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BENEFIT COMMISSION REPORT
 DRAINAGE DISTRICT NO. 69
 Branches 7, 7B, and 8
 WEBSTER COUNTY, IOWA
April 13, 2021

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND REGION | LAKE OZARK, MISSOURI



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Daniel P. Wiedmeier P.E.

Daniel P. Wiedmeier, P.E. No. 24743

4/13/21

(Date)

My license renewal date is December 31, 2021.

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Introduction

This report is written in response to the Board of Supervisors of Webster County, Iowa, acting as trustees for Drainage District 69 appointing a Reclassification Commission to reclassify the lands benefitted by Branch 7 and lateral branches associated with it. This reclassification was initiated in association with the tile improvements to Branches 7, 8, and proposed Branch 7B constructed in 2021.

Reclassification

Iowa Code Sections 468.38 through 468.44 and 468.65 provides the guidelines for the classification of drainage facilities. The Board appoints a commission to assess the benefit and classify the lands affected by the repair or improvement. The commission is required to be comprised with one civil engineer and two resident freeholders of the county who do not live in the district nor have interest in any lands in the district or have relation to any party whose land is located within the district. Additional information regarding the reclassification can be found in the Benefit Commission Letter in Appendix A.

Methodology

The reclassification assesses several factors in determining the benefit to each parcel. These factors are as follows:

1. Benefitted acres – The acres of each parcel within the District were verified with the County GIS data. For parcels which completely lie within the District, this total is the benefitted acres. If the boundary of the District does not include the entire parcel then the parcel benefitted acres is determined using a combination of LiDAR topographic information, District map records and previous classification schedules.
2. Soil & Land Types – The NRCS County soils maps are consulted and the soils within the district are grouped into their drainage classification for each parcel. The soil types and land slopes are combined to classify the soils as Wet, Low or High.
3. Proximity Factor – The proximity of a parcel to a drainage district facility is measured as a distance. The distance from the facility is compared to the overall amount of the facility used in order to determine a factor.
4. Outlet Factor – The outlet factor is the percent of the facility a parcel may utilize.

Summary

The benefit commission met on April 7, 2021 to review the classification and lands. This review does not propose any parcels for annexation. The proposed classification schedules are included in Appendix B. The schedules were finalized per the commission meeting on April 7, 2021 to include the final construction and right of way damages totals.

APPENDIX A

BENEFIT COMMISSION LETTER



April 7, 2021

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Board of Supervisors
Webster County Courthouse
701 Central Avenue,
Fort Dodge, IA 50501

RE: Benefit Commission Report for the Reclassification of
Drainage District 69 Branches 7, 7B, & 8
Webster County, Iowa
MEC 191251

Dear Board Members:

We, the undersigned, being the duly appointed Benefit Commissioners for Drainage District 69 Branches 7, 7B, & 8 of Webster County, Iowa, have completed our classification of lands within said District in accordance with Sections 468.38 through 468.44, and 468.65 of the Code of Iowa. The following classification schedules indicate said percentage of Benefit, pro rata share, and assessment against each forty (40) acre tract or less according to the legal or recognized subdivisions, contained therein for Drainage District 69 and its respective branches. In the few cases that a parcel is larger than 40 acres the parcel is divided into two sections denoted with an E* or W* at the end of the parcel number.

The classification schedule in this report reflects estimated project costs to provide a general view of the assessment schedule, as described in Section 468.44 of the Code of Iowa. In the case of Branch 7 a project cost of \$361,900.00 is shown. In the case of proposed Branch 7B, a cost of \$107,500.00 is shown. In the Case of Branch 8, a cost of \$26,800.00 is shown.

In accordance with Section 468.136 of the Code of Iowa, levies against any tract, parcel or lot within the Districts, which is computed at less than



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Five Dollars (\$5.00), shall be fixed at the sum of Five Dollars (\$5.00) at the time of levy.

Upon receiving the Benefit Commission Report, the Board shall fix a time and place for a public hearing in accordance with Section 468.45 of the Code of Iowa.

