

STORY COUNTY
BOARD OF SUPERVISORS
MEETING AS
DRAINAGE DISTRICT TRUSTEES

TENTATIVE AGENDA

September 14, 2016
Administration Building, Public Meeting Room
900 Sixth St., Nevada, IA

CALL TO ORDER 6:30 p.m.

1. Present the 'Commissioner's Report: Right-of-Way' for Drainage District Richland #20 to landowners in the district.
 2. Consider approval of purchase of additional right-of-way as recommended by the 'Commissioner's Report: Right-of-Way' for Drainage District Richland #20.
 3. Update landowners on current project status and next steps towards completion.
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DRAINAGE DISTRICT NO. 20 RICHLAND

STORY COUNTY, IOWA

Commissioner's Report: Right-of-Way

Filed: July 26, 2016

REPORT FOR:
Drainage District
No. 20 Richland
Story County Board
of Supervisors as Trustees
900 Sixth Street
Nevada, IA, 50201

FROM:
ISG
1609 US Highway 18 East
Algona, IA, 50511-1117
515.295.2980

Project No. 15-17551



Report of Appraisers

Open Ditch Right-of-Way Drainage District No. 20 Richland Story County, Iowa

We, the undersigned, depose and say that we are the appraisers duly appointed by the Story County Auditor and the Board of Supervisors of Story County acting as Trustees for Drainage District No. 20 Richland to determine the value of the right-of-way proposed to be taken by the District in conjunction with an open ditch improvement plan. Said plan was adopted by the Board at a public hearing on August 19, 2015. Mr. David Anderson and Mr. Brad Brooks are landowners in Story County and Mr. Kent L. Rode is a Licensed Professional Engineer for the District.

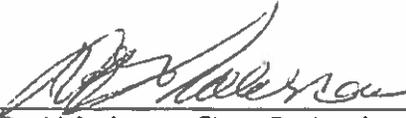
The lands to be acquired are necessary for the repair, improvement and future maintenance of the Main Open Ditch, the East Main Open Ditch, and the West Main Open Ditch of Drainage District No. 20 Richland. Even though no detailed records of the existing district right-of-way were found, the existing open ditch would have required an 80' wide right-of-way for construction purposes at the time of original construction. It is assumed 20' from the top of the bank would have been needed at the time of original construction and establishment for an average total width of 80 feet. This 80' right-of-way will be considered obtained under Iowa Code Section 468.27 Dismissal or Establishment – Permanent Easement – second paragraph "Following its establishment, the drainage district is deemed to have acquired by permanent easement all right-of way for drainage district ditches, tile lines, settling basins and other improvements, unless they are acquired by fee simple, in the dimensions shown on the survey, plat and profile, if one is made." and also under section 468.126 Repair, Subsection 8. – "If the drainage records on file in the auditor's office for a particular district do not define specifically that land taken for right-of-way for drainage purposes, the Board may at any time upon its own motion employ a land surveyor to make a survey and report of the district and actually define the right-of-way taken for drainage purposes." The existing 80' right-of-way was established by the Board at the public hearing on August 19, 2015.

In order to facilitate maintenance now and into the future, a 100' wide right-of-way will be required. The additional 10' of right-of-way on either side of the existing 80' right-of-way and the property required for the improvement and extension of the West Main Open Ditch along the east side of the Union Pacific Railroad is the land that is being acquired. We have reviewed the records of the District concerning this acquisition and have viewed the subject properties in the field. These areas are shown on the attached Right-Of-Way Plat.

As shown on the attached Right-Of-Way Tabulation, we, the appraisers, recommend compensation in the amount of \$12,000.00 per acre for the agricultural land area within the top of banks of the open ditch and \$2,000.00 per acre for right-of-way area outside the top of bank. This compensation does not include payment for any areas or damages within the existing Right-of-Way. A reduced land value compared to market price was utilized for those agricultural areas outside the top of bank due to those areas continuing to be utilized for crop production or other purpose while still being removed from property tax rolls.

Also, this compensation does not include payment for any damages that may be caused outside of the District's Right-of-Way due to the completion of the repair or improvement work. Claims for damages arising from the work performed outside of the Right-of-Way are to be filed with the Story County Auditor prior to the completion hearing on the construction project. The attached Figure 1 shows the location of the existing right-of-way as well as that to be acquired and the attached table lists the landowners, parcel descriptions, acres being acquired and the recommended compensation per parcel traversed.





