

**PUBLIC HEARING AGENDA  
RECLASSIFICATION COMMISSION REPORT FOR MAIN TILE  
OF DRAINAGE DISTRICT H-F 5-75, JOINT DISTRICT  
JULY 10, 2019 AT 11:30 AM**

1. Open Meeting
2. Approve Agenda
3. Introductions/Attendance
4. Open Public Hearing
5. Verify Publications
  - Hardin County**
    - Published in the Times Citizen on June 19, 2019
  - Franklin County**
    - Published in the Mid-American Publishing on May 29, 2019.
    - Published in the Hampton Chronicle News on May 29, 2019.
    - Published in the Hampton Chronicle News Press Releases on May 29, 2019.
    - Published in the Sheffield Press on May 29, 2019.
6. Explanation Of Reclassification
  - Documents:
    - [6715.2 - DD 5-75 - MAIN TILE RECLASSIFICATION REPORT.PDF](#)
7. Written Or Verbal Comments/Discussion
8. Close Public Hearing
9. Possible Action
  - Approve Reclassification Report for Main
10. Other Business
11. Adjourn Meeting



**RECLASSIFICATION  
 COMMISSION REPORT FOR  
 MAIN TILE  
 DRAINAGE DISTRICT NO. 5-75  
 FRANKLIN AND HARDIN COUNTIES,  
 IOWA**

	<p><b>CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS</b></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>	<p><b>Project Office</b>              739 Park Avenue              Ackley, IA. 50601              Phone: 641-847-3273              Fax: 641-847-2303</p>
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**Reclassification Commission Report for  
Main Tile  
Drainage District No. 5-75  
Franklin and Hardin Counties, Iowa**

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**Reclassification Commission Report for  
Main Tile  
Drainage District No. 5-75  
Franklin and Hardin Counties, Iowa**

1.0 INTRODUCTION - The District Trustees appointed a Reclassification Commission to reclassify the lands within the drainage boundaries of Drainage District No. 5-75 relative to the Main tile. For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was a result of a request of landowners within the drainage district. This report will summarize the background information gathered and the evaluation process used by the Commissioners to reclassify said lands and present the resulting reclassification.

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

- Existing Classification for Drainage District No. 5-75 from the Hardin and Franklin Counties Drainage Clerks.
- Soil Surveys from USDA website.
- Maps of District Boundaries and Facilities from the Hardin County Drainage Clerk.
- Aerial/Tract Maps from the Hardin and Franklin Counties GIS websites.
- Recorded Boundary Surveys from the Hardin and Franklin Counties Recorder's Offices.

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

- 2.1 Tract Verification - This step involved verification that each tract number from the existing classification was within the District boundaries and were appropriately sized (i.e. 40 acres or less according to recognized or legal divisions). In addition, it was verified that all lands within the mapped district boundaries had tract numbers. For those that weren't appropriately sized or did not have tract numbers, additional tract numbers were created.
- 2.2 Acreage Verification - This step involved verification of the acreages contained within the existing classification for Drainage District No. 5-75. For the tract numbers that previously had acreages stated and were totally contained within the mapped District No. 5-75 watershed, the acreage was compared to that available from the GIS websites or recorded boundary surveys and corrected as necessary.
- 2.3 Acreage Generation - This step involved generation of the acreages for all the remaining tract numbers (i.e. those without acreages previously stated in the existing classification, those created in the Tract Verification process above or those that were not totally contained within the mapped District No. 5-75 watershed). For lands whose tract numbers were partially contained within the mapped District Boundaries, the acreage was measured from a composite overlay of the maps of District Boundaries with the linework from the GIS websites. For reference, a copy of Boundary Map is included in the appendix.
- 2.4 Soils Type Determination - This step involved differentiation of the soil types based on their properties (i.e. very poorly drained, poorly drained, well drained and excessively well drained), and the percentage of each within each tract number. This was measured from a composite overlay of the soil surveys with property lines from the GIS websites.
- 2.5 Proximity Determination - This step involved determination of the proximity or distance to the District facilities (i.e. Main). All distances were measured from the approximate centroid of each tract number along the shortest straight-line route to the Main. This was measured from a composite overlay of the maps of the Main with the property lines from the GIS websites.

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

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

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

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

3.2 Facility Proximity Factor - This factor was calculated as an indication of "availability" of the District facilities (Main) based upon the distance each tract number was from said District facilities. Since there was a large range in the distances measured (i.e. 50± feet to 1,296± feet), this factor was necessary to compare the tract numbers relative to each other. Therefore, the tract number which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract number which had the closest measured distance received a Facility Proximity Factor of 100. All other tract numbers received a Facility Proximity Factor calculated in proportion to this range based upon their measured distance.