Respectfully submitted,


Ben Pingel
Webster County Commissioner

4-7-21
Date


Kevin Lambert
Webster County Commissioner

4/7/21
Date


Daniel Wiedmeier, P.E., No. 24743
McClure Engineering Company

4/7/21
Date

APPENDIX B

RECLASSIFICATION SCHEDULE – BRANCH 7
RECLASSIFICATION SCHEDULE – BRANCH 7B
RECLASSIFICATION SCHEDULE – BRANCH 8

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$361,900
907400002	REIFSTECK DEANNA R TR 1/4 ETAL 3/4	07-88-30 PR FULTON TWP NE SE	20.50	4.9	0.0051	\$1,862.91
907400004	FROISLAND MARJORIE M TRUST	07-88-30 PR FULTON TWP SE SE	18.20	5.4	0.0057	\$2,065.58
908300001	ELDAL PAUL & JILL	08-88-30 PR FULTON TWP NW1/4 S1/8 & SW1/4 PARCEL 1	10.98	1.7	0.0018	\$660.61
908300002	ELDAL PAUL & JILL	08-88-30 PR FULTON TWP SW1/4 PARCEL 2 N 25.00A	17.18	21.5	0.0226	\$8,195.79
908300003	ELDAL PAUL & JILL	08-88-30 PR FULTON TWP NW1/4 S1/8 & SW1/4 PARCEL 2 EX N 25.00A	22.38	24.0	0.0254	\$9,176.03
908300004E	AAM ELDAL LLC	THE EAST PART OF 08-88-30 PR FULTON TWP NW1/4 S1/8 & SW1/4 PARCEL 3	21.98	25.4	0.0268	\$9,714.01
908300004W	AAM ELDAL LLC	THE WEST PART OF 08-88-30 PR FULTON TWP NW1/4 S1/8 & SW1/4 PARCEL 3	24.59	12.3	0.0130	\$4,698.50
908400014	JOHNSTONE JENNA M & FOSTER KEEGAN D	08-88-30 PR FULTON TWP SW SE W 15.00A S OF DD PARCEL A	1.24	0.3	0.0003	\$113.29
916100003	JAESCHKE FARMS INC	16-88-30 PR FULTON TWP SW NW	5.64	5.5	0.0058	\$2,113.73
916300001	MCCARVILLE MARK J	16-88-30 PR FULTON TWP NW SW	14.39	10.7	0.0113	\$4,088.02
916300002	MCCARVILLE MARK J	16-88-30 PR FULTON TWP SW SW	4.93	3.2	0.0034	\$1,236.86
917100001	REIFSTECK DEANNA R TR 1/4 ETAL 3/4	17-88-30 PR FULTON TWP NW NW	37.48	53.4	0.0563	\$20,389.18

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$361,900
917100002	OLSON JANNABELLE L	17-88-30 PR FULTON TWP NE NW	39.00	63.5	0.0670	\$24,255.11
917100003	REIFSTECK DEANNA R TR 1/4 ETAL 3/4	17-88-30 PR FULTON TWP SW NW	25.73	20.1	0.0212	\$7,671.81
917100004	OLSON JANNABELLE L	17-88-30 PR FULTON TWP SE NW	40.00	100.0	0.1055	\$38,197.16
917200001	OLSON DUANE A & DEANNE K	17-88-30 PR FULTON TWP NW NE	35.57	26.7	0.0282	\$10,196.09
917200002	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SW NE N1/2	20.00	51.2	0.0540	\$19,546.21
917200003	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SW NE S1/2	20.00	51.2	0.0540	\$19,546.21
917200005	OLSON DUANE A & DEANNE K 1/2 OLSON BERNARD D & CM 1/2	17-88-30 PR FULTON TWP NE NE S 375' N 1075' E 465' EX N 168' E 277'	0.42	0.2	0.0002	\$75.62
917200006	OLSON BERNARD D & CHARLOTTE H	17-88-30 PR FULTON TWP SE NE N1/2	13.54	13.7	0.0145	\$5,244.25
917200007	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SE NE S1/2	19.50	21.7	0.0229	\$8,298.80
917200008	OLSON DUANE A & DEANNE K	17-88-30 PR FULTON TWP NE NE EX TRS	15.20	11.8	0.0125	\$4,505.82
917300002	MOE FARMS INC	17-88-30 PR FULTON TWP NW SW EX N 410' W 531'	1.21	0.8	0.0008	\$298.75
917300003	MOE FARMS INC	17-88-30 PR FULTON TWP NE SW	39.99	83.9	0.0885	\$32,033.42

