

Commissioners' Report for Reclassification of Benefits Drainage District No. 44

Dickinson County, Iowa

December 2024

Project No. 23-29502



Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
Drainage District No. 44
Dickinson County
Board of Supervisors
1802 Hill Ave
Spirit Lake, IA 51360

FROM:
ISG
Spencer Pech, **PE**
Civil Engineer
1725 N Lake Ave.
Storm Lake, IA 50588
712.732.7745

Melvin Wernimont
Landowner Commissioner

Greg Feldman
Landowner Commissioner

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SIGNATURE SHEET

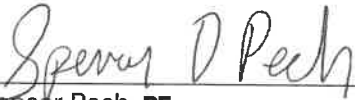
We, Melvin Wernimont, Greg Feldman, and Spencer Pech, having previously filed oath, depose and say that we are the commissioners duly appointed to reclassify lands within the boundary of Drainage District No. 44, Dickinson County, Iowa (DD44).



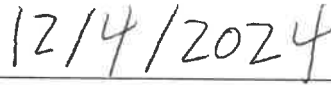
Melvin Wernimont, Commissioner



Greg Feldman, Commissioner



Spencer Pech, **PE**
Project Engineer
Reg. No. P28161



Date

ISG
1725 N Lake Ave
Storm Lake, IA 50588

Reclassification of Benefits
Drainage District No. 44
Dickinson County, Iowa

Engineer's Project Number: 23-25902

COMMISSIONERS' REPORT

History

DD44 was originally established in 1918. The original facilities of the District consisted of a Main Tile, ten (10) lateral tiles and six (6) sub-lateral tiles. The construction and maintenance of all facilities was paid for under one assessment schedule, with no reclassification of the District since the original classification in 1919. Section 468.131 of the Iowa Code provides that if the “original assessment schedule did not designate separately the amount each tract should pay for the main ditch and tile lateral drains then the board shall order a reclassification in accordance with the principles and rules set forth in Section 468.41.” In the Engineer’s Report for Tile Improvements dated May 2024, the Engineer recommended that the District be reclassified to distribute the drainage benefit of each facility to the land served by that facility. Therefore, the Dickinson County Board of Supervisors, acting as trustees for Drainage District No. 44, found the existing assessment schedule to be inequitable and on July 9, 2024, ordered a reclassification of DD44.

Facilities Review

As part of the reclassification process, an inventory of all district facilities was completed, to determine the necessity of each facility. Each of the original district facility’s sub-watersheds were reviewed to determine what lands they benefit, and if they should be maintained for future upkeep and maintenance by the District. Five (5) of the original facilities are summarized below with recommendations for abandonment or combination.

The DD44 Branch 16+10 W & E Tiles were originally intended to drain lands in the southern half of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 in Lakeville Township along 180th Street within the Dickinson County Road Right-of-way (ROW). With the addition of road culverts, these areas are now able to drain by surface across the road right-of way downstream. There does not appear to be any significant area of adjacent, non-ROW land that drains into these tiles as the adjacent lands all appear to drain directly into the DD44 Main Tile. Additionally, the BR16+10 E & W facilities are fully within Dickinson County Secondary Road Right-of-Way and therefore any future maintenance or upkeep would be a direct cost of Dickinson County Secondary Roads. Therefore, it is recommended that these facilities are abandoned by DD44 and they become private tiles under the jurisdiction of Dickinson County Secondary Roads.

The Branch 37+50-21, Branch 37+50-21-7+35-S, Branch 37+50-21-7+35-N, Branch 37+50-21-7+77-S, Branch 37+50-21-7+77-N tiles were originally constructed and listed as separate tile facilities. These tiles all drain a similar area within the NW $\frac{1}{4}$ of Section 19 Lakeville TWP and the NE $\frac{1}{4}$ of Section 24 Excelsior TWP. The Branch 37+50-21-7+35 N/S and Branch 37+50-21-7+77 N/S tiles all drain into the Branch 37+50-21 tile near 160th Ave. These four tiles all appear to receive water from adjacent non-ROW lands and therefore should be maintained as DD44 facilities. Since each of these facilities drain a similar area into Branch 37+50-21 and for simplification of future records and assessments, we recommend these facilities be merged into a single Branch 37+50-21 System. This reclassification reflects the combination of these facilities into one system.

