

DRAINAGE MINUTES  
JOINT DISTRICT BOONE-STORY #4  
JANUARY 20, 2021

The Boone and Story County Drainage District Trustees met via Zoom in the Board Room of the Boone County Courthouse to consider approval of the completion of a drainage tile repair in Joint Drainage District Boone-Story #4, Boone County controlling (completion documents attached). Members present were Stephen Duffy, chair, Bill Zinnel, and Erich Kretzinger of Boone County and Lisa Heddens, Latifah Faisal, and Linda Murken of Story County. Also present were Boone and Story County Drainage Clerks Kaitlynn Moran and Scott Wall and Drainage Engineers Kent Rode and Tyler Conley of Bolton and Menk, Inc.

Duffy called the meeting to order at 8:35 a.m.

Rode said he has certified that the work in Boone-Story #4 has been satisfactorily completed and he recommends acceptance of the project so long as there are no objections from landowners.

Moran said she had not received any comments or complaints regarding the project.

Heddens moved, seconded by Kretzinger, to accept the Engineer's Completion Report for the tile repair project in Joint Drainage District Boone-Story #4. Motion carried unanimously (MCU).

Rode said the original project bid by Gehrke, Inc. was for \$111,015.00. There was a single change order for \$7,020.37. There is a 10% retainage of \$11,803.54 due to be paid to Gehrke, Inc.

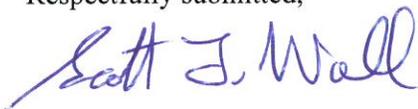
Murken moved, seconded by Zinnel, to approve the final payment to Gehrke, Inc. MCU.

Rode said the last item on the project was payment of construction damages to the two landowners on whose properties the work occurred. There was a fence that had to be removed and reinstalled on property owned by LDR Iowa LLC. All of the work involving the fence was done by Gehrke, Inc. and Rode is recommending that those damages (\$825.00) be paid directly to Gehrke. The other payments (\$2,384.00) are for crop damages on land jointly owned by Nancy B. Tiefenthaler, Barbara A. Kaltenheuser, and Fieldstone Farms LC. The payment covers damages to the corn crop on the property during construction and reduced crop yields over the next 5 years due to soil compaction from construction. As neither Rode nor Moran had heard anything from the landowners concerning the amount of damages, Rode is recommending that payment be approved.

Faisal moved, seconded by Kretzinger, to approve the payment of \$3,209.00 in construction damages as recommended by the engineer. MCU

Heddens moved, seconded by Kretzinger, to adjourn. MCU. Meeting adjourned at 8:43 a.m.

Respectfully submitted,



Scott T. Wall

**Boone County and Story County Board of Supervisors  
Meeting as Joint Drainage District Trustees for Boone 93B-Story 4  
January 20<sup>th</sup>, 2021**

**Present: Steve Duffy, Bill Zinnel, Erich Kretzinger; Boone County Supervisors, Julie Hinman; Board Secretary, Katie Moran; Boone County Drainage Clerk, The following individuals attended by Zoom: Lisa Heddens, Linda Murken, Latifah Faisal; Story County Supervisors, Kent Rode and Tyler Conley; Drainage Engineers with Bolton & Menk, Scott Wall; Story County Drainage Clerk, 2 unknown callers, APaige and Lhull. No public in attendance.**

Steve Duffy called the meeting to order at 8:35 a.m.

Rode read aloud the Certification letter, on file. Rode explained that the work was substantially completed in October 2020. With 1 change order the final contract price is \$118,035.37 which was originally accepted at \$111,015.00. Landowners are eligible for damages resulting from work on their property, they must submit receipts detailing the cost to the auditor. There was also an allowance made for future crop damage over the constructed tile trench of 30 feet wide. Bolton and Menk recommend that the board accepts the work, approve payment of damages and make the final pay application No. 3 to Gerhke, Inc in 30 days from the close of the hearing.

There were no comments, complaints or claims for additional damages submitted to the Boone County Auditor.

**Lisa Heddens moved, Kretzinger seconded motion to accept completed work per recommendations from the Engineer's Completion Report. All I's, MCU.**

**Linda Murken moved, Bill Zinnel seconded motion to approve pay application No. 3 to Gerhke, Inc for the retainage of \$11,803.54 and direct Auditor to make payment 30 days after acceptance. All I's, MCU.**

Rode informed the Trustees that the last item of interest was approval of payment of damages and future damages. Fencing was removed and reinstalled on LDR Iowa, LLC but this work was performed by Gerhke, Inc, therefore should be paid directly to the contractor. There were two other parcels in which construction occurred, owned jointly by Tiefenthaler, Kaltenheuser and Fieldstone Farms LC, the recommended payment includes construction damages and future crop damage.

**Latifah Faisal moved, Erich Kretzinger seconded motion to approve payment of damages totaling \$3,209.00. All I's, MCU.**

**Lisa Heddens moved, Bill Zinnel seconded motion to adjourn hearing at 8:45 a.m. All I's, MCU.**



**BOLTON  
& MENK**

Real People. Real Solutions.

