



# CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428  
Phone: 641-357-5267 • Fax: 641-357-8711  
www.cityofclearlake.com

Mayor  
NELSON P.  
CRABB

February 12, 2016

HONORABLE MAYOR & CITY COUNCIL MEMBERS

City  
Administrator  
SCOTT  
FLORY

The next regular meeting of the Clear Lake City Council is scheduled for Monday, February 15, 2016, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

COUNCIL MEMBERS

MARK  
EBELING  
Ward 1

TONY J.  
NELSON  
Ward 2

JIM  
BOEHNKE  
Ward 3

MIKE  
CALLANAN  
At Large

GARY  
HUGI  
At Large

**ITEM #6A. 2016 G.O. Refunding Loan Agreement.** At its January 18<sup>th</sup> regular meeting, the City Council reviewed a proposal to refinance three (3) outstanding City General Obligation bond issues that are now “callable” and to set the date for a public hearing and proscribe public notice for such. Those three (3) issues are: 2008 General Obligation Water Improvement Bond (\$1,200,000) issued for the east water tower project; 2010 General Obligation Water Improvement Note (\$600,000) issued for the west-end and south-end water distribution system looping project (total project was \$1,200,000); and 2011 General Obligation Fire Station Bonds (\$2,300,000). Those bonds had an original par value of \$4.1 million. Currently, there is approximately \$1,588,000 in principal outstanding.

The primary purpose of the proposed transaction is to achieve roughly a \$50-60,000 (+/-) savings in total interest over the remaining life of the debt. At the February 1<sup>st</sup> meeting, the Council held the public hearing on a proposal to enter into a future loan agreement in a principal amount not to exceed \$1,700,000 to refund the outstanding debt. It should be noted, that the authorization of the refunding debt does NOT result in the City incurring new debt, but simply provides for the re-financing of outstanding debt.

Current interest rates on the City’s outstanding bonds proposed to be refunded range from 2.5% to 3.8%. This is proposed to be a “non-rated” and “bank qualified” issuance. The City solicited competitive sealed quotes from the local banks for the placement of the issue. It should be noted that the majority the debt to be refinanced is currently held by Clear Lake Bank & Trust (CLB&T).

Bids were due by 4:00 p.m., Tuesday, February 9<sup>th</sup>. A total of three bids were received from a total of four prospective bidders. The best bid was submitted by CLB&T and that bid reflects an average rate of 1.277625% and Net Present Value (NPV) saving to the City of nearly \$66,000 or 4.16% of the refunded debt, exceeding the municipal finance recommended benchmark of achieving a NPV savings of 3-5%.



The remaining schedule is as follows:

Council Meeting, February 15<sup>th</sup>: Council considers a Letter of Intent and awards the bid.

Council Meeting, March 7<sup>th</sup>: Council authorizes issuance of G.O. Refunding Bonds, Series 2016

Wednesday, March 23<sup>rd</sup>: Closing / delivery of funds

ITEM #6C. **2017 Fiscal Year Municipal Budget proposal.** The proposed tax rate for the City of Clear Lake for the 2017 Fiscal Year, which begins July 1, 2016 and ends June 30, 2017, is \$10.04/\$1,000 of taxable valuation. The City's share of the overall tax rate had remained the same for the five (5) previous fiscal years at \$10.54/\$1,000 of taxable valuation. The proposed FY 17 rate of \$10.04/\$1,000 of taxable valuation is the same rate the City had maintained for five (5) consecutive years, prior to the \$0.50/\$1,000 of taxable valuation increase that was added in FY 12 as a result of the voter-approved \$2.3 million general obligation bond that was issued for the fire station building project. Once again, Clear Lake will feature one of the lowest tax rates in Iowa for cities with a population greater than 4,000.

The taxable valuation for the 2017 fiscal year (1/1/15) continues the positive trend of growth in the Community. The taxable valuation for FY 17 is \$547,715,843, which is a \$27,368,508 increase, or 5%, from FY 16. This is despite a commercial and industrial property tax rollback that is, once again, set at 90% of assessed value for FY 17 purposes. The residential rollback for FY 17 is set at 55.63%, which is a slight decrease from the FY 16 rate of 55.73%.

The proposed FY 17 budget reflects total expenditures among the various programs of \$13,819,146; of which \$7.56 million is directed towards operations & maintenance; \$5.37 million towards capital; and \$877,878 towards debt service. Projected ending cash balance for June 30, 2017 in the General Fund is \$3.2 million, which is roughly 51% of the General Fund operating budget. The City's Constitutional debt limit for FY 17 is \$44.3 million and the City currently has used only \$2.8 million, or 6%, of its General Obligation debt borrowing capacity - clearly, one of the lowest levels of indebtedness in the Country. General municipal finance guidance is to operate at the 65-70% range.

The remaining schedule for budget consideration is as follows:

February 15<sup>th</sup>                      City Council adopts a "preliminary" budget and sets a public hearing date for March 7<sup>th</sup>

February 17<sup>th</sup>                      Notice of public hearing is published in the newspaper

March 7<sup>th</sup> Conduct public hearing and adopt final budget proposal

March 15<sup>th</sup> Certify budget to County Auditor

**Smart Quote:** *"The surest way to corrupt a youth is to instruct him to hold in higher esteem those who think alike than those who think differently."* – Friedrich Nietzsche, philosopher

Scott Flory  
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, FEBRUARY 15, 2016  
**6:30 P.M.**

1. Call to Order and Pledge of Allegiance led by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
  - A. Minutes – February 1, 2016.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - **Liquor License**: Class C Liquor License (LC) (Commercial) with Sunday Sales, *Rookies*; Class B Wine Permit, Class C Beer Permit, Class E Liquor License with Sunday Sales, *Clear Lake Payless Foods*, Class B Native Wine Permit with Sunday Sales, *Lake Coffee & Ice Cream*; (renewals).
    - **Solid Waste Haulers License**: Waste Management; (renewal).
    - **Excavator's License**: McKiness Excavating; (renewal).
4. Citizens opportunity to address the Council on items not on the agenda:
  - In conformance with the City Council's Rules of Procedure, no action can occur on items presented during the Citizens forum.
  - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
  - Speakers are limited to a maximum of five (5) minutes per person.
5. Unfinished Business:
6. New Business:
  - A. 2016 General Obligation Bond Refunding Loan Agreement:
    - Review of proposal, Scott Flory, City Administrator.
    - **Motion** to award bid to Clear Lake Bank & Trust by City Council.
    - Discussion and consideration of **Motion** by City Council.

B. Main Avenue Brick Paver Sidewalk Improvement Project:

- Introduction by Scott Flory, City Administrator.
- Review of proposed concept plans, Jason Petersburg, P.E., Veenstra & Kimm.
- Discussion by Council and determination of a date and time for a property owner informational open house.

C. 2017 Fiscal Year Municipal Budget proposal:

- Review of proposal by Scott Flory, City Administrator.
- **Motion** to adopt a “preliminary” budget and set March 7, 2016, at 6:30 p.m., as the date and time for a public hearing thereon by City Council.
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

9. Public Works Director’s Report:

10. City Administrator’s Report:

- Drainage District No. 49 “Outlet Improvements Lateral 1 Tile System”.

11. Other Business:

12. Adjournment.

NEXT REGULAR MEETING – MARCH 7, 2016

This notice is given pursuant to Chapter 21.4(1) of the Code of Iowa and the local rules of said governmental body.

Wednesday, February 10, 2016

Honorable City Council Members and Mayor Nelson P. Crabb  
Mr. Scott Flory, City Administrator  
Ms. Linda Nelson, Finance Director  
City of Clear Lake  
P.O. Box 185  
15 N 6th Street  
Clear Lake, Iowa 50428-0185

Re: \$1,588,000 General Obligation Refunding Note, Series 2016A

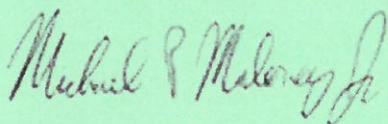
Dear City Officials:

The purpose of this letter is to inform you of the winning bid received with respect to the City's \$1,588,000 General Obligation Refunding Note, Series 2016A (the "Note") For your review, please find attached bid summary for the Note.

Three prospective investors submitted bids, with the best bid submitted by Clear Lake Bank & Trust. The Clear Lake Bank & Trust bid reflects an average rate [as measured by True Interest Cost ("TIC")] of 1.277625 percent.

Based on the current market conditions, D.A. Davidson recommends the award of the Series 2016A Bonds to Clear Lake Bank & Trust pursuant to the terms submitted. Thank you for the opportunity to serve the City of Clear Lake.

Very truly yours,  
D.A. DAVIDSON & CO.



Michael Maloney  
Senior Vice President, Public Finance

Attachments

**City of Clear Lake, Iowa**  
**Series 2016A G.O. Refinancing**  
**Summary of Bank Bids**

**EXHIBIT I**

	<b>Lender</b>	<b>True Interest Cost (TIC)</b>	<b>Net PV Savings</b>	<b>Savings % of Refunded Par</b>
1	Clear Lake B&T	1.277625%	\$65,998.65	4.16%
2	FSB Bank	1.841159%	\$40,295.02	2.54%
3	Manufacturer's B&T	2.090681%	\$29,010.23	1.83%



**CITY OF CLEAR LAKE, IOWA  
GENERAL OBLIGATION REFUNDING BANK LOAN, SERIES 2016  
LETTER OF INTENT - PROCEEDING WITH CLEAR LAKE BANK AND TRUST BID**

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**Expected Loan Authorization:** March 7<sup>th</sup>, 2016

**Dated Date:** Date of Delivery (expected March 23<sup>rd</sup>, 2016)

**Total Par Amount:** \$1,588,000

**Average Life:** 2.84 (Based on semi-annual interest, annual principal)

**DTC/Cusips:** None

**Maturity Structure:**

<b>Payment</b>		
<u>Year</u>	<u>Amount</u>	<u>Rate</u>
6/1/17	\$461,000	0.80%
6/1/18	381,000	1.05%
6/1/19	246,000	1.25%
6/1/20	249,000	1.40%
6/1/21	251,000	1.55%

**Bid Accepted by:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature & Date:** \_\_\_\_\_

**Purpose:** Refinancing in full the City's outstanding Series 2008, 2010 and 2011 General Obligation debt.

**First interest payment date:** December 1, 2016; interest will be calculated on the basis of a 360 day year of 12, 30 day months

**Optional redemption:** The outstanding balance on the loan may be called for early payment without penalty at any time at par plus accrued interest.

**Security:** The loan is secured by a pledge of the City's ad valorem property taxes. However, the City may use other revenue sources to abate a portion of the debt service on the loan.

**CITY OF CLEAR LAKE, IOWA**  
**GENERAL OBLIGATION REFUNDING BANK LOAN, SERIES 2016**  
**PROPOSED TERM SHEET - BIDS DUE FEBRUARY 9TH, 2016**

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**Dated Date: Date of Delivery (expected March 23<sup>rd</sup>, 2016)**

**Total Par Amount: \$1,588,000**

**Projected Average Life: 2.84 (Based on semi-annual interest, annual principal)**

**DTC/Cusips: None**

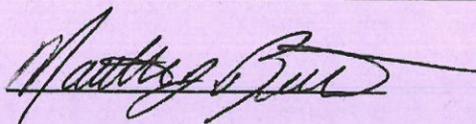
**Proposed Maturity Structure:**

<b>Payment</b>		
<u>Year</u>	<u>Amount</u>	<u>Rate</u>
6/1/17	\$461,000	<u>0.80</u> %
6/1/18	381,000	<u>1.05</u> %
6/1/19	246,000	<u>1.25</u> %
6/1/20	249,000	<u>1.40</u> %
6/1/21	251,000	<u>1.55</u> %

**Bid Submitted by:** Matt Ritter, Sr. Vice President

**Insitution:** Clear Lake Bank & Trust Company

**Signature & Date:**



2/9/2016

**Purpose:** Refinancing in full the City's outstanding Series 2008, 2010 and 2011 General Obligation debt.

**Proposed first interest payment date:** December 1, 2016; interest will be calculated on the basis of a 360 day year of 12, 30 day months

**Optional redemption:** The outstanding balance on the loan may be called for early payment without penalty at any time at par plus accrued interest.

**Security:** The loan is secured by a pledge of the City's ad valorem property taxes. However, the City may use other revenue sources to abate a portion of the debt service on the loan.

**SOURCES AND USES OF FUNDS**

**CITY OF CLEAR LAKE, IOWA**  
**General Obligation Refunding Note, Series 2016A**  
**Current Refunding of Series 2008, Series 2010 and Series 2011**  
**Non-Rated, Bank-Qualified (Bank Placement)**  
**Series 2016 Callable at Anytime @ Par**  
**- Low Bid from Clear Lake Bank & Trust -**

Dated Date                    03/23/2016  
 Delivery Date                03/23/2016

**Sources:**

<hr/>	
Bond Proceeds:	
Par Amount	1,588,000.00
Other Sources of Funds:	
City Contribution to Cover Issuance Costs	16,500.00
	<hr/>
	1,604,500.00
	<hr/> <hr/>

**Uses:**

<hr/>	
Refunding Escrow Deposits:	
Cash Deposit	1,588,000.00
Delivery Date Expenses:	
Cost of Issuance	16,500.00
	<hr/>
	1,604,500.00
	<hr/> <hr/>

### FORM 8038 STATISTICS

**CITY OF CLEAR LAKE, IOWA**  
**General Obligation Refunding Note, Series 2016A**  
**Current Refunding of Series 2008, Series 2010 and Series 2011**  
**Non-Rated, Bank-Qualified (Bank Placement)**  
**Series 2016 Callable at Anytime @ Par**  
**- Low Bid from Clear Lake Bank & Trust -**

#### Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
2008 General Oblig. Water Impvt. Bond, dated 6/2/08:					
SERIAL	06/01/2017	135,000.00	3.700%	100.000	135,000.00
SERIAL	06/01/2018	145,000.00	3.800%	100.000	145,000.00
		<u>280,000.00</u>			<u>280,000.00</u>
Gen. Oblig. Water Impvt. Note, dtd 6/1/10:					
SERIAL	06/01/2017	93,000.00	3.600%	100.000	93,000.00
General Obligation Fire Station Bonds, Series 2011:					
SERIAL	06/01/2017	230,000.00	2.500%	100.000	230,000.00
SERIAL	06/01/2018	235,000.00	2.800%	100.000	235,000.00
SERIAL	06/01/2019	245,000.00	3.100%	100.000	245,000.00
SERIAL	06/01/2020	250,000.00	3.350%	100.000	250,000.00
SERIAL	06/01/2021	255,000.00	3.500%	100.000	255,000.00
		<u>1,215,000.00</u>			<u>1,215,000.00</u>
		<u>1,588,000.00</u>			<u>1,588,000.00</u>

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
2008 General Oblig. Water Impvt. Bond, dated 6/2/08	03/23/2016	06/02/2008	1.7067
Gen. Oblig. Water Impvt. Note, dtd 6/1/10	03/23/2016	06/01/2010	1.1889
General Obligation Fire Station Bonds, Series 2011	06/01/2016	01/11/2011	3.2424
All Refunded Issues	06/01/2016		2.8514

## BOND SUMMARY STATISTICS

**CITY OF CLEAR LAKE, IOWA**  
**General Obligation Refunding Note, Series 2016A**  
**Current Refunding of Series 2008, Series 2010 and Series 2011**  
**Non-Rated, Bank-Qualified (Bank Placement)**  
**Series 2016 Callable at Anytime @ Par**  
**- Low Bid from Clear Lake Bank & Trust -**

Dated Date	03/23/2016
Delivery Date	03/23/2016
First Coupon	06/01/2016
Last Maturity	06/01/2021
Arbitrage Yield	0.802924%
True Interest Cost (TIC)	1.277625%
Net Interest Cost (NIC)	1.279643%
All-In TIC	1.655120%
Average Coupon	1.279643%
Average Life (years)	2.841
Duration of Issue (years)	2.791
Par Amount	1,588,000.00
Bond Proceeds	1,588,000.00
Total Interest	57,736.94
Net Interest	57,736.94
Bond Years from Dated Date	4,511,955.56
Bond Years from Delivery Date	4,511,955.56
Total Debt Service	1,645,736.94
Maximum Annual Debt Service	479,140.00
Average Annual Debt Service	317,165.58
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	_____
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	1,588,000.00	100.000	1.280%	2.841	434.57
	1,588,000.00			2.841	434.57

	TIC	All-In TIC	Arbitrage Yield
Par Value	1,588,000.00	1,588,000.00	1,588,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		(16,500.00)	
- Other Amounts			
Target Value	1,588,000.00	1,571,500.00	1,588,000.00
Target Date	03/23/2016	03/23/2016	03/23/2016
Yield	1.277625%	1.655120%	0.802924%

**SAVINGS**

**CITY OF CLEAR LAKE, IOWA**  
**General Obligation Refunding Note, Series 2016A**  
**Current Refunding of Series 2008, Series 2010 and Series 2011**  
**Non-Rated, Bank-Qualified (Bank Placement)**  
**Series 2016 Callable at Anytime @ Par**  
**- Low Bid from Clear Lake Bank & Trust -**

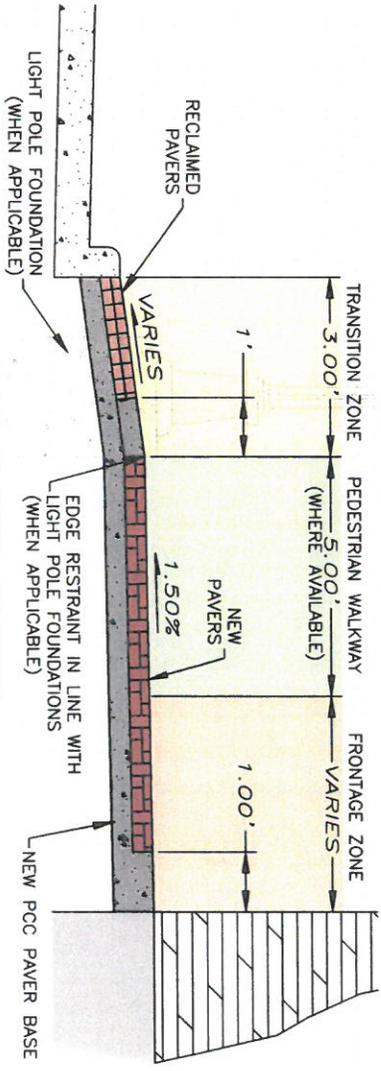
Date	Prior Debt Service	Refunding Debt Service	Savings	Annual Savings	Present Value to 03/23/2016 @ 0.8029241%
03/23/2016	(4,309.82)		(4,309.82)		(4,309.82)
06/01/2016	6,926.50	3,426.44	3,500.06	(809.76)	3,494.77
12/01/2016	25,539.00	9,070.00	16,469.00		16,378.34
06/01/2017	483,539.00	470,070.00	13,469.00	29,938.00	13,341.29
12/01/2017	18,492.50	7,226.00	11,266.50		11,115.05
06/01/2018	398,492.50	388,226.00	10,266.50	21,533.00	10,088.00
12/01/2018	12,447.50	5,225.75	7,221.75		7,067.81
06/01/2019	257,447.50	251,225.75	6,221.75	13,443.50	6,064.78
12/01/2019	8,650.00	3,688.25	4,961.75		4,817.23
06/01/2020	258,650.00	252,688.25	5,961.75	10,923.50	5,764.96
12/01/2020	4,462.50	1,945.25	2,517.25		2,424.42
06/01/2021	259,462.50	252,945.25	6,517.25	9,034.50	6,251.82
	1,729,799.68	1,645,736.94	84,062.74	84,062.74	82,498.65

**Savings Summary**

Dated Date	03/23/2016
Delivery Date	03/23/2016
PV of savings from cash flow	82,498.65
Less: Prior funds on hand	(16,500.00)
<b>Net PV Savings</b>	<b>65,998.65</b>