All other original DD44 facilities are included within this reclassification as separated facilities. A comparison of the original facilities and reclassified facilities is displayed within Appendix A.

Reclassification

Therefore, this Commissioner’s Report for the Reclassification of Benefits addresses the redistribution of benefits for the facilities of the District. In review of the original facilities, the interior drainage boundaries were established with the original facilities

grouped for establishing workable assessment boundaries. All future work on any tile lines grouped in a system will be paid for under the said system assessment schedule.

Pursuant to our appointment, we have examined the Drainage District's records, as recorded by the Dickinson Auditor, to establish and review the assessment boundary of the overall DD44. In the Engineer's Annexation Letter, filed on August 8, 2024, the original assessment boundary and current assessment schedule on file was found to include all benefitted parcels and therefore no annexation was necessary.

In fulfilling our appointment as commissioners, we have examined each tract of land determined to be within the watershed of each facility and have classified each of these parcels based on the following factors: benefitted acres, need of drainage, proximity to outlet, percent of facility usage, and runoff condition.

For the Main Tile we have apportioned 100,000 assessment units to the lands in the District according to the relative percentages of benefit they derive. All other branches were apportioned 10,000 assessment units to the lands in the District according to the relative percentages of benefit they derive.

These apportionments are presented in this Report as the new Assessment Schedules for DD44. These schedules are intended to provide a basis upon which to spread levies required to cover costs, present and future, incurred by the District for the maintenance, repair or improvement of the facility the schedule is prepared for.

This Commissioners' Report consists of one (1) Main Tile schedule, eight (8) lateral tile schedules and two (2) sub-lateral tile schedules. The individual assessment schedules are intended to list all parcels benefitted by the facility for which the schedule is prepared. For each parcel, the schedules provide the following:

1. The names of the owners thereof as shown on the transfer books in the Dickinson County Auditor's Office
2. The number of benefitted acres
3. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract found to have the greatest benefit
4. An apportionment of the total schedule (Assessable Product) according to our classification of benefitted lands for the facility the schedule is prepared.
5. The percentage of schedule for each parcel.

