



JACOBSON-WESTERGARD & ASSOCIATES, INC.
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COMMISSIONERS' REPORT

BREMER COUNTY DRAINAGE DISTRICT NO. 1

Lower Main & Lateral 1 Tile
Upper Main & Lateral 2 Tile

TRUSTEES: Bremer County Boards of Supervisors

Ken Kammeyer
Corey Cerwinski
Duane Hildebrandt

Shelley Wolf, County Auditor
Jennifer Bremner, Drainage Administrator

Commissioners: Mark Halbach
Craig Boevers
Collin J. Klingbeil, PE

JW PROJECT E22164

**COMMISSIONERS' OATH
FOR RECLASSIFICATION OF
BREMER COUNTY DRAINAGE DISTRICT NO. 1**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Bremer County in which Drainage District No. 1 is located. We are not living within, nor interested in any lands included in said district, nor related to any party whose land is affected thereby.

We agree to perform the duties of classification of said lands, fix the percentages of benefits and apportion and assess the costs and expenses of constructing the said repair according to law and our best judgment, skill and ability.

Signed 
Mark Halbach

Date 1/23/24

Signed 
Craig Boevers

Date 1/23/24

In accordance with Section 468.38 of the Code of Iowa, I am a Licensed Civil Engineer in the State of Iowa (License #24741).

I agree to perform the duties of classification of said lands, fix the percentages of benefits and apportion and assess the costs and expenses of constructing the said improvement according to law and my best judgment, skill and ability.

Signed 
Collin J. Klingbeil, PE

Date 1/23/24

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED
BY THE
Lower Main & Lateral 1 Tile and Upper Main & Lateral 2 Tile
IN
BREMER COUNTY DRAINAGE DISTRICT NO. 1**

Dear Board Members:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by Bremer County Drainage District No. 1 (DD#1), we, as commissioners, subscribed to oath to perform said duty and proceeded to examine the drainage system and the lands the system was designed to serve. The schedules developed are to be used to apportion and assess the costs and expenses of the drainage district.

We note that in approximately 2019 a private main tile was installed that significantly changed how the originally constructed DD#1 tile facilities function. The private main parallels the original main for nearly its entire length, and has its own outlet. The private main crosses the original main tile near the center of Section 9. At this location the original main is hooked into the private main. Some lands continue to utilize the original main for subsurface drainage, some utilize the private main, and some utilize a combination of the two. In consideration of this, we have split the original main tile into upper and lower portions for the purposes of this reclassification. The possibility of adopting the private main as a district facility was explored, but was ultimately not pursued. Dissolving the drainage district was also explored, but was unsuccessful. Thus, at the Board's direction we have continued on with reclassifying DD#1.

Classification is required to be equitably based on benefit received from the district facility. As such, each tract of land has been inspected and classified on a graduated scale of one hundred (100) as per Iowa Code Section 468.39, where the parcel with highest benefit is marked 100 and the remaining parcels are marked as a percentage in proportion to the highest benefiting parcel.

Benefits of a drainage district facility may include, but are not limited to, providing an outlet for the drainage of said lands, bringing an outlet closer, relieving the lands from overflow, and protecting and relieving the lands from damage by erosion.

In order to quantify benefits we considered several factors. The combination of all the benefit factors for a particular tract determines its overall benefit. A general description of the factors considered is included below.

- **Land Area:** the more land area in a particular tract that benefits from a district facility, the more benefit the tract receives from said facility.
- **Soil Type:** looks at the need for drainage based on the soil type of the land and its corresponding characteristics in relation to drainage. The soils that benefit the most from drainage in an agricultural setting are generally those that are frequently flooded/ponded, are poorly drained, and would be prime farmland if drained. Conversely, soils that are naturally well drained have less of a need for supplemental drainage and thus have a lower benefit from a drainage district facility.
- **Distance from the Facility:** looks at how far the land is away from the district facility. The distance is determined based on topography and how water would flow, not as a straight line distance. Lands closest to the district facility have the advantage of ease of access, whereas lands further from the facility must utilize a much more substantial system (private or district) to utilize the facility.

- **Use of the Facility:** looks at how much of a district facility is used in draining the land. In other words, for a district tile one (1) mile in length, lands whose water flows through the entire length of tile should pay more than lands near the downstream end of the tile whose water only flows through a fraction of the length of the system.
- **Generation of Runoff:** looks at how much surface runoff is generated on the land from a rainstorm. The more runoff generated, the higher the benefit. Cropland generates less runoff than paved surfaces such as roads, and thus has a lower runoff factor than gravel or paved roads.
- **Adjustment Factor:** Both the original main tile and private main tile function in tandem to drain the lands of DD#1. Although they still benefit to some extent, lands that no longer utilize the original main tile for subsurface drainage certainly benefit less and therefore a reduction is warranted for these lands.