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

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

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

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

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

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

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

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

3.8 Assessment for Project (entire tract basis) - This is the amount that each tract number must pay in total to cover 100% of the levy. It is important to note that it has been calculated using a sample cost of \$200,000. For each tract number, this is calculated as:

$$\% \text{ Units Assessed} \times \$200,000$$

3.9 Assessment for Project (per acre basis) - This is the amount that each tract number must pay per acre to cover 100% of the levy. Although this was not used in an active role by the Reclassification Commission, some landowners find it to be valuable information. It is important to note that it is calculated using a sample cost of \$200,000. For each tract number, this is calculated:

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

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

4.1 For tract numbers which are highly irregular in shape (i.e. long narrow pieces of land) or do not have accurate soil maps available, Proximity and Soil Factors were not calculated. Instead, the average Combined Factor for all the other tract numbers was used. The only tract numbers to which this applies are roadways and are highlighted pink on the reclassification sheets contained in the appendix (i.e. tract numbers F12 and H2).

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

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

# CERTIFICATE

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

That I, along with the other reclassification commissioners for Franklin-Hardin Drainage District No. 5-75, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Franklin-Hardin Drainage District No. 5-75, completed the reclassification of the lands within the Drainage District relative to the Main Tile. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Franklin-Hardin Drainage District No. 5-75, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

COMMISSIONER:

	<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, P.E.</i> DATE: <i>May 7, 2019</i></p> <p>Lee O. Gallentine, P.E. DATE:</p> <p>License Number: 15745</p> <p>My License Renewal Date is December 31, 2020</p> <p>Page or sheets covered by this seal: <i>As shown on Table of Contents</i></p>
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## CERTIFICATE

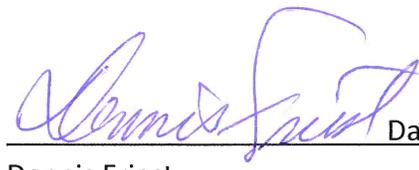
Denny Friest, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Franklin-Hardin Drainage District No. 5-75, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

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COMMISSIONER:

 Date: 4/22/19

Dennis Friest  
14263 County Hwy D-65  
Radcliffe, IA 50230

# CERTIFICATE

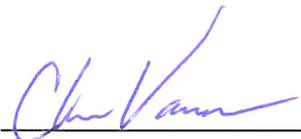
Chris Vanness, a resident freeholder of Franklin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Franklin-Hardin Drainage District No. 5-75, have examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

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COMMISSIONER:



Date: 4-18-19

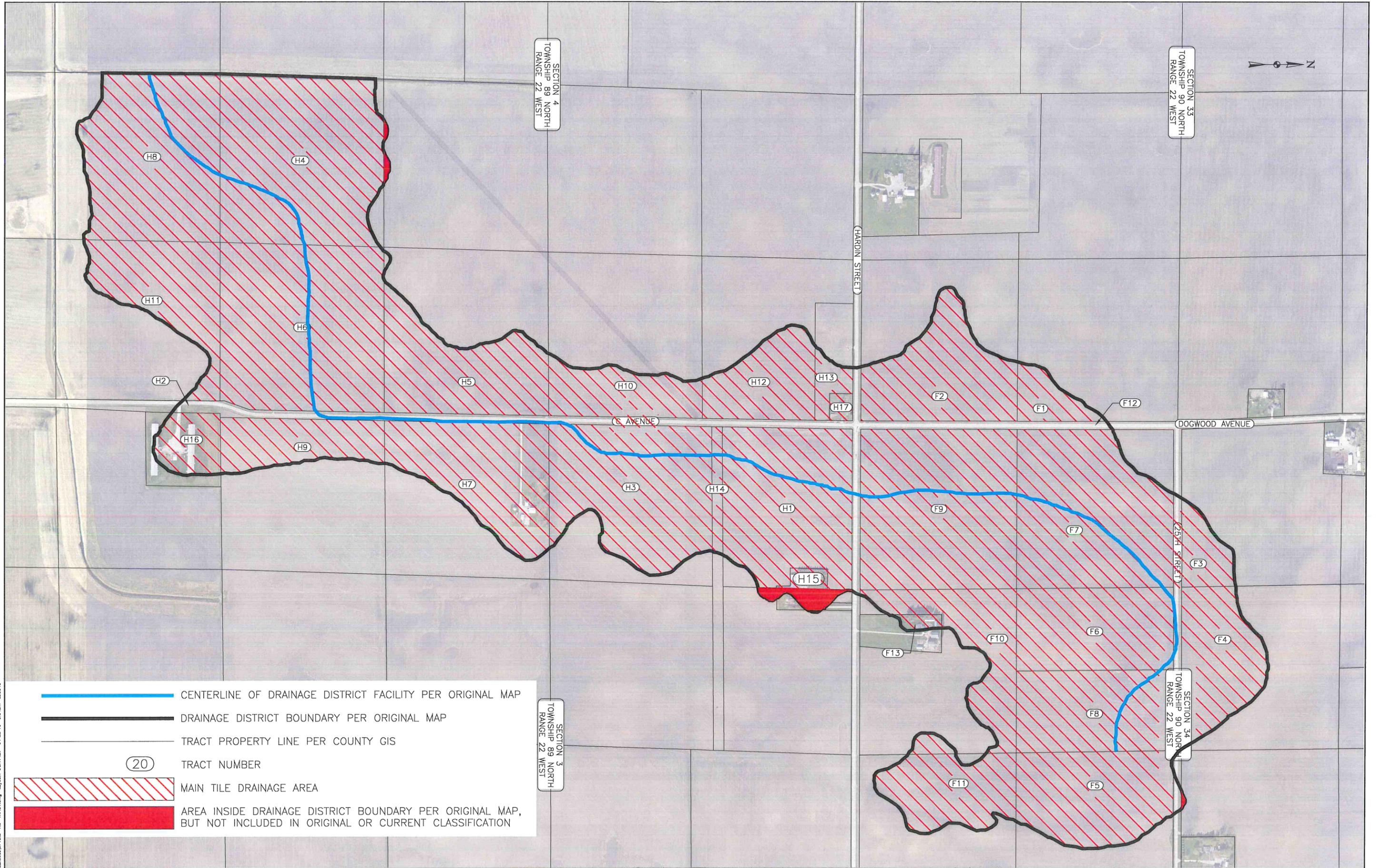
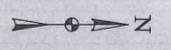
Chris Vanness  
634 170<sup>th</sup> Street  
Latimer, IA 50452