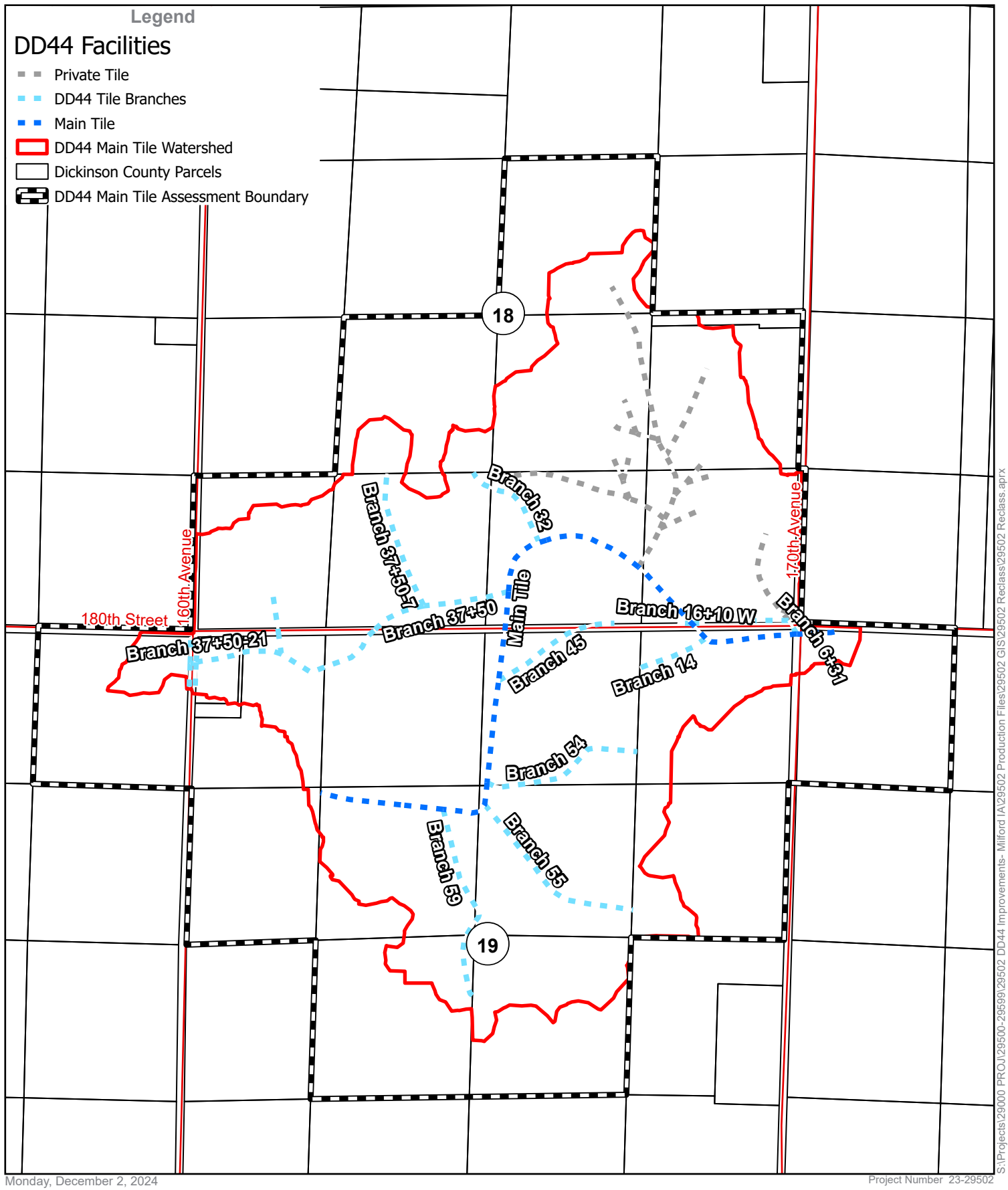
The schedules also show benefits to the Dickinson County Secondary Road right-of-way.

Recommendations

We recommend that this Commissioners' Report containing eleven (11) assessment schedules for Drainage District No. 44 Dickinson County be adopted through the process outlined below. We further recommend that Branches 16+10 W and 16+10 E be officially abandoned by the Dickinson County Board of Supervisors, acting as Trustees of the District at public hearing.

1. Tentatively approve this commissioners' report as filed.
2. Notify all landowners of the district, hold the required public hearing, and consider the input of the District's Landowners.
3. Adopt the proposed reclassification, modified as deemed appropriate, to satisfy the desires of the District.