# MAIN AVENUE SIDEWALK REPLACEMENT PROJECT



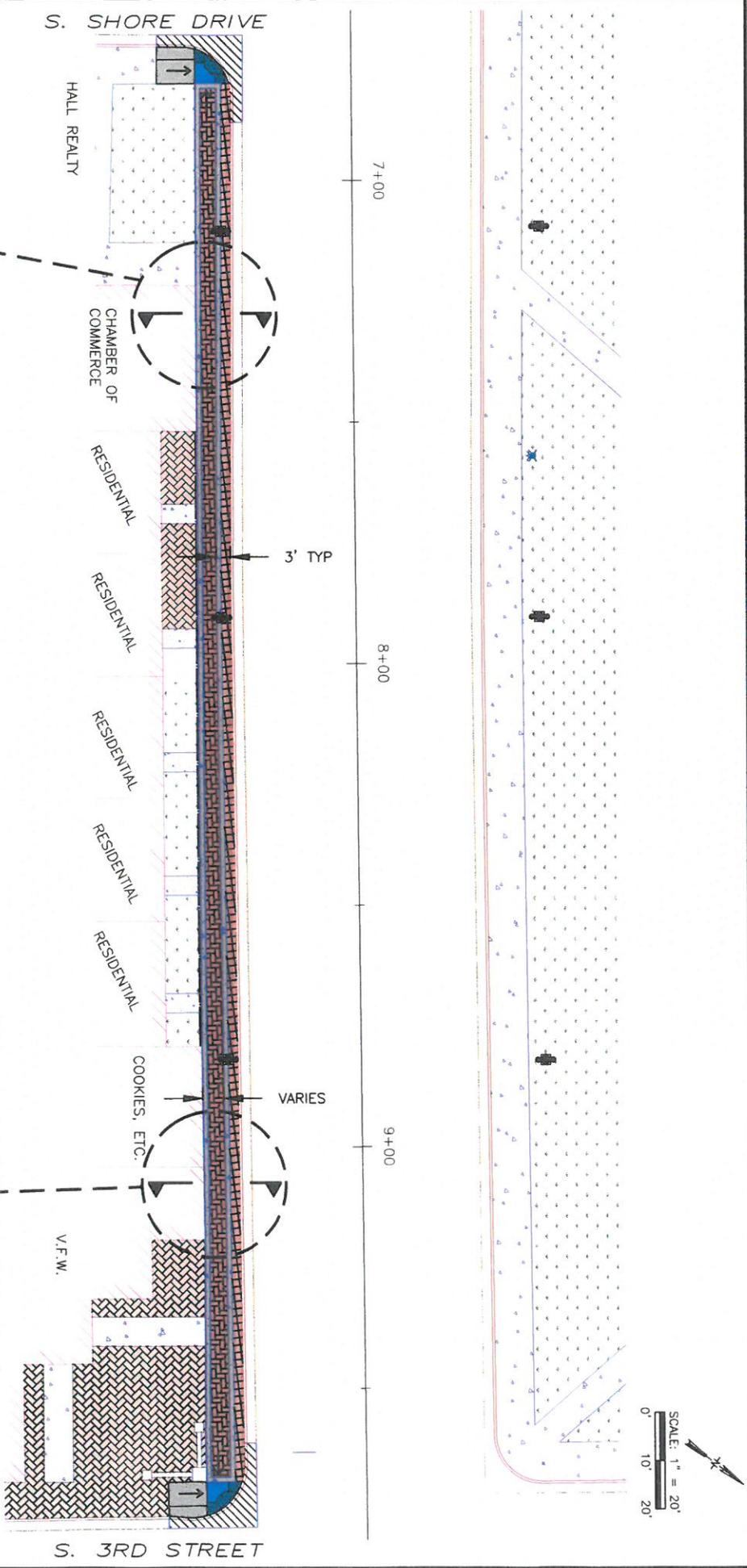
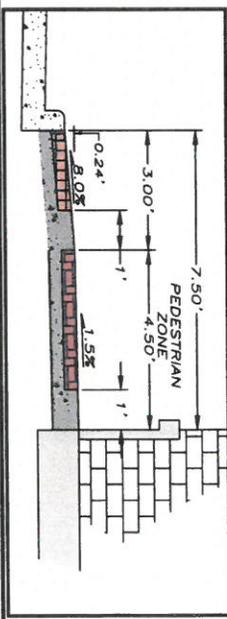
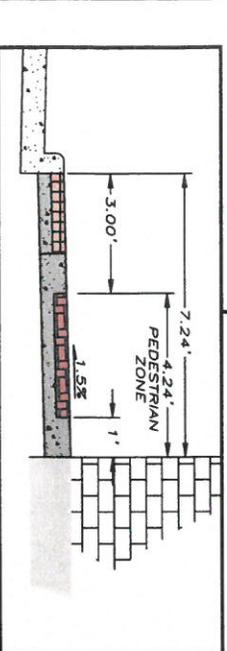
TYPICAL SECTION - OPTION D  
 SCALE: 1"=2'

- LEGEND**
- RECLAIMED PAVERS TO REMAIN
  - EXISTING GRASS TO REMAIN
  - NEW PAVERS
  - EXISTING PCC PAVEMENT
  - NEW PCC PAVEMENT
  - ADA RAMP (2% MAX CROSS SLOPE, 8% MAX RUNNING SLOPE)
  - ADA SIDEWALK LANDING (2% MAX SLOPE)

DATE	REVISIONS	SCALE	VEENSTRA & KIMM	PROJECT
			<b>VEENSTRA &amp; KIMM, INC.</b>	383150
			MAIN AVENUE SIDEWALK REPLACEMENT PROJECT	
			CITY OF CLEAR LAKE, IOWA	
			2307 Grand Street, Suite 8 • Mason City, Iowa 50401-1398	
			641-421-0000 • 641-380-0150 FAX • 877-541-4000 (TOLL FREE)	
				D1



DATE	REVISIONS	SCALE	PROJECT
		1/8" = 1'-0"	383150
		1/4" = 1'-0"	
		1/2" = 1'-0"	
		3/4" = 1'-0"	
		1" = 1'-0"	D3
		1 1/4" = 1'-0"	
		1 1/2" = 1'-0"	
		1 3/4" = 1'-0"	



NOTE: WATER CURB STOPS NOT LOCATED IN THIS SECTION

**VEENSTRA & KIMM, INC.**

2020 Fourth Street SW, Suite 9, Mason City, Iowa 50401-1109  
 515-281-5555 • 641-520-1234 • 877-471-0000 (TOLL FREE)

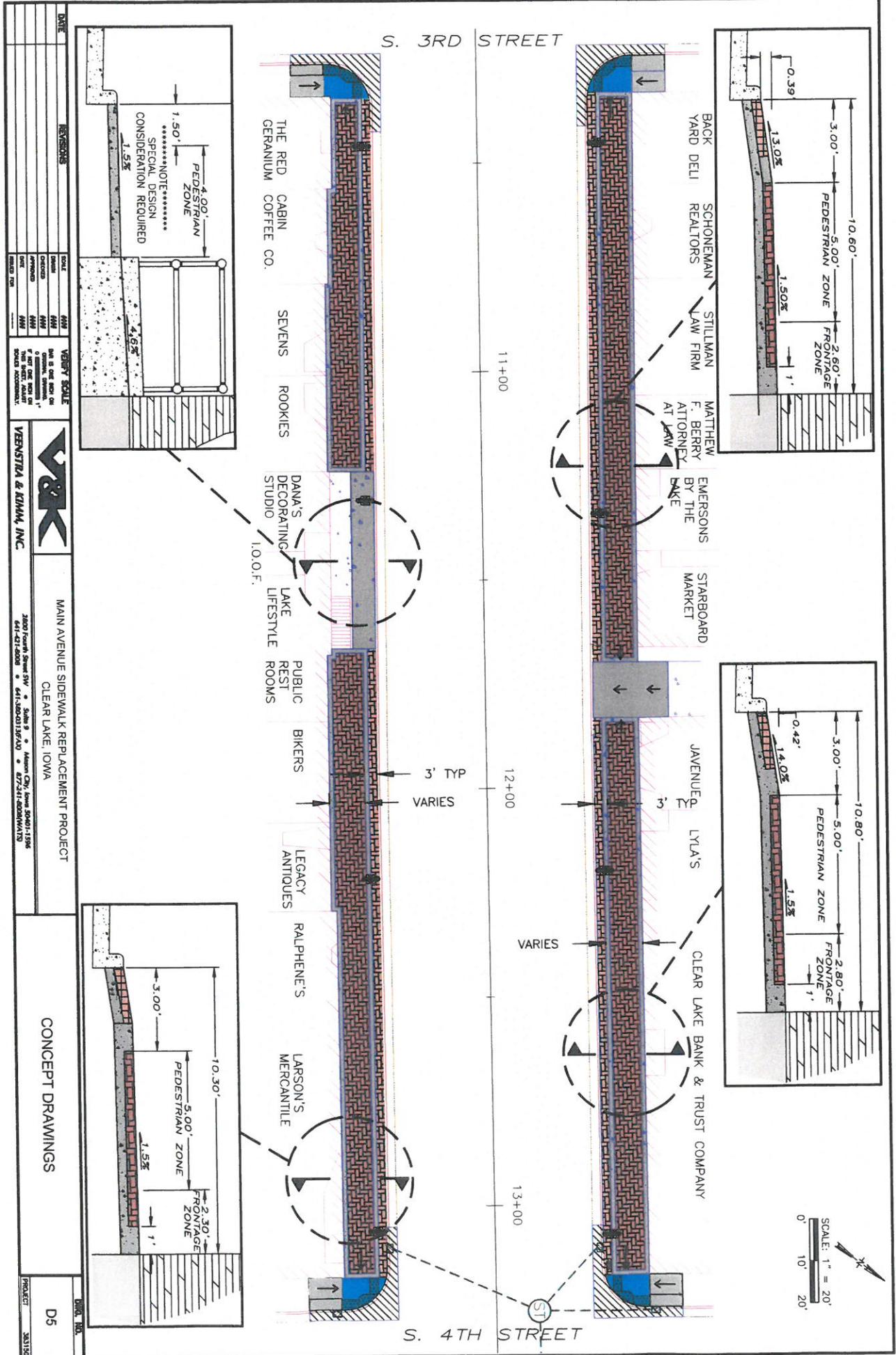
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT  
 CLEAR LAKE, IOWA

**CONCEPT DRAWINGS**

D3

PROJECT 383150





DATE	REVISIONS	SCALE	PROJECT
		1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150

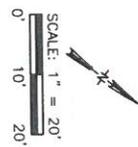
DATE	BY	CHKD	APP'D	SCALE	PROJECT
				1" = 20'	383150



VEENSTRA & KIMM, INC.  
 2800 Fourth Street SW • Suite 9 • Ames, IA 50011-1198  
 515-471-6800 • 515-280-1929 • 515-471-8800/1113

MAIN AVENUE SIDEWALK REPLACEMENT PROJECT  
 CLEAR LAKE, IOWA

CONCEPT DRAWINGS  
 D5







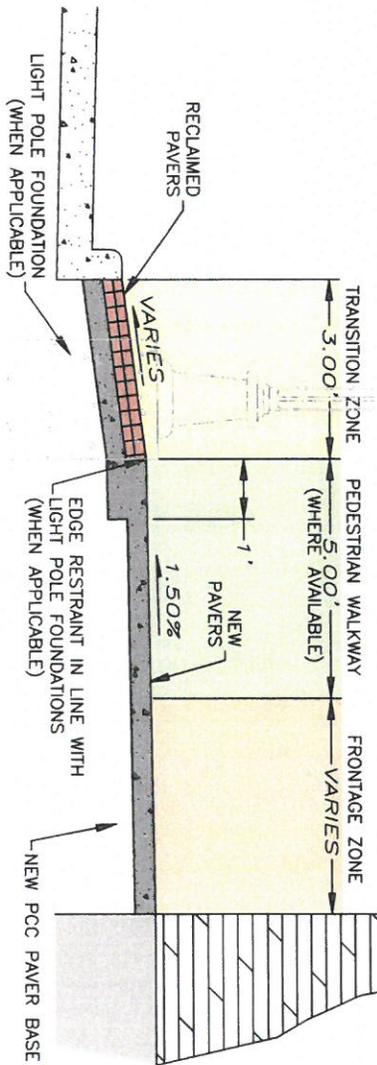








# MAIN AVENUE SIDEWALK REPLACEMENT PROJECT



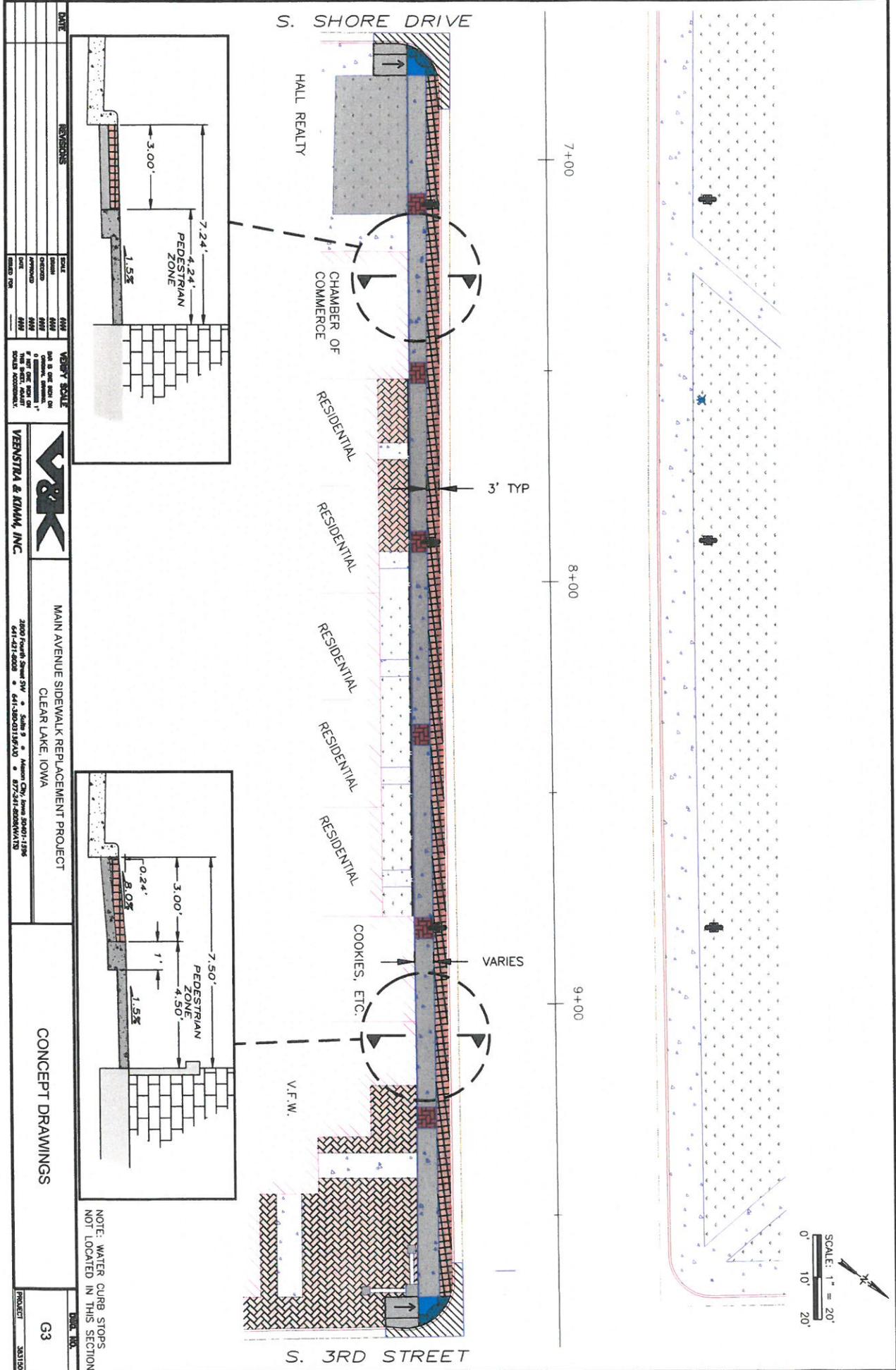
- LEGEND**
- RECLAIMED PAVERS TO REMAIN
  - EXISTING GRASS TO REMAIN
  - NEW PAVERS
  - EXISTING PCC PAVEMENT
  - NEW PCC PAVEMENT
  - ADA RAMP (2% MAX CROSS SLOPE, 8% MAX RUNNING SLOPE)
  - ADA SIDEWALK LANDING (2% MAX SLOPE)

DATE	REVISIONS	SCALE	PROJECT
	ISSUE FOR PERMITTING	1"=2'	363150
	ISSUE FOR CONSTRUCTION	1"=2'	
	ISSUE FOR RECORD DRAWING	1"=2'	

<b>VENNSTRA &amp; KIMM, INC.</b>	MAIN AVENUE SIDEWALK REPLACEMENT PROJECT	<b>CONCEPT DRAWINGS</b>
2800 North Shoreway, Suite 9 Clear Lake, CA 94505 916-933-1800	CITY OF CLEAR LAKE, IOWA 1400 North Shoreway, Suite 9 Clear Lake, IA 50001 515-382-1100	





DATE	REVISIONS	SCALE	BY	CHECKED	DATE

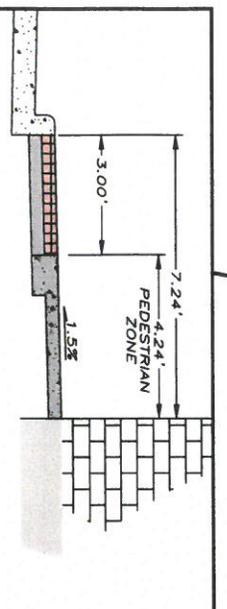
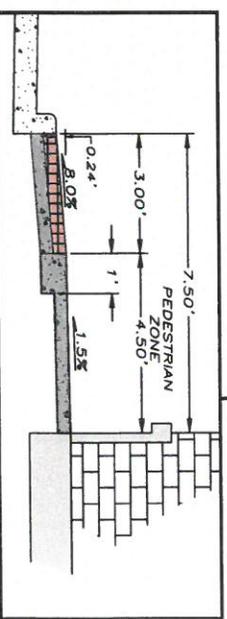
**VENSTRA & KIMM, INC.**

2800 Fourth Street SW • Suite 9 • Ames, IA 50010  
 515-281-4200 • 515-281-1500 • 515-281-0000

MAIN AVENUE SIDEWALK REPLACEMENT PROJECT  
 CLEAR LAKE, IOWA

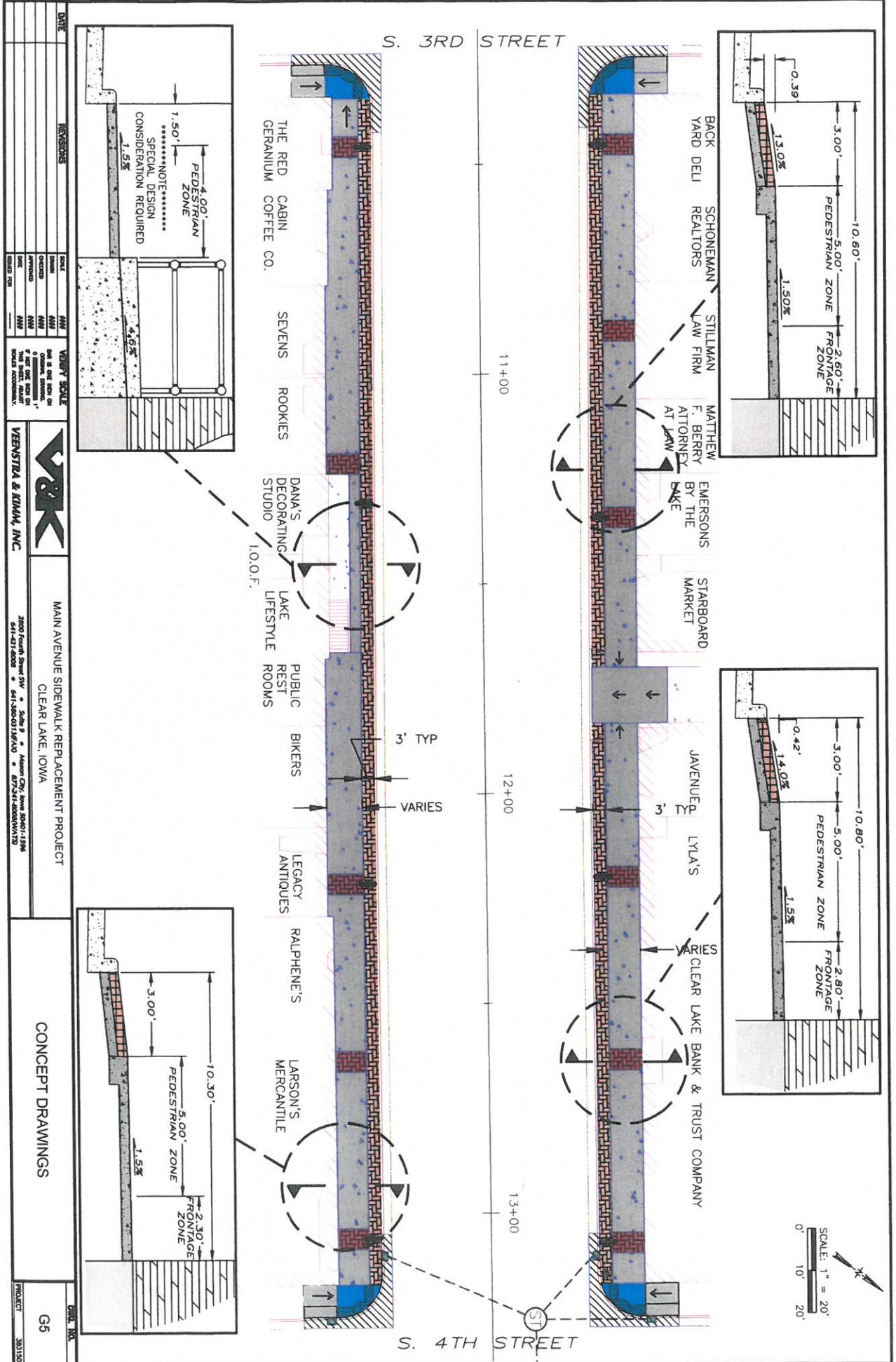
CONCEPT DRAWINGS

DATE: 02/11/16  
 PROJECT: 363150



NOTE: WATER CURB STOPS NOT LOCATED IN THIS SECTION





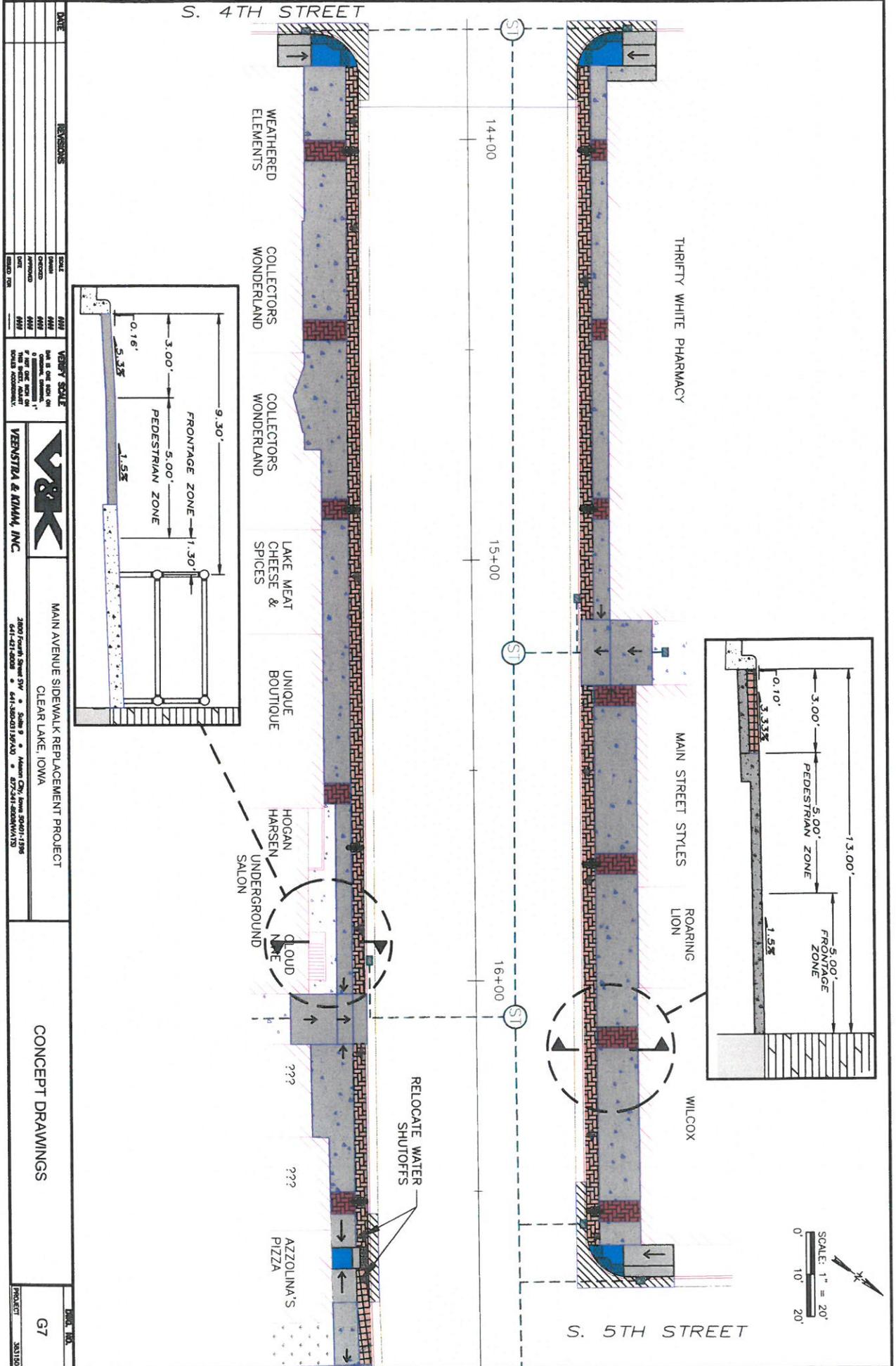
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	REVISED	1/8" = 1' (AS SHOWN)
	APPROVED	1/8" = 1' (AS SHOWN)
	DATE	1/8" = 1' (AS SHOWN)
	BY	1/8" = 1' (AS SHOWN)
	FOR	1/8" = 1' (AS SHOWN)



