



JACOBSON-WESTERGARD & ASSOCIATES, INC.
Consulting Engineers & Land Surveyors

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COMMISSIONERS' REPORT

BREMER COUNTY DRAINAGE DISTRICT NO. 16

Main Open Ditch, Main A & Sub-Main A Tile, and Line C Tile

TRUSTEES: Bremer County Boards of Supervisors

Ken Kammeyer
Corey Cerwinske
Duane Hildebrandt

Shelley Wolf, County Auditor
Jennifer Bremner, Drainage Clerk

Commissioners: Mark Halbach
Danny Buls
Collin J. Klingbeil, PE

JW PROJECT E22170

**COMMISSIONERS' OATH
FOR RECLASSIFICATION OF
HANCOCK COUNTY DRAINAGE DISTRICT NO. 16**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Bremer County in which Drainage District No. 16 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

Signed 
Danny Buls

Date 2/28/23

Date 2-28-23

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 February 28, 2023

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED
BY THE
Main Open Ditch, Main A & Sub-Main A Tile, and Line C Tile
IN
BREMER COUNTY DRAINAGE DISTRICT NO. 16**

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. 16, 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.

We did not include Line B or Line D tile in the reclassification, as they are entirely located within the right-of-way of Highway 63 and by Iowa Code all construction and maintenance costs are the responsibility of the State of Iowa.

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 utilizes 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 their corresponding characteristics in relation to drainage. The soils that would 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 parcel 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.

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.


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

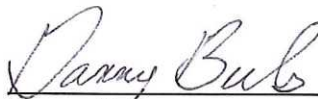
It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