Appendix A: DD44 Original Facilities & Reclassification Plats



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Feet
1:13,000

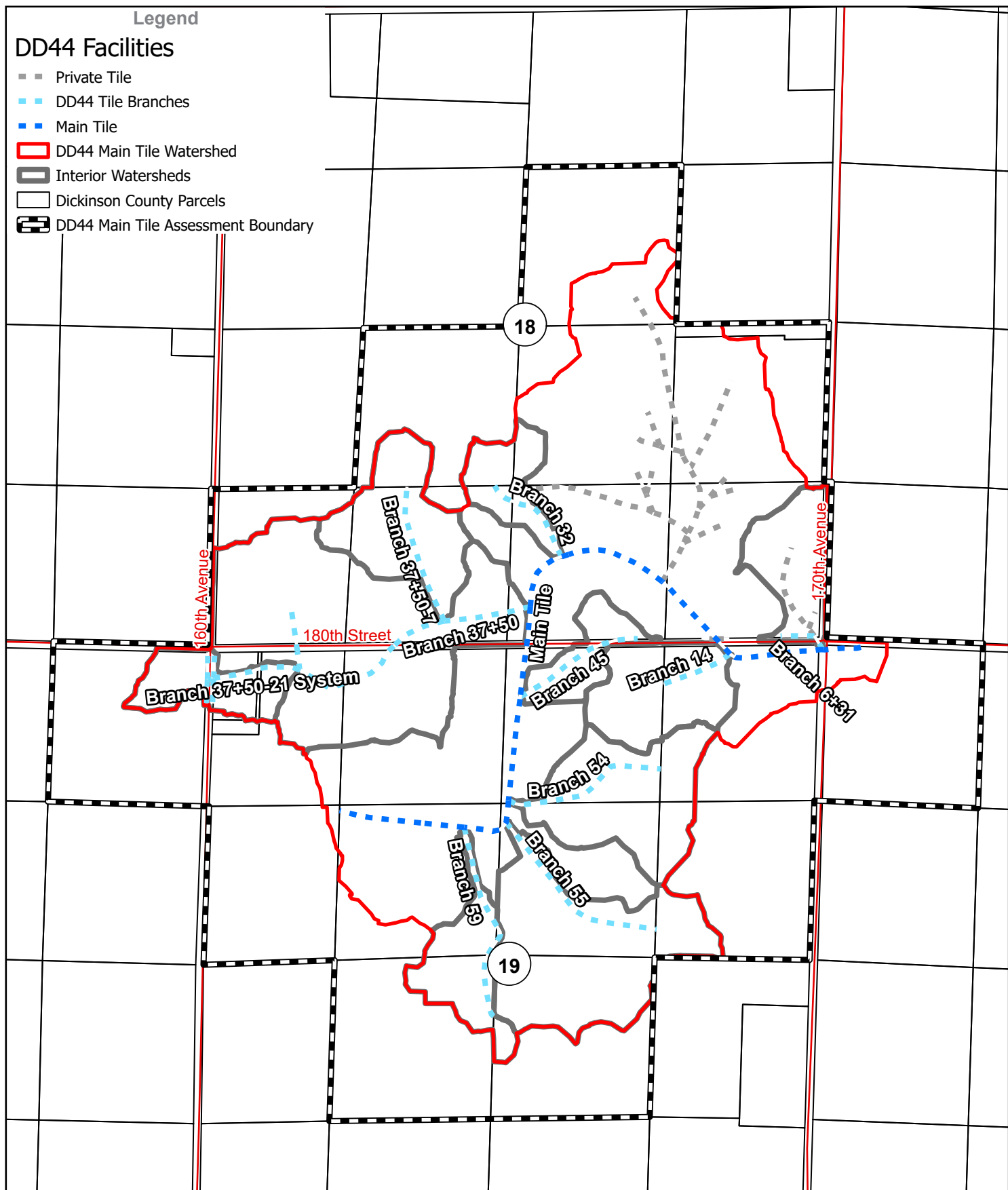


DD44

Original Facilities Plat
Dickinson County, Iowa

Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

