

RECLASSIFICATION COMMISSION REPORT FOR MAIN TILE, DRAINAGE DISTRICT 67 HARDIN COUNTY, IOWA



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**Reclassification Commission Report
for Main Tile,
Drainage District 67
Hardin County, Iowa**

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**Reclassification Commission Report
for Main Tile,
Drainage District 67
Hardin County, Iowa**

- 1.0 INTRODUCTION - The District Trustees appointed a Reclassification Commission to reclassify the lands within the district boundaries of Drainage District 67. For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was a result of recent hearings and proposed repairs within the district. This report will summarize the background information gathered and the evaluation process used by the Commissioners to reclassify said lands and present the resulting reclassification.

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

- Existing Classification for Drainage District 67 from the Hardin County Drainage Clerk.
- Soil Surveys from USDA website.
- Map of District Boundaries and Facilities from the Hardin County Drainage Clerk.
- Aerial/Tract Maps from the Hardin County GIS website.
- Recorded Boundary Surveys from the Hardin County Recorder's office.

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).
- 2.2 Acreage Verification - This step involved verification of the acreages contained within the existing classification for Drainage District No. 67. For the tracts that previously had acreages stated and were totally contained within the mapped District No. 67 boundary, 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 tracts (i.e. those without acreages previously stated in the existing classification, those created in the Tract Verification process above or those that were not totally contained within the mapped District No. 67 boundary). For lands whose tracts 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. This was measured from a composite overlay of the soil surveys with property lines from the GIS website.
- 2.5 Proximity Determination - This step involved determination of the proximity or distance to the district facilities (i.e. Main Tile). All distances were measured from the approximate centroid of each tract along the shortest straight-line route to the Main Tile. This was measured from a composite overlay of the maps of Main Tile with the property lines from the GIS website.

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

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

- Very Poorly Drained = 85%
- Poorly Drained = 55%
- Well Drained = 10%
- 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 tile) based upon the distance each tract was from said facilities. Since there was a large range in the distances measured (19± feet to 3,055± feet), this factor was necessary to compare the tracts relative to each other. Therefore, the tract which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract which had the closest measured distance received a Facility Proximity Factor of 100. All other tracts received a Facility Proximity Factor calculated in proportion to this range based upon their measured distance.

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

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

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

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

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

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

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

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

3.8 Assessment for Project (entire tract basis) - This is the amount that each tract must pay in total to cover 100% of the levy. It is important to note that it has been calculated using a sample cost of \$250,000. For each tract this is calculated as:

$$\% \text{ Units Assessed} \times \$250,000$$

3.9 Assessment for Project (per acre basis) - This is the amount that each tract must pay per acre to cover 100% of the levy. Although this was not used in an active role by the Reclassification Commission, some landowners find it to be valuable information. It is important to note that it is calculated using a sample cost of \$250,000. For each tract this is calculated as:

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

4.0 EXCEPTIONS: - With any process, there are inevitably exceptions and this reclassification was no different. While the above method was used for the majority of the 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 which are highlighted pink on the reclassification sheets contained in the appendices (i.e. tract numbers 13, and 14).

4.2 For tract 12, approximately 50% of the construction costs in the recent bid letting for the currently proposed project were associated with requirements by the Union Pacific Railroad to prevent erosion on their property and the resulting protection of the Union Pacific Railroads facilities. As such, the Commissioners felt that tract 12 is the 100% benefited tract for the currently proposed project and should pay 50% of the total reclassification.

5.0 CONCLUSION: - Using all the above, the Reclassification Commission generated reclassification sheets for the entire Main Tile. For reference, copies are included in Appendix C. 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 of payment for the currently proposed project.
- As projects arise in the future, determine on an individual basis if the Reclassification Commission Report is equitable based on item 4.2 from the EXCEPTIONS section above.

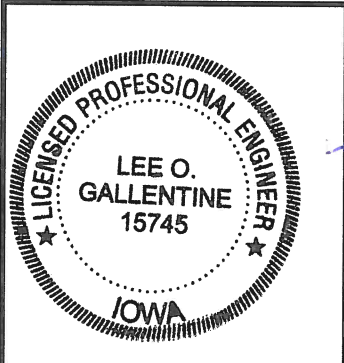
CERTIFICATE

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

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 67, 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 Hardin County Drainage District No. 67, 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 Hardin County Drainage District No. 67, 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.

