



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

---

105 South 6th Street  
Estherville IA 51334  
Phone (712) 362-2647

---

## ***COMMISSIONERS' REPORT***

---

# **BREMER COUNTY DRAINAGE DISTRICT NO. 19**

**Main Tile and Lateral 1, 2, & 3 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 E22171**

**COMMISSIONERS' OATH  
FOR RECLASSIFICATION OF  
HANCOCK COUNTY DRAINAGE DISTRICT NO. 19**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Bremer County in which Drainage District No. 19 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 6/7/23

Date 6-7-23

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 June 7, 2023

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED  
BY THE  
Main Tile and Lateral 1, 2, & 3 Tile  
IN  
BREMER COUNTY DRAINAGE DISTRICT NO. 19**

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. 19 (DD19), 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 note that many parcel splits have taken place since the district was established (in approximately 1922) resulting in lands inadvertently being omitted from the assessment schedule. The appropriate parcels are again included in the assessment schedule resulting from this reclassification.

Normally with drainage district reclassification the individual tile systems are separated into their own assessment schedules. However, it is our opinion that considering the small size of this district and the very small contributing areas of the tile laterals that a single schedule is most practical in this case.

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.
- **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:** The State Highway 63 Denver bypass project completed in the 1990's routed the split lane highway directly through DD19. Runoff from the roads and adjacent lands flows through road ditches and culverts out of DD19 and into a creek / waterway that flows south and ultimately flows into Quarter Section Run. The Main Tile runs underneath the highway. The adjustment factor reduces benefit from the tile system for lands whose surface runoff exits the drainage district.

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

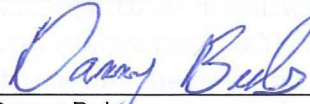
1. Parcel Number
2. The names of the owners as shown by the transfer books of the auditor's office
3. Section – Township – Range
4. Legal description
5. Benefited Acres
6. Benefit Units, calculated benefit units based on our classification. Can be considered a conceptual assessment dollar amount assuming 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