MAIN AVENUE SIDEWALK REPLACEMENT PROJECT  
 CLEAR LAKE, IOWA  
 2807 South 3rd St. • Suite 8 • Clear Lake, Iowa 50401-4198  
 515.281.5200 • 515.281.1740 • 515.281.0000

PROJECT	DATE
G5	3/31/15





DATE	REVISIONS	SCALE	PROJECT
		1" = 20'	383150
			G7

DATE	BY	CHKD	APP'D	DESCRIPTION

DATE	BY	CHKD	APP'D	DESCRIPTION

**VENNSTRA & KIMM, INC.**

MAIN AVENUE SIDEWALK REPLACEMENT PROJECT  
 CLEAR LAKE, IOWA

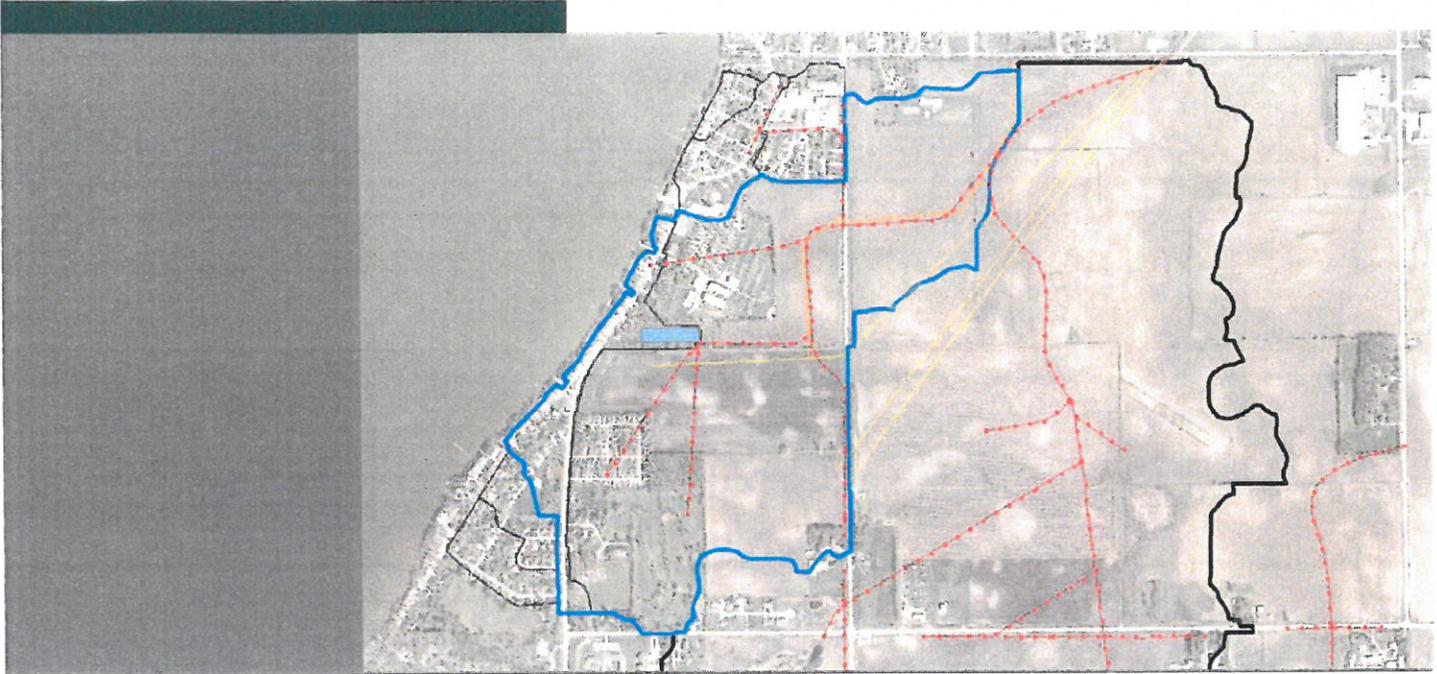
1880 South Grand Ave. • Suite 8 • Adams City, Iowa 50001-1198  
 641-421-4008 • 641-380-0119 FAX • 872-441-0000 (M/V/13)

**CONCEPT DRAWINGS**









Engineer's Report for Proposed  
**Outlet Improvements  
Lateral 1 Tile System**

Drainage District No. 49  
Cerro Gordo County, Iowa  
2016

**P11.108781**

**Submitted by:**  
Bolton & Menk, Inc.  
218 11<sup>th</sup> St SW Plaza  
Spencer, IA 51301  
P: 712-580-5075

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# Certification

**Engineer's Report**

**for Proposed**

**Outlet Improvements**

**Lateral 1 Tile System**

**Drainage District No. 49  
Cerro Gordo County, Iowa  
P11.108781**

**2016**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. My renewal date is December 31, 2016.



By: \_\_\_\_\_

*Jonathan P. Rosengren*  
Jonathan P. Rosengren, P.E.  
License No. 21661

Date: \_\_\_\_\_

*December 28, 2015*

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- Appendix A: Petition, Clear Lake Storm Sewer Maps, Drain Capacity Maps
- Appendix B: Benefitted Lands- Lateral A Tile
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Preliminary Plans

## I. Introduction

### A. Scope of Work

On July 11th, 2014 a petition signed by a landowner in Drainage District No. 49 was filed with the Board of Supervisors requesting investigation of necessary repairs or improvements needed to bring drainage relief to lands of the petitioners. The Board appointed Bolton & Menk, Inc. to complete the necessary survey, study, plan and report. This report addresses the petitioners' request for repairs or improvements to the Lateral 1 tile system within Drainage District No. 49. A copy of the petition is contained in Appendix A of this report.

### B. Location

Drainage District No. 49 covers roughly 865 acres lying south east of Clear Lake in sections 19 and 30 of Lake Township (96N-21W) and 24 and 25 of Clear Lake Township (96N-22W). This study is limited to an investigation of needed improvements for the Lateral 1 tile system in the north half of Section 19, Lake Township and how those improvements may indirectly improve the Main Tile of the district.

### C. History

1916-6-9	Petition for Drainage Relief
1916-10-23	Engineer's Report Filed
1916-12-11	Drainage District No. 49 Established
1917-2-19	All Bids Rejected
1917-6-5	All Bids Rejected
1917-11-12	All Bids Rejected
1918-4-1	Re-design of improvements files
1918-5-20	Amendment to Re-design Report
1918-6-10	All Bids Rejected
1918-7-1	Contract Awarded
1918-11-12	Benefit Commission Hearing
1919-12-5	Forfeiture of Contract for Tile
1920-6-9	Letter of Completion
1929-10-28	Engineer's Recommendation for Repairs
1999-8-20	Engineer's Report for Repairs to Lateral 1-B
2013-7-26	Engineer's Report for Repairs to Upper Main Tile
2014-7-11	Meeting with Landowners requesting improvement to Lateral 1 Tile

## II. Investigation

In the summer and fall of 2014, several meetings with landowners in the district led to investigation of Lateral 1 for a means of relieving the facility. The landowners described issues with slow drainage and complained of too prolonged base flows from the city storm sewer and detention basin which connect to Lateral 1C near the center of Section 24.

Survey was made of the existing tile intakes and of the Lower Main Tile on Clear Creek, the

outlet ditch for Clear Lake. Cross sections of approximately 2,400 feet of Outlet creek were also taken to determine the adequacy of that ditch to serve as an outlet for an improved tile system. The survey found approximately 2.5' of fall through the first 1,500 feet west of the existing tile outlet and an additional 3' of fall over the remaining 900 feet. A profile of the bottom of Outlet Creek and the elevations of the existing and proposed tile outlets are shown on sheet D.02 of the attached plans.

The survey gathered was also used to develop a datum equation for the existing system. This Datum Equation is shown on the preliminary plans. Using this equation, approximate elevations of the several existing tile laterals can be determined. The size and drainage coefficient of each lateral tile in the district was also estimated. These estimates are shown below.

The coefficient represents the depth of water removed from the surface of the watershed in a 24 hour period. The current design standard of  $\frac{1}{2}$ " of water removed from the surface area of the watershed in 24 hours has been in use since the 1950s. The original Engineer's Report states the system was designed for a  $\frac{1}{4}$ "  $D_c$  with  $\frac{1}{2}$ " provided to the slough areas.

Existing Drainage Coefficient			
Facility	Diameter (Inches)	$D_c$ (n=.013) (Inches/Acre/Day)	% of $\frac{1}{2}$ " $D_c$ (Modern Standard)
Lower Main (0-19.5)*	28"	0.24" ( $\frac{1}{4}$ "	48%
Upper Main (19.5-40)	24"	0.28" ( $\frac{2}{7}$ "	56%
Upper Main (40-49)	22"	0.38" ( $\frac{3}{8}$ "	76%
Upper Main (49-60)	18"/16"	0.25" ( $\frac{1}{4}$ "	50%
Upper Main (60-82)	14"/12"	0.29" ( $\frac{2}{7}$ "	58%
Lateral 1 (0-20)	18"	0.29" ( $\frac{2}{7}$ "	58%
Lateral 1 (20-28)	18"	0.52" ( $\frac{1}{2}$ "	104%
Lateral 1 (28-48.5)	12"/8"	0.48" ( $\frac{1}{2}$ "	96%
Lateral 1A**			
Lateral 1B	8"	0.31" ( $\frac{1}{3}$ "	62%
Lateral 1C (0-11.6)***	15"/14"	0.54" ( $\frac{1}{2}$ "	108%
Lateral 1C (11.6-26.5)	10"	0.29" ( $\frac{2}{7}$ "	58%
Lateral 1C1	10"	0.59" ( $\frac{2}{3}$ "	118%
Lateral 2	12"	0.55" ( $\frac{1}{2}$ "	110%
Lateral 3	10"	0.54" ( $\frac{1}{2}$ "	108%
Lateral 4 (0-25)	15"	0.42" ( $\frac{3}{7}$ "	84%
Lateral 4 (25-28.75)	12"	0.76" ( $\frac{3}{4}$ "	152%
Lateral 5	12"	0.63" ( $\frac{5}{8}$ "	126%
Lateral 6	8"	0.28" ( $\frac{2}{7}$ "	56%
Lateral 7	10"	0.40" ( $\frac{2}{5}$ "	80%

*\*Construction of Proposed Lateral A would remove approximately 289 acres from the Lower Main Tile, bringing the functional  $D_c$  up to 0.35"/ac/d leaving the Upper Main as the*

primary restrictor for the east half of the district.

*\*\*We find that Lateral 1A was not constructed by the district. The original plans filed in 1916 state Lateral 1A was constructed but did not include sizes or grades, indicating that this tile predates the district. The line was probably built privately for house drains and that function was later assumed by the city's sanitary sewer system.*

*\*\*\*This reach of Lateral 1C serves as the outlet for the City Storm Water Detention Basin*

The coefficients and percent of modern capacity above assume the tile is clean, straight and unrestricted, however this is likely not a correct assumption for the existing tile. It is more likely that the actual aged capacity of the district tile is in the range of 10-20% lower than the values shown above.

Appendix A includes a map reviewing the existing outlet capacity available to lands in the district relative to the recommended design standards of the Iowa Drainage Guide.

Following the initial investigation of the existing system, additional investigation was requested of the Lateral 1C tile regarding benefit to lands served by city storm sewer and further relief of Lateral 1 to the junction with the outlet of the city storm water detention basin. Investigation of the city storm sewer found approximately 27 acres of land drained by the sewer to the storm water detention basin. Approximately 7.8 acres of this watershed are not assessed for benefits in Drainage District No. 49.

The outlet for the city's detention basin is the DD 49 Lateral 1C Tile. This tile lateral consists of 15" and 14" diameter clay tile. The outlet pipe from the detention basin is 12" diameter. This pipe can use between 50% and 80% of the capacity of Lateral 1C and up to 40% of the Lateral 1 tile.

### **III. Farm Program Compliance**

#### **A. Farm Program Wetland Conservation Rules**

The farm program wetland conservation rules are regulated by the USDA Farm Service Agency. The USDA Natural Resources Conservation Service provides technical assistance. This technical assistance includes policing for program violations and making certified wetland determinations. We have made requests of agricultural property owners in the Drainage District No. 49, Lateral 1 service area to secure certified wetland determinations from the USDA/NRCS and to provide them to the district. Only landowners or their authorized agents may request the determinations. Some have not yet provided this information.

In recent years, the USDA has adopted several new interpretations of the farm program wetland conservation rules which are applicable here.

- For any improvements constructed by a drainage district, the NRCS will make a rebuttable assumption that every farmed wetland in the drainage district will be converted. (This assumption can be appealed by the impacted landowners, but not by the drainage district.)
- Mitigation of converted farmed wetland must compensate for all lost wetland functions and must also be made at a minimum acre for acre basis.
- A plan for the mitigation of all converted farmed wetland in the drainage district must be approved by the NRCS prior to the beginning of the construction of the improvements. After all opportunities for appeals are exhausted, the farmed wetland not covered by that mitigation plan would be found converted and the landowner and

tenant would be in technical violation of the farm program. Penalties can be avoided when a drainage district causes the conversion but only at the price of either abandoning farming of the converted farmed wetlands or ceasing to participate in the farm program.

- The planned mitigation must be in place and functioning no later than the completion of the project which converts the farmed wetlands.

If a landowner does not request a certified wetland determination and he happens to end up with a converted farmed wetland, he will find himself in technical violation of the farm program rules and be subject to a USDA claim for the forfeiture and possibly refund of farm program payments when the work commences.

The Board of Supervisors may approve and authorize construction of the proposed improvements without accruing risk to the district from farm program wetland conservation rules violations. Obviously, the board will want to know the wetlands status of all landowners and to help to keep them all in farm program compliance, but the board cannot allow the failure of an individual landowner to share wetland information to influence the very important decisions it is charged to make for all of the benefitted landowners. However, by the rules, the program penalties will fall solely to the owners of the converted farmed wetlands for which compensatory mitigation is not secured. It is fully up to the landowner to cooperate with the district toward keeping himself/herself in farm program compliance.

#### B. Converted Wetland Mitigation Alternatives

Since 1987, the USDA has assumed jurisdiction over the conversion (or improved drainage of) what has become commonly termed “farmed wetland”. It being the rebuttable assumption of the current USDA policies that all farmed wetlands will be converted and that acre-for-acre mitigation will be necessary to put the converted farmed wetlands back into production, the decision process is actually made a little easier—although mitigation is made more costly.

Mitigation options include the purchase of wetland credits in a mitigation bank. Mitigation banks are not common and their credits are not cheap. There are no agricultural mitigation banks serving this area with available credits. New sites for mitigation are currently being sought by the Iowa Agriculture Mitigation Bank, Inc. and it is possible that an eligible bank may be established nearby within the next few years. Another alternative is for the district to self-mitigate, wherein a mitigation plan to use a suitable site inside or outside the district on which to create wetlands for mitigation of impacted wetlands is developed for review and approval by the NRCS.

A third alternative is to have the district pay the owner of a converted farmed wetland a portion of the cost for mitigation. The landowner may then either purchase mitigation on his own or let the land lay idle until mitigation is acquired.

Farm program rules clearly provide that when a farmed wetland is converted by a drainage district the conversion act is attributed to the owner of the farmed wetland. However, the farm program rules also clearly provide that the owner of the converted farmed wetland may remain eligible for farm program benefits by opting to not farm the converted farmed wetland. If for some reason mitigation is delayed, this can be a temporary solution for the farmed wetland owners in a drainage district. It is also an option for those who choose not to report certified farmed wetland determinations to the drainage district and for which mitigation will not be provided.

#### C. Farmed Wetlands in Benefitted Area

As of the date of this report no wetlands have been delineated in the benefitted watershed. It will be important for owners of farmed wetland to provide their certified wetland determination before the public hearing is closed.

For this report a farmed wetland area of 0.5% of the benefitted agricultural area (0.65 acres) for which wetland determinations have not been provided will be used to estimate the cost of mitigation. Using an assumed mitigation costs of \$15,000 per acre we recommend that the board pay the reported wetlands owners half or \$7,500 per benefitted wetland acre. It will be up to the landowner to either find mitigation or leave the converted wetland sit idle if needed to maintain eligibility for Farm Program participation. We estimate the cost to the district for mitigation will be \$4,875.

These acres and cost estimate could vary substantially as more or fewer acres could be reported or a landowner could choose to forego qualifying for mitigation assistance. Substantial changes should be reflected in a revised cost estimate which should be made at the time of the public hearing, after all determinations to be provided are in.

#### D. Conservation Reserve Program Complications

We note that there may be areas of CRP along the proposed new drains alignments. There are some manageable drawbacks that must be addressed by the owners of affected CRP tracts.

The CRP includes an option to enroll farmed wetland and prior converted cropland where the underlying tile drains are disabled and a wetland cover is created. It has been our experience that if the disabled tile is not restored the USDA may allow the land to stay in the CRP until the contract expires. However, only the landowner can seek and secure this waiver.

But, if a CRP site includes a certified farmed wetland and the USDA determines that it will be converted by the tile improvement project the alternative of leaving the farmed wetland sit idle does not exist and mitigation will need to be secured immediately. The drainage district could make some reasonable accommodations, such as sealed pipe joints or an altered alignment, to help the owner, but it will be up to the owner to work with the USDA in securing immediate mitigation. Perhaps taking additional steps to make the CRP site wetter will be possible for the landowner.

#### E. CRP Damage Waivers

The destruction of CRP vegetation by construction activities places the landowner in technical violation of farm program conservation rules. The penalties can include loss of the CRP contract, forfeiture of back CRP payments and financial penalties. To avoid these penalties, landowners are advised to request a waiver from the USDA Farm Service Agency County Committee. The county committee will grant waivers for ditch or tile work if CRP vegetation restoration, in compliance with NRCS requirements, is timely done after the work is done. If the project is authorized, all CRP owners in the path of construction must independently seek the FSA County Committee waivers. This process should be initiated immediately if the project is authorized.

#### F. Nesting Season Restrictions

The CRP rules also restrict disturbances during the primary nesting season, which covers the period of May 15 to August 1 in Clay County. Recent relaxations of this rule, although specific to drainage district maintenance of open ditches having CRP buffers, likely would now favor allowing tile installation work without penalty on CRP during the primary nesting season. It makes no sense for a drainage district to wait for up to 3 months during ideal work weather. This is another situation where only the landowner can seek and secure the needed waiver. Several counties have adopted a resolution banning CRP buffer strips on drainage ditches unless a landowner acknowledges and agrees to be responsible for the potential penalties in a waiver request. It may become necessary that all CRP in drainage districts will need to be similarly addressed.

## IV. Clean Water Act Compliance

Dredging and filling of water of the United States (WOTUS) is regulated under Section 404 of the Clean Water Act. In the 1990's the USEPA & USACE adopted rules to extend section 404 jurisdiction to isolated wetlands, including farmed wetlands. For a few years it became necessary to get CWA Sec 404 permits for drainage district improvements where farmed wetland conversions were expected. Drainage districts were helped at the time with the issuance of a memorandum of understanding entered into by four federal regulatory agencies. This agreement gave the NRCS primacy in mapping and regulating wetlands on agricultural land. Great relief came in 2001 when the U.S. Supreme Court ruled that isolated wetlands were not subject to CWA Sec 404 jurisdiction.

However, in 2012 the USEPA launched an aggressive rulemaking procedure to reestablish jurisdiction of isolated wetlands by revising the definition of "waters of the United States" (WOTUS) to include isolated wetlands. This massive rule change became legally effective on August 29. However, the Corp of Engineers had not by then received guidance on the new jurisdictional scopes and no violations were reported. Then in October the Sixth Circuit Court of Appeals issued a stay on the implementation of the WORTUS rule. Currently the rules in place on August 28 are in effect.