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$361,900
917300005	MOE FARMS INC	17-88-30 PR FULTON TWP SE SW	30.59	66.4	0.0701	\$25,367.14
917400001	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP NW SE	40.00	75.0	0.0792	\$28,665.60
917400002	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP NE SE	39.00	42.2	0.0446	\$16,130.86
917400003	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SW SE	39.00	53.0	0.0559	\$20,227.50
917400005	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SE SE EX TR 255' X 681' IN SE COR	33.34	35.1	0.0370	\$13,393.51
917400006	SEEHUSEN CYNTHIA A & JOEL M	17-88-30 PR FULTON TWP SE SE TR 255' X 681' IN SE COR	3.79	2.3	0.0025	\$897.22
918200002	BIRKLAND DEAN E	18-88-30 PR FULTON TWP NE NE	19.76	10.2	0.0108	\$3,895.88
918200004	BIRKLAND DEAN E	18-88-30 PR FULTON TWP SE NE	8.03	4.3	0.0045	\$1,628.18
920100002	BIRKLAND MARILYN J 1/2 & MARILYN J & BERYL B 1/2	20-88-30 PR FULTON TWP NE NW EX E 241.2' N 475'	3.36	1.9	0.0020	\$706.76
920100003	FULTON LUTHERAN CHURCH	20-88-30 PR FULTON TWP N1/4 IRR TR E 271.2' W 2670' N 475'	2.25	1.0	0.0011	\$380.73
920200001	MOE FARMS INC	20-88-30 PR FULTON TWP NW NE EX W 30' N 440'	20.39	14.9	0.0158	\$5,709.35
920200002	SORENSEN MARILYN J TR	20-88-30 PR FULTON TWP NE NE	14.33	8.3	0.0088	\$3,184.60

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$361,900
990000000	WEBSTER COUNTY ENGINEER	SECONDARY ROADS	26.45	19.7	0.0208	\$7,528.88
			749.94		1.00	\$361,900.00

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7B

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$107,500
916100003	JAESCHKE FARMS INC	16-88-30 PR FULTON TWP SW NW	5.64	10.5	0.0275	\$2,956.79
916300001	MCCARVILLE MARK J	16-88-30 PR FULTON TWP NW SW	14.39	20.8	0.0545	\$5,855.42
916300002	MCCARVILLE MARK J	16-88-30 PR FULTON TWP SW SW	4.93	6.3	0.0165	\$1,768.49
917200001	OLSON DUANE A & DEANNE K	17-88-30 PR FULTON TWP NW NE	0.33	0.0	0.0000	\$1.34
917200002	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SW NE N1/2	8.69	0.6	0.0016	\$171.71
917200003	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SW NE S1/2	16.09	59.0	0.1542	\$16,579.91
917200006	OLSON BERNARD D & CHARLOTTE H	17-88-30 PR FULTON TWP SE NE N1/2	13.54	7.3	0.0192	\$2,062.20
917200007	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SE NE S1/2	19.50	41.5	0.1084	\$11,651.85
917200008	OLSON DUANE A & DEANNE K	17-88-30 PR FULTON TWP NE NE EX TRS	0.47	0.0	0.0000	\$1.76
917400001	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP NW SE	25.67	98.7	0.2581	\$27,744.25
917400002	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP NE SE	39.00	100.0	0.2614	\$28,097.01
917400003	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SW SE	0.88	1.7	0.0045	\$480.36