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0 500 1,000
Feet
1:13,000



DD44 Reclassification Plat Dickinson County, Iowa

Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

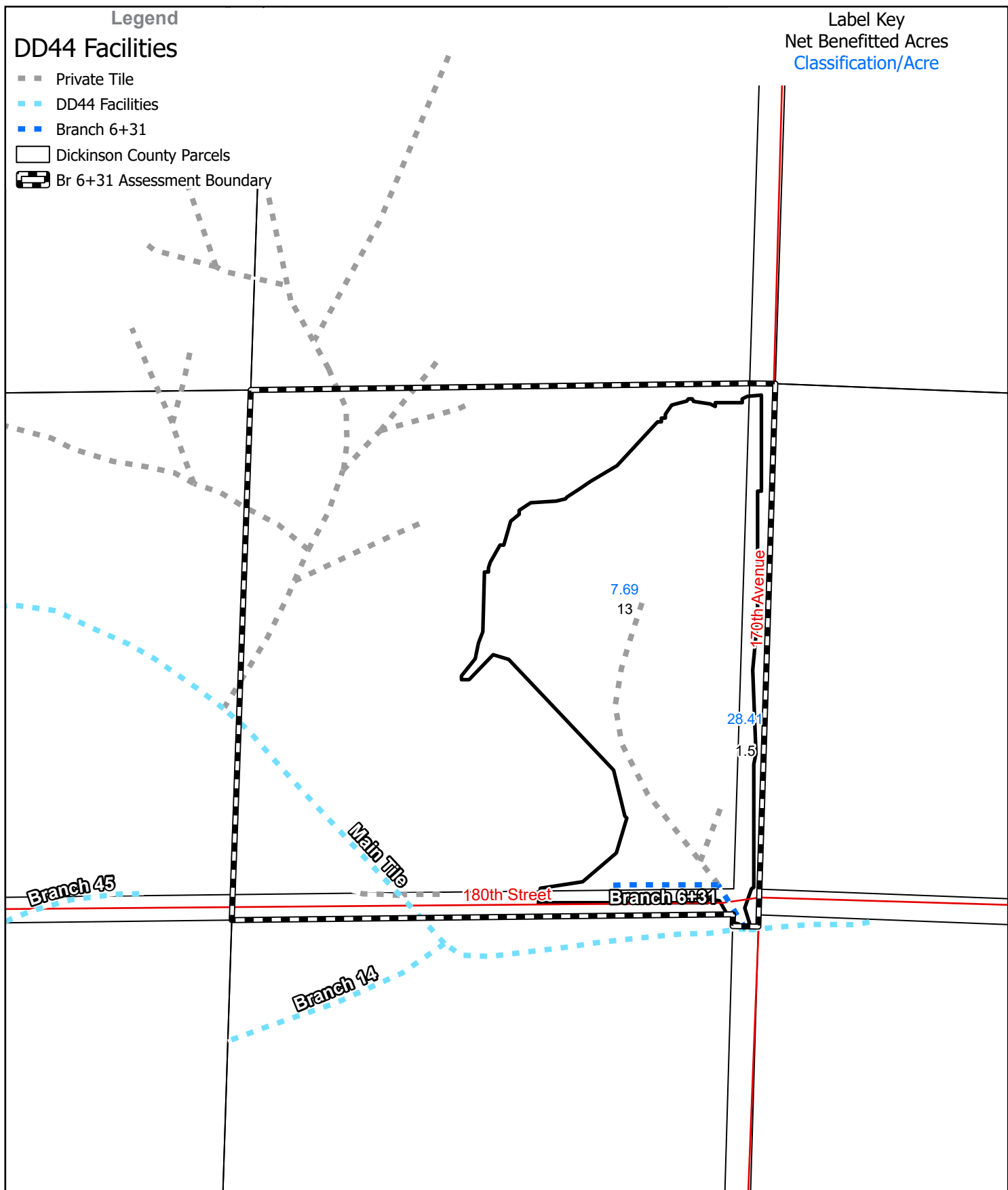
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Appendix B: DD44 –Main Tile Assessment Plat & Schedule