It is all but certain that the WOTUS rule will 1) expand CWA Sec 404 jurisdiction to include all isolated farmed wetlands and even drained prairie potholes, 2) identify more jurisdictional wetland than has the USDA identified under the farm program and 3) demand more stringent and costly mitigation for the conversion of farmed wetland. That is assuming drainage improvements will be allowed at all – a scary thought but one that is applicable from a plain reading of the USEPA's CWA Section 404 (b)(1) guidelines regarding satisfaction of a sequential assessment of alternatives before drainage may occur. This rule provision was a huge problem in the 1990's.

We do not believe that there are CWA Section 404 jurisdictional wetlands in the benefited area. If farmed wetlands are reported CWA jurisdiction should be explored.

## V. Proposed Work

### A. Proposed Lateral A Tile Improvements

The investigation has confirmed the need for drainage relief in the district. Modern farming practices rely upon well drained soils to achieve maximum productivity. In order for a tile system to provide the necessary capacity for modern agriculture, it is recommended that the system be capable of removing ½" of water from the surface of the entire watershed in a 24 hour period. This standard is contained in the Iowa Drainage Guide and has been in place since the 1950's. However, where surface water ponds or during unusual heavy rainfall periods a larger capacity drain would be of benefit.

Consideration must also be given to other capacity needs for storm water runoff from developing areas in the watershed. We recommend that this be accomplished by providing additional capacity to handle the increased discharge of the city's stormwater detention basin and to increase the lower reach of Lateral A by one standard size, from 21-inch to 24-inch pipe.

The proposed Lateral A Tile will discharge into Outlet Creek approximately 1,400 feet west of the existing lower main outlet. Survey revealed that deepening of the Outlet Creek is not necessary to accomplish the proposed improvement. However, the tile mains are near the bottom of the creek and it is probable that during periods of sustained lake overflow the mains will be submerged.

From Outlet Creek, the proposed Lateral A Tile would run south to intercept the existing Lateral 1 Tile approximately 250 feet west of its' junction with the lower Main Tile in the NE NW of Section 19. The Lateral 1 Tile will be disconnected from the Lower Main Tile and be

connected to the new Lateral A Tile. From this junction the proposed tile will parallel the existing Lateral 1 tile on the north side, west through South 8<sup>th</sup> St and connect to Lateral 1 again at its' junction with Lateral 1B in Section 24, approximately 300 feet west of the road.

Upstream of this junction box the new Lateral A1 will be placed on the west side of the existing Lateral 1. It will provide a better outlet for the detention basin. Although adequate standing alone it will be interconnected with Lateral 1 to allow access to that extra capacity.

The proposed Lateral A Tile will be approximately 1 foot deeper than the existing tile east of the highway, but may be only ½ foot deeper than the Lateral 1 Tile west of the highway. This added depth would allow private tile systems on the agricultural lands in the district to be installed deeper, improving the efficiency of those private lines. This increased depth will also improve the efficiency of the tile in removing excess surface waters near the city.

The existing tile will be severed by the proposed work in several locations and the isolated segments will be connected to the new mains and used as collector sub-mains to bring existing private tile to the new mains. These collectors will be abandoned functioning to the landowners. However, if found in poor condition they will be abandoned and closed. The existing drains will then be directly connected to the new drain.

It is recommended that the new DD 49 Lateral A Tile be constructed using tongue and groove reinforced concrete pipe (RCP). RCP is recommended over the alternative dual wall HDPE pipe for several reasons including less demanding installation requirements, assured smooth walls, and proven longevity of the material.

To comply with the plastic pipe industry's installation standards, (ASTMD2321) dual wall HDPE pipe would need to be completely encased in crushed rock. The inclusion of this bedding envelope raises the cost of the dual wall HDPE installation above the typical installation cost of RCP. RCP also does not deform under the weight of the soil, which stresses the liner of dual wall HDPE, causing rippling and detachment. Finally, the existing rigid wall tile mains found throughout north central Iowa were constructed of clay or concrete and these materials have shown their durability over the past 100 years. We expect a longer service life from today's concrete pipe.

A detailed Opinion of Probable Cost is included in Appendix C of this report, a summary of the estimated construction cost portion and construction cost per benefited acre for each facility is shown below.

Estimated Tile Construction Costs Summary				
Facility	Benefited Acres	Estimated Construction Cost	Cost per Acre	Cost per Foot
Lateral A	267 ac	\$129,000	\$483 / ac	\$45 / LF
Lateral A1	152 ac	\$40,000	\$263 / ac	\$36 / LF

### Road Crossing

One crossing is required as part of the proposed tile work. The crossing will be of County Highway 107. It is assumed that this crossing will be bored. Iowa Code Section 468 requires that all costs of primary and secondary road crossing are to be paid from funds available to the entity that controls the road.

Highway 107 lies inside Clear Lake city limits and it is part of the Cerro Gordo County secondary roads system. We assume that the costs are shared as per the terms of an existing agreement. The estimated construction cost paid by Cerro Gordo County and the City of Clear Lake for this crossing is \$54,000. This cost is not included in the project cost estimate in Appendix C.

## B. Indirect Improvements to the Main Tile

Disconnection of the Lateral 1 Tile from the Lower Main increases by 33% the outlet capacity available to the rest of the area serviced by the Lower Main Tile by 33%. The permanent removal of the Lateral 1 watershed would be equivalent to placing a 15-inch diameter tile parallel to the existing lower main or to increasing the existing tile size from 28-inch to 32-inch. Considered another way, if the Lower Main were in the future to be improved to the recommended capacity the replacement drain could be reduced from 33-inch to 30-inch.

The proposed Lateral A improvements will then indirectly benefit the lands benefited by the DD #49 Lower Main Tile. It would be appropriate for the lands benefited by the lower main not otherwise benefited by the Lateral A improvements in the Lateral 1 benefited area to participate financially in the construction of proposed Lateral A Tile.

The present value of the future cost savings for the Lower Main Tile can be closely calculated as follows:

Current Construction Reduction Cost:	1,950 LF X \$7.50/ LF =	\$14,625
Associated Engineering & DD Administrative Costs (@ 20%)		<u>\$ 2,925</u>
Total Present Value of Future Improvement Savings		\$17,550

We recommend that an updated Main Tile assessment schedule be used to pay \$17,500 toward the costs of this improvement. This would be considered an improvement assessment.

## VI. Assessment Schedule Review

### A. Benefited Lands Not Now Assessed

There are approximately 865 acres of land within the watershed of Drainage District No. 49, of which 16 acres are not assessed for benefit for district facilities. These acres come from several areas throughout the district, some of which are parcels which have been mistakenly removed from the district by parcel splits.

Six separate storm sewer systems serve the residential areas along the west edge of the district watershed. These storm sewers are shown on the attached plans as well as an exhibit included in Appendix A. Five of these systems carry storm water away from the DD 49 facilities. However, one system, labeled as S4 on the plans brings storm water from outside the district to a storm water detention basin lying on city property just north of the center of Section 24. This detention basin uses Lateral 1C as an outlet.

### B. How Benefited Lands Will Be Assessed

The lands we find to directly benefit from the proposed Lateral A Tile Improvement are listed in the benefited lands schedule included in Appendix B of this report. This schedule includes all benefited lands now lying in the district. A new assessment schedule is required.

The lands we find to indirectly benefit from the proposed improvements via material relief of the lower main tile are listed in the Main Tile benefited lands schedule in Appendix C. This schedule includes all benefited lands in the district not reported as benefited by the proposed Lateral A Tile. A new assessment schedule is required.

See the map of the benefited areas on sheet A.02 of the plans.

### C. Existing Assessment Schedule Review

Two assessment related maps are included in Appendix B of this report. The first shows the per acre assessment of benefits for the Lower Main Tile which includes all benefited lands within DD 49. The second map shows the per acre assessment of benefits for Lateral 1. DD 49 currently has four separate assessment schedules including:

- Lower Main Tile
- Upper Main Tile
- Lateral 1 Tile
- Lateral 1B Tile

The first three listed schedules were adopted in c. 1972. The fourth was adopted in c.1990.

Review of these schedules finds the highest per acre assessments fall near the center of the district in the lowest and wettest areas. It also appears that multiple district facilities are included on each schedule. For example, the Upper Main Tile Schedule includes benefits from Laterals 2, 3, 4, 5, 6 and 7.

It is generally recommended that all facilities within a district be given separate assessment schedules for maintenance. Doing so allows landowners to avoid paying for facilities which do not benefit their property. Lands using Lateral 1C should not be paying to maintain laterals 2-7 on the Upper Main and vice versa.

Another set of issues with these schedules arise from more than 40 years of parcel splits. Many parcels still listed in the schedules have inequitable assessments likely due to parcel splits. There are also many parcels missing which do benefit and several parcels included which do not benefit from the district facilities.

The proposed Lateral A Tile improvement would remove 267 acres of benefiting land from the Lower Main Tile. These acres should then be removed from the Lower Main assessment schedule as has been proposed in subsection VI (B) above.

It is recommended that district be reclassified into the following future maintenance schedules to allow for distribution of benefits in an equitable manner and correct the many accrued errors stemming from parcel splits:

- Main Tile
- Lateral A Tile/ Lateral 1 Tile (combined)
- Lateral 1B Tile
- Lateral 1C Tile
- Lateral 1C1 Tile
- Lateral 2 Tile
- Lateral 3 Tile
- Lateral 4 Tile
- Lateral 5 Tile
- Lateral 6 Tile
- Lateral 7 Tile

## VII. Discussions & Recommendations

### A. Outlet Creek (Clear Creek)

In the investigation we learned that this obviously straightened ditch is not claimed by either the City of Clear Lake or the Iowa Department of Natural Resources. It appears to be a privately constructed and maintained open ditch. The channelized portion of the stream extends downstream for approximately one mile. The lower channel is heavily meandered and natural. It eventually discharges to Willow Creek.

The improved channel bottom is sandy. This indicates that it on occasion experiences sustained lake overflows which convey sediments downstream. This also indicates that the channel bottom will not likely fill with sediment and that the DD #49 outlets, although near the ditch bottom, will not suffer further impairment in the near future.

However, the Clear Creek channel does reveal several reasons for why consideration should be given to establishing a drainage district to assume responsibility for the channel. Reasons supporting this include bank slides, limited surface water entry pipes and a dense and growing cover of trees.

The ditch is not sufficiently limiting to the proposed Lateral A Tile or to the district's Main Tile to warrant attempting to make the Clear Creek channel a facility of the district. However, it should be pointed out that under Code Section 468.146 Drainage District No. 49 could pursue cleaning and clearing of the outlet ditch as needed.

We recommend that consideration be given to the establishment of a drainage district to assume responsibility for the improved Clear Creek open ditch. Parties that may be interested in petitioning for this include the board of supervisors (for DD #49), the City of Clear Lake, the Iowa DNR or the several owners of land lying adjacent to the channelized creek.

### B. Indirect Main Tile Improvements

This engineer finds that lands benefited by the Lower Main Tile are indirectly but materially benefited by the removal of the existing Lateral 1 drainage area from the Lower Main Tile. This removal and diversion is a component of the proposed Lateral A Improvements.

We have recommended that a separate classification schedule be established for the Main Tile benefited area as will result from the removal of the area drained by the proposed Lateral A improvement (see the Main Tile benefited lands schedule in Appendix C).

We further recommend that an improvement assessment of \$17,500 be levied upon this schedule for payment toward the proposed Lateral A Tile improvement. As it is discretionary for the board to assess this levy we propose that it be given consideration separate from the proposed Lateral A improvements. We suggest that this consideration be made part of an informational meeting scheduled ahead of the formal public hearing that will be held for consideration of the Lateral A Tile Improvements.

The proposed improvement assessment being substantially below the threshold beyond which a public hearing is required, the board is empowered to make the decision without involving the landowners in a public hearing. The cost threshold for a hearing not being met, the rights of remonstrance would also not apply.

### C. Lateral A Tile Improvements

The preliminary plans attached to this report provide details of the proposed Lateral A Tile Improvement. The proposed Lateral A improvements bring full and complete outlet relief to land now benefited by the Lateral 1 tile. That tile will be separated from the Main Tile and a separate new outlet for the west part of Drainage District No. 49 will be provided by the new Lateral A Tile.

Appendix B to this report lists the parcels of land now in Drainage District No. 49 that are benefited by the proposed Lateral A Tile improvements. These lands, and a few added lands eligible for annexation, will be assessed to cover the cost of the proposed improvements. It is proposed that only these scheduled lands be given notice of hearing on the improvements and that the right of remonstrance be extended only to these lands.

This report confirms the need to improve the drainage efficiency and capacity of the DD #49 Lateral No. 1 system. The work described herein will accomplish that improvement. The improvements proposed will provide the drainage capacity needed for the various land uses that exist in the watershed. The estimated assessable cost of the proposed improvement is \$240,000. We find that the proposed project will be practicable, feasible and beneficial to the public.

**Annexation Recommended.** Roughly 16 acres of lands benefited by the proposed improvements are not currently assessed. In order for these lands to now be assessed to help pay for future maintenance it is necessary to bring them into the Drainage District No. 49 benefited area. It is recommended that the engineer be appointed to report benefiting lands that should be annexed into the district.

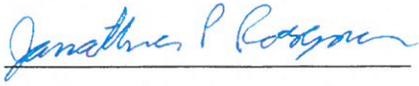
**Reclassification Recommended.** The existing assessment schedules are inequitable for use and the benefited land must be reclassified. The several district facilities should be assigned separate maintenance schedules at the same time.

**Installment Payments.** Iowa drainage district law provides that large improvement assessments may be paid in up to twenty annual installments at the discretion of the Board of Supervisors. We anticipate that the board will spread assessments of the magnitude contemplated in this report over twenty years. If we assume that the board will allow twenty annual installments at 5% interest, the recommended improvement costs for all benefited lands would be about \$69 per acre per year. Please be reminded that assessments are based upon benefits and that following reclassification some highly benefited parcels will likely bear up to 2 to 2 ½ times the average per acre assessment rates.

It is recommended that the Board of Supervisors of Cerro Gordo County, acting as trustees for Drainage District No. 49, take appropriate action, with legal guidance, to accomplish the following:

- Tentatively approve this engineer's report.
- Conduct a public informational meeting for all lands in the district. At this meeting discuss the proposed payment of \$17,500 from the Main Tile schedule for the Lateral A Tile improvements.
- Conduct a public hearing on the proposed Lateral A Tile improvements, including discussions regarding annexation and reclassification, extending notice to all owners of the Lateral A Tile benefited lands shown in Appendix B.
- Adopt the recommended improvement plan, modified as deemed appropriate, to satisfy the needs of the district. Direct the engineer to prepare the necessary plans and specifications and to proceed toward a bid letting.
- Initiate procedures to annex benefited lands to Drainage District No. 49.
- Initiate reclassification procedures.

Respectfully submitted,  
Bolton & Menk, Inc.



Jonathan P. Rosengren, P.E.

# Appendix A: Petition, Clear Lake Storm Sewer Maps, Drain Capacity Maps

**CERRO GORDO COUNTY DRAINAGE WORK ORDER**

To: CERRO GORDO COUNTY BOARD OF SUPERVISORS, MASON CITY, IOWA

It is hereby requested that repairs be made on:

Date 7-11-14

*7-15-14  
Per Bob - Mary  
will call Joe W.*


Drainage District 49

Lateral 1C5

Station \_\_\_\_\_

1/4-1/4 \_\_\_\_\_

Sec 24 Twp 96 Rng 22

Civil Twp Clear Lake Twp

→ Requested by:

Name Scott Kennedy  Owner  Tenant  Other \_\_\_\_\_

Address \_\_\_\_\_ Daytime phone number \_\_\_\_\_

City \_\_\_\_\_ Evening phone number 529-1892

Signature Scott Kennedy Cell phone number \_\_\_\_\_

Landowner's name, if not provided above investigator to call Scott before going out

Problem: The City of Clear Lake may be routing <sup>storm</sup> water into the highlighted retention pond which is elevated and filling up lat 1C5 to drain, slows up drainage for land in the dist. Can City put in a valve gate/shut off valve to hold water in retention pond until field is drained?

Field Review other question = is it possible to confirm/deny that additional property owners in the Pine Tree Lane? South Lakewood Dr, who are not currently in the DD, are benefitting from drainage into DD49 tile because of the city's storm sewers draining into retention pond  
a Clear Lake storm sewer map may be helpful

Contractor Assigned \_\_\_\_\_ Completion Date \_\_\_\_\_

Chairman's Signature/Date \_\_\_\_\_ Cost of Repair \_\_\_\_\_





**CERRO GORDO COUNTY DRAINAGE WORK ORDER**

To: CERRO GORDO COUNTY BOARD OF SUPERVISORS, MASON CITY,  
It is hereby requested that repairs be made on:

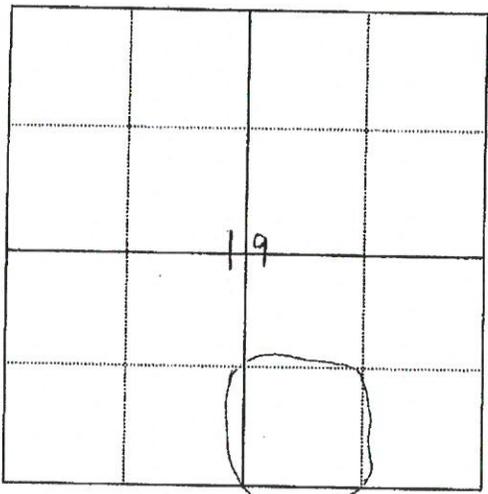
Gary Lichty  
319-290-2808 cell

D: 357-2068 cottage  
319-342-2479 home farm

Drainage District ~~41~~ 41  
Lateral Lat 3 OR Lat 6  
Station OR Main line  
SW 1/4 ~~SE 1/4~~ SE 1/4

Sec 19 Twp 96 Rng 21  
Civil Twp Lake Twp

7-15-14  
for Bob - may will  
call Joe W.



Requested by:

Name Joe Weigel ← (came in)  Owner  Tenant  Other \_\_\_\_\_  
Address (Gary Lichty) Daytime phone number 641-529-1186  
City \_\_\_\_\_ Evening phone number \_\_\_\_\_  
Signature \_\_\_\_\_ Cell phone number \_\_\_\_\_

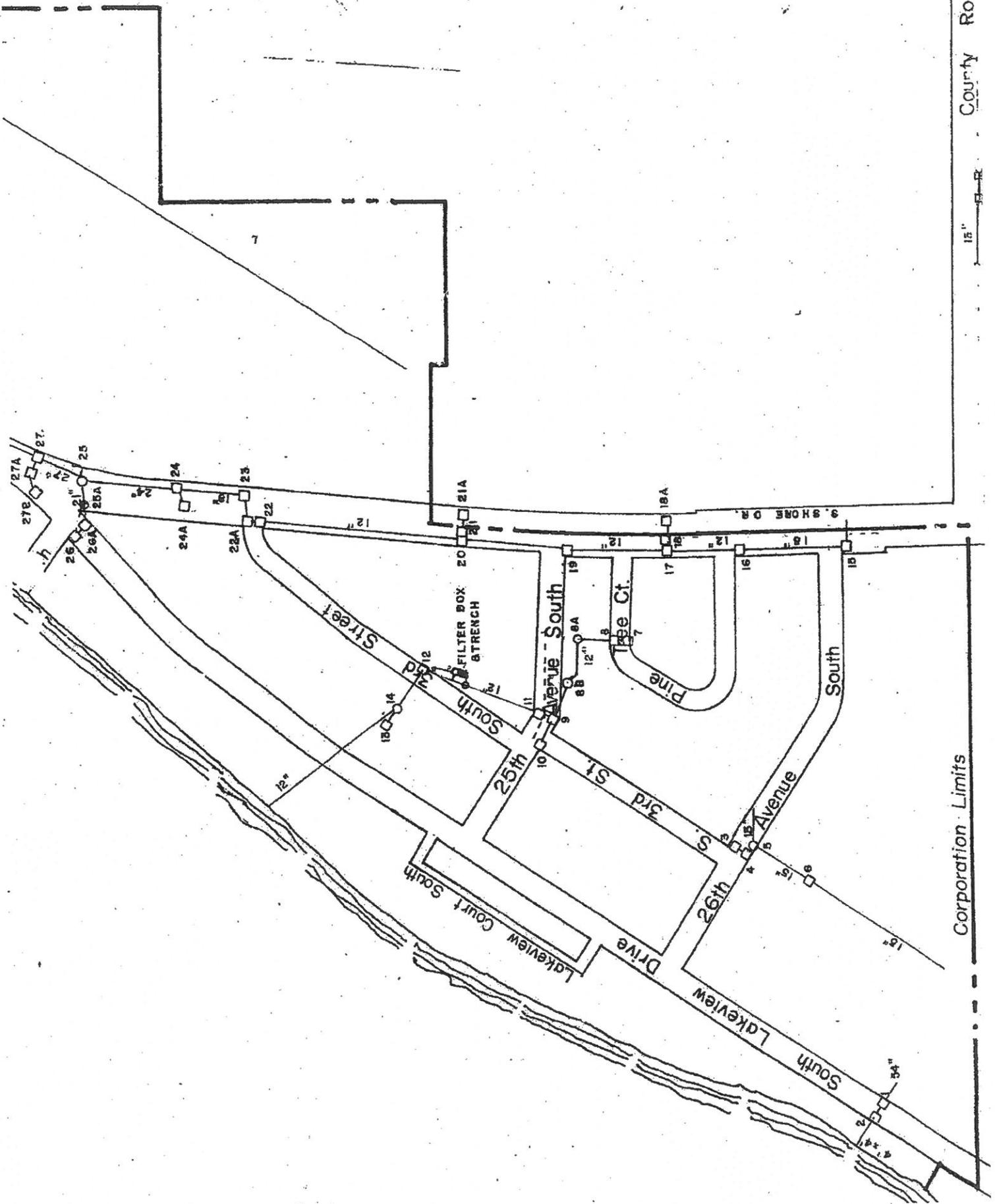
Landowner's name, if not provided above Gary Lichty owns the property not draining

Problem: call Joe Weigel 641-529-1186 (ccu)

2010 - clear lake put in a water line in ROW on N side of 27th Ave S.  
Gary reported to Joe that his land is not draining, see map  
Gary talked with Bob, who suggested he talk w/ Joe - there appears to be a  
need for investigation on county tile  
It may be that Lichty has private tile running into lat 3 or lat 6, someone  
should call Lichty to find out

Contractor Assigned \_\_\_\_\_ Completion Date \_\_\_\_\_

Chairman's Signature/Date \_\_\_\_\_ Cost of Repair \_\_\_\_\_



Corporation Limits

15"

County Road B-



Information

Storm Sewers S1, S2, S3, S5 and S6 carry water away from the watershed of DD 49. Storm Sewer S4 collects water from inside and outside of the DD 49 watershed and deliver that water to the Storm Water Detention Basin. The outlet of the Detention Basin is 12" Diameter and connects to the 14" diameter DD 49 Lateral 1C Tile Facility.

