



**BOLTON
& MENK**

Real People. Real Solutions.

1609 US Hwy 18 East
Algona, IA 50511

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

May 28, 2025

Cerro Gordo, Hancock, & Franklin Counties Joint Drainage District Trustees
Cerro Gordo County Courthouse
220 N Washington Ave.
Mason City, Iowa 50401

RE: Certification of Contract Completion
Ludovissy Enterprises
Main Open Ditch Tree Removal
Joint Drainage District No. 1-31-86
Project No.: OT7.134032

Dear Joint Drainage District Trustees:

I hereby certify that the contract with Ludovissy Enterprises, for the Main Open Ditch Tree Removal in Joint Drainage District No. 1-31-86, commencing in January 2025, 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 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 the individual owners of land on which the work was performed at least 10 days prior to the hearing. The Completion Report and estimate of Crop Damages and Map should be included in the notice to allow for landowner review prior to the hearing.

Sincerely,

Bolton & Menk, Inc.

Tyler A. Conley, P.E.
Project Manager

TAC/pnt

Encl: Completion Report
Crop Damages Spreadsheet and Map



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Completion Report

Main Open Ditch Tree Removal
Joint Drainage District No. 1-31-86
Cerro Gordo, Hancock, & Franklin Counties, Iowa
BMI Project No. 0T7.134032

Contract Summary

- 1) Bids received on November 15, 2024
- 2) Contract awarded to Ludovissy Enterprises ----- \$ 160,200.00
- 3) High bid was ----- \$ 345,100.00
- 4) Engineer's Report Construction Cost Estimate ----- \$ 259,000.00
- 5) Work commenced in January 2025
- 6) Work was substantially completed on May 8, 2025
- 7) Construction Costs:

	Total
Original Contract Price	\$ 160,200.00
Change Order No. 1 Fence removal, debris relocation, tile repairs, stabilization rock needed to complete work.	\$ 13,703.75
Total Completed Work	\$ 173,903.75
Total Amount Paid to Date	\$ <u>156,513.37</u>
Total Amount Due to Contractor	\$ 17,390.38

Damages

- Landowners are eligible for damages resulting from the work on their land.
- The contractors work limits as measured by the GPS were used for the area calculation of crop damages. The dollar amount per acre was based on rounded approximations of recent 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 Joint Board.
- 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 Joint Board. Landowners must submit receipts detailing the cost of repairing damaged areas to the Auditor to be accepted. Damages, including dollar amounts, can be adjusted by the Joint Board at the time of the hearing.

- Ludovissy Enterprises can be made to return and repair anything that fails because of their workmanship. However, the Joint Drainage 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) Joint Board considers acceptance of the work.
- 2) Joint Board considers payment of damages to landowners.
- 3) Joint Board considers 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.



Tyler A. Conley, P.E.
Project Manager

TAC/pnt

**PROPOSED DAMAGES
MAIN OPEN DITCH TREE REMOVAL
JOINT DRAINAGE DISTRICT NO. 1-31-86
CERRO GORDO, HANCOCK, & FRANKLIN COUNTIES, IOWA**

PROPOSED CONSTRUCTION DAMAGES

\$ PER ACRE
BUFFER \$300.00

LANDOWNER (TENANT)	CROP FARMED	PARCEL NUMBER	LEGAL DESCRIPTION	CONSTRUCTION DAMAGE AREA (Acres)	CONSTRUCTION DAMAGE (Dollars)
CERRO GORDO COUNTY	BUFFER	132340000900	SW SE & SE SE 23-94-22 & NW SE 23-94-22 EXC COM AT CTR SEC 23 TH S 00-19-01 E 47.9' TO S ROW LINE 12	0.11	\$33.00
CERRO GORDO COUNTY	BUFFER	141930200100	BLK 2 ENGEBRETSON ADD THORNTON	0.30	\$90.00
CERRO GORDO COUNTY	BUFFER	141930400300	THAT PART OF N 1001' NW SW 19-94-21 LYG N OF BAILEY CREEK	0.99	\$297.00
CERRO GORDO COUNTY	BUFFER	141930400400	THAT PART OF N 1001' NW SW 19-94-21 LYG S OF BAILEY CREEK	0.82	\$246.00
TOTAL:				2.22	\$666.00
CERRO GORDO COUNTY CONSERVATION BOARD	BUFFER	132440700600	RR R/W LOC IN SE1/4 24-94-22	0.08	\$24.00
TOTAL:				0.08	\$24.00
CITY OF THORNTON	BUFFER	132443300900	COM NE COR SE1/4 24-94-22 N ON SEC LINE 964.5' W 33' TO POB TH CONT W A DIST 185' TH S 113.4' TH N 7	0.01	\$3.00
TOTAL:				0.01	\$3.00
DORENKAMP, MICHAEL L	BUFFER	132140000300	NE SE 21-94-22	0.17	\$51.00
TOTAL:				0.17	\$51.00
ENGEBRETSON, SCOTT H	BUFFER	132443401500	BEG AT SE COR L 12 SUB NE SE 24-94-22 TH N 89°42'14" W 731.51' ALG S LINE L 12 TO E LINE W 94' L 12	0.45	\$135.00
TOTAL:				0.45	\$135.00
FLOY, LORI	BUFFER	132610000400	NE NW 26-94-22 N CTR OPEN DITCH	0.26	\$78.00
FLOY, LORI	BUFFER	132610000900	NW NW 26-94-22 N CTR OPEN DITCH EXC COM NW COR NW1/4 S 00°00'00" E 434.31' TO POB CONT S 00°00'00"	0.20	\$60.00
FLOY, LORI	BUFFER	132620000100	NW NE 26-94-22 N RR	0.50	\$150.00
FLOY, LORI	BUFFER	132620000400	NE NE 26-94-22 N RR	0.50	\$150.00
TOTAL:				1.46	\$438.00
JASPERSEN INSURANCE & REAL ESTATE LTD	BUFFER	132440601000	OLT 5-6-7-8-9 EXC N 216' & OLT 10 EXC COM AT NE COR OLT 10 TH S 216' TO POB TH N 66' TH W 66.21' TH	0.37	\$111.00
TOTAL:				0.37	\$111.00
KOHLER, JOEL A	BUFFER	141940000300	SW SE 19-94-21 S CREEK	0.75	\$225.00
TOTAL:				0.75	\$225.00
KRUSZKA, ALAN E	BUFFER	132440602300	OLT'S 3 & 4 EXC N 174' KNAPPS 2ND ADD & BEG AT PT 229' S NW COR BLK 12 KNAPPS 1ST ADD E 139' S 125.5	0.05	\$15.00
TOTAL:				0.05	\$15.00
MCBRIDE, DALE W	BUFFER	132430000500	S 10 AC NE SW 24-94-22	0.36	\$108.00
MCBRIDE, DALE W	BUFFER	132430000600	SE SW 24-94-22 N RR 24-94-22	0.20	\$60.00
MCBRIDE, DALE W	BUFFER	132430001000	PCL 'A' SW SW 24-94-22 AS DESC & DEPICTED IN SURV 2022-6382	0.77	\$231.00
TOTAL:				1.33	\$399.00

**PROPOSED DAMAGES
MAIN OPEN DITCH TREE REMOVAL
JOINT DRAINAGE DISTRICT NO. 1-31-86
CERRO GORDO, HANCOCK, & FRANKLIN COUNTIES, IOWA**

PROPOSED CONSTRUCTION DAMAGES

\$ PER ACRE
BUFFER \$300.00

MCLAUGHLIN, PHILLIP J	BUFFER	132440700400	NW SE 24-94-22 LYG S RR EXC N 16 RDS E 2 RDS & EXC PCL LOC SE COR NW SE DESC AS COMM AT THE NW COR B	0.02	\$6.00
MCLAUGHLIN, PHILLIP J	BUFFER	132443401400	W 94' L 12 SUB NE SE 24-94-22 S RR EXC BEG NW COR L 12 TH N 62°35'00" E 105.89' ALG N LINE L 12 & P	0.11	\$33.00
TOTAL:				0.13	\$39.00

MEIER, BRADLEY R	BUFFER	143020000100	NW NE 30-94-21	0.49	\$147.00
MEIER, BRADLEY R	BUFFER	143020000200	NE NE 30-94-21	0.92	\$276.00
TOTAL:				1.41	\$423.00

NIELSEN, LOIS ANN	BUFFER	132720000200	NW NE 27-94-22 S DD	0.38	\$114.00
NIELSEN, LOIS ANN	BUFFER	132720000400	SW NE 27-94-22 EXC 1 AC N DD	0.11	\$33.00
NIELSEN, LOIS ANN	BUFFER	132720000700	NE NE 27-94-22 S DD	0.14	\$42.00
NIELSEN, LOIS ANN	BUFFER	132720000900	SE NE 27-94-22 EXC 2 AC N DD ()	0.25	\$75.00
TOTAL:				0.88	\$264.00

NORTH IOWA COOPERATIVE ELEVATOR	BUFFER	132443301000	PART NE SE 24-94-22 DESC AS COM AT PT ON W LINE E 33' SEC 24 150' SELY MEAS AT RIGHT ANG FROM CTRLIN	1.27	\$381.00
TOTAL:				1.27	\$381.00

PAUL K WILLIS REVOCABLE LIVING TRUST DTD 1/15/19	BUFFER	132230000100	W1/2 SW1/4 LYG NW BRANCH BEAVER CREEK 22-94-22	0.49	\$147.00
PAUL K WILLIS REVOCABLE LIVING TRUST DTD 1/15/19	BUFFER	132230000500	NE SW 22-94-22	0.35	\$105.00
PAUL K WILLIS REVOCABLE LIVING TRUST DTD 1/15/19	BUFFER	132230000600	SE SW 22-94-22	0.87	\$261.00
PAUL K WILLIS REVOCABLE LIVING TRUST DTD 1/15/19	BUFFER	132610000200	NW NW 26-94-22 S CTR OPEN DITCH	0.44	\$132.00
PAUL K WILLIS REVOCABLE LIVING TRUST DTD 1/15/19	BUFFER	132610000500	NE NW 26-94-22 S CTR OPEN DITCH	0.38	\$114.00
TOTAL:				2.53	\$759.00

PAYNE, LOREN J	BUFFER	132120000900	THAT PART SE NE LYG NELY CREEK 21-94-22	0.12	\$36.00
TOTAL:				0.12	\$36.00

RYAN PALS REVOCABLE TRUST DTD 4/28/2020	BUFFER	132120000700	THAT PART NW NE LYG SWLY CREEK 21-94-22	0.04	\$12.00
RYAN PALS REVOCABLE TRUST DTD 4/28/2020	BUFFER	132120000800	THAT PART SE NE LYG SWLY CREEK & THAT PART NE NE LYG SWLY CREEK 21-94-22	0.03	\$9.00
TOTAL:				0.07	\$21.00

SCHLICHTING, BRUCE	BUFFER	132230000200	NW SW 22-94-22 LYG S W BRANCH BEAVER CREEK	0.79	\$237.00
SCHLICHTING, BRUCE	BUFFER	132720000300	SW NE 27-94-22 N DD	0.06	\$18.00
SCHLICHTING, BRUCE	BUFFER	132720000800	SE NE 27-94-22 N DD	0.28	\$84.00
SCHLICHTING, BRUCE	BUFFER	132720001200	NW NE 27-94-22 N DD EXC PCL ""B"" DESC IN SURV BK 2010 PG 6819	0.26	\$78.00
SCHLICHTING, BRUCE	BUFFER	132720001400	NE NE 27-94-22 LYG N DD; EXC COM NE COR NE1/4; TH W 661' TO POB; CONT W 405.03'; TH S 466.42'; TH E	0.34	\$102.00
TOTAL:				1.73	\$519.00

**PROPOSED DAMAGES
MAIN OPEN DITCH TREE REMOVAL
JOINT DRAINAGE DISTRICT NO. 1-31-86
CERRO GORDO, HANCOCK, & FRANKLIN COUNTIES, IOWA**

PROPOSED CONSTRUCTION DAMAGES

\$ PER ACRE
BUFFER \$300.00

STADTLANDER, LARRY	BUFFER	132443400300	W 195.36' L 9 & PART L 12 SUB NE SE 24-94-22 S DD#31 EXC SUNNYSIDE ACRES ADD & EXC BEG 16.5' N NE CO	0.13	\$39.00
STADTLANDER, LARRY	BUFFER	132443500100	L 8 & E 3 RDS L 9 SUB NE SE & EXC SUNNYSIDE ACRES ADD TO THORNTON	0.04	\$12.00
STADTLANDER, LARRY	BUFFER	132443500200	L 10 SUB NE SE LYG S DD #31 EXC SUNNYSIDE ACRES ADD	0.12	\$36.00

TOTAL: 0.29 \$87.00

ZIEMAN, DAVID A	BUFFER	132710000700	NE NW 27-94-22 EXC COM NE COR NW1/4 27- 94-22 S 90°00'00" W 1054.88' TO POB CONT S 90°00'00" W 315.	0.05	\$15.00
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TOTAL: 0.05 \$15.00

	CONSTRUCTION DAMAGE AREA (Acres)	CONSTRUCTION DAMAGE (Dollars)
TOTALS:	15.37	\$4,611.00



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DESIGNED	TAC/NRS	REV	DESCRIPTION	DATE
DRAWN	CLH			
CHECKED	TAC/NRS			
CLIENT PROJ. NO.				

CERRO GORDO, HANCOCK & FRANKLIN COUNTIES, IOWA
JNT DD 1-31-86 MAIN OPEN DITCH TREE REMOVAL

DAMAGE SHOTS

Damages

Grass

SHEET

A.02

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JNT DD 1-31-86 MAIN OPEN DITCH TREE REMOVAL

DAMAGE SHOTS

SHEET

A.03