David Anderson, Story Co. Landowner

7-7-16

Date



Brad Brooks, Story Co. Landowner

7-7-16

Date



Kent L. Rode, PE, Engineer

7-7-16

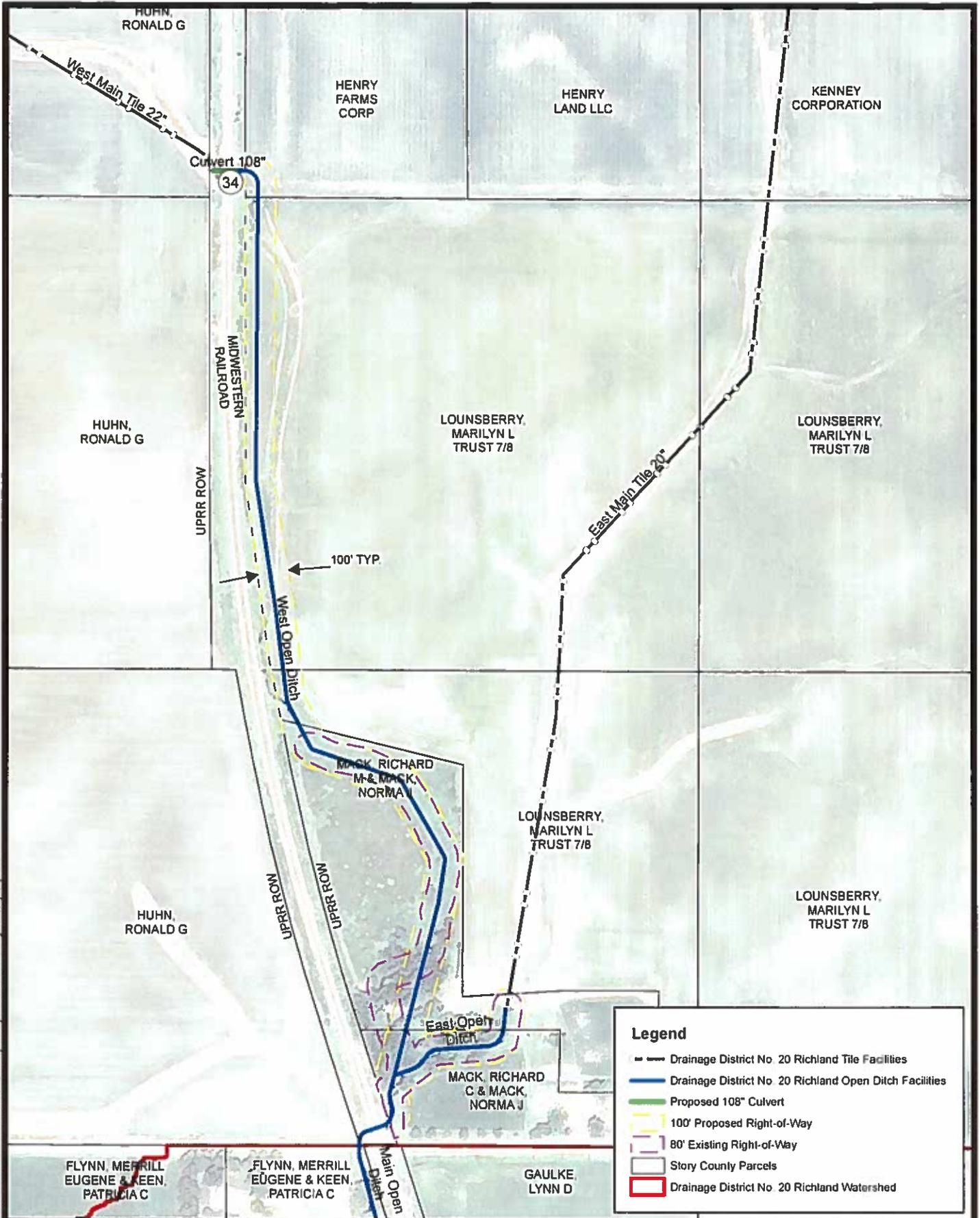
Date

OPEN DITCH RIGHT-OF-WAY TABULATION
 DRAINAGE DISTRICT NO. 20 RICHMAN
 STORY COUNTY, IOWA

Landowner	Section & Township	Parcel	Total Existing ROW (ac)	Total ROW To Be Acquired (ac)	ROW Within Top of Banks (ac)	Inside Land Value (\$/ac)	ROW Outside Top of Banks (ac)	Outside Land Value (\$/ac)	Total Land Value (\$)
MACK, RICHARD C & NORMA J	34-84-22	SECTION:34 TOWNSHIP:84 RANGE:22 84 SW SE BEG 491.4' E S1/4 COR NW ALONG RR ROW 343' E557' S172.1' E276.4' S153.8' W723.9' TO BEG	1.02	1.22	-	\$12,000.00	0.20	\$2,000.00	\$400.00
	34-84-22	SECTION:34 TOWNSHIP:84 RANGE:22 84 SW SE PARCEL"A"CFN 11-89	2.24	2.71	-	\$12,000.00	0.47	\$2,000.00	\$940.00
LOUNSBERRY, MARILYN L TRUST 7/8	34-84-22	SECTION:34 TOWNSHIP:84 RANGE:22 84 SW SE EX RY & EX CFN 4-49 & EX PAR"A"CFN 11-89 & EX W OF RY ROW	-	0.32	0.15	\$12,000.00	0.17	\$2,000.00	\$2,140.00
	34-84-22	SECTION:34 TOWNSHIP:84 RANGE:22 84 NW SE EX RY	-	2.57	1.41	\$12,000.00	1.16	\$2,000.00	\$19,240.00
HENRY FARMS CORP	34-84-22	SECTION:34 TOWNSHIP:84 RANGE:22 84 W1/2 SW NE EX RY	-	0.21	0.11	\$12,000.00	0.10	\$2,000.00	\$1,520.00
Land Totals:			3.26	7.03	1.67		2.10		\$24,240.00

Total ROW Acquisition Cost: \$24,240.00

Note: The acres needed to be acquired are close approximations enabled by GPS survey methods. No right-of-way is required on the public road and railroad crossings



DATE: 6/28/2016
 FA17000\17500-17500\17551 DD 420 Story County 17551 GIS\17551 Right-of-Way Map.mxd
 PPI 15-17551
 Source 2013 Color Orthophotograph

Legend

- - - Drainage District No. 20 Richland Tile Facilities
- Drainage District No. 20 Richland Open Ditch Facilities
- Proposed 108" Culvert
- 100' Proposed Right-of-Way
- - - 80' Existing Right-of-Way
- Story County Parcels
- Drainage District No. 20 Richland Watershed

Architecture
 Engineering
 Environmental
 Planning

+S GROUP

Scale
 0 175 350
 Feet
 1 inch = 350 feet

FIGURE 1-1
Right-of-Way Plat
 Drainage District No. 20 Richland
 Story County, Iowa