Legend

Existing City Storm Sewer

Existing DD 49 Tile

City Storm Detention Basin

City Storm Sewer Watershed

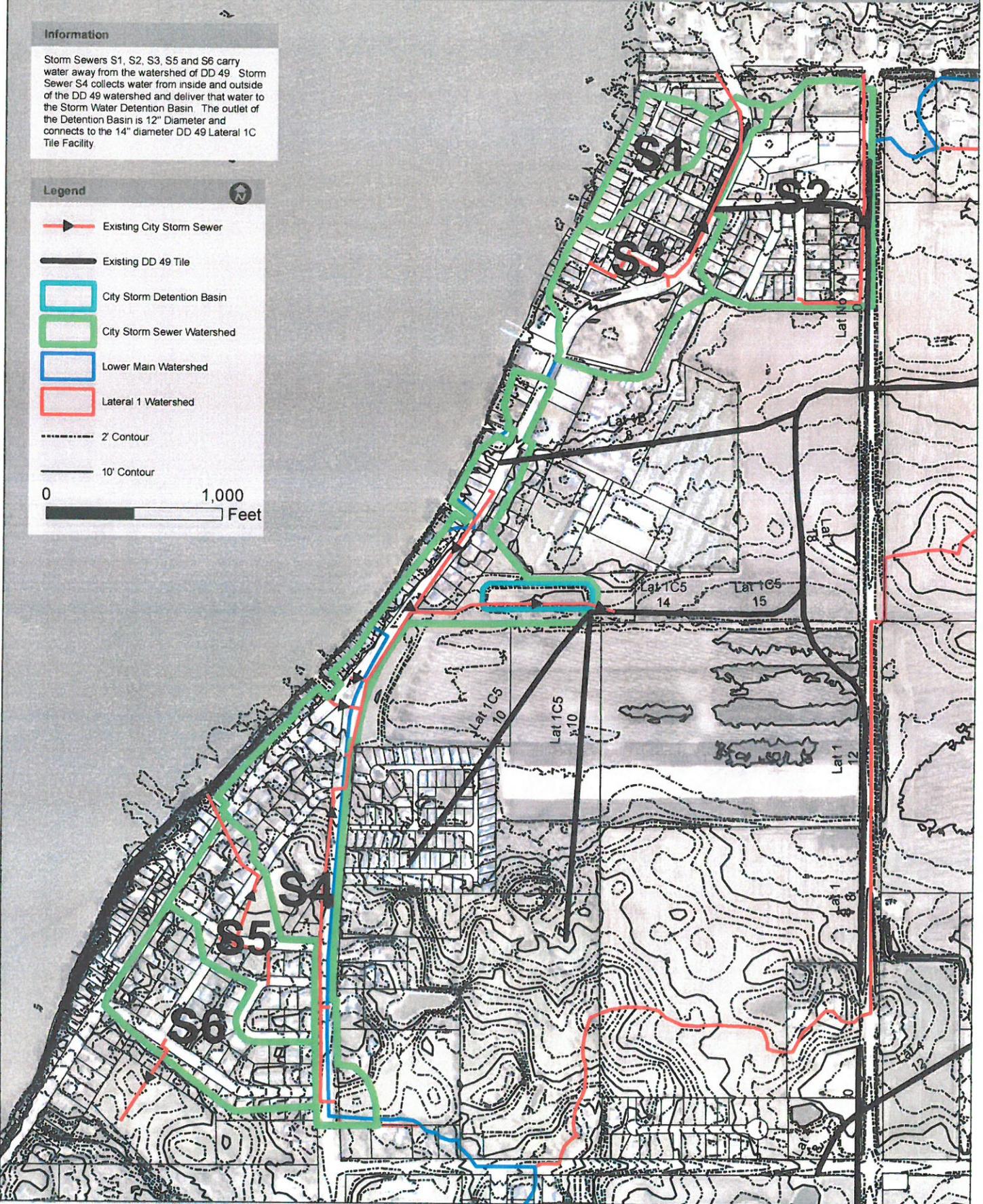
Lower Main Watershed

Lateral 1 Watershed

2' Contour

10' Contour

0 1,000 Feet



# Proposed Lateral A Tile Improvements

# Appendix A -- Existing District Tile Capacities



Drainage District No. 49, Cerro Gordo County, Iowa

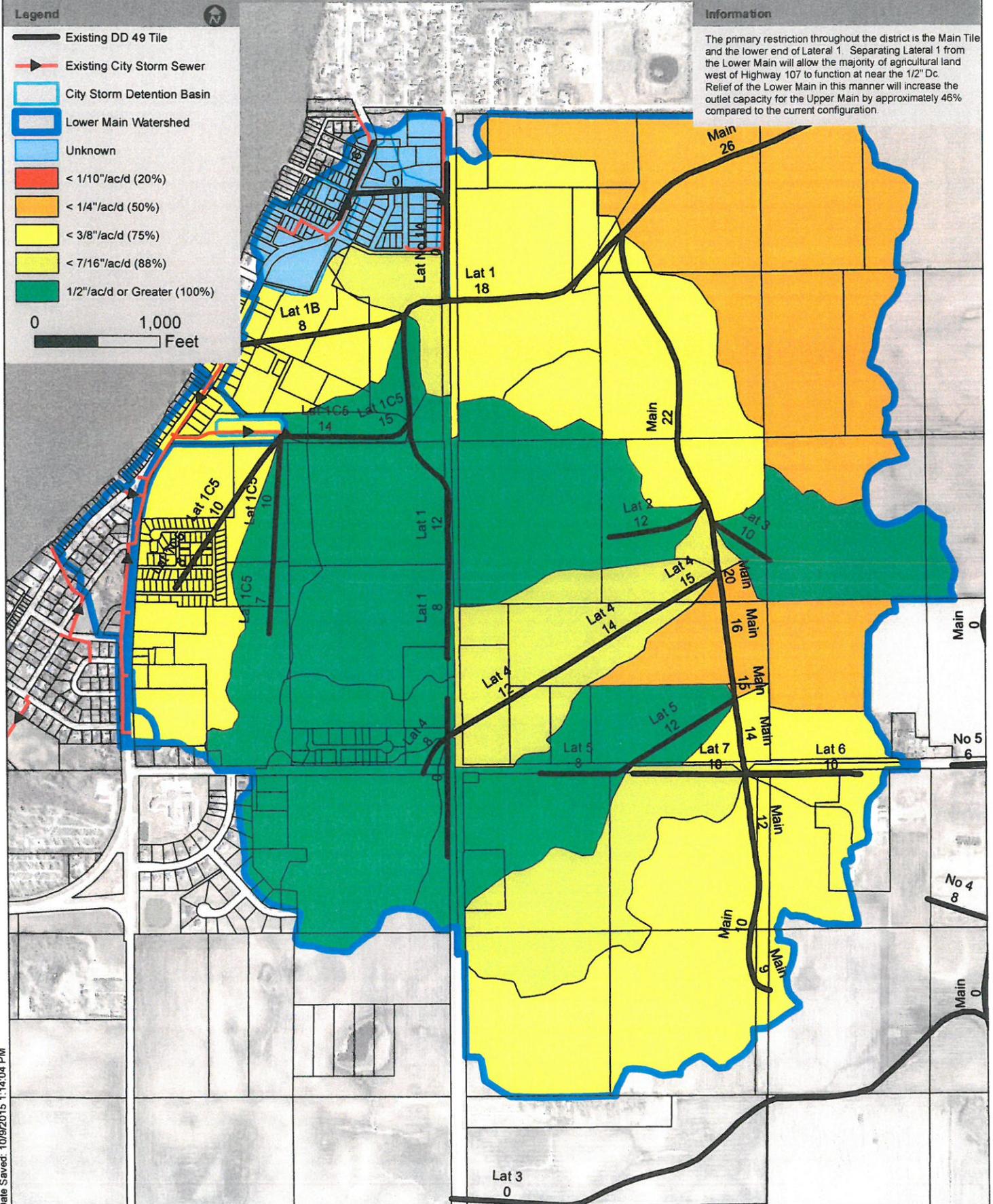
October, 2015

### Legend

- Existing DD 49 Tile
  - Existing City Storm Sewer
  - City Storm Detention Basin
  - Lower Main Watershed
  - Unknown
  - < 1/10"/ac/d (20%)
  - < 1/4"/ac/d (50%)
  - < 3/8"/ac/d (75%)
  - < 7/16"/ac/d (88%)
  - 1/2"/ac/d or Greater (100%)
- 0 1,000 Feet

### Information

The primary restriction throughout the district is the Main Tile and the lower end of Lateral 1. Separating Lateral 1 from the Lower Main will allow the majority of agricultural land west of Highway 107 to function at near the 1/2" Dc. Relief of the Lower Main in this manner will increase the outlet capacity for the Upper Main by approximately 46% compared to the current configuration.



## Appendix B: Benefited Lands- Lateral A Tile



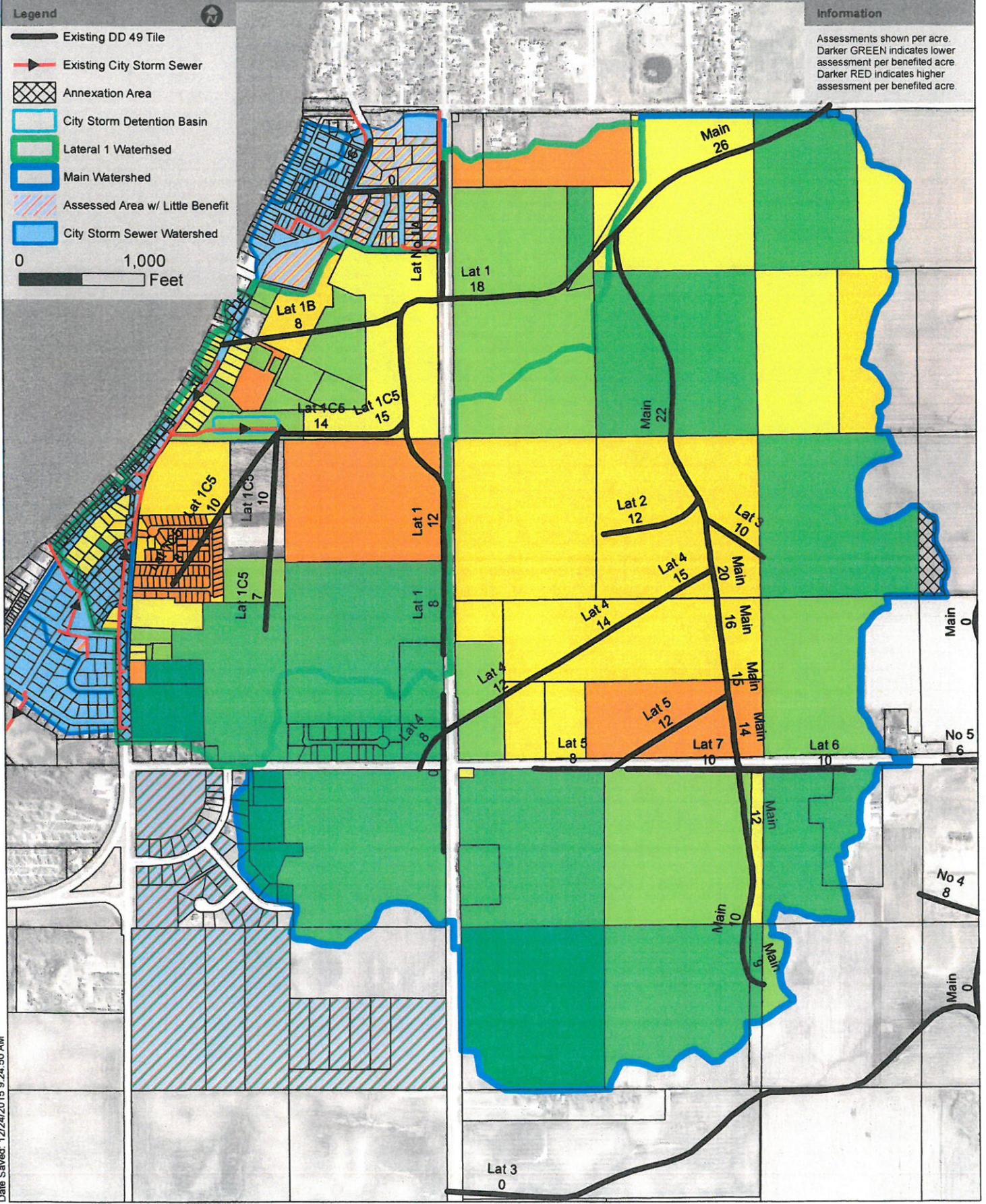
Legend

- Existing DD 49 Tile
- Existing City Storm Sewer
- Annexation Area
- City Storm Detention Basin
- Lateral 1 Watershed
- Main Watershed
- Assessed Area w/ Little Benefit
- City Storm Sewer Watershed

0 1,000 Feet

Information

Assessments shown per acre  
Darker GREEN indicates lower assessment per benefited acre  
Darker RED indicates higher assessment per benefited acre



# Proposed Lateral A Tile Improvements

# Appendix B -- Lateral 1 Assessment Review



Drainage District No. 49, Cerro Gordo County, Iowa

December, 2015

### Information

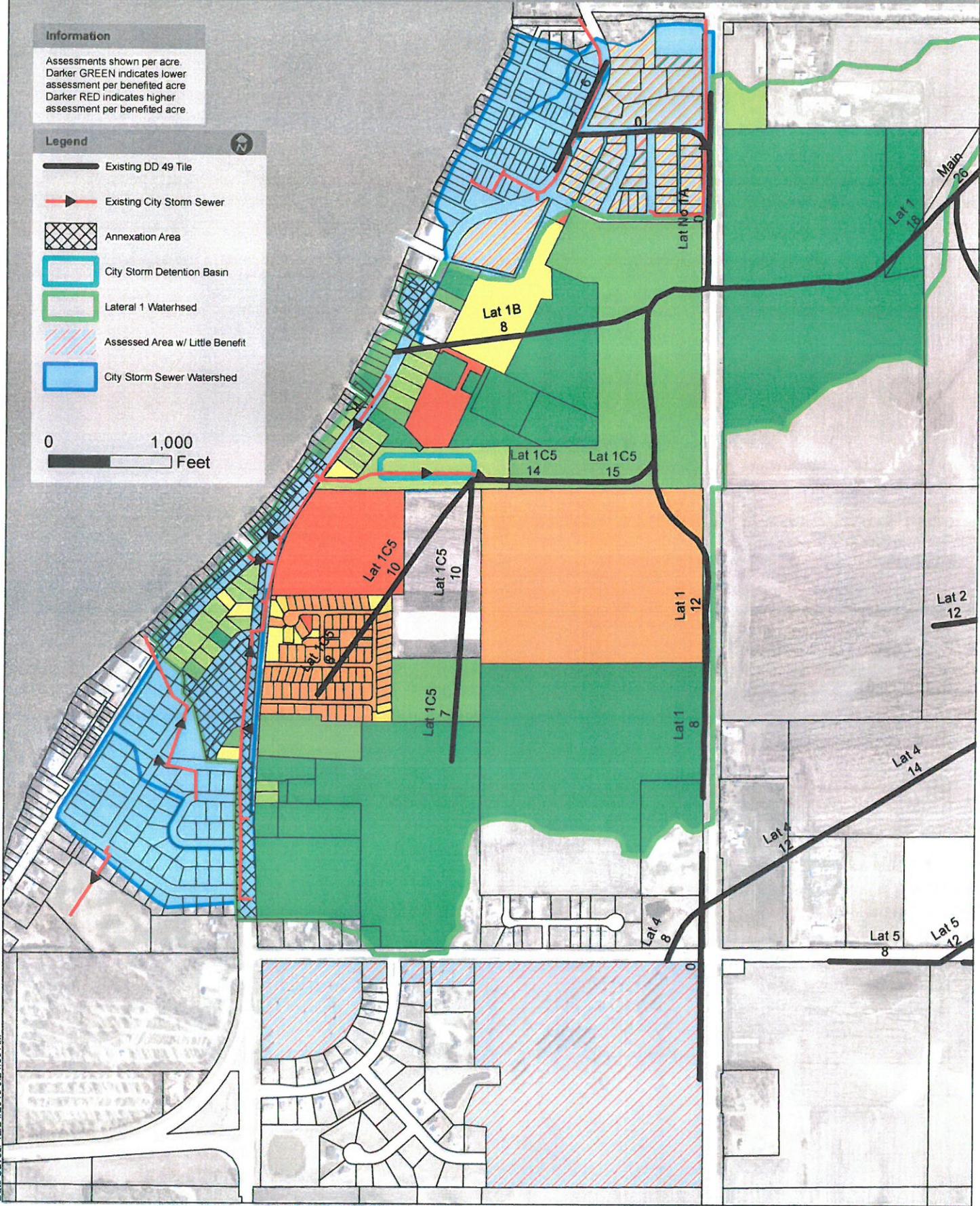
Assessments shown per acre  
Darker GREEN indicates lower assessment per benefited acre  
Darker RED indicates higher assessment per benefited acre

### Legend

- Existing DD 49 Tile
- Existing City Storm Sewer
- Annexation Area
- City Storm Detention Basin
- Lateral 1 Watershed
- Assessed Area w/ Little Benefit
- City Storm Sewer Watershed

0 1,000 Feet

Map Document: \\bolton-menk.com\drives\HCERROGIA\P11108781\GIS\Appendices.mxd  
Date Saved: 12/24/2015 9:24:50 AM



BENEFITED LANDS SCHEDULE  
 PROPOSED LATERALS A & A1 TILE IMPROVEMENTS  
 DRAINAGE DISTRICT NO. 49  
 CERRO GORDO COUNTY, IOWA

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
<b>Agricultural Parcels</b>					
FREDERICKS, MONICA	052447600100	24-96-22	S 10 Ac NE SE & Part of N 30 Ac SE SE	27.70	10.91%
JOHN CLEMONS AG ASSN LLC	0524440606800	24-96-22	THAT PART L 5 SUB GOVT L 3 IN NW SE 24-96-22 COM AT SW COR SE1/4 SEC 24; TH N 00° 18'03" E 2018.84' ALG WLY LINE SE1/4 TO PT ON SLY LINE L 5; TH N 89° 42'39" E 99.30' ALG SLY LINE L 5 TO PT ON CTRLINE S SHORE DR SD PT ALSO BEING POB; TH N 05° 23'01" E 13	9.07	3.57%
LICHTY, CHARLES GARY	061910000200	19-96-21	L 7 EXC N 1 CH W 1.75 CH IN SUB NW1/4 19-96-21	1.47	0.58%
LICHTY, CHARLES GARY	061910000500	19-96-21	L 2 SUB NW1/4 52.79 AC 19-96-21	35.36	13.93%
LICHTY, CHARLES GARY	061910000600	19-96-21	L 1 EXC E 2.06 AC SUB NW1/4 19-96-21	3.32	1.31%
LICHTY, CHARLES GARY	061910000800	19-96-21	L 3 SUB NW1/4 19-96-21	0.75	0.30%
				<b>40.90</b>	<b>16.11%</b>
MEYER, MARILYN J	061910000300	19-96-21	L 6 IN SUB NW1/4 19-96-21 (ALSO AG DWELLING)	10.14	3.99%
MEYER, MARILYN J	061910000400	19-96-21	L 5 IN SUB NW1/4 19-96-21	2.36	0.93%
MEYER, MARILYN J	061910000700	19-96-21	E 2.06 AC L 1 SUB NW1/4 19-96-21	1.82	0.72%
MEYER, MARILYN J	061910000900	19-96-21	L 4 IN SUB NW1/4	0.53	0.21%
				<b>14.85</b>	<b>5.85%</b>
PEARSON, CHARLES L	0524440607700	24-96-22	N 360' L 4 SUB GOVT L 3 (4.11 AC)	4.11	1.62%
PEARSON, CHARLES L	0524440606900	24-96-22	Lot 5 Sub Govt L 3 Exc Tract (5.35 AC)	5.35	2.11%
PEARSON, CHARLES L	0524442600100	24-96-22	N 30 AC NE SE	28.74	11.32%
				<b>38.20</b>	<b>15.05%</b>

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Agricultural Parcels</b>		
VRIEZELAAR, ELIZABETH ANN	052427700500	24-96-22	L 3 SUB GOVT L'S 1 & 2 EXC BEG AT A PT N 01-T 39' E 227.7' FROM SW COR L 3; TH N 922.1'; S 89-T 59' W 75'; N 64-T 35' W TO W LINE L 3; SLY ON W LINE L 3 TO POB & EXC PLS HAVEN ADD; EXC PART L 3 SUB COM AT INTERSEC SLY LINE LAKE STR & ELY LINE ALLEY LYG DIR	<b>24.97</b>	<b>9.84%</b>
Cerro Gordo County Secondary Roads		0-0-0		<b>7.87</b>	<b>3.10%</b>
<b>TOTALS FOR BENEFITED AGRICULTURAL PROPERTIES</b>				<b>163.56</b>	<b>64.44%</b>

