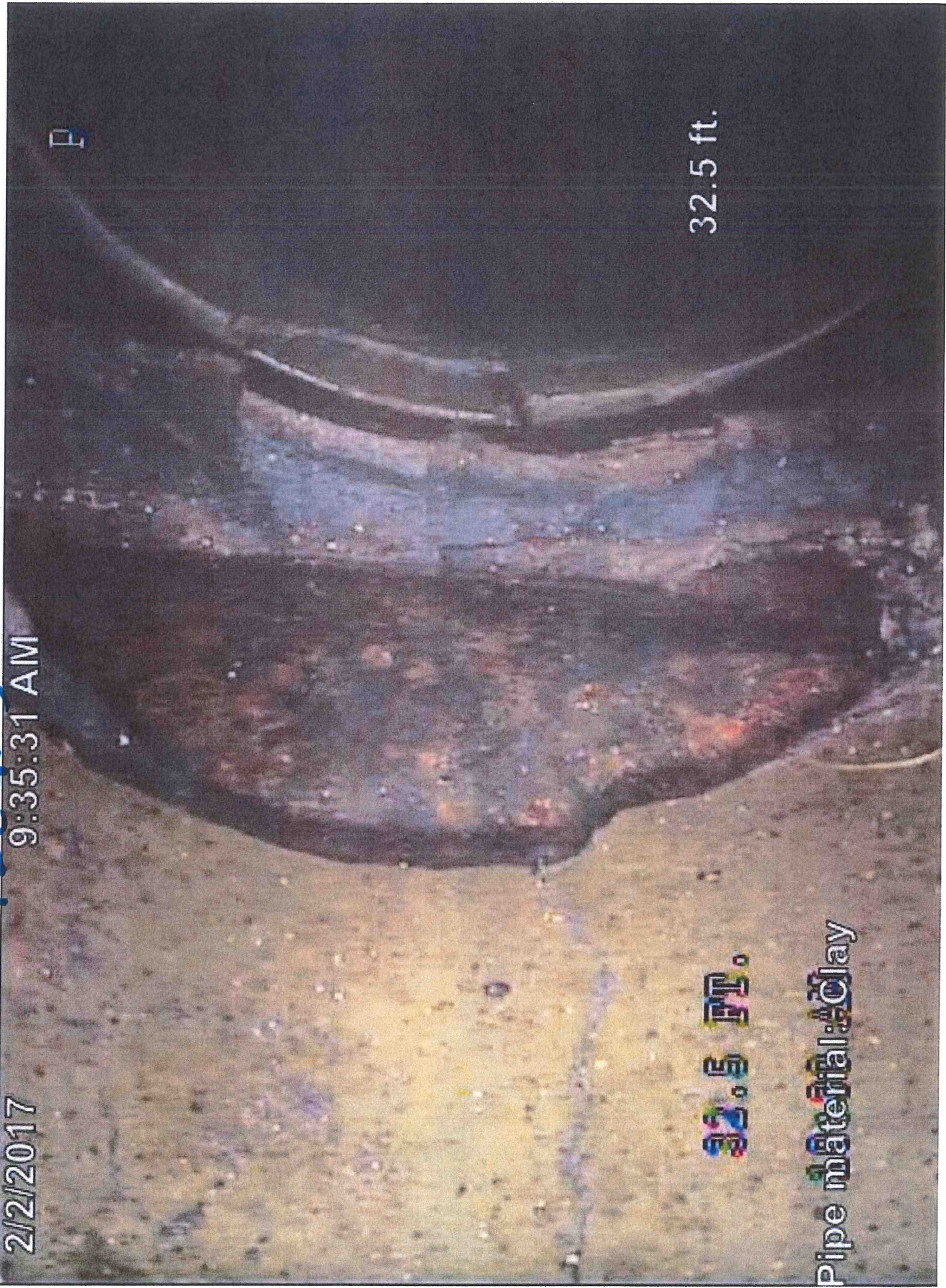
2/2/2017

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

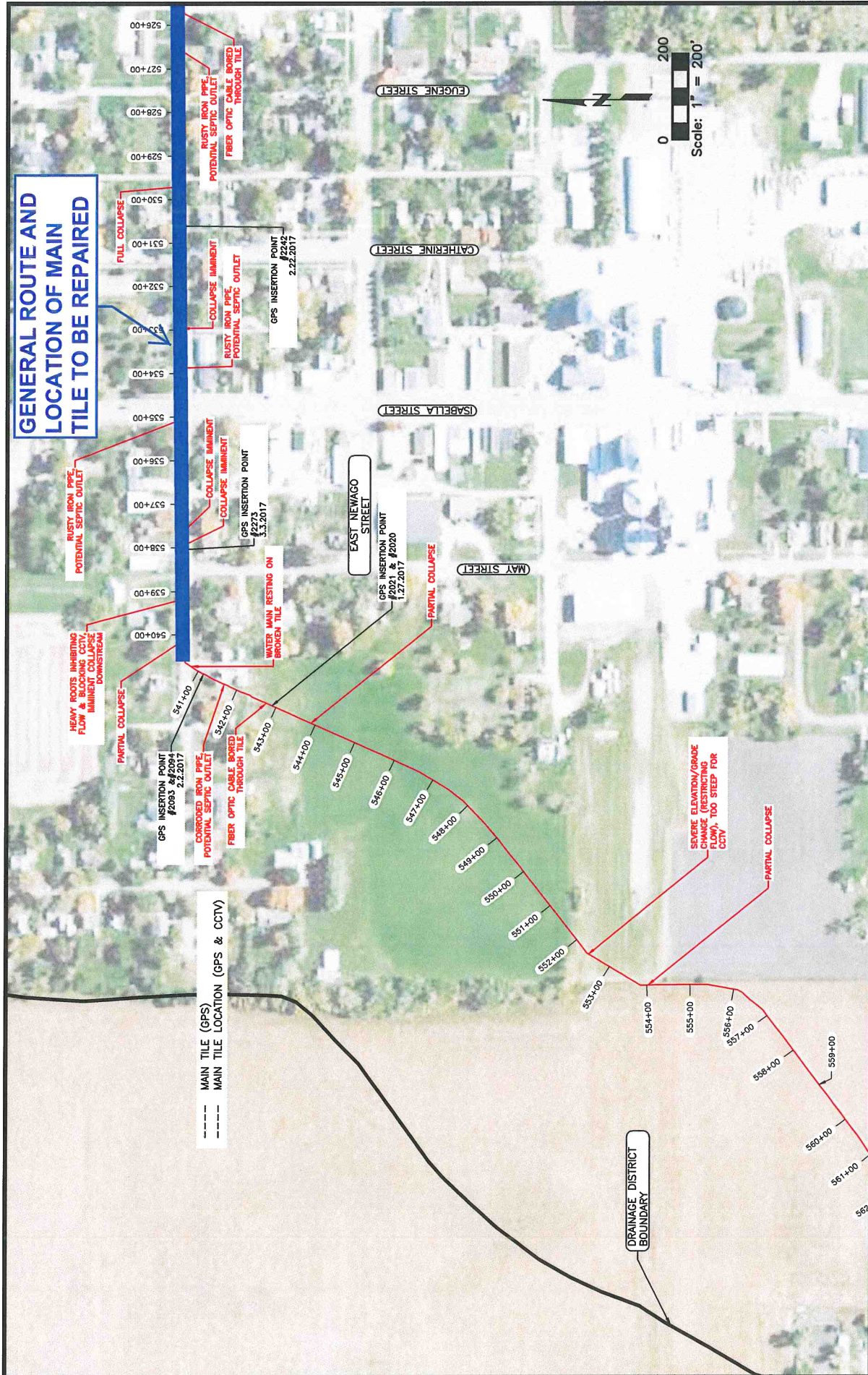
Location: City of Radcliffe, Hardin County, Iowa

TILE LINING	ITEM #	DESCRIPTION	Unit Cost	Units	Quantity	Units	Total Cost	
	CONSTRUCTION COSTS							
	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	
CONSTRUCTION SUBTOTAL							\$ 362,530.00	
Contingency (10%)							\$ 36,253.00	
CONSTRUCTION TOTAL							\$ 398,783.00	
Engr. & Const. Observation (25%)							\$ 99,695.75	
TOTAL DISTRICT COST							\$ 498,478.75	