SECTION 4  
TOWNSHIP 89 NORTH  
RANGE 22 WEST

SECTION 33  
TOWNSHIP 90 NORTH  
RANGE 22 WEST

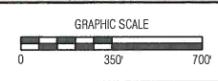
SECTION 3  
TOWNSHIP 89 NORTH  
RANGE 22 WEST

SECTION 34  
TOWNSHIP 90 NORTH  
RANGE 22 WEST



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

P:\6715.2\CADD\Quantities\6715.2 - RE - TRACT.dwg - Layout - CGA Plot - 04-22-19 - 9:54am - ZBS343



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

 Clapsaddle-Garber Associates, Inc.  
 Toll Free (800) 542-7981  
 www.cgaconsultants.com

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

**D.D. 5-75 RECLASSIFICATION**  
FRANKLIN AND HARDIN COUNTIES, IOWA

**MAIN TILE BOUNDARY MAP**

PROJECT NO. 6715.2  
 SHEET NO. 1

Main Title

Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
H1		892203100006	Ellingson, Scott Ellingson, Cynthia	3-89-22	NW FRL NW EX 1.24A TR	31.2	82.77%	2582.57	7.335%	100	\$14,669.13	\$470.16
H2		11	Alden Township Roads			10.13	60.52%	612.90	1.741%	100	\$3,481.28	\$343.78
H3		892203100004	Moreland, Sharon T Revocable Trust	3-89-22	SW NW EX N 2.5ACRES	31	81.07%	2513.05	7.137%	100	\$14,274.27	\$460.46
H4		892204400003	Peterson, Beverly A - LE	4-89-22	SW SE	38	90.42%	3435.97	9.758%	100	\$19,516.49	\$513.59
H5		892204400002	Summit Farms, LLC	4-89-22	NE SE	22	75.32%	1657.01	4.706%	100	\$9,411.92	\$427.81
H6		892204400004	Peterson, Beverly A - LE	4-89-22	SE SE	39	89.06%	3473.39	9.865%	100	\$19,729.06	\$505.87
H7		892203300001	Jass, Pauline H Clifton Jass, James H	3-89-22	NW SW E OF HY	21	59.62%	1252.06	3.556%	100	\$7,111.75	\$338.65
H8		892209200001	Peterson, Beverly A - LE	9-89-22	NW NE	29	98.19%	2847.41	8.087%	100	\$16,173.45	\$557.71
H9		892203300003	Jass, Pauline H Clifton Jass, James H	3-89-22	SW SW E OF HWY	11	83.43%	917.73	2.606%	100	\$5,212.74	\$473.89
H10		892204200006	Summit Farms, LLC	4-89-22	SE NE EX N2.5A	9.36	44.75%	418.83	1.189%	100	\$2,378.95	\$254.16
H11		892209200002	Peterson, Beverly A - LE	9-89-22	NE NE	17	16.21%	275.49	0.782%	100	\$1,564.81	\$92.05
H12		892204200004	Doering, Brian T Doering, Lisa M	4-89-22	NE FRL NE & N2.5A SE NE EX TRACTS	10.02	57.14%	572.50	1.626%	100	\$3,251.84	\$324.54
H13		892204200002	Doering, Brian T Doering, Lisa M	4-89-22	PARCEL A IN NE NE (COM NE COR W250'POB W722'S340'E972'N120' W250'N220'POB)	5.69	40.99%	233.24	0.662%	100	\$1,324.80	\$232.83
H14		892203100003	Ellingson, Scott Ellingson, Cynthia	3-89-22	N5A S 1/2 NW FRL	2	93.44%	186.89	0.531%	100	\$1,061.53	\$530.77
H15		892203100007	Hartmann, Kurt A Wenzel, Brenda R	3-89-22	PARCEL IN N1/2 NW (COM N1/4 COR W1156.8' POB W59.05' S235.13' W268.5' S305.5' E144.5' S112.5' E190'N367.8' POB)	1.24	23.37%	28.98	0.082%	100	\$164.58	\$132.73
H16		892210100005	Janes, Kyle A Janes, Todd J	10-89-22	BEG NW COR S605.3' E622.45' N605.3' W622.45' POB"	3	17.19%	51.58	0.146%	100	\$292.96	\$97.65
H17		892204200003	Carlson, Duane A	4-89-22	COM NE COR W250' S220' E250' N220'POB	0.93	55.92%	52.00	0.148%	100	\$295.39	\$317.62
F1	203 000	13-33-400-002-00	Doering, Brian & Doering, Lisa	33-90-22	NE SE	8	42.39%	339.08	0.963%	100	\$1,926.01	\$240.75
F2	203 000	13-33-400-005-00	Doering, Brian & Doering, Lisa	33-90-22	SE SE	22	50.81%	1117.92	3.175%	100	\$6,349.86	\$288.63