Landowner(s)	Parcel No.	Rng	Description	Acres	of Total
<b>Non-Agricultural Parcels</b>					
A & D BUILDING CORPORATION	052445102800	24-96-22	City Parcel	2.12	0.84%
ANDERSON, DALE E	052445100300	24-96-22	City Parcel	0.18	0.07%
ANDERSON, DEBRA ANN	052445101000	24-96-22	City Parcel	6.04	2.38%
ASHLAND, DONALD W	052425500800	24-96-22	City Parcel	0.28	0.11%
ATKINSON, MAXINE L	052425200300	24-96-22	City Parcel	0.11	0.04%
BONIN, BRADLEY D	052425500900	24-96-22	City Parcel	0.24	0.09%
BRANDT, SCOTT A	052427700800	24-96-22	City Parcel	6.39	2.52%
BRANDT, SCOTT A	052427701600	24-96-22	City Parcel	2.23	0.88%
BURKE, WILLIAM J	052425300700	24-96-22	City Parcel	0.07	0.03%
CHALGREN, WILLIAM W	052425502000	24-96-22	City Parcel	0.26	0.10%
CITY OF CLEAR LAKE	052425502100	24-96-22	City Parcel	4.88	1.92%
CITY OF CLEAR LAKE	052438101100	24-96-22	City Parcel	0.31	0.12%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
CLEMONS, MICHAEL E	052425200100	24-96-22	City Parcel	0.12	0.05%
COURRIER, DARREL O	052433002000	24-96-22	City Parcel	0.19	0.07%
CRAVEN, GEORGE J	052425200800	24-96-22	City Parcel	0.09	0.04%
DEETS, BETSY L	052433001900	24-96-22	City Parcel	0.19	0.07%
DETERMAN, DORIS R	052425200700	24-96-22	City Parcel	0.15	0.06%
DORWEILER, KENNETH M	052433002100	24-96-22	City Parcel	0.21	0.08%
DRAKE, RICHARD R	052433003000	24-96-22	City Parcel	0.20	0.08%
FABER, WILLIAM J	052433000400	24-96-22	City Parcel	0.29	0.11%
FEHN, JOHN C	052433000700	24-96-22	City Parcel	0.22	0.09%
FERRIS, CURT R	052425500700	24-96-22	City Parcel	0.68	0.27%
FISHEL, RANDY J	052433001600	24-96-22	City Parcel	0.18	0.07%
FREESEMAN, GENEVIEVE E	052425200500	24-96-22	City Parcel	0.11	0.04%
FRERICHS, GARY J	052433001700	24-96-22	City Parcel	0.19	0.07%
GAHN, RICHARD D	052445100400	24-96-22	City Parcel	0.20	0.08%
GORANSON, ANNE A	052425300400	24-96-22	City Parcel	0.10	0.04%
HELDORFER, ANTHONY J	052445102700	24-96-22	City Parcel	0.59	0.23%
HENDERSON, MARGO JOHNSON	052425300600	24-96-22	City Parcel	0.05	0.02%
HOBSON, GERALD R	052427700100	24-96-22	City Parcel	0.09	0.04%
HOEGER, BRANDON L	052425500500	24-96-22	City Parcel	0.30	0.12%
HOLTHAUS, RYAN M	052425200600	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440200100	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440200200	24-96-22	City Parcel	0.55	0.22%
IOWA GRAND OAKS, LLC	052440200300	24-96-22	City Parcel	0.12	0.05%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Non-Agricultural Parcels</b>		
IOWA GRAND OAKS, LLC	052440200400	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440200500	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440200600	24-96-22	City Parcel	0.12	0.05%
IOWA GRAND OAKS, LLC	052440200700	24-96-22	City Parcel	0.12	0.05%
IOWA GRAND OAKS, LLC	052440200800	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440200900	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440201000	24-96-22	City Parcel	0.10	0.04%
IOWA GRAND OAKS, LLC	052440201100	24-96-22	City Parcel	0.17	0.07%
IOWA GRAND OAKS, LLC	052440300100	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300200	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300500	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300600	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300700	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300800	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440300900	24-96-22	City Parcel	0.28	0.11%
IOWA GRAND OAKS, LLC	052440301000	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301100	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301200	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301500	24-96-22	City Parcel	0.09	0.04%

**BENEFITED LANDS SCHEDULE  
 PROPOSED LATERALS A & A1 TILE IMPROVEMENTS  
 DRAINAGE DISTRICT NO. 49  
 CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Non-Agricultural Parcels</b>		
IOWA GRAND OAKS, LLC	052440301600	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440301700	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400100	24-96-22	City Parcel	1.63	0.64%
IOWA GRAND OAKS, LLC	052440400200	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400500	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400600	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400700	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440400800	24-96-22	City Parcel	0.12	0.05%
IOWA GRAND OAKS, LLC	052440400900	24-96-22	City Parcel	0.12	0.05%
IOWA GRAND OAKS, LLC	052440401000	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440401100	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440401200	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440401300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440401400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440401500	24-96-22	City Parcel	0.15	0.06%
IOWA GRAND OAKS, LLC	052440401600	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440401700	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440401800	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440401900	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402000	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402100	24-96-22	City Parcel	0.11	0.04%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Non-Agricultural Parcels</b>		
IOWA GRAND OAKS, LLC	052440402200	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402300	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402400	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402500	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440402600	24-96-22	City Parcel	0.13	0.05%
IOWA GRAND OAKS, LLC	052440500100	24-96-22	City Parcel	0.13	0.05%
IOWA GRAND OAKS, LLC	052440500200	24-96-22	City Parcel	0.13	0.05%
IOWA GRAND OAKS, LLC	052440500300	24-96-22	City Parcel	0.13	0.05%
IOWA GRAND OAKS, LLC	052440500400	24-96-22	City Parcel	0.16	0.06%
IOWA GRAND OAKS, LLC	052440500500	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440500600	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440500700	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440500800	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440500900	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440600400	24-96-22	City Parcel	0.02	0.01%
IOWA GRAND OAKS, LLC	052440600500	24-96-22	City Parcel	0.14	0.06%
IOWA GRAND OAKS, LLC	052440600600	24-96-22	City Parcel	0.11	0.04%
IOWA GRAND OAKS, LLC	052440600700	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440600800	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440600900	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601000	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601100	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601200	24-96-22	City Parcel	0.09	0.04%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Non-Agricultural Parcels</b>		
IOWA GRAND OAKS, LLC	052440601300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601500	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601600	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440601700	24-96-22	City Parcel	0.15	0.06%
IOWA GRAND OAKS, LLC	052440601800	24-96-22	City Parcel	0.14	0.06%
IOWA GRAND OAKS, LLC	052440601900	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602000	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602100	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602300	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602400	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602500	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602600	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602700	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602800	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440602900	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440603000	24-96-22	City Parcel	0.09	0.04%
IOWA GRAND OAKS, LLC	052440603100	24-96-22	City Parcel	0.14	0.06%
JOHNSON, RANDY L	052425500600	24-96-22	City Parcel	0.35	0.14%
KRUGER, BARBARA JEAN	052433001800	24-96-22	City Parcel	0.19	0.07%
LAKESIDE ACQUISITION L C	052433002900	24-96-22	City Parcel	0.25	0.10%
LAKESIDE ACRES INC	052427700200	24-96-22	City Parcel	5.58	2.20%
LOERS, PATRICIA A	052425200400	24-96-22	City Parcel	0.12	0.05%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
<b>Non-Agricultural Parcels</b>					
LOERS, STEPHEN	052425500300	24-96-22	City Parcel	0.28	0.11%
LOVIK, SCOTT A	052433000800	24-96-22	City Parcel	0.16	0.06%
MAULSBY MARINE PROPERTIES LLC	052427701500	24-96-22	City Parcel	1.95	0.77%
MEINTS, LAVONNE J	052433001500	24-96-22	City Parcel	0.21	0.08%
MILLER, JAMES C	052425501500	24-96-22	City Parcel	0.68	0.27%
MIJ MARINE INC	052425400500	24-96-22	City Parcel	0.60	0.24%
MIJ MARINE INC	052425400600	24-96-22	City Parcel	0.26	0.10%
MIJ MARINE INC	052425501800	24-96-22	City Parcel	2.56	1.01%
MIJ MARINE INC	052427701100	24-96-22	City Parcel	1.50	0.59%
MIJ MARINE, INC AN IOWA CORPORATION	052425501700	24-96-22	City Parcel	0.20	0.08%
MONSON, ALAN	052445102200	24-96-22	City Parcel	0.49	0.19%
MONSON, DONNA L	052445102100	24-96-22	City Parcel	0.16	0.06%
MOTT, RICHARD A	052425500100	24-96-22	City Parcel	0.28	0.11%
OXLEY, ALBERT H	052445100100	24-96-22	City Parcel	3.12	1.23%
PARK BOARD COMMISSIONERS OF CLEAR LAKE	052438000100	24-96-22	City Parcel	0.19	0.07%
CLEAR LAKE	052438000200	24-96-22	City Parcel	0.24	0.09%
PENFOLD, ALSTON W	052425300300	24-96-22	City Parcel	0.09	0.04%
PENNING, JEFF L	052425501000	24-96-22	City Parcel	0.23	0.09%
PETERSON, TERRY D	052433000500	24-96-22	City Parcel	0.29	0.11%
PLAGGE, NICHOLAS D	052445100600	24-96-22	City Parcel	0.99	0.39%
PRITCHARD, JOSEPH W	052425300500	24-96-22	City Parcel	0.10	0.04%
SCHRADER, DAVID L	052425500200	24-96-22	City Parcel	0.28	0.11%

**BENEFITED LANDS SCHEDULE**  
**PROPOSED LATERALS A & A1 TILE IMPROVEMENTS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefitted Acres	Percent of Total Benefiting Area
<b>Non-Agricultural Parcels</b>					
SHARP, WILLIAM L	052440602200	24-96-22	City Parcel	0.09	0.04%
SHERMAN, GENE B	052445102500	24-96-22	City Parcel	0.27	0.11%
SHERMAN, THOMAS R	052440607800	24-96-22	City Parcel	4.14	1.63%
SHERMAN, THOMAS R	052445103000	24-96-22	City Parcel	19.45	7.66%
SMITH, BENNY O	052433000600	24-96-22	City Parcel	0.30	0.12%
STADTLANDER, GERALD E	052425500400	24-96-22	City Parcel	0.29	0.11%
SWALE, RALPH C	052425300200	24-96-22	City Parcel	0.08	0.03%
SWEENEY, ISABELLE M	052425200200	24-96-22	City Parcel	0.10	0.04%
TOMLINSON, JENNIFER R	052433003100	24-96-22	City Parcel	0.23	0.09%
WAHL, JAMES R	052425501100	24-96-22	City Parcel	0.23	0.09%
WATSON, MEGAN A	052433000300	24-96-22	City Parcel	0.16	0.06%
Unkown/NA	052425600000		City Parcel	0.84	0.33%
Clear Lake City Streets		0-0-0		4.01	1.58%
<b>TOTAL FOR NON- AGRICULTURAL PROPERTIES</b>				<b>90.27</b>	<b>35.56%</b>
<b>TOTALS FOR LATERALS A &amp; A1 BENEFITED LANDS</b>				<b>253.83</b>	<b>100.00%</b>

## Appendix C: Benefited Lands- MainTile

**BENEFITED LANDS SCHEDULE**  
**MAIN TILE BENEFITED LANDS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Agricultural Parcels</b>		
ALBERS, JASON D	061940001200	19-96-21	PCL "B" LOC IN S1/2 SE1/4 DESC IN SURV BK 2010 PG 2964	0.05	0.01%
CLEAR LAKE SANITARY DISTRICT	061920000700	19-96-21	COM NW COR NE1/4 N 89° 27'02" E 654' TH S 00° 32'58" E 33' TO S R/W LINE 12TH AVE S & POB TH CONT S 00° 32'58" E 65' TH N 89° 27'02" E 100' TH N 00° 32'58" W 65' TH S 89° 27'02" W 100' TO POB	0.07	0.01%
ENGELS, TODD A	063010000900	30-96-21	PCL "A" LOC IN NW NW; COM AT NW COR SEC 30; TH ON ASSUM BEAR S 00° 12'47" W 657.24' ALG W LINE NW1/4 TO POB; TH CONT S 00° 14'47" W 482.11'; TH N 89° 20'26" E 398.32'; TH N 00° 35'45" W 482.88'; TH S 89° 13'09" W 391.52' TO POB SURV BK 2009 PG 7	3.59	0.60%
ENTNER, DALE E	061930000800	19-96-21	W 1/2 PCL "A" LOC IN SW1/4 DESC SURV BK 2000 PG 7445 COM SW COR SW1/4 TH N 90° 00'00" E 440' ALG S LINE SW1/4 TO SE COR TRACT DESC IN WD BK 1999 PG 8340 TH CONT N 90° 00'00" E 660' ALG S LINE TH N 00° 12'24" E 660' ALG LINE PARA WITH WLY LINE SW	4.74	0.80%
GREENLEE, JOLENE J	061930000300	19-96-21	S 60 RDS W 26-2/3 RDS SW SW (ALSO AG DWELLING)	8.38	1.41%

**BENEFITED LANDS SCHEDULE**  
**MAIN TILE BENEFITED LANDS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
<b>Agricultural Parcels</b>					
INTERSTATE POWER CO	063010000100	30-96-21	STATE ASSD COM AT INTERSEC E LINE HWY 107 & S LINE PUBLIC HWY RUNNING E & W ALG N SIDE SEC TH E 125' TH S 80' TH W 125' TO E LINE HWY 107 TH N TO POB	0.23	0.04%
JAMES E MEYER RESIDUARY TRUST	061940000100	19-96-21	NW SE	33.55	5.64%
KENNEDY, C JACK	061930001000	19-96-21	W 440' SW SW EXC S 60 RDS	2.91	0.49%
KENNEDY, C JACK	061930001200	19-96-21	S1/2 SW1/4 EXC W 440' & EXC COM AT SW COR SW1/4 TH N 90' 00' 00" E 440' TO POB TH CONT N 90' 00' 00" E 660' TH N 00' 12' 24" E 660' TH S 90' 00' 00" W 660' TH S 00' 12' 24" W 660' TO POB & EXC PARCEL B DESC COM AT SW COR SW1/4 TH N 89' 31' 13" E 440' TH	20.70	3.48%
				<b>23.61</b>	<b>3.97%</b>
KUNZMAN, DAVID L	063020001000	30-96-21	PCL "A" LOC IN NW NE DESC IN SURV BK 2009 PG 7020 (ALSO AG DWELLING)	6.22	1.05%
LICHTY, CHARLES GARY	061910000500	19-96-21	L 2 SUB NW1/4 52.79 AC	13.76	2.31%
LICHTY, GARY	061940001000	19-96-21	SW SE EXC PCL "B" DESC IN SURV BK 2010 PG 2964	25.12	4.22%

BENEFITED LANDS SCHEDULE  
 MAIN TILE BENEFITED LANDS  
 DRAINAGE DISTRICT NO. 49  
 CERRO GORDO COUNTY, IOWA

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Agricultural Parcels</b>		
MEYER, MARILYN J	061910000400	19-96-21	L 5 IN SUB NW1/4	29.11	4.90%
MEYER, MARILYN J	061910000900	19-96-21	L 4 IN SUB NW1/4	39.65	6.67%
MEYER, MARILYN J	061920000400	19-96-21	W1/2 SW NE	20.28	3.41%
MEYER, MARILYN J	061920000500	19-96-21	E1/2 SW NE	10.29	1.73%
MEYER, MARILYN J	061920000900	19-96-21	NW NE EXC COM NW COR NE1/4; TH N 89° 27'02" E 65'; TH S 00° 32'58" E 33' TO S R/W LINE 12TH AVE S & POB; TH CONT S 00° 32'58" E 65'; TH N 89° 27'02" E 100'; TH N 00° 32'58" W 65'; TH S 89° 27'02" W 100' TO POB; EXC PCL "A" BEG AT NE COR NE1/4;	23.86	4.01%
				<b>123.19</b>	<b>20.72%</b>
MULLEY LAND CO	052520000800	25-96-22	L 1 PL SE NE	1.47	0.25%
MULLEY LAND CO	052520002000	25-96-22	NE NE & E 304.86' OF NW NE EXC HESSES' 1ST ADD & EXC STONECLIFF 2ND SUB	35.42	5.96%
				<b>36.89</b>	<b>6.20%</b>
NEUBERGER, DOUGLAS E	052447601400	24-96-22	THAT PART N 30 AC SE SE DESC IN SURV BK 2004 PG 12460 (ALSO AG DWELLING)	2.86	0.48%
NEUBERGER, SPENCER B	052447601300	24-96-22	E1/2 SE1/4 EXC N 30 AC & EXC S 10 AC & EXC PCL DESC IN SURV BK 2004 PG 12460	7.68	1.29%
				<b>10.54</b>	<b>1.77%</b>
			<b>Agricultural Parcels</b>		
PETERS, GARY L	061930000100	19-96-21	NW SW	34.70	5.84%

BENEFITED LANDS SCHEDULE  
 MAIN TILE BENEFITED LANDS  
 DRAINAGE DISTRICT NO. 49  
 CERRO GORDO COUNTY, IOWA

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
PETERS, GARY L	061930000200	19-96-21	NE SW	39.99	6.73%
PETERS, GARY L	061930001100	19-96-21	PCL B LOC IN S1/2 SW1/4 DESC IN SURV BK 2005 PG 9970 COM SW COR SW1/4 TH N89°31'13"E 440' ALG SLY LINE SW1/4 TO SW COR PCL A-1 DESC SURV BK 2003 PG 8382 TH N00°16'29"W 660' ALG WLY LINE PCL A-1 TO NW COR PCL A-1 PT ALSO POB TH CONT N00°16'20"	31.84	5.36%
				<b>106.53</b>	<b>17.92%</b>
PRESTON, DENNIS WILLIAM	063020000300	30-96-21	SW NE	2.77	0.47%
PRESTON, DENNIS WILLIAM	063010000400	30-96-21	E 3.06 AC NE NW	2.94	0.50%
PRESTON, DENNIS WILLIAM	063010000700	30-96-21	E 3.06 AC SE NW	1.84	0.31%
PRESTON, DENNIS WILLIAM	063020000900	30-96-21	NW NE EXC PCL "A" DESC IN SURV BK 2009 PG 7020	14.37	2.42%
				<b>21.92</b>	<b>3.69%</b>

**BENEFITED LANDS SCHEDULE**  
**MAIN TILE BENEFITED LANDS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Agricultural Parcels</b>		
PRESTON, MARCIA L	063010000500	30-96-21	SW NW	33.98	5.71%
PRESTON, MARCIA L	063010000800	30-96-21	NW NW EXC PCL "A" COM AT NW COR SEC 30; TH ON ASSUM BEAR S 00° 12' 47" W 657.24' ALG W LINE NW 1/4 TO POB; TH CONT S 00° 14' 47" W 482.11'; TH N 89° 20' 26" E 398.32'; TH N 00° 35' 45" W 482.88'; TH S 89° 13' 09" W 391.52' TO POB & EXC N 80' OF W 125'	30.65	5.15%
PRESTON, MARCIA L	063010000600	30-96-21	SE NW EXC E 3.06 AC	29.59	4.98%
PRESTON, MARCIA L	063010000300	30-96-21	NE NW EXC E 3.06 AC	34.61	5.82%
				<b>128.82</b>	<b>21.67%</b>
WALKER, WILLIAM H	061930000900	19-96-21	E 1/2 PCL "A" LOC IN SW 1/4 DESC SURV BK 2000 PG 7445 COM SW COR SW 1/4 TH N 90° 00' 00" E 440' ALG S LINE SW 1/4 TO SE COR TRACT DESC IN WD BK 1999 PG 8340 TH CONT N 90° 00' 00" E 660' ALG S LINE TH N 00° 12' 24" E 660' ALG LINE PARA WITH WLY LINE SW	4.72	0.79%
Cerro Gordo County Secondary Roads		0-0-0		<b>17.12</b>	<b>2.88%</b>
			<b>TOTALS FOR BENEFITED AGRICULTURAL PROPERTIES</b>	<b>569.05</b>	<b>95.71%</b>

**BENEFITED LANDS SCHEDULE**  
**MAIN TILE BENEFITED LANDS**  
**DRAINAGE DISTRICT NO. 49**  
**CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
			<b>Non-Agricultural Parcels</b>		
ALBERS, SHARON L	052447601100		City Parcel	0.51	0.09%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447601200		City Parcel	0.32	0.05%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447700200		City Parcel	0.33	0.06%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447700600		City Parcel	0.47	0.08%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447700700		City Parcel	0.34	0.06%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447701000		City Parcel	0.45	0.08%
B.L.A. HOLDINGS, INC, AN IOWA CORPORATION	052447701100		City Parcel	2.42	0.41%
BROWNLEE, ANTHONY J	052447701700		City Parcel	0.17	0.03%
CRISPIN, KYLE A	052520300700		City Parcel	0.12	0.02%
FAABORG, SHIRLEY J	052520300200		City Parcel	0.17	0.03%
HALLBERG, MEGAN E	052447600800		City Parcel	0.20	0.03%
HANDICAP VILLAGE	052447701600		City Parcel	0.17	0.03%
HARTL, DANIEL J	052447700500		City Parcel	0.40	0.07%
HEINA, DAWN M	052520301100		City Parcel	0.27	0.05%
HORNER, DANIELS	052447701200		City Parcel	0.17	0.03%
KUHLERS, CHAD E	052520400200		City Parcel	0.76	0.13%
LOUX, DENNIS L	052520301500		City Parcel	0.29	0.05%
MILLER, DAWN M	052447700100		City Parcel	0.38	0.06%
MILLER, DAWN M	052447700300		City Parcel	0.33	0.06%