1609 US Hwy 18 East  
Algona, IA 50511

Ph: (515) 395-3140  
Bolton-Menk.com

December 9, 2020

Joint Boone and Story Counties Board of Supervisors as Trustees  
Boone County Courthouse  
201 State Street  
Boone, IA 50036

Re: Certification of Contract Completion  
Gehrke, Inc.  
Main Tile Repair  
Joint Drainage District No. 4  
Boone and Story Counties

Dear Supervisors acting as Trustees:

I hereby certify that the contract with Gehrke, Inc. for the Main Tile Repair in Drainage District No. 4 commencing in July 2020, has been completed in substantial compliance with the plans and specifications. A completion report is attached. This certification is intended to satisfy the requirements of Iowa Code Section 468.101.

A date and time for the completion hearing will need to be set by the joint board in accordance with Iowa Code Section 468.101. Notice should be made by publication and to individual owners of land on which the work was performed at least 10 days prior to the hearing.

Sincerely,

**Bolton & Menk, Inc.**

**Kent L. Rode P.E.**

Senior Project Manager

Encl: Completion Report

Cc: Gehrke, Inc.  
Katie Moran, Boone County Auditor's Office  
Scott Wall, Story County Auditor's Office



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**Completion Report**

Main Tile Repair  
Joint Drainage District No. 4  
Boone and Story Counties, Iowa  
BMI Project No. P13.119134

**Contract Summary**

- 1) Bids received on April 9, 2020.
- 2) Contract awarded to Gehrke, Inc. ----- \$111,015.00
- 3) High bid was ----- \$152,625.80
- 4) Work commenced in July 2020
- 5) Work was substantially completed on October 23, 2020.
- 6) Construction Costs:

	Total
Original Contract Price	\$ 111,015.00
Change Order No. 1 - Rectification of Quantities	\$ 7,020.37
 Total Completed Work	 \$ 118,035.37
Total Amount Paid to Date	<u>\$ 106,231.83</u>
Total Amount Due to Contractor	\$ 11,803.54

**Damages**

- Landowners are eligible for damages resulting from the work on their land.
- The contractors work limits were used for the calculation of crop damages. The dollar amount per acre was based on rounded approximations of crop prices and yield averages. The calculated areas and damages are shown on the attached spreadsheet. Disagreements with the calculated amounts must be made to the Auditor at or before the time of hearing to be considered by the Board.
- An allowance was made for future damages over top of the constructed tile trench of thirty (30) feet wide at the indicated rate for future reduced yields due to the heavily disturbed soils.
- Any additional objections or other claims for damages must be made to the auditor at or before the time of hearing to be considered by the Board. Landowners must submit receipts detailing the cost of repairing damaged areas to the auditor to be accepted. Dollar amounts can be adjusted by the Board at the time of the hearing.
- Gehrke, Inc. can be made to return and repair anything that fails because of their workmanship. The District will need to pay the contractor the bid price for any work not found to be because of their negligence.

**Next Steps at Report Filing**

- 1) Set a date and time for the completion hearing

**Next Steps at Completion Hearing**

- 1) Board accepts the work.
- 2) Board approves payment of damages to landowners.
- 3) Board approves Pay Application No. 3 – Final for payment of retainage and directs the Auditor to make final payment thirty (30) days after the board's acceptance of the work.

Sincerely,

**Bolton & Menk, Inc.**



**Kent L. Rode P.E.**  
Senior Project Manager

**CROP DAMAGES  
MAIN TILE REPAIR  
JOINT DRAINAGE DISTRICT NO. 4  
BOONE AND STORY COUNTIES, IOWA  
2020**

**CONSTRUCTION DAMAGES**  
\$ PER ACRE  
CORN

**FUTURE DAMAGES**  
Area = Pipe length X 30' width  
\$ PER ACRE

PRIMARY OWNER (DEED HOLDER)	PARCEL NUMBER	SECTION	LEGAL DESCRIPTION	CONSTRUCTION		FUTURE		TOTAL DAMAGES
				DAMAGE AREA (Acres)	DAMAGE (Dollars)	DAMAGE AREA (Acres)	DAMAGE (Dollars)	
TIEFENTHALER, NANCY J 1/3 INTEREST; KALTENHEUSER, BARBARA A 1/3 INTEREST; FIELDSTONE FARMS LC 1/3 INTEREST	88325121100006	12-83-25	NE NE (EX BEG AT NE COR, S 456', W'LY 383.3', W'LY 125', W'LY 96.07', W'LY 977.2', W'LY 276.8', N 3*01' E 176.2', W 163.4', N 194.7', N 75', E TO P.O.B.)	1.51	\$1,208.00	0.91	\$728.00	\$1,936.00
TIEFENTHALER, NANCY J 1/3 INTEREST; KALTENHEUSER, BARBARA A 1/3 INTEREST; FIELDSTONE FARMS LC 1/3 INTEREST	88325121200003	12-83-25	NW NE: (EX NE 3.38 ACRES & EX HWY)	0.35	\$280.00	0.21	\$168.00	\$448.00
LDR IOWA I LLC *	0907100105	7-83-24	W791.65' N747.05' TO BEG EX N65' W783'	FENCING	\$825.00			\$825.00

CONSTRUCTION		FUTURE		TOTAL DAMAGES
DAMAGE AREA (Acres)	DAMAGE (Dollars)	DAMAGE AREA (Acres)	DAMAGE (Dollars)	
TOTAL: 1.860	\$2,313.00	1.120	\$896.00	\$3,209.00

\* THESE DAMAGES SHALL BE PAID TO GEHRKE, INC. FOR REMOVAL AND REPLACEMENT OF CHAIN LINK FENCE ON THIS PARCEL. DEED HOLDER WAS NOT BILLED FOR SERVICES.