We hereby submit our report, in tabulated form setting forth:

1. Parcel Number
2. The names of the owners as shown by the transfer books of the auditor's office
3. Section – Township – Range
4. Legal description
5. Benefited Acres
6. Benefit Units, calculated benefit units based on our classification. Can be considered a conceptual assessment dollar amount assuming the sum of all assessments in the schedule is equal to the levy. The proportionality will not change with any amount levied against the assessment schedule.
7. The classification of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit
8. Percent of Total Benefit

It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

BOARD OF COMMISSIONERS



Mark Halbach



Craig Boevers

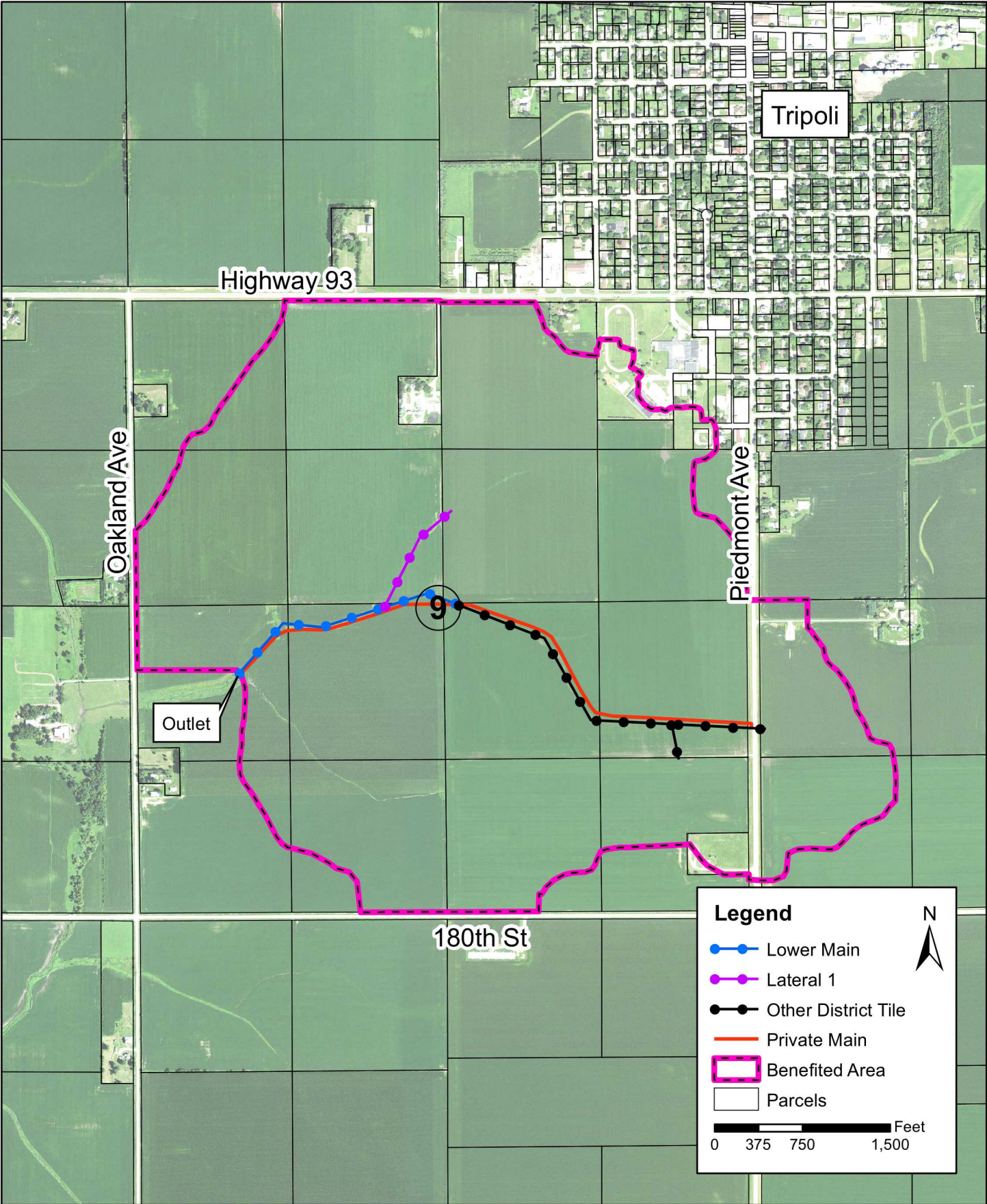


Collin J. Klingbeil, PE

Date: Jan 23, 2024

Drainage District No. 1
Lower Main & Lateral 1 Tile
Benefited Lands Map
Bremer County, Iowa