Drainage District No. 44 - Main Tile: Assessment Schedule

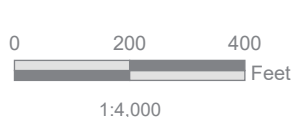
LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R38W, EXCELSIOR TOWNSHIP							
SONSTEGARD FAMILY FARMS	0524200002	24-99-38	NE NE 24-99-38	5.50	5.22	776.66	0.78%
T99N R37W, LAKEVILLE TOWNSHIP							
BARNHART, MATTHEW S AND MEAGAN M	0619100005	19-99-37	5.409 AC TRT IN NW COR NW NW (PARCEL A) 19-99-37	4.50	6.18	920.08	0.92%
	0619100007	19-99-37	IRREG TRT NW NW AKA PAR "D" 19-99-37	0.50	0.72	107.28	0.11%
FAIRBANKS, DAVID C AND WENDY M	0618300003	18-99-37	SW SW SEC 18-99-37	25.00	22.02	3,277.66	3.28%
	0618300004	18-99-37	SE SW 18-99-37	38.00	51.92	7,726.87	7.73%
GOODELL, BRIAN TRUSTEE	0618300002	18-99-37	NE SW 18-99-37	8.00	6.35	944.68	0.94%
GOULD, GARY D AND DONNA L	0618200003	18-99-37	SW NE 18-99-37	9.50	3.46	514.33	0.51%
	0618400001	18-99-37	NW SE 18-99-37	35.00	15.55	2,314.43	2.31%
	0618400002	18-99-37	SW SE 18-99-37	39.00	42.03	6,255.30	6.26%
	0618400004	18-99-37	NE SE EXC TRACT N SIDE 18-99-37	24.00	11.75	1,748.46	1.75%
	0618400005	18-99-37	SE SE 18-99-37	38.00	13.35	1,987.05	1.99%
PACKEBUSH, EDWARD M AND BRENDA J	0618400003	18-99-37	TRACT ON N SIDE OF NE SE 18-99-37	1.00	0.22	32.01	0.03%
SONSTEGARD FAMILY FARMS	0619100002	19-99-37	NE NW 19-99-37	39.26	100.00	14,882.75	14.88%
	0619100008	19-99-37	NW NW EXC TRTS NW COR 19-99-37	14.00	27.88	4,149.02	4.15%
	0619200001	19-99-37	NW NE 19-99-37	39.00	79.29	11,800.07	11.80%
	0619200003	19-99-37	SW NE 19-99-37	40.00	99.06	14,742.69	14.74%
SUMMIT FARMLAND IV LLP	0619200002	19-99-37	NE NE 19-99-37	24.00	15.68	2,333.06	2.33%
WARBURTON, DIANE MARIE	0619200004	19-99-37	SE NE 19-99-37	9.00	10.91	1,623.22	1.62%
WARBURTON, JAMES L AND ANN F	0619400001	19-99-37	NW SE 19-99-37	19.00	25.69	3,823.70	3.82%
WILD PRAIRIE FARMS, LLC	0620100001	20-99-37	NW NW 20-99-37	3.00	0.43	63.76	0.06%
WUEBKER, RICHARD	0619100003	19-99-37	SW NW 19-99-37	0.50	2.24	333.06	0.33%
	0619100004	19-99-37	SE NW 19-99-37	32.00	99.31	14,780.68	14.78%
	0619300002	19-99-37	NE SW 19-99-37	7.50	14.40	2,142.88	2.14%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	11.50	18.28	2,720.30	2.72%
Totals	24 Parcels			466.76		100,000.00	100.00%