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 7B

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$107,500
917400005	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SE SE EX TR 255' X 681' IN SE COR	13.60	24.8	0.0647	\$6,954.05
917400006	SEEHUSEN CYNTHIA A & JOEL M	17-88-30 PR FULTON TWP SE SE TR 255' X 681' IN SE COR	1.07	1.2	0.0031	\$330.59
990000000	WEBSTER COUNTY ENGINEER	SECONDARY ROADS	5.02	10.1	0.0265	\$2,844.27
			168.83		1.00	\$107,500.00

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

BRANCH 8

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$26,800
917100003	REIFSTECK DEANNA R TR 1/4 ETAL 3/4	17-88-30 PR FULTON TWP SW NW	5.89	3.3	0.0101	\$269.92
917100004	OLSON JANNABELLE L	17-88-30 PR FULTON TWP SE NW	19.82	57.6	0.1780	\$4,771.65
917200003	OLSON BERNARD D & CHARLOTTE M	17-88-30 PR FULTON TWP SW NE S1/2	2.05	5.6	0.0173	\$462.59
917300002	MOE FARMS INC	17-88-30 PR FULTON TWP NW SW EX N 410' W 531'	1.21	0.6	0.0019	\$51.51
917300003	MOE FARMS INC	17-88-30 PR FULTON TWP NE SW	39.99	100.0	0.3093	\$8,289.37
917300005	MOE FARMS INC	17-88-30 PR FULTON TWP SE SW	30.59	51.8	0.1602	\$4,292.51
917400001	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP NW SE	14.33	21.1	0.0652	\$1,746.53
917400003	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SW SE	38.12	40.5	0.1253	\$3,359.11
917400005	SEEHUSEN CYNTHIA A	17-88-30 PR FULTON TWP SE SE EX TR 255' X 681' IN SE COR	19.74	17.7	0.0548	\$1,467.37
917400006	SEEHUSEN CYNTHIA A & JOEL M	17-88-30 PR FULTON TWP SE SE TR 255' X 681' IN SE COR	2.72	1.4	0.0042	\$113.18
920100002	BIRKLAND MARILYN J 1/2 & MARILYN J & BERYL B 1/2	20-88-30 PR FULTON TWP NE NW EX E 241.2' N 475'	3.36	1.4	0.0045	\$119.47
920100003	FULTON LUTHERAN CHURCH	20-88-30 PR FULTON TWP N1/4 IRR TR E 271.2' W 2670' N 475'	2.25	0.8	0.0024	\$64.35

