

DRAINAGE MEETING
DISTRICT GRANT #5
JUNE 15, 2021

The Story County Drainage District Trustees met in the Public Meeting Room of the Story County Administration Building to consider the submission of a reclassification report on Drainage District Grant #5. Members present were Lisa Heddens, chair, Latifah Faisal, and Linda Murken. Also present were Story County Outreach and Special Projects Manager Leanne Harter and Drainage Clerk Scott Wall and Drainage Engineers Kent Rode and Tyler Conley of Bolton and Menk, Inc.

Heddens called the meeting to order at 9:05 a.m.

Murken moved, seconded by Heddens, to approve the agenda for the meeting. Motion carried unanimously (MCU).

Rode summarized the reclassification report (on file in the Auditor's Office). Three commissioners appointed by the District Trustees consisting of himself and Story County residents David Anderson and Mark Tjelmeland met on June 9 to review the reclassifications. Grant #5's original classification has a single assessment schedule. The report breaks that into five schedules. They are the Main Open Ditch, the Main Tile, and Branch Tiles A, B, and C. There are some drainage districts interior to Grant #5. The properties within those districts were reclassified with respect to their benefits from Grant #5 but the assessment schedules for those individual districts were not redone.

Benefits to drainage are based on five factors – benefitted acres in each parcel, wetness (soil type – high, low, wet, and swamp), proximity (distance from a district facility), use (how much of the facility is used), and runoff (permeability of each parcel – soil, gravel, pavement, retention ponds). These factors are multiplied together to get units of benefit for each parcel. The parcel with the most units of benefit is the 100% parcel. All other parcels pay a percentage of what this parcel pays. An assumed dollar amount was used as the basis for the reclassification - \$100,000 for the Main Open Ditch and \$10,000 for each of the tile schedules.

One thing that confuses people is the Class. % column in the report. This is required by the Code of Iowa and is expressed as a percentage. Every district has a 100% parcel, the parcel that has the most benefit from the district. Every other parcel is compared to the 100% parcel. If your units of benefit are half of the 100% parcel you pay half as much per acre of what that parcel pays.

Murken asked if the percentage is for each parcel, not for each landowner.

Rode said that was correct. In this case the 100% parcel for the Main Open Ditch is just north of Lincoln Way and is owned by Verbio Nevada, LLC.

Murken asked about Mike Meetz and Cindy Hildebrand who both have conservation easements on their land. She was assuming their assessments would be very small but Meetz' is higher than she expected at 34.28%. Hildebrand has just a 0.10% class which seems more in line with what she expected. She said the trustees are just receiving the report today but when it is presented to the landowners she expects there to be some questions, especially for wetland areas.

Rode said he expects there to be questions at the public hearing. The Meetz "agricultural" property did receive a deduction on the use factor because of the wetlands there.

Conley said they used the Wetland Inventory and anywhere that has a recorded wetland in that inventory was given a credit in their runoff factor.

Rode said the trustees can make changes to the assessment schedule at the public hearing as they see fit. Today the trustees are accepting the report and they should also set a date and time for the public hearing at least 40 days from today. He is recommending the hearing be held on Monday, July 26 which is just over 40 days from today.

Murken moved, seconded by Faisal, to accept the Commissioner's Report on Reclassification of Benefits to Drainage District Grant #5 and to set Monday, July 26 at 6:00 p.m. as the date and time for the public hearing on the report to be held at this location. MCU.

Faisal moved, seconded by Murken, to adjourn. MCU. Meeting adjourned at 9:30 a.m.

Respectfully submitted,



Scott T. Wall