Appendix C

Benefited Lands Schedule - Main Tile

**BENEFITED LANDS SCHEDULE  
 MAIN TILE BENEFITED LANDS  
 DRAINAGE DISTRICT NO. 49  
 CERRO GORDO COUNTY, IOWA**

Landowner(s)	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres	Percent of Total Benefiting Area
<b>Non-Agricultural Parcels</b>					
MISHAK, CRAIG F	052520400100		City Parcel	0.25	0.04%
MISHAK, CRAIG F	052520400400		City Parcel	2.00	0.34%
MORGAN, SHIRLEY F	052447701500		City Parcel	0.21	0.04%
MULLEY LAND CO	052520400500		City Parcel	2.00	0.34%
OLSON, JESSE E	052520400300		City Parcel	0.84	0.14%
OMMEN, GARY L	052447600900		City Parcel	0.14	0.02%
PERRY, ERIC A	052520301200		City Parcel	0.41	0.07%
PETERSON, HELEN R	052447701300		City Parcel	0.17	0.03%
SHEAKLEY, CHARLES C	052520301300		City Parcel	0.43	0.07%
SHERMAN, THOMAS R	052445103000		City Parcel	1.63	0.27%
TOPPIN, H WAYNE	052520300600		City Parcel	0.01	0.00%
VASKE, ADAM R	052520300500		City Parcel	0.23	0.04%
WANER, GREGORY S	052447701400		City Parcel	0.17	0.03%
WEDEMEIER, JOSH D	052520300400		City Parcel	0.27	0.05%
WEDGEWOOD HOMEOWNERS ASSOCIATION	052447600600		City Parcel	0.33	0.06%
WEDGEWOOD HOMEOWNERS ASSOCIATION	052447600700		City Parcel	0.98	0.17%
WESSELS, DALE L	052520300300		City Parcel	0.27	0.05%
WINDMILL REALTY, LLC	061920100600		City Parcel	6.87	1.16%
<b>TOTAL FOR NON- AGRICULTURAL PROPERTIES</b>				<b>25.52</b>	<b>4.29%</b>
<b>TOTALS FOR LATERALS A &amp; A1 BENEFITED LANDS</b>				<b>594.58</b>	<b>100.00%</b>

## Appendix D: Engineer's Opinion of Probable Cost

**Engineer's Opinion of Probable Cost  
Drainage Improvements  
Drainage District No. 49  
Cerro Gordo County, Iowa  
2015**

**Construction Division 1--Tile Work on Private Lands**

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
201	1500D R.C.P., 24" Dia.	LF	1,770	\$32	\$56,640
202	2000D R.C.P., 24" Dia.	LF	1,119	\$35	\$39,165
203	2000D R.C.P., 18" Dia.	LF	683	\$27	\$18,441
204	3000D R.C.P., 18" Dia.	LF	425	\$35	\$14,875
205	2000D R.C.P., 12" Dia.	LF	84	\$23	\$1,932
206	12" on 24" Dia. R.C.P. Tee, Fabrication Only	EA	2	\$400	\$800
207	15" on 18" Dia. R.C.P. Tee, Fabrication Only	EA	1	\$500	\$500
208	18" on 24" Dia. R.C.P. Tee, Fabrication Only	EA	1	\$600	\$600
209	12" Dia., R.C.P. Elbow Section, Fabrication Only	EA	5	\$300	\$1,500
210	18" Dia., R.C.P. Elbow Section, Fabrication Only	EA	4	\$400	\$1,600
211	24" Dia., R.C.P. Elbow Section, Fabrication Only	EA	7	\$450	\$3,150
212	60" Dia. Manhole	EA	1	\$6,000	\$6,000
213	18" Dia., R.C.P. Endcap	EA	1	\$100	\$100
214	Removal of Known Pipe, 18" Dia.	EA	771	\$6	\$4,626
215	Removal of Known Pipe, 8" Dia.	EA	82	\$4	\$328
216	Lateral Tile Connections, 10" Dia. or Smaller	EA	13	\$300	\$3,900
217	Lateral Tile Connections, 12" Dia. or Larger	EA	3	\$400	\$1,200
218	Tile Trench Stabilization and Cradling Rock	TN	93	\$40	\$3,720
219	Spot Tile Exploration	HR	5	\$200	\$1,000
220	Fence Cuts	EA	4	\$100	\$400
221	Mobilization	LS	1	\$8,000	\$8,000

**Estimated Division 2 Subtotal      \$168,000**

**Construction Division 2--Bored Secondary Roads Crossings**

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
301	Steel Casing, 0.25" Wall, Jacked and Bored, 24" Diameter	LF	120	\$400	\$48,000
302	Tile Trench Stabilization and Cradling Rock	TN	30	\$40	\$1,200
303	Seeding and Fertilizing (Rural)	LS	1	\$500	\$500
304	Traffic Control	LS	1	\$500	\$500
305	Silt Fence-Install and Remove	LF	200	\$6	\$1,200
306	Mobilization	LS	1	\$2,600	\$2,600

**Estimated Division 3 Subtotal      \$54,000**

**Engineer's Opinion of Probable Cost  
 Drainage Improvements  
 Drainage District No. 49  
 Cerro Gordo County, Iowa  
 2015**

	<b>Subtotal of Construction Divisions 1 through 3</b>	<u><b>\$222,000</b></u>
	<b>Construction Contingency</b>	<u><b>\$11,100</b></u>
	<b>Total Estimated Construction Cost</b>	<b>\$233,100</b>
	<b>Less Estimated Secondary Roads Construction Costs Paid by Others</b>	<u><b>\$54,000</b></u>
	<b>Total Estimated Assessable Construction Cost</b>	<b>\$179,100</b>
Construction Related Damages		
Work Area Rental (9.4 ac)		\$3,800
Other Damages		\$6,000
Basic Engineering Services		
Survey, Study & Report. Meetings & Hearing		\$20,000
Wetland Regulations Administration		\$2,000
Construction Plans, Specifications, & Bid Letting		\$10,000
Construction Engineering Services		\$15,000
Legal Services, Publications, Mailings, Etc..		\$5,000
Farmed Wetland Mitigation Assistance (0.65 ac X \$7,500/ac)		\$4,875
Less Cost Paid by Main Tile Watershed		-\$17,500
Finance, Interest & Contingency		<u><b>\$12,000</b></u>
	<b>Total Estimated Assessable Project Cost</b>	<b>\$240,000</b>
Estimated Average Cost Per Currently Assessed Acre (254 ac)		\$945
Estimated Average Cost Per Acre Per Year (10 years)		\$120
Estimated Average Cost Per Acre Per Year (20 years)		\$72
Estimated Average Cost Per Benefited Acre (267 ac)		\$899
Estimated Average Cost Per Acre Per Year (10 years)		\$115
Estimated Average Cost Per Acre Per Year (20 years)		\$69

# Preliminary Plans

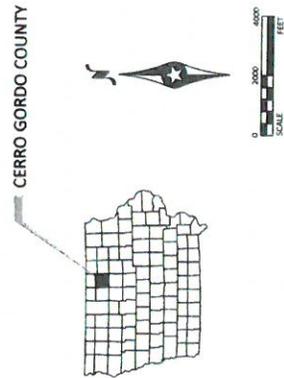
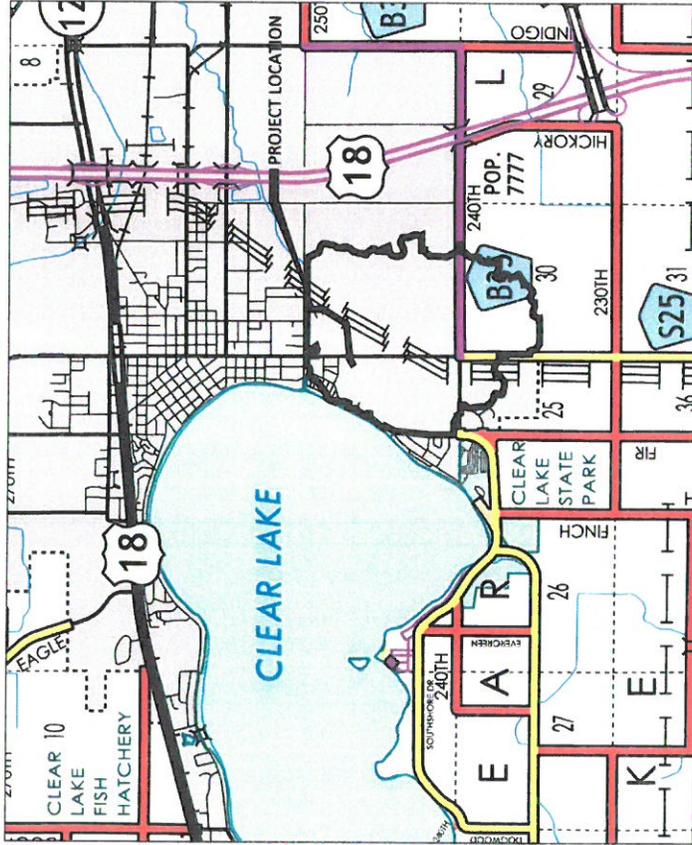
# CERRO GORDO COUNTY, IOWA

## PRELIMINARY PLANS FOR PROPOSED 2016 OUTLET IMPROVEMENTS FOR LATERAL 1 TILE SYSTEM DRAINAGE DISTRICT NO. 49

PROVIDES MINOR IMPROVEMENT RELIEF TO LOWER MAIN TILE

PLAN REVISIONS	
DATE	APPROVED BY

Sheet Number	Sheet Title
A.01	TITLE SHEET
A.02	LANDOWNER PLAT
B.01	LATERAL A HIGHWAY CROSSING DETAIL
D.01	CLEAR CREEK
D.02	LATERAL A TILE
D.03	LATERAL A1 TILE



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

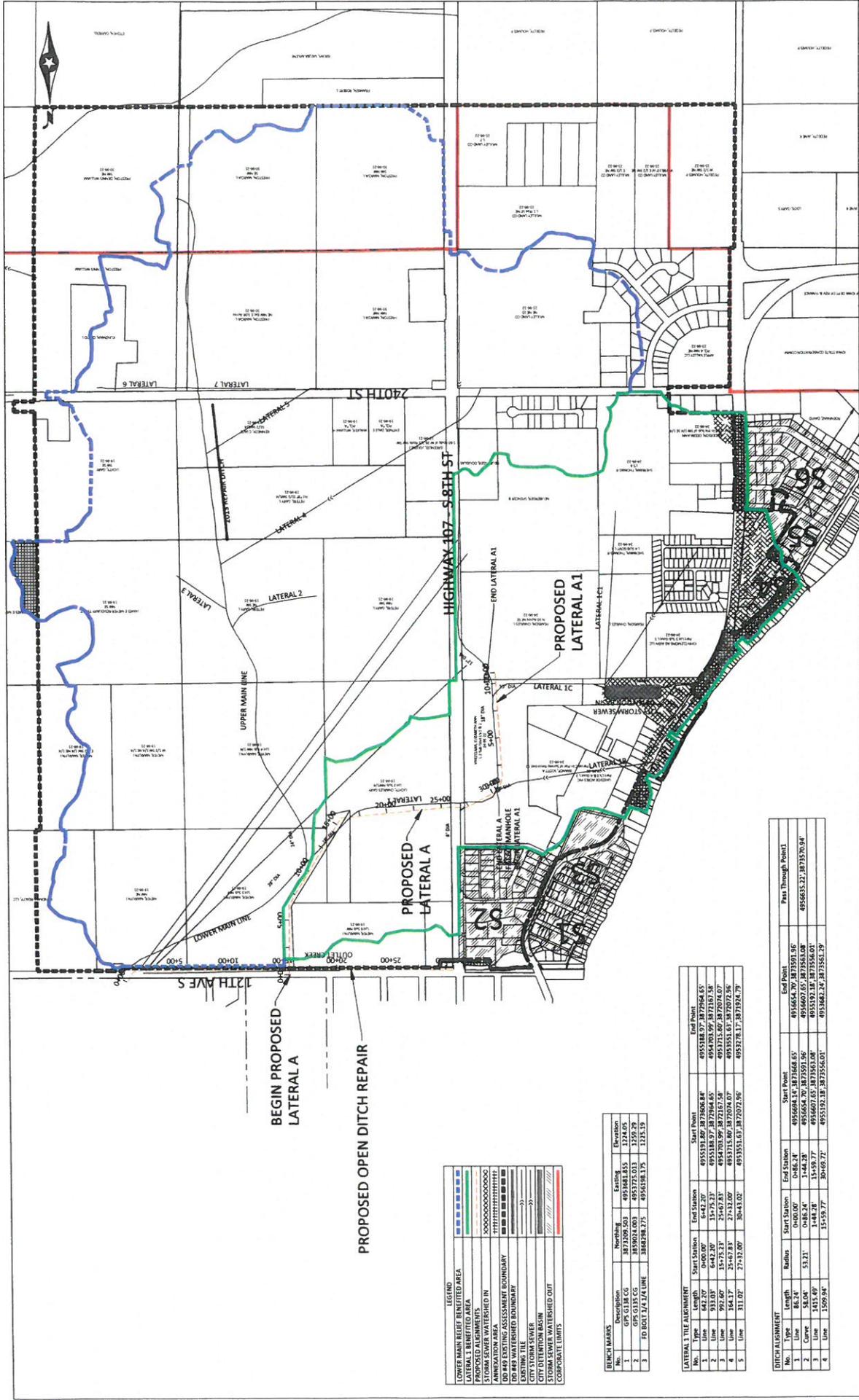
**JONATHAN P. ROSENBERG**  
 REG. NO. 21861      DATE: \_\_\_\_\_  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
 ALL SHEETS: \_\_\_\_\_

**JONATHAN P. ROSENBERG**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF IOWA  
 21861

DATUM EQUATIONS	
DATUM EQUATION FOR STATE PLANE	PROJECT DATUM: STATE PLANE
DATUM EQUATION FOR UTM	HORIZONTAL: IOWA NORTH
1916 DATUM - 891.74' 2016 DATUM	VERTICAL: MAD 1983
CERRO GORDO COUNTY, IOWA	
PROPOSED DD 49 LATERAL 1 SYSTEM OUTLET IMPROVEMENTS	TITLE SHEET
SHEET A.01	

**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 HANNAH, IOWA  
 CHASKA, MN; HANNEY, MN; MAPLEWOOD, MN; BATESVILLE, MO; ROCHESTER, MN; AMESIA, ILLINOIS; ST. JOHNS, IA; PARIS, MO

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 I:\2016\DD49\1602016\DD49\TITLE.dwg 12/21/16 2:26pm



SHEET  
**A.02**  
 CERRO GORDO COUNTY, IOWA  
 PROPOSED DD 49 LAT I SYSTEM OUTLET IMPROVEMENTS  
 LANDOWNER PLAT

**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
MANAGED BY: JAMESON, PAUL; SUEP, EDE; AND BURKHILL, JAM; WILLIAMS, AMY  
 CHURCH, WALTER; AND WILSON, JEFFREY  
 CHICAGO, ILL; AND AMELIA, SPENCER; LA ROSA, MONICA; LA ROSA, NICK

PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

**LEGEND**

LOWER MAIN RIGHT BENEFITED AREA	---
PROPOSED MAIN LINE	---
PROPOSED ALIGNMENTS	---
STORM SEWER WATERSHED IN	---
ANNEXATION AREA	---
DD 49 EXISTING ACCESSORY BOUNDARY	---
EXISTING TILE	---
CITY STORM SEWER	---
CITY DETENTION BASIN	---
WATERSHED OUT	---
CORPORATE LIMITS	---

**BENCH MARKS**

No.	Description	Northing	Easting	Elevation
1	GPS G138 CG	3873209.503	49534841.455	1224.05
2	GPS G139 CG	3859024.003	4953735.033	1359.79
3	TD BOLT 1/4 1/4 LUM	3882982.275	4956196.175	1233.19

**LATERAL A1 ALIGNMENT**

No.	Type	Length	Start Station	End Station	Start Point	End Point
1	Line	642.20'	0+00.00'	0+642.20'	4955191.807, 38735606.48'	4955191.807, 38735606.48'
2	Line	922.60'	15+72.60'	16+648.20'	4954388.207, 3873181.58'	4954388.207, 3873181.58'
3	Line	262.60'	15+72.60'	16+042.20'	4954388.207, 3873181.58'	4954388.207, 3873181.58'
4	Line	164.17'	21+36.83'	21+36.83'	4953351.65, 3873074.07'	4953351.65, 3873074.07'
5	Line	311.02'	27+32.00'	30+43.02'	4953351.65, 3873074.07'	4953278.17, 3873194.79'

**DITCH ALIGNMENT**

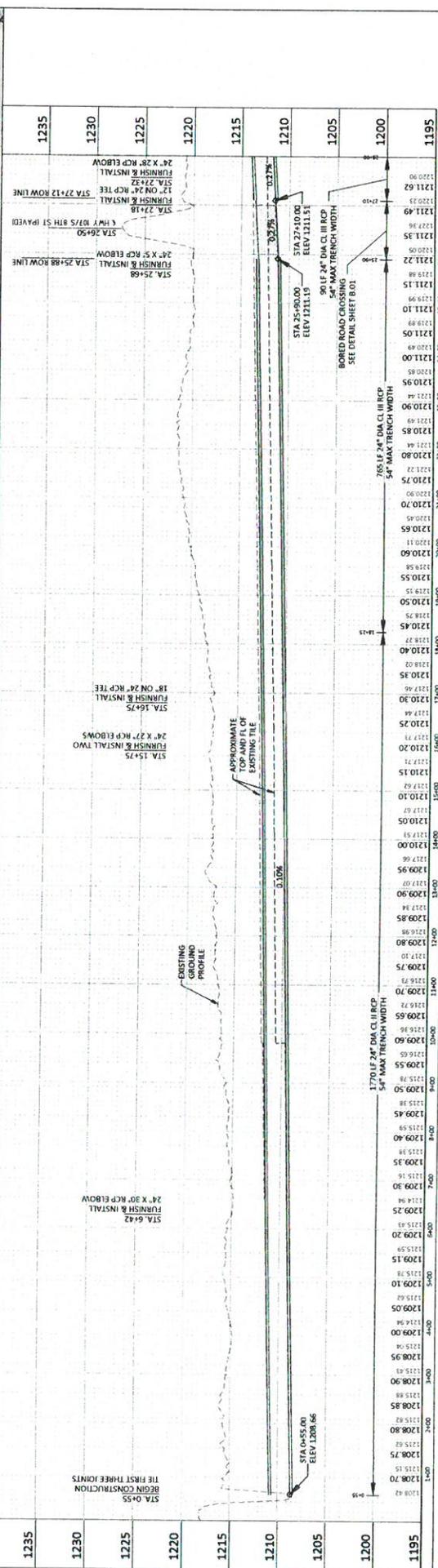
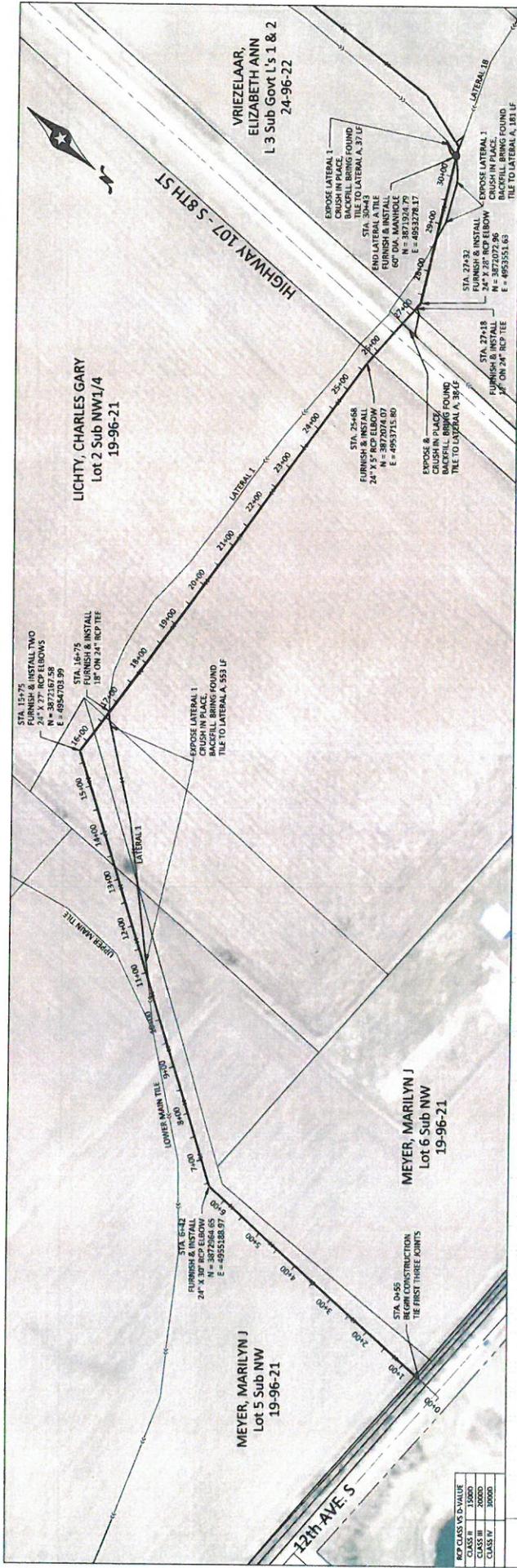
No.	Type	Length	Radius	Start Station	End Station	Start Point	End Point	Pass Through Point1
1	Line	86.24'	0+00.00'	0+00.00'	0+86.24'	4955191.807, 38735606.48'	4955191.807, 38735606.48'	4955191.807, 38735606.48'
2	Curve	1415.49'	53.71'	1484.24'	15+59.77'	4956654.30, 3873591.56'	4956654.30, 3873591.56'	4956654.30, 3873591.56'
3	Line	1559.94'	0+00.00'	15+59.77'	30+49.72'	4955191.807, 38735606.48'	4955191.807, 38735606.48'	4956654.30, 3873591.56'
4	Line	1559.94'	0+00.00'	15+59.77'	30+49.72'	4955191.807, 38735606.48'	4955191.807, 38735606.48'	4956654.30, 3873591.56'



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 PLAT NO. DD 49 LAT I SYSTEM OUTLET IMPROVEMENTS, PLAT 123713, 50x50