Appendix C: Branch 6+31 Tile Assessment Plat & Schedule



Monday, December 2, 2024

Project Number 23-29502



DD44

Branch 6+31 Assessment Plat

Dickinson County, Iowa

Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

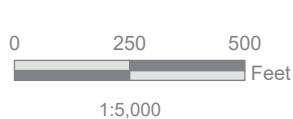
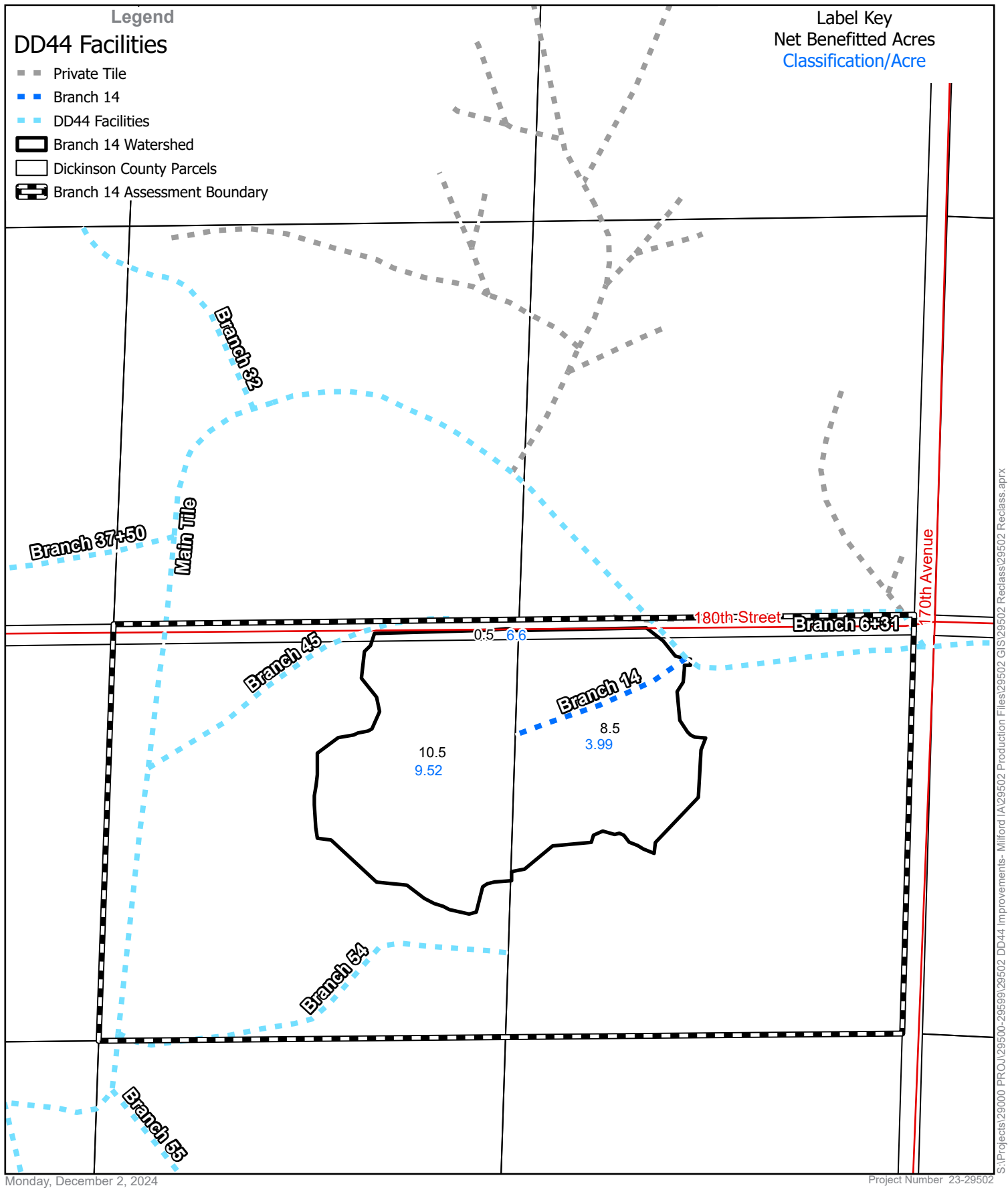


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Drainage District No. 44 - Branch 6+31: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
GOULD, GARY D AND DONNA L	0618400005	18-99-37	SE SE 18-99-37	13.00	100.00	7,012.12	70.12%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	1.50	42.61	2,987.88	29.88%
Totals		2 Parcels		14.50		10,000.00	100.00%

Appendix D: Branch 14 Tile Assessment Plat & Schedule



DD44

Branch 14 Assessment Plat

Dickinson County, Iowa

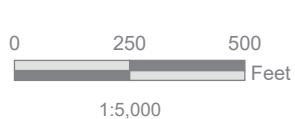