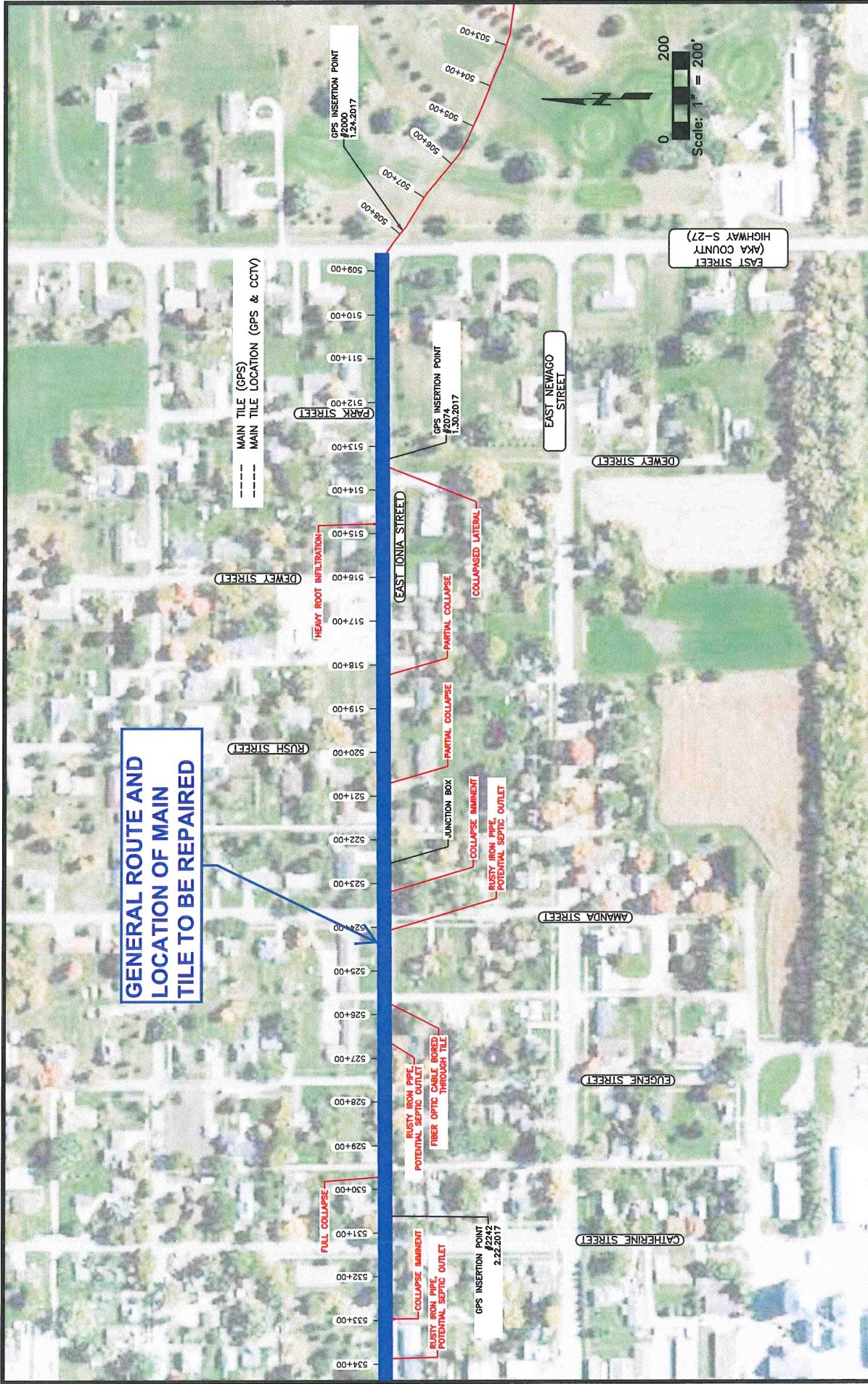
Tabulated Defects

Total Length Televised (ft) Date:	GPS #2273		GPS #2273		GPS #2242		GPS #2094		GPS #2074		GPS #2000	
	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
3508	108	538	198	804	194	931	735	194	931	735	194	931
	3/3/2017	3/3/2017	2/22/2017	2/22/2017	2/2/2017	1/30/2017	1/24/2017	2/2/2017	1/30/2017	1/24/2017	2/2/2017	1/30/2017
1700	63	286	29	552	122	484	164	122	484	164	122	484
672	30	128	4	62	9	418	21	9	418	21	9	418
490	53	0	8	0	0	423	6	0	423	6	0	423
52	4	10	0	9	3	22	4	3	22	4	3	22
885	4	20	0	0	195	69	597	195	69	597	195	69
337	8	14	15	15	8	232	45	8	232	45	8	232
80	7	6	10	9	5	25	18	5	25	18	5	25
20	1	5	0	6	3	4	1	3	4	1	3	4
12	1	2	0	0	2	6	1	2	6	1	2	6
4	0	2	0	2	0	0	0	0	0	0	0	0
1	0	0	0	0	1	0	0	1	0	0	1	0

GENERAL ROUTE AND LOCATION OF MAIN TILE TO BE REPAIRED



DRAWN BY: JVS DATE: 5/3/2017 PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: RYKEN ENGINEERING & SURVEYING, INC., ACKLEY, IOWA CITY & WEAVER CITY, IOWA TEL: 562-3377 FAX: 562-3377	PROJECT: 739 PARK AVENUE, ACKLEY, IOWA 50601 CLIENT: RYKEN ENGINEERING & SURVEYING, INC., ACKLEY, IOWA CITY & WEAVER CITY, IOWA TEL: 562-3377 FAX: 562-3377	PRODUCT: DRAINAGE DISTRICT #143 HARDIN COUNTY, IOWA 2017	DATE: 5/3/2017 DRAWN BY: JVS CHECKED BY: JVS PROJECT: CCTV INVESTIGATION MAP SHEET NO.: 2 of 3
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**GENERAL ROUTE AND
LOCATION OF MAIN
TILE TO BE REPAIRED**

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

DRAWN BY: JUS DATE: 5/3/2017 PLOT NO.: 1707120400000001	APPROVED BY: LOS DATE: 5/3/2017 PLOT NO.: 1707120400000001	PROJECT: 3939 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
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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	
	CONSTRUCTION COSTS							
	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	