	<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> <i>April 10, 2019</i> Lee O. Gallentine, P.E. DATE:</p> <p>License Number: 15745</p> <p>My License Renewal Date is December 31, 2020 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 Hardin County Drainage District No. 67, 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: 4/10/19

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

CERTIFICATE

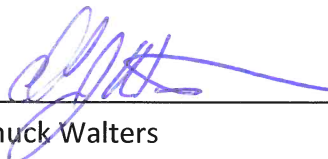
Chuck Walters, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 67, 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.

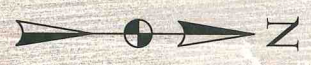
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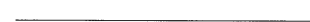




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COMMISSIONER:

 Date: 4-10-19

Chuck Walters
34122 230th Street
Eldora, IA 50627



-  DISTRICT BOUNDARY PER ORIGINAL MAP
-  PARCEL BOUNDARY PER COUNTY GIS
-  SECTION LINE PER COUNTY GIS
-  MAIN TILE PER ORIGINAL MAP
-  TRACT NUMBER
-  MAIN TILE DRAINAGE AREA

SECTION 33
TOWNSHIP 86 NORTH
RANGE 21 WEST

SECTION 28
TOWNSHIP 86 NORTH
RANGE 21 WEST

SECTION 5
TOWNSHIP 88 NORTH
RANGE 21 WEST

1 AVENUE

155TH STREET

160TH STREET

1 AVENUE

7

6

5

2

8

13

13

14

11

10

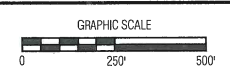
12

1

9

3

4



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

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

D.D. 67 RECLASSIFICATION
HARDIN COUNTY, IOWA

MAIN TILE BOUNDARY MAP

PROJECT NO.
6862
SHEET NO.
1

P:\6862\CADD\Quantities\6862-TRACT.dwg - Layout-1-CGA Plot - 04-10-19 - 8:58am - 10/241

Drainage Real Estate												
Classification of Lands for Drainage Benefits - Auditor (by name)												
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)
1		892133200005	Barlow, Kathleen K Trust 1/2 & Barlow, John R Trust 1/2	33-89-21	SE NE EX RR & S100' NE NE LYING S & E OF RR	38.65	9.64%	372.57	12.666%	100	\$31,665.93	\$819.33
2		892133200004	Barlow, Kathleen K Trust 1/2 & Barlow, John R Trust 1/2	33-89-21	SW NE EX RR	5.65	9.68%	54.69	1.859%	100	\$4,648.47	\$822.35
3		892133200002	Barlow, Kathleen K Trust 1/2 & Barlow, John R Trust 1/2	33-89-21	NE NE W OF RR	4.09	11.84%	48.39	1.645%	100	\$4,113.23	\$1,006.10
4		892128400004	Bartlett, Peter & Kathy - 1/2 Bartlett, Phyllis A - 1/2	28-89-21	SE SE EX RR	5.79	13.43%	77.77	2.644%	100	\$6,610.12	\$1,141.30
5		892133400002	Clark, Byron J	33-89-21	NW SE E OF RR	26.91	7.33%	197.35	6.709%	100	\$16,773.45	\$623.28
6		892133400004	Clark, Byron J	33-89-21	SW SE EX TRACT	28.81	2.54%	73.12	2.486%	100	\$6,214.56	\$215.72
7		882105100001	Heard Farm Account	5-88-21	NW FRL NW EX TRACT	0.16	1.42%	0.23	0.008%	100	\$19.39	\$120.66
8		882105100002	Ostheimer, James H Ostheimer, Rhonda S	5-88-21	BEG 762'E NW COR S384' E584' N384' W TO POB	2.91	1.08%	3.15	0.107%	100	\$267.73	\$92.05
9		892133200003	Riley, Gary D Riley, Lori A	33-89-21	NE NE S & E OF RR EX S100'	9.51	14.20%	135.01	4.590%	100	\$11,475.09	\$1,206.75
10		892133400003	Shea, Debra Brandt, Cynthia	33-89-21	NE SE	38.58	8.22%	317.30	10.787%	100	\$26,968.19	\$699.02
11		892133400005	Shea, Debra Brandt, Cynthia	33-89-21	SE SE	30.13	5.24%	157.87	5.367%	100	\$13,417.88	\$445.27
12		32	Midwestern Railroad Properties			4.69	100.00%	1470.70	50.000%	100	\$125,000.00	\$26,666.74
13		11	Alden Township Roads			3.72	7.69%	28.60	0.972%	100	\$2,430.49	\$653.80
14		8	Ellis Township Roads			0.60	7.69%	4.65	0.158%	100	\$395.47	\$653.80
					Averages			210.10				\$2,511.87
					Totals	200.20			100.000%		\$250,000.00	