BOARD OF COMMISSIONERS



Mark Halbach



Danny Buls

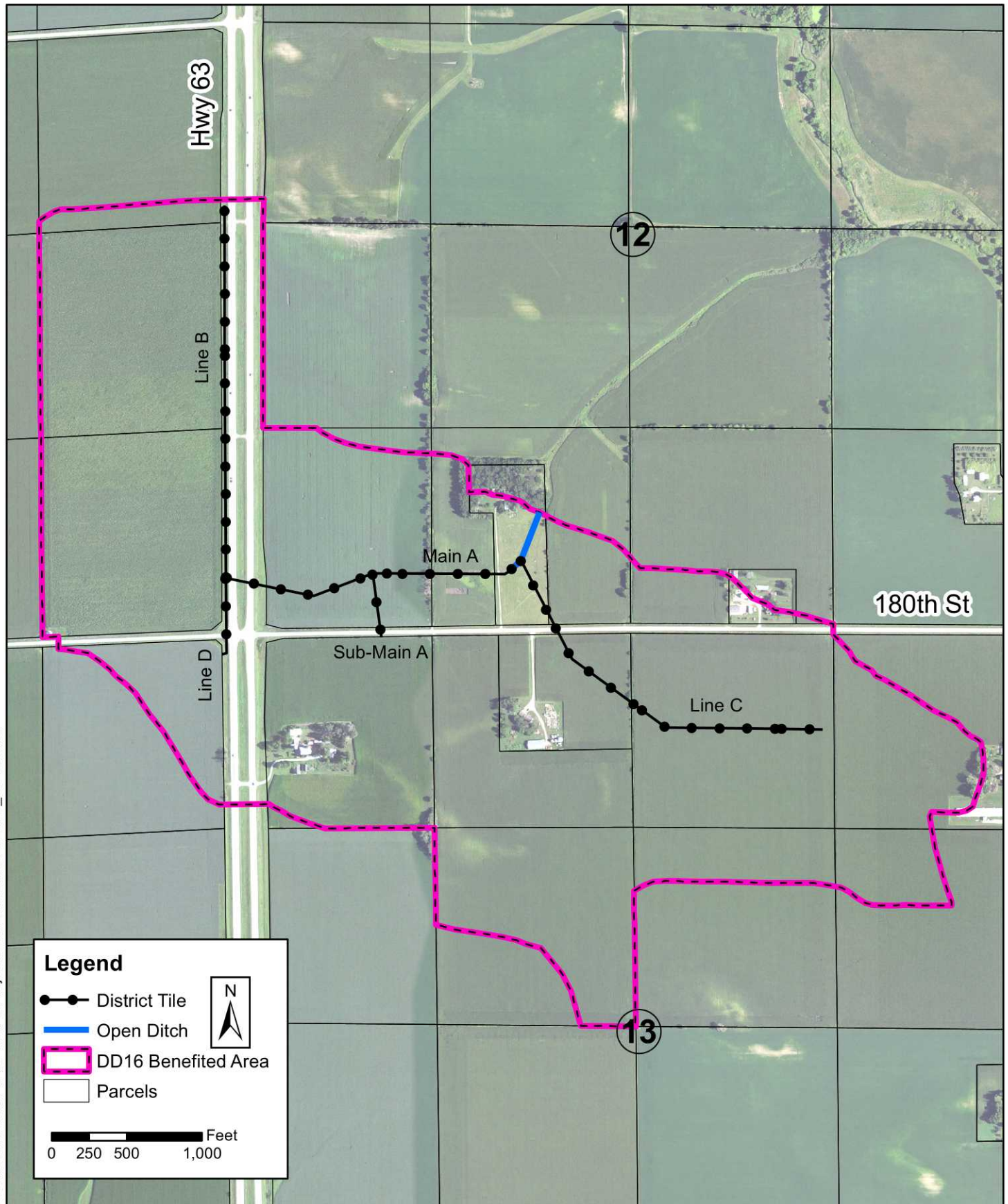


Collin J. Klingbeil, PE

Date: February 28, 2023

Drainage District No. 16 Main Open Ditch Benefited Lands Map

Bremer County, Iowa



DRAINAGE DISTRICT NO. 16
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

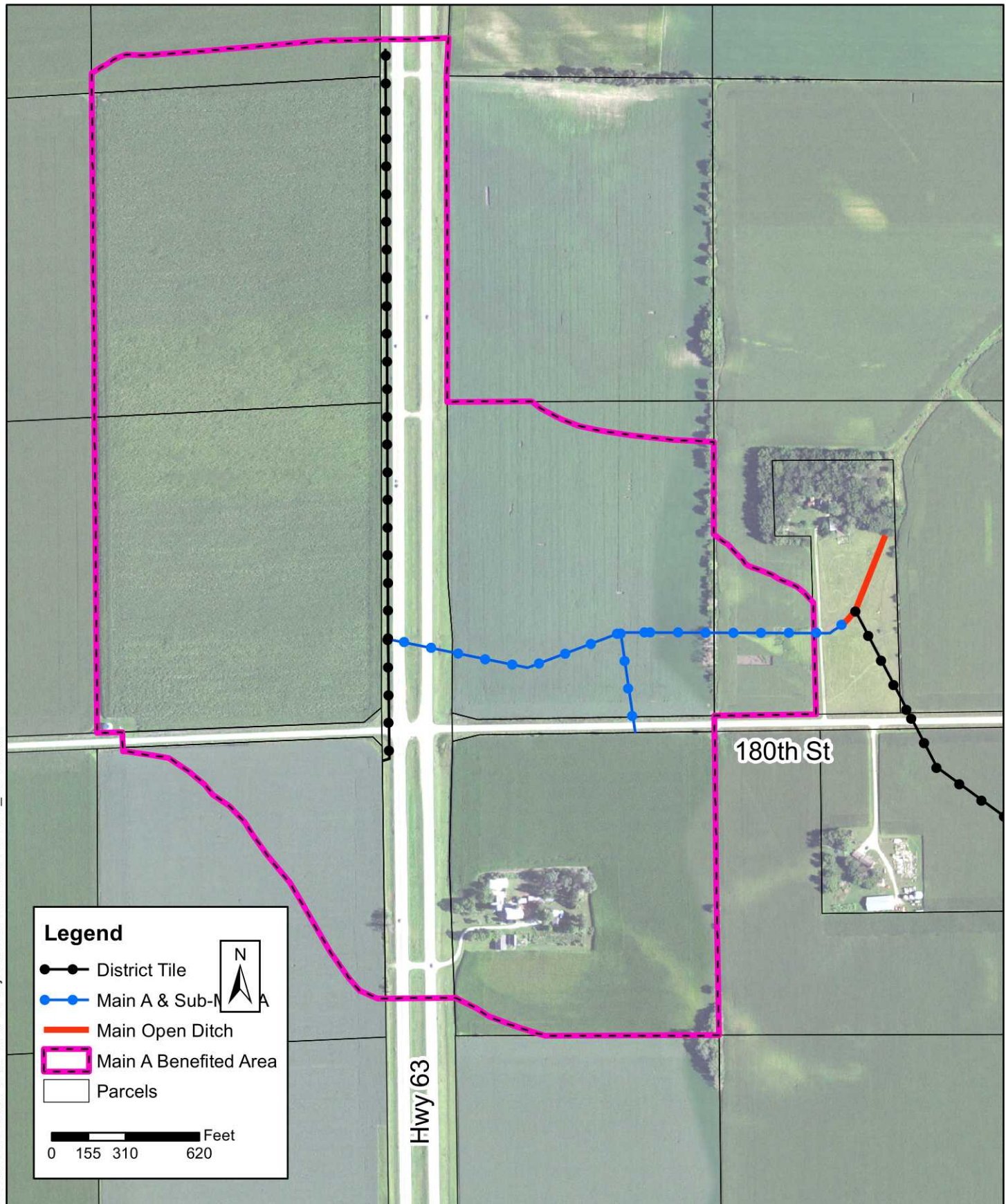
PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.			(% OF MAX)	(%)
0613100005	BROCKA, MARK & BROCKA, KRISTI	13-92-13	PARCEL A NE NW	15.46	439.84	29.19%	4.40%
0611400003	BUCHHOLZ HOG FARMS, LLC	11-92-13	NE SE	37.75	442.16	29.35%	4.42%
0611400006	BUCHHOLZ HOG FARMS, LLC	11-92-13	SE SE	36.72	1,029.72	68.34%	10.30%
0611200004	BUCHHOLZ, VERNON H & BUCHHOLZ, WANDA	11-92-13	SE NE	4.10	17.54	1.16%	0.18%
0612300006	BUSH, GLEN & BUSH, BARBARA U	12-92-13	MIDDLE FR PART SE SW	6.70	213.98	14.20%	2.14%
0613100004	HARMS, STEVEN P	13-92-13	SE NW	28.30	523.69	34.76%	5.24%
0613100006	HARMS, STEVEN P	13-92-13	NE NW "EX PARCEL A"	23.54	556.61	36.94%	5.57%
0612400005	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	12-92-13	SW SE "EX PARCEL A"	5.60	203.30	13.49%	2.03%