RECLASSIFICATION SCHEDULE
DRAINAGE DISTRICT 69
WEBSTER COUNTY IOWA

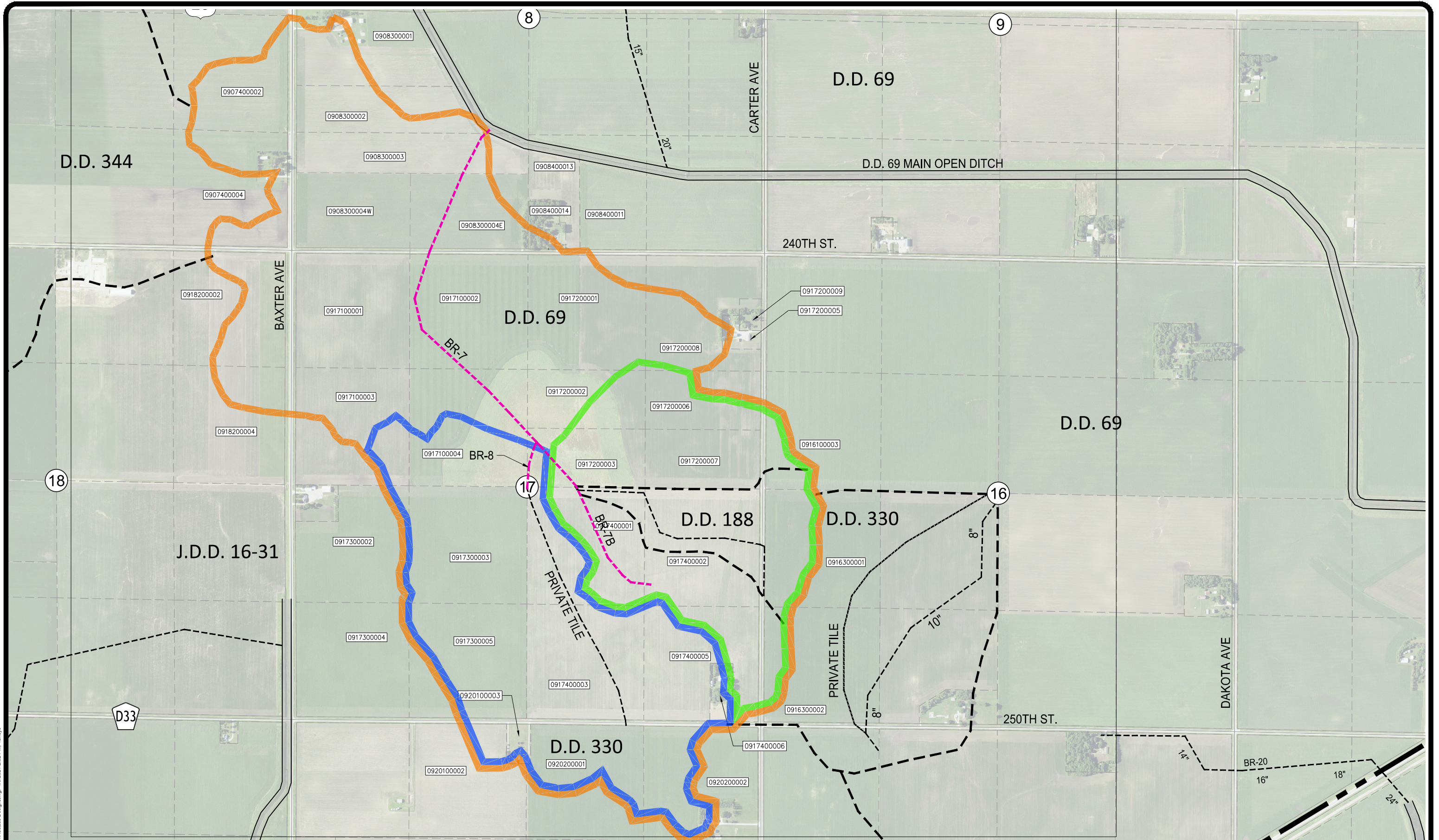
BRANCH 8

PARCEL NO.	LANDOWNER	TRACT DESCRIPTION	BENEFITTED ACRES	% CLASS	PRO RATA ASSESSMENT	ASSESSMENT PER \$26,800
920200001	MOE FARMS INC	20-88-30 PR FULTON TWP NW NE EX W 30' N 440'	20.39	11.7	0.0361	\$967.84
920200002	SORENSEN MARILYN J TR	20-88-30 PR FULTON TWP NE NE	14.33	6.6	0.0203	\$543.12
990000000	WEBSTER COUNTY ENGINEER	SECONDARY ROADS	4.21	3.4	0.0105	\$281.47
			219.01		1.00	\$26,800.00

APPENDIX C

RECLASSIFICATION EXHIBIT

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LEGEND

- BRANCH 7 WATERSHED BOUNDARY
- BRANCH 8 WATERSHED BOUNDARY
- BRANCH 7B WATERSHED BOUNDARY
- OTHER DRAINAGE DISTRICT BOUNDARY
- EXISTING TILE
- IMPROVED TILE

DRAINAGE DISTRICT NO. 69
RECLASSIFICATION EXHIBIT

WEBSTER COUNTY, IOWA