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PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
0709201001	BULS, DEAN & BULS, KELLY	9-92-12	NW NE	34.20	1,626.78	100.00%	16.27%
0709251001	BULS, DEAN & BULS, KELLY	9-92-12	SW NE	40.00	1,316.55	80.93%	13.166%
0710300001	BUNCE, DONALD M & BUNCE, VERNETTA R	10-92-12	NW SW	21.40	153.82	9.46%	1.54%
0709400003	DRAPE, JO TRUST	9-92-12	SW SE	35.80	229.64	14.12%	2.30%
0709400006	DRAPE, JO TRUST	9-92-12	SE SE "EX PARCEL A"	20.60	150.24	9.24%	1.50%
0710300003	DRAPE, JO TRUST	10-92-12	SW SW	19.70	126.62	7.78%	1.27%
0709400007	FARMERS WIN COOPERATIVE	9-92-12	PARCEL A SE SE	3.50	18.82	1.16%	0.19%
0709226002	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	S 584' W 653.6' NE NE "EX N 333.33' S 584' W 653.6'"	3.75	177.30	10.90%	1.77%
0709276001	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	SE NE	31.00	592.91	36.45%	5.93%
0709400001	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	NW SE	40.00	498.76	30.66%	4.99%
0709400002	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	NE SE	39.00	457.95	28.15%	4.58%
0709100004	HENNINGS, TERRY J	9-92-12	SE NW	40.00	1,284.84	78.98%	12.85%
0709100005	HENNINGS, TERRY J	9-92-12	NE NW "EX TR IN E FR PT"	34.04	1,409.25	86.63%	14.09%
0709100003	KIRCHHOFF, DAVID A & KIRCHHOFF, RUTH A	9-92-12	SW NW	35.70	307.70	18.91%	3.08%
0709100009	KIRCHHOFF, DAVID A & KIRCHHOFF, RUTH A	9-92-12	NW NW "EX PARCEL D"	11.00	190.78	11.73%	1.91%
0709100006	STEERE, DORSEY	9-92-12	BG NE COR NE NW 9 92 12 TH S1110.5' W368'N410.5'E335' N700'E33' TO BG	3.96	155.34	9.55%	1.55%
0709226004	TRIPOLI COMMUNITY SCHOOL	9-92-12	CLARKE'S BLK 6 & HALLETT'S 7 & 8 89 & N 1069.33 W 820.8 NE NE "EX E 167.2	5.90	365.86	22.49%	3.66%
0709226006	TRIPOLI, CITY OF	9-92-12	E 167.2' W 820.8' S 650' NE NE "EX PARCEL C"	1.40	30.39	1.87%	0.30%
0709229001	TRIPOLI, CITY OF	9-92-12	LOT 1-15 BLK 5 CLARKE'S ADD	0.30	6.16	0.38%	0.06%
0709230001	TRIPOLI, CITY OF	9-92-12	LOTS 1-7 BLK 4 CLARKE'S ADD	5.75	172.98	10.63%	1.73%