0613200001	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	13-92-13	NW NE	39.00	1,289.65	85.59%	12.90%
0613200003	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	13-92-13	SW NE	11.10	304.24	20.19%	3.04%
0612400006	KUEKER, LORI A	12-92-13	PARCEL A SW SE	1.60	36.40	2.42%	0.36%
0613100011	LEISINGER, VELDA	13-92-13	NW NW "EX W FR TR" & "EX N TRIANG TR"	31.50	874.00	58.01%	8.74%
0614200004	LEISINGER, VELDA	14-92-13	NE NE	11.60	277.81	18.44%	2.78%
0612300009	SENST, HEIDI K & SHAW, JEAN E	12-92-13	SW SW "EX W FR TR FOR RD ROW"	31.40	1,506.75	100.00%	15.07%
0612300005	WENTE ACRES LTD	12-92-13	SE SW "EX MIDDLE FR PART"	16.90	420.85	27.93%	4.21%
0613200002	WOLF, JAMES W & WOLF, CAROLYN J & WOLF, JOHN	13-92-13	NE NE	19.30	453.09	30.07%	4.53%
0613200004	WOLF, JAMES W & WOLF, CAROLYN J & WOLF, JOHN	13-92-13	SE NE	7.80	145.78	9.68%	1.46%
8888888888	STATE OF IOWA			25.89	949.91		9.50%
9999999999	BREMER COUNTY SECONDARY ROADS			7.47	314.68		3.15%
			TOTAL	361.73	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. 16 Main A & Sub-Main A Tile Benefited Lands Map