	CONSTRUCTION SUBTOTAL							\$ 331,175.00
Contingency (10%)							\$ 33,117.50	
CONSTRUCTION TOTAL							\$ 364,292.50	
Engr. & Const. Observation (25%)							\$ 91,073.13	
TOTAL CONSTRUCTION COST							\$ 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	
	CONSTRUCTION COSTS							
	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	
	CONSTRUCTION SUBTOTAL							\$ 197,050.00
Contingency (10%)							\$ 19,705.00	
CONSTRUCTION TOTAL							\$ 216,755.00	
Engr. & Const. Observation (25%)							\$ 54,188.75	
TOTAL CONSTRUCTION COST							\$ 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	
	CONSTRUCTION COSTS							
	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	
	CONSTRUCTION SUBTOTAL							\$ 249,175.00
Contingency (10%)							\$ 24,917.50	
CONSTRUCTION TOTAL							\$ 274,092.50	
Engr. & Const. Observation (25%)							\$ 68,523.13	
TOTAL CONSTRUCTION COST							\$ 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	
	CONSTRUCTION COSTS							
	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		
CONSTRUCTION SUBTOTAL							\$ 330,925.00	
Contingency (10%)							\$ 33,092.50	
CONSTRUCTION TOTAL							\$ 364,017.50	
Engr. & Const. Observation (25%)							\$ 91,004.38	
TOTAL CONSTRUCTION COST							\$ 455,021.88	

Hardin County local bank rates for ag operational loans.

Of course there are many variables but I found that almost all the bank rates were higher than our 5%.

The following information is what I received:

HCSB – 7.75% Ag operating line of credit.

GBBT – 6.75% Real Estate- 8.25% Ag operating line of credit

IFSB – 7.125% Real Estate – Ag operating line of credit 6.625%

GNB – varies depending on years needed example for 10 years would be 5% - 6% but said this has been changing often.

United Bank and Trust – Real Estate 6.75 – 7% (5year) says this varies daily.

Security State Bank – Real Estate 6.0-6.25% Ag Operating 7.75-8.76%