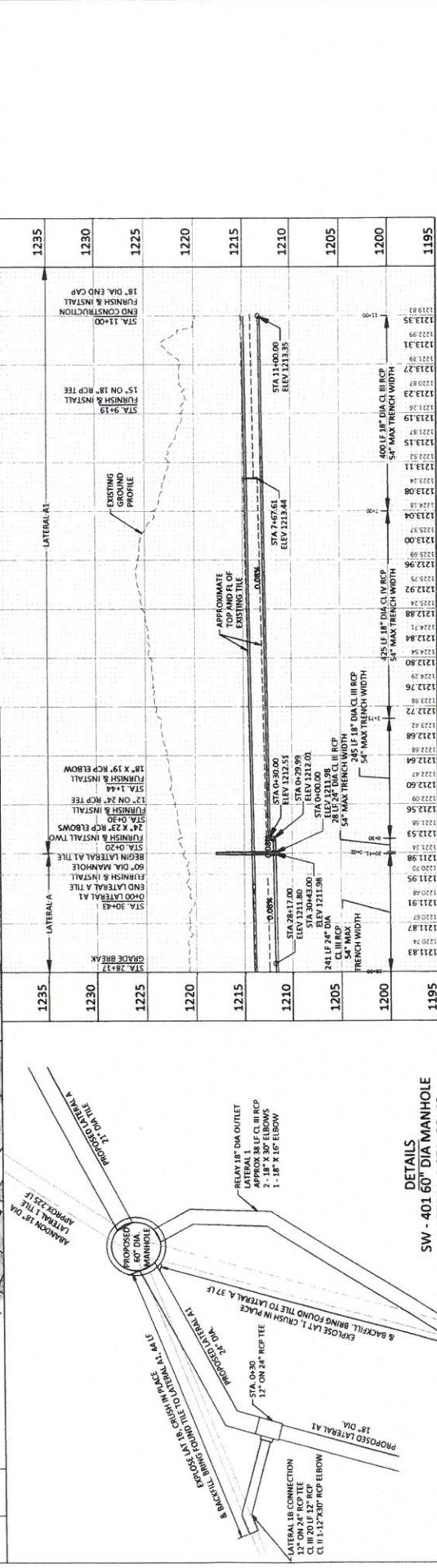
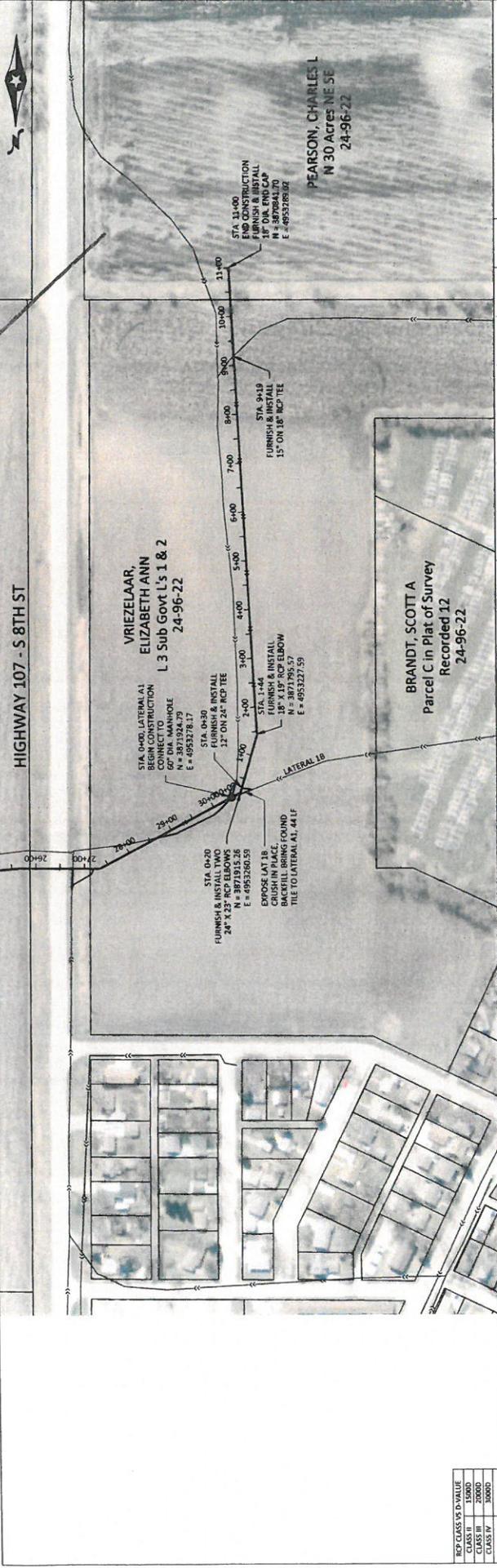




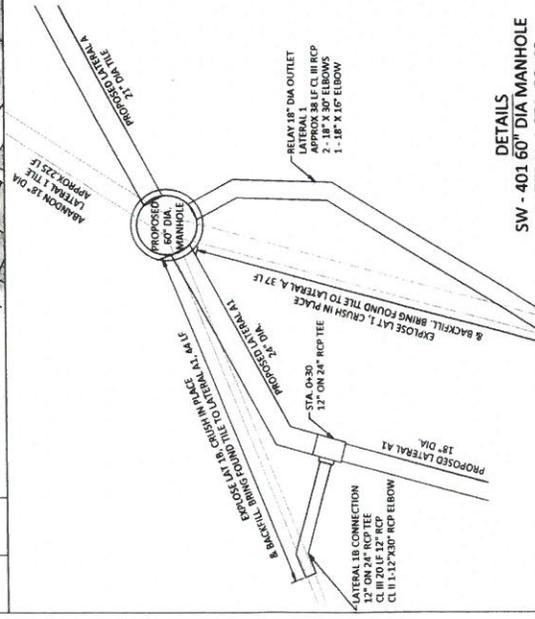
STATION	ELEVATION	REMARKS
1195	1208.70	BEgin CONSTRUCTION
1200	1209.00	VERTICAL CURVE
1205	1209.50	VERTICAL CURVE
1210	1209.75	VERTICAL CURVE
1215	1210.00	VERTICAL CURVE
1220	1210.25	VERTICAL CURVE
1225	1210.50	VERTICAL CURVE
1230	1210.75	VERTICAL CURVE
1235	1211.00	VERTICAL CURVE

CERRO GORDO COUNTY, IOWA  
 PROPOSED DD 49 AT 1 SYSTEM OUTLET IMPROVEMENTS  
 PLAN AND PROFILE - LATERAL A TILE  
 SHEET D.02

**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 1000 WEST 10TH AVENUE, SUITE 100, IOWA CITY, IOWA 52241  
 PH: 319.335.1111 FAX: 319.335.1112  
 WWW.BOLTONANDMENK.COM



STATION	VERTICAL CURVE DATA	PROPOSED LAT 1 SYSTEM OUTLET IMPROVEMENTS
1195	STA 1195+00 ELEV 1211.87	PLAN AND PROFILE - LATERAL A1 TILE
1200	STA 1200+00 ELEV 1212.72	
1205	STA 1205+00 ELEV 1212.88	
1210	STA 1210+00 ELEV 1212.96	
1215	STA 1215+00 ELEV 1213.04	
1220	STA 1220+00 ELEV 1213.11	
1225	STA 1225+00 ELEV 1213.18	
1230	STA 1230+00 ELEV 1213.25	
1235	STA 1235+00 ELEV 1213.32	



**DETAILS**  
**SW - 401 60" DIA MANHOLE**  
**LATERAL A STA. 30+43**

RELAY 18" DIA OUTLET  
 APPROX 38 LF CL III RCP  
 2 - 18" X 30" ELBOWS  
 1 - 18" X 16" ELBOW

PROPOSED LATERAL A1  
 18" DIA

PROPOSED LATERAL A2  
 APPROX 23 LF

PROPOSED LATERAL A3  
 24" DIA

BACKFILL BRING FOUND TILE TO LATERAL A1 44 LF

EXPOSE LAT 1 CRUSH IN PLACE & BRING LATERAL A1 TILE TO LATERAL A2 37 LF

STA 30+30  
 12" ON 24" RCP TEE

LATERAL A1 CONNECTION  
 CL III 20' X 12" RCP  
 CL II 12' X 30" RCP ELBOW

MANHOLE 60" DIA

SCALE  
 HORIZ. SCALE 1" = 20' FEET  
 VERT. SCALE 1" = 5' FEET

**Services Provided:**

Civil and Municipal Engineering  
Water and Wastewater Engineering  
Traffic and Transportation Engineering  
Aviation Planning and Engineering  
Water Resources Engineering  
Coatings Inspection Services  
Landscape Architecture Services  
Surveying and Mapping  
Geographic Information System Services  
Funding Assistance

**[www.bolton-menk.com](http://www.bolton-menk.com)**

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## DRAINAGE DISTRICT 49

### NOTICE OF

### INFORMATIONAL MEETING AND PUBLIC HEARING

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The Board of Supervisors of Cerro Gordo County, acting as Trustees on behalf of Drainage District 49, will hold an Informational Meeting and Public Hearing on the Engineer's Report for Proposed Outlet Improvements to Drainage District 49. The meeting and public hearing will take place in the Boardroom of the Cerro Gordo County Courthouse.

Informational Meeting      10:15 a.m., Tuesday, February 16, 2016

Drainage Engineer Jon Rosengren and Drainage Attorney Jim Hudson will be present at the Informational Meeting. No formal action will be taken at this meeting. This will be an opportunity to learn about the project and ask questions.

Public Hearing      10:15 a.m., Tuesday, March 1, 2016

A Drainage Engineer will be present at the Public Hearing. The purpose of the public hearing is explained in the attached formal notice of public hearing.

The Engineer's Report for Proposed Outlet Improvements to Drainage District 49 is on file with the County Auditor and posted on the county's website at: [www.co.cerro-gordo.ia.us](http://www.co.cerro-gordo.ia.us). You will find the Report on the County Auditor's page under the Drainage heading.

**NOTICE OF HEARING ON  
PROPOSED REPAIRS AND/OR IMPROVEMENTS  
DRAINAGE DISTRICT NO. 49 OUTLET IMPROVEMENTS  
CERRO GORDO COUNTY, IOWA**

TO: A & D Building Corporation; Albers, Jason D; Albers, Sharon L , Trustee; Andersen, Dwight D & Andersen, Connie S; Anderson, Dale E & Anderson, Mary J; Anderson, Debra Ann; Apple Valley Llc; Arrick, Douglas D & Arrick, Yvonne H; Ashland, Donald W & Ashland, Joan L; Atkinson, Maxine L , Trustee; B.L.A. Holdings, Inc, An Iowa Corporation; Barkema, Dean; Beller, Adam D; Billings, Larry; Blackley, Jeffrey L & Glandon, Janice D; Bonin, Bradley D & Bonin, Louanne H; Borgman, Robert L & Borgman, Helga A; Brandt, Scott A & Brandt, Susan K; Brown, Dorothy Ann Et Al, Trustee; Brownlee, Anthony J & Brownlee, Amy L; Bruns, Paul R & Bruns, Jamie L; Burke, William J Jr & Burke, Sue Ellen L; Calease, Evelyn E; Caley, David G & Caley, Diane L; Cassmann, Dennis A & Cassmann, Linda S; Chalgren, William W & Chalgren, Stephanie A; City Of Clear Lake; Clapsaddle, Beverly J & Clapsaddle, Dean C; Clear Lake Sanitary District; Clemons, Michael E & Clemons, Mary Ann; Courier, Darrel O & Courier, Marcia C; Craven, George J; Crispin, Kyle A & Crispin, Laura D; Dahl, Robert V & Dahl, Shirley V , Trustee; Deets, Betsy L; Determan, Doris R , Trustee; Dirks, James W & Dirks, Nancy J; Dorweiler, Kenneth M & Dorweiler, Michele E; Doughan, Douglas D & Doughan, Dawn R; Drake, Richard R & Drake, Phyllis A; Dunne, Dennis R; Eckholt, Gary L; Engels, Todd A & Weiner, Alanna J; Entner, Dale E; Etchen, Luella; Faaborg, Shirley J; Faber, William J; Faith Foundations, Llc; Fehn, John C; Ferris, Curt R & Ferris, Gretchen J; Feuerbach, Andrew James & Feuerbach, Jamie L; Fishel, Randy J; Freeseman, Genevieve E , Trustee; Frerichs, Gary J; Gahn, Richard D; Gannon, Stephen J; Gerbus, Timothy C & Gerbus, Audrey E; Golly, Susan L; Gooding, Stephen & Gooding, Jenna; Goranson, Anne A Et Al, Life Estate; Greenlee, Jolene J; Hampe, Dorothy M , Trustee; Handicap Village; Hangar One, Lc; Hartl, Daniel J & Hartl, Melissa L; Haugen, Cleta M; Hejna, Dawn M; Heldorfer, Anthony J; Henderson, John R , Trustee; Hobson, Gerald R & Hobson, Debra K; Hoeger, Brandon L; Holm, Brian J & Holm, Debra A Et Al; Holthaus, Ryan M & Holthaus, Lori J; Horner, Daniel S & Horner, Tami J; Hughes, William T; Humphrey, Stephen J & Humphrey, Jane M; Hutchins, Luella A; Interstate Power Co; Iowa Grand Oaks, Llc; Jacobs, Jeffery A & Jacobs, Kelsey N K; James E Meyer Residuary Trust,; Jamieson, Jeanne; John Clemons Ag Assn Llc; Johnson, Randy L & Johnson, Beth A; Judge, Richard P & Judge, Tara Shea; Kaler, Daniel G & Kaler, Sheryl R; Kennedy, C Jack & Kennedy, Wanda; Kennedy, Scott Et Al; Kuhlers, Chad E & Kuhlers, Amy E; Kunzman, David L; Lakeside Acquisition L C; Lakeside Acres Inc; Larry Elwood Construction, Inc; Lichty, Charles Gary & Lichty, Nancy Lee; Limbaugh, Justin D & Limbaugh, Rebecca E; Loers, Stephen H & Loers, Penny L; Loux, Dennis L & Loux, Virginia K; Lovik, Scott A; Lubkeman, Donald W & Lubkeman, Elaine A; Maulsby Marine Properties Llc; Maulsby, Michael W & Maulsby, Janice J; Maulsby, Scott M & Maulsby, Geri A; Maurer, Matthew M & Ruhland, Amy R; Mckenna, Charles W & Mckenna, Kimberly M; Mcquaid, Julie M; Meints Construction Inc; Meints, Marlin D & Meints, Patricia K; Meyer, Marilyn J , Trustee; Miller, Dawn M; Miller, James C & Miller, Judith A; Miller, John R & Miller, Donna M; Miller, Lawrence L & Miller, Donna , Trustee; Mjt Marine Inc; Monson, Alan J & Monson, Donna L; Monson, Gregory E & Monson, Paula D; Morris, Lee; Mott, Mary L Et Al, Life Estate; Mulley Land Co; Munn, Douglas A & Munn, Michele L; Nelson, Terry L & Nelson, Debra A; Nelson, Tony J & Nelson, Ashley A; Neuberger, Douglas E & Neuberger, Sandra M; Neuberger, Roger D & Neuberger, Sally A; Neuberger, Spencer B; Nichols, John R; Nordman, Rodger D & Nordman, Dorothy A Et Al; Ollendieck, Brian D & Ollendieck, Mandi M; Olson, Jesse E & Olson, Nicole

Rognes; Ommen, Gary L & Ommen, Frances J; Oxley, Albert H; Pals, Vaughn O & Pals, Jane M, Trustee; Park Board Commissioners Of Clear Lake; Pearson, Charles L & Pearson, Cynthia Et Al; Pedelty, Holmes P & Pedelty, Jane K, Trustee; Penfold, Alston W & Penfold, Marlen, Trustee; Perry, Eric A & Perry, Renee A; Peters, Gary L & Peters, Karen K, Trustee; Peterson, Helen R; Peterson, Terry D & Peterson, Audrey J; Preston, Dennis William; Preston, Marcia L; Priestly Brotherhood Of St Andrew; Pritchard, Joseph W & Pritchard, Pamela A; Pumphrey, Ronald W & Pumphrey, Debra K; Rice, Lola M; Roth, Peter J & Roth, Lisa M; Ruhge, Mary E & White, Richard E; Rumorz, Llc; Sap Properties,Llc; Schmitt, Jacob D & Schmitt, Stacey; Schrader, David L; Schramm, John W; Secory Plumbing & Heating, Inc; Shannon, Sheila K; Sharp, Nancy F; Sheakley, Charles C & Sheakley, Laurie J; Sherman, Gene B & Sherman, Elizabeth A; Sherman, Thomas R & Sherman, Sheila M; Smith, Benny O & Smith, Darlene D; Snyder, Vickie J; Springer, Lynn E; Stadlander, Gerald E & Stadlander, Phyllis; Stauffacher, Scott M & Stauffacher, Julie J; Stelter, John D & Stelter, Deborah S; Steward, Yvonne E & Stiles, Randall L; Suby, Douglas; Swale, Ralph C, Trustee; Sweeney, Isabelle M, Trustee; Symonds, Diana L; Taylor, John P; Taylor, Lester E & Taylor, Leona; Tdk Real Estate, Llc; Thompson Family Realty I Llc; Tomlinson, Jennifer R & Tomlinson, , Trustee; Toppin, H Wayne & Toppin, Ardith O; Ulrich, Justin J; Vaske, Adam R & Vaske, Angela L; Vitt, Frederick D & Vitt, Betty Lou, Trustee; Voortmann, Jeramy R & Voortmann, Kathleen K; Vriezelaar, Elizabeth Ann Et Al; Wahl, James R & Wahl, Jeannie M; Walker, William H & Walker, Nancy F; Waner, Gregory S & Waner, Sondra L; Watson, Megan A; Wedemeier, Josh D; Wedgewood Homeowners Association; Wenzel, Jeffery J & Showalter, Katie L; Wenzel-Showalter Llc; Werstein, Joan Loretta; Wessels, Dale L & Wessels, Meredith, Trustee; Wichman, Timothy M & Wichman, Brenda L; Windmill Realty, Llc; Ytzen, Robert A & Ytzen, Deborah K - property owners as shown above, encumbrancers, lienholders, unknown heirs and claimants by will, to all whom it may concern, including the actual occupants of the land, or tract of land, described in and including Drainage District No. 49, Outlet Improvements, Cerro Gordo County, Iowa.

**YOU AND EACH OF YOU ARE HEREBY NOTIFIED** that the Board of Supervisors of Cerro Gordo County, Iowa, acting as trustees on behalf of Drainage District No. 49, Outlet Improvements in said county has employed Bolton and Menk as an engineer to determine the feasibility or the necessity of having repairs, and/or improvements, all concerning the drainage facilities of Drainage District No. 49, Outlet Improvements in order to provide adequate drainage and relief for the lands included in said Drainage District No. 49, Outlet Improvements.

**YOU ARE FURTHER NOTIFIED** that the Board of Supervisors of Cerro Gordo County requested that said engineer make a preliminary survey and investigation of the possible repairs, improvements of Drainage District No. 49, Outlet Improvements.

**YOU ARE FURTHER NOTIFIED** that drainage engineer Bolton and Menk has filed his report with the Auditor of Cerro Gordo County in which he recommends certain repairs, and/or improvements. That the engineer's estimate for the costs of the proposed repairs and improvements are as follows: \$240,000.

**YOU ARE FURTHER NOTIFIED** that this report and recommendations in full are on file in the office of the Cerro Gordo County Auditor at the Courthouse in Mason City, Iowa, for your information and you are encouraged to obtain a copy and review the same prior to the date set for hearing in this notice. Said reports have been reviewed and considered by the Board of

Supervisors and they have been tentatively approved as the board has determined that the repairs and/or improvements are necessary and feasible. The engineers' report also contains the following recommendations and proposals:

1. **Right of Way.** If the report recommends, or it is later determined, acquisition of additional right of way for this project may be considered at this hearing or a continuation thereof.
2. **Annexation.** That at a later date an annexation of additional lands may be considered by the board, if needed.
3. **Reclassification.** That at a later date the board may consider reclassification with appropriate adjustment of assessments, if needed.
4. **Interest Rate and Waivers.** The board will also consider the appropriate interest to charge and determine the length of time that assessments may be paid of not less than ten (10) nor more than twenty (20) years and the interest rate for this project.

For further particulars you are referred to the engineer's reports for Drainage District 49, Outlet Improvements now on file in the office of the Cerro Gordo County Auditor.

**YOU ARE FURTHER NOTIFIED** that the Board of Supervisors of Cerro Gordo County, acting on behalf of Drainage District has fixed a time and place of hearing on said report and proposed repairs, improvements, of **10:15 a.m. on Tuesday, March 1, 2016** at the Boardroom of the Cerro Gordo County Courthouse, Mason City, Iowa. At said hearing the Board of Supervisors shall hear objections to the feasibility of such repairs, improvements, and of the drainage district as may be presented by and for any landowner in the district. The report of the engineer as filed herein may be amended before final action is taken thereon by this Board of Supervisors. This hearing may be continued from time to time without further notice as determined by this Board of Supervisors.

**YOU ARE FURTHER NOTIFIED THAT ALL OBJECTIONS TO THE ENGINEER'S REPORT OR TO ANY MATTER CONNECTED WITH THIS HEARING MUST BE IN WRITING AND FILED WITH THE CERRO GORDO COUNTY AUDITOR AT OR BEFORE THE TIME FIXED FOR HEARING.** Any interested party may be heard in an argument by himself or by counsel. Anyone who fails to object in writing shall be held to have waived all objections and claims for damages. Any interested party may file a written supporting statement with the Auditor, at or before the date for hearing.

**YOU ARE FURTHER NOTIFIED** that if you fail to object, the Board of Supervisors can make a final decision to make repairs, improvements, acquire additional right of way, annex additional lands and reclassify. **As a consequence of your failure to object you lose your right to appeal the final decision within twenty (20) days to the Iowa District Court.**

**This notice is published and mailed as provided by law at the direction of the Board of Supervisors of Cerro Gordo County, Iowa, acting on behalf of Drainage District No. 49.**

Kenneth W. Kline, Cerro Gordo County Auditor