Bremer County, Iowa

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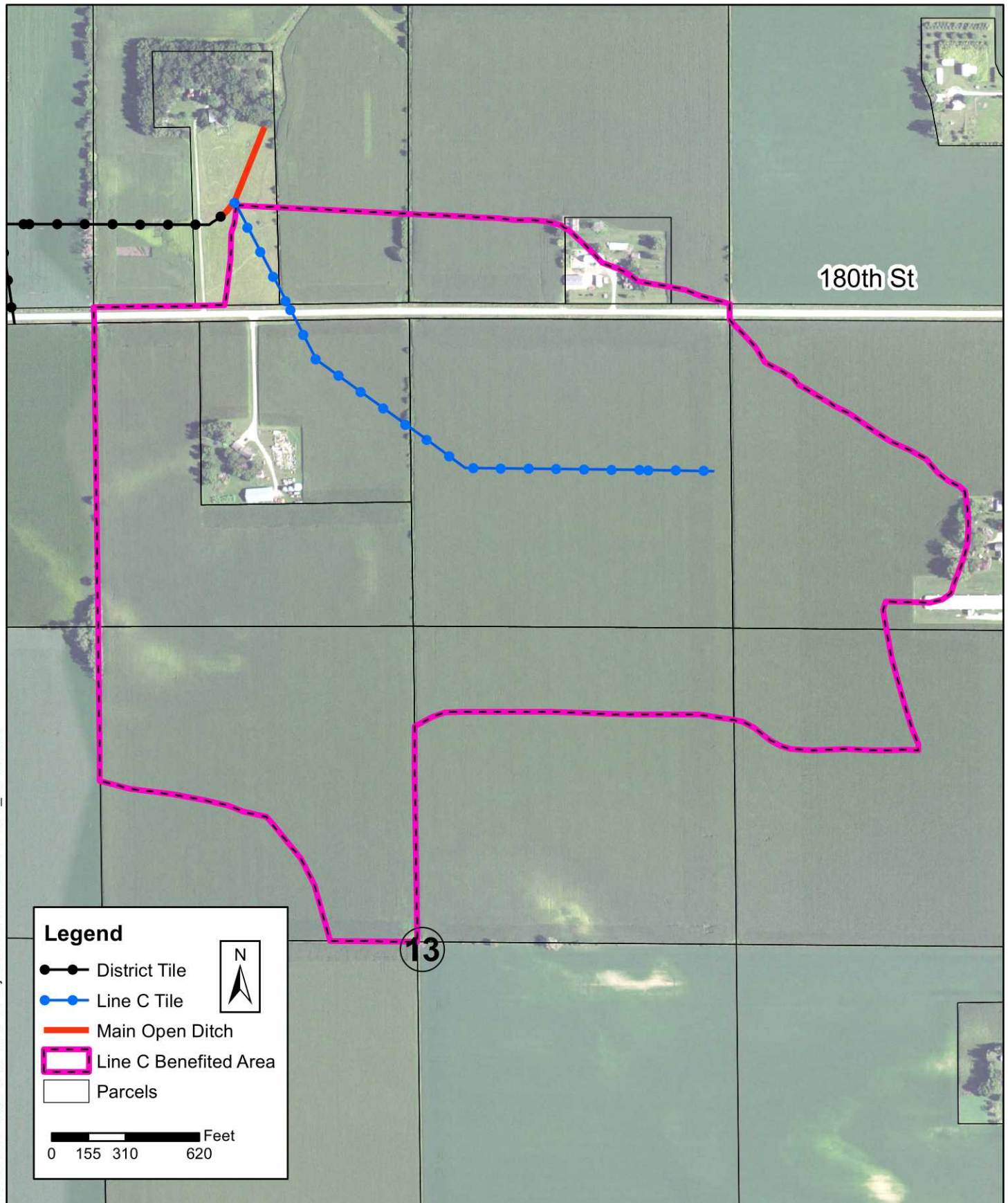
PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
0611400003	BUCHHOLZ HOG FARMS, LLC	11-92-13	NE SE	37.75	7,226.50	59.17%	14.45%
0611400006	BUCHHOLZ HOG FARMS, LLC	11-92-13	SE SE	36.72	12,213.77	100.00%	24.43%
0611200004	BUCHHOLZ, VERNON H & BUCHHOLZ, WANDA	11-92-13	SE NE	4.10	489.43	4.01%	0.98%
0613100011	LEISINGER, VELDA	13-92-13	NW NW "EX W FR TR" & "EX N TRIANG TR"	31.50	6,096.52	49.92%	12.19%
0614200004	LEISINGER, VELDA	14-92-13	NE NE	11.60	3,314.64	27.14%	6.63%
0612300009	SENST, HEIDI K & SHAW, JEAN E	12-92-13	SW SW "EX W FR TR FOR RD ROW"	31.40	8,430.28	69.02%	16.86%
0612300005	WENTE ACRES LTD	12-92-13	SE SW "EX MIDDLE FR PART"	5.80	575.06	4.71%	1.15%
8888888888	STATE OF IOWA			25.89	10,340.64		20.68%
9999999999	BREMER COUNTY SECONDARY ROADS			3.44	1,313.16		2.63%
			TOTAL	188.20	50,000.00		100.00%