Main Title

Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
F3	203 000	13-34-100-008-00	Olson, Elizabeth A	34-90-22	SW NW EXC COM NW COR, S1147.92' ALG W LN N W POB;S333.5',E426', NE333.74',W451' POB	3	77.75%	233.25	0.662%	100	\$1,324.88	\$441.63
F4	203 000	13-34-100-005-00	Mc Dowell, Rick & Sue Family Trust	34-90-22	SE NW	3	66.41%	199.23	0.566%	100	\$1,131.62	\$377.21
F5	203 000	13-34-400-001-00	Classon, Karen May - 1/2 James, L B Trust LLC - 1/2 c/o Gary Classon	34-90-22	NW SE	21	67.92%	1426.37	4.051%	100	\$8,101.87	\$385.80
F6	203 000	13-34-300-002-00	Langesen, Robert	34-90-22	W 1/2 NE SW	19.5	49.28%	960.99	2.729%	100	\$5,458.46	\$279.92
F7	203 000	13-34-300-001-00	Langesen, Robert	34-90-22	NW SW	36	88.85%	3198.57	9.084%	100	\$18,168.02	\$504.67
F8	203 000	13-34-300-003-00	Puttkamer Family Farm LLC	34-90-22	E 1/2 NE SW	19.5	98.70%	1924.74	5.466%	100	\$10,932.61	\$560.65
F9	203 000	13-34-300-004-00	Puttkamer Family Farm LLC	34-90-22	SW SW	38	100.00%	3800.00	10.792%	100	\$21,584.20	\$568.01
F10	203 000	13-34-300-007-00	Puttkamer Family Farm LLC	34-90-22	SE SW EXC COM S1/4 COR; W873.3' ALG S LN S W POB;N479',N218.67' W305.43',S696.57'E P	15.55	19.82%	308.14	0.875%	100	\$1,750.25	\$112.56
F11	203 000	13-34-400-003-00	Classon, Karen May - 1/2 James, L B Trust LLC - 1/2 c/o Gary Classon	34-90-22	SW SE	16	5.90%	94.43	0.268%	100	\$536.35	\$33.52
F12	0	00-00-000-000-01	Secondary Road	00-00-00	OAKLAND TWP ROADS	7.92	60.52%	479.57	1.362%	100	\$2,723.98	\$343.78
F13	203 000	13-34-430-006-00	Jacobs, Darin J	34-90-22	SE SW COM S1/4 COR;W873.3' ALG S LNSWPOB;N479';N218.67'W305.43';S696.57'E253'PO SURVEY #96-2786	0.95	17.96%	17.06	0.048%	100	\$96.90	\$102.00
					<b>Averages</b>			<b>1173.70</b>				<b>\$343.78</b>
					<b>Totals</b>	<b>491.99</b>			<b>100.00%</b>		<b>\$200,000.00</b>	