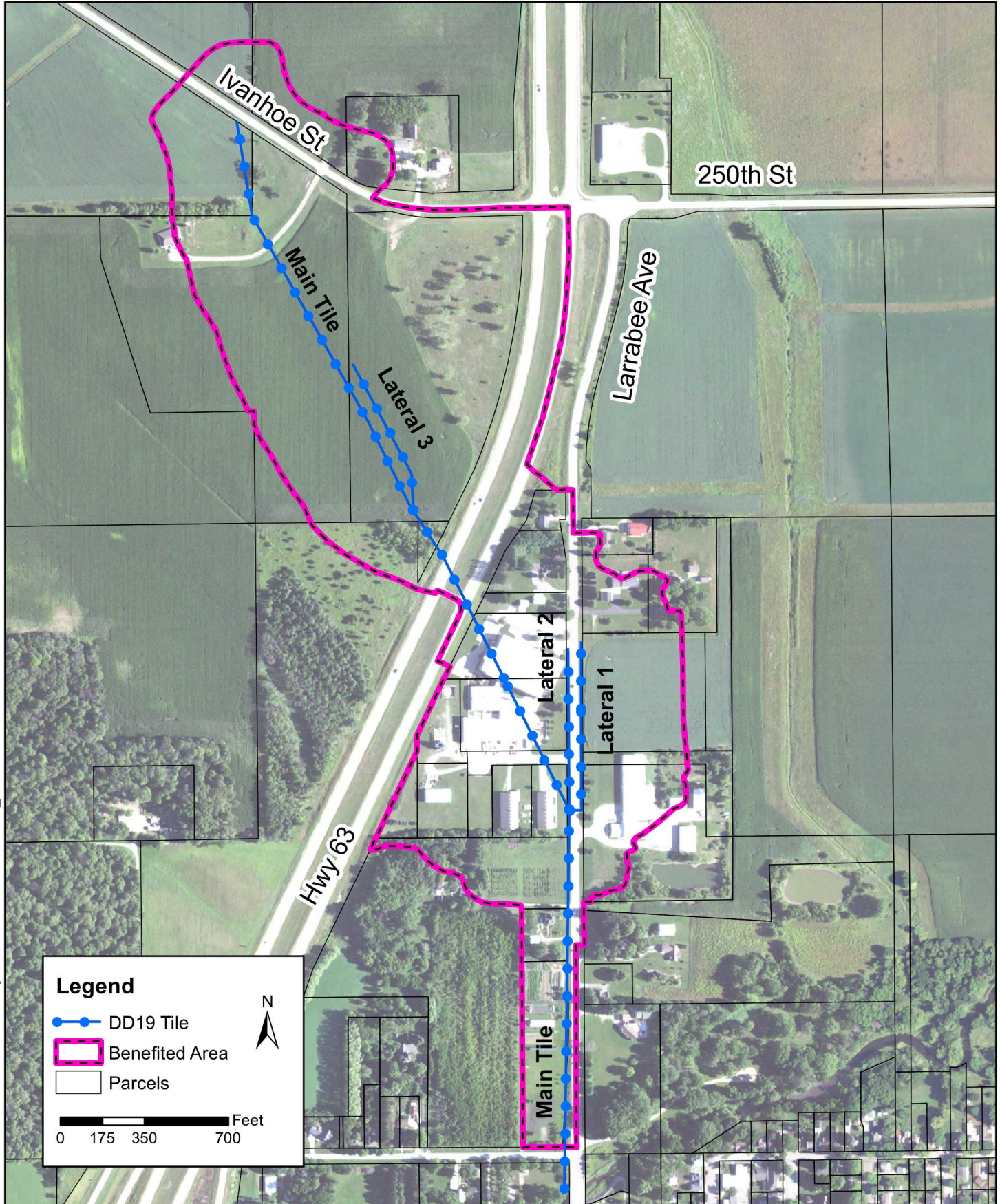
  
 \_\_\_\_\_  
 Danny Buls

  
 \_\_\_\_\_  
 Collin J. Klingbeil, PE

Date: June 7, 2023

# Drainage District No. 19 Benefited Lands Map

Bremer County, Iowa



PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1024100022	ABERDEEN LLC	24-91-13	N & E FR PTS PARCEL D IN SW NW	0.54	111.01	11.04%	1.11%
1024100023	ABERDEEN LLC	24-91-13	PARCEL D IN SW NW & NW SW "EX N & E FR PTS IN SW NW"	3.65	472.50	47.01%	4.73%
1014400002	BOND, JERRY M & BOND, DENISE K	14-91-13	SW SE NORTH OF ROAD (REITER)	1.07	85.74	8.53%	0.86%
1024100028	BOND, JERRY M & BOND, DENISE K	24-91-13	PARCEL F SW NW	1.70	40.80	4.06%	0.41%
1024100029	BOND, JERRY M & BOND, DENISE K	24-91-13	PARCEL G SW NW	0.54	13.83	1.38%	0.14%
1024100030	BOND, JERRY M & BOND, DENISE K	24-91-13	W 546' SW NW "EX N 150' X W 330'" & "EX E 216' X N 420'" & "EX PARCEL D" & "EX PARCEL F" & "EX PARCEL G"	4.79	792.71	78.87%	7.93%
1014400003	BRETTMANN, JERALD E & BRETTMANN, JANICE M	14-91-13	SW SE SOUTH OF ROAD	3.89	407.64	40.56%	4.08%
1023276010	BUSCH, WANDA MAE	23-91-13	DENVER IND PARK LOT 8	1.03	231.92	23.07%	2.32%
1023276025	BUSCH, WANDA MAE	23-91-13	DENVER IND PARK E PT LOT 5, LOT 6 & LOT 7 "EX W 103.1"	1.12	212.77	21.17%	2.13%
1014400014	GIBSON, BRENDA S	14-91-13	PARCEL E SE SE	0.92	29.63	2.95%	0.30%
1023276024	GIBSON, BRENDA S	23-91-13	TRI TR IN NW COR E 1/2 SE 1/4 NE 1/4	0.39	36.80	3.66%	0.37%
1023201006	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201007	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201008	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201009	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201010	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201011	GIBSON, BRENDA S	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023226008	GIBSON, BRENDA S	23-91-13	MIDDLE PART NE NE & PART IN SE 1/4 S OF ROAD	18.57	1,005.10	100.00%	10.05%

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. 19  
 RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1014400013	GIBSON, KENT B	14-91-13	SE SE "EX ROADS" & "EX PARCEL K" & "EX PARCEL E"	2.15	133.51	13.28%	1.34%
1023201005	GOBBLER'S KNOB CONDO LC	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023201004	KURTT, VIRGINIA M LVG TR	23-91-13	PART OF PARCEL "K" LOCATED IN NE 1/4 S23 AND SE 1/4 S14	2.03	235.89	23.47%	2.36%
1023226010	M & H PROPERTIES, LC	23-91-13	PARCEL R E 1/2 NE	0.58	16.58	1.65%	0.17%
1023276029	M & H PROPERTIES, LC	23-91-13	PARCEL S SE NE	1.58	58.64	5.83%	0.59%
1023276030	M & H PROPERTIES, LC	23-91-13	PARCEL T SE NE (OUTSIDE CITY LIMITS)	1.21	114.06	11.35%	1.14%
1023276031	M & H PROPERTIES, LC	23-91-13	PARCEL T SE NE (CITY-NON TIF)	2.31	650.61	64.73%	6.51%
1023276032	M & H PROPERTIES, LC	23-91-13	PARCEL T SE NE (CITY-TIF)	3.06	860.92	85.66%	8.61%
1023276026	MANATTS INC	23-91-13	DENVER IND PARK LOT 3 "EX PARCEL P"	1.19	230.09	22.89%	2.30%
1023426027	MORROW, JEFFREY J & MORROW, MOLLY D	23-91-13	E 226' S 220' N 520' NE SE	0.98	9.04	0.90%	0.09%
1023426028	MORROW, JEFFREY J & MORROW, MOLLY D	23-91-13	E 226' NE SE "EX S 2 RDS" & "EX N 520"	3.42	300.61	29.91%	3.01%
1023426019	PLATTE, RICHARD ALLEN & PLATTE, KELLY J	23-91-13	AP N1/2 SE1/4 SE COR LT3; LT 2, EX NW COR; LT9 EX W337'; E PT LT 10	3.51	68.42	6.81%	0.68%
1024100003	SCHAEFER, DANIEL P & SCHAEFER, CARMEN M	24-91-13	N 150' W 330' SW NW	0.15	4.61	0.46%	0.05%
1023276006	STEEGE, BONNIE K	23-91-13	DENVER IND PARK LOT 4	1.50	89.68	8.92%	0.90%
1023276011	STEEGE, BONNIE K	23-91-13	DENVER IND PARK W 103.01' LOTS 5 & 7	0.62	38.79	3.86%	0.39%
1023276014	STEEGE, BONNIE K	23-91-13	SE COR W 1/2 SE NE	0.75	7.36	0.73%	0.07%
5555555555	CITY OF DENVER STREETS	--		3.12	431.76		4.32%
8888888888	STATE OF IOWA HWY	--		10.91	1,397.68		13.98%
9999999999	BREMER COUNTY SECONDARY ROADS	--		3.19	260.07		2.60%
TOTAL				94.67	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.