Drainage District No. 16

Line C Tile

Benefited Lands Map

Bremer County, Iowa



DRAINAGE DISTRICT NO. 16
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)	(%)
0613100005	BROCKA, MARK & BROCKA, KRISTI	13-92-13	PARCEL A NE NW	15.46	3,504.87	21.32%	7.01%
0612300006	BUSH, GLEN & BUSH, BARBARA U	12-92-13	MIDDLE FR PART SE SW	1.90	296.59	1.80%	0.59%
0613100004	HARMS, STEVEN P	13-92-13	SE NW	28.30	5,919.60	36.01%	11.84%
0613100006	HARMS, STEVEN P	13-92-13	NE NW "EX PARCEL A"	23.54	3,786.67	23.04%	7.57%
0612400005	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	12-92-13	SW SE "EX PARCEL A"	5.50	942.76	5.74%	1.89%
0613200001	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	13-92-13	NW NE	39.00	16,437.88	100.00%	32.88%
0613200003	KUEKER FAMILY FARM KKL LLC & ADAMS, RONALD	13-92-13	SW NE	11.10	4,670.88	28.42%	9.34%
0612400006	KUEKER, LORI A	12-92-13	PARCEL A SW SE	1.60	173.62	1.06%	0.35%
0612300005	WENTE ACRES LTD	12-92-13	SE SW "EX MIDDLE FR PART"	4.90	688.93	4.19%	1.38%
0613200002	WOLF, JAMES W & WOLF, CAROLYN J & WOLF, JOHN	13-92-13	NE NE	19.30	9,993.52	60.80%	19.99%
0613200004	WOLF, JAMES W & WOLF, CAROLYN J & WOLF, JOHN	13-92-13	SE NE	7.80	2,710.07	16.49%	5.42%
9999999999	BREMER COUNTY SECONDARY ROADS			4.03	874.61		1.75%
			TOTAL	162.43	50,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$50,000. Actual assessments are proportionately adjusted based on the total amount actually levied.