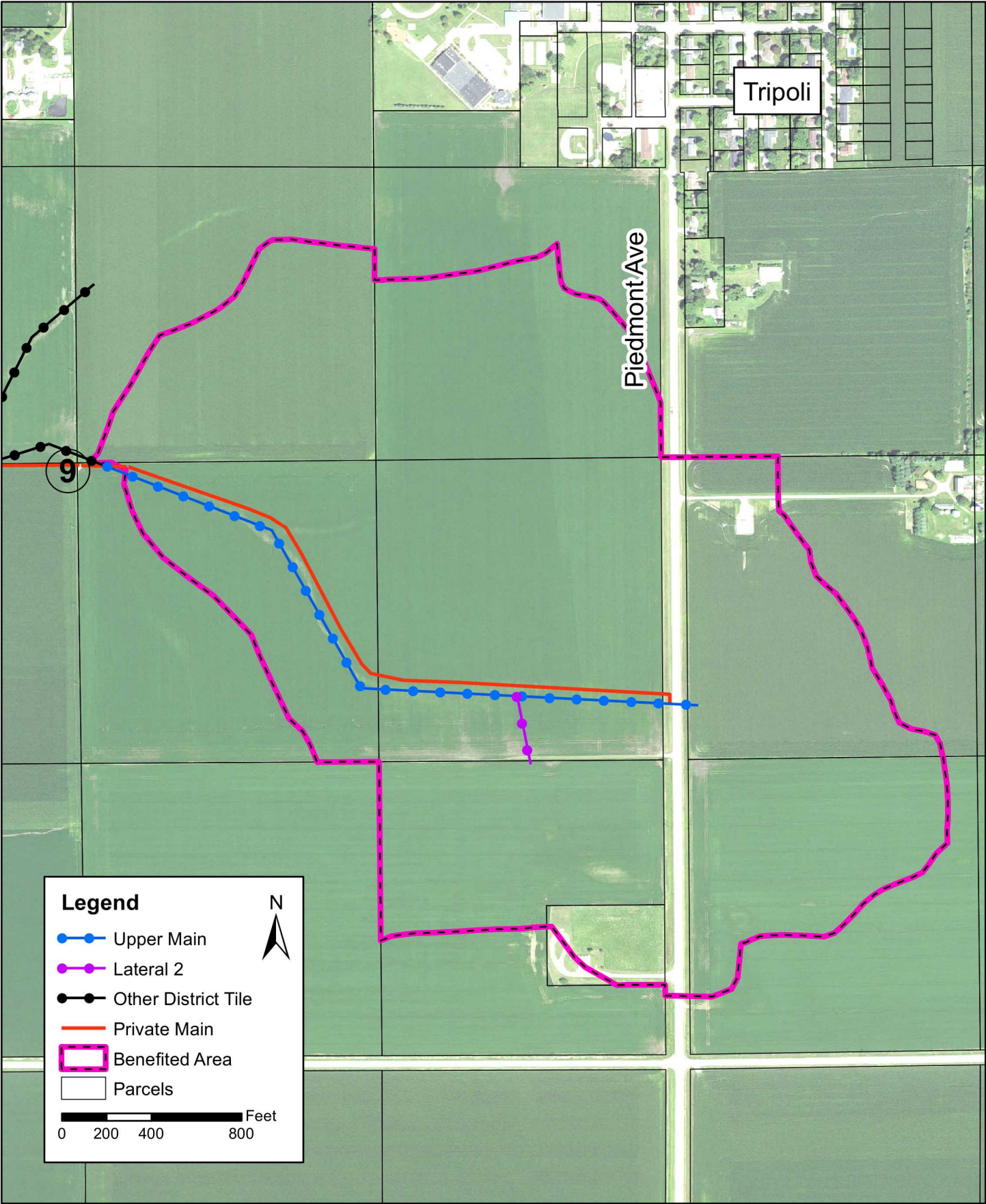
Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

DRAINAGE DISTRICT NO. 1
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
0709300002	WESTENDORF, MIRIAM LF EST	9-92-12	NE SW	40.00	375.68	23.09%	3.76%
0709300004	WESTENDORF, MIRIAM LF EST	9-92-12	SE SW	34.00	90.35	5.55%	0.90%
0709300005	WESTENDORF, MIRIAM LF EST	9-92-12	NW SW "EX SW COR"	23.60	175.31	10.78%	1.75%
0709300006	WESTENDORF, MIRIAM LF EST	9-92-12	SW SW "EX NW COR"	4.60	9.86	0.61%	0.10%
6666666666	TRIPOLI, CITY STREETS			0.51	14.97		0.15%
9999999999	BREMER COUNTY SECONDARY ROADS			6.05	61.14		0.61%
TOTAL				535.76	10,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

Drainage District No. 1
Upper Main & Lateral 2 Tile
Benefited Lands Map
Bremer County, Iowa



DRAINAGE DISTRICT NO. 1
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
0709251001	BULS, DEAN & BULS, KELLY	9-92-12	SW NE	20.50	219.58	9.73%	2.20%
0710300001	BUNCE, DONALD M & BUNCE, VERNETTA R	10-92-12	NW SW	21.40	2,257.61	100.00%	22.576%
0709400006	DRAPE, JO TRUST	9-92-12	SE SE "EX PARCEL A"	20.60	1,841.02	81.55%	18.41%
0710300003	DRAPE, JO TRUST	10-92-12	SW SW	19.70	1,877.64	83.17%	18.78%
0709400007	FARMERS WIN COOPERATIVE	9-92-12	PARCEL A SE SE	3.50	267.38	11.84%	2.67%
0709276001	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	SE NE	22.13	279.37	12.37%	2.79%
0709400001	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	NW SE	22.00	988.17	43.77%	9.88%
0709400002	FIGANBAUM, JAMES L & FIGANBAUM, SARAH M	9-92-12	NE SE	39.03	1,566.60	69.39%	15.67%
9999999999	BREMER COUNTY SECONDARY ROADS	0-0-0	0	6.05	702.63	31.12%	7.03%
TOTAL				174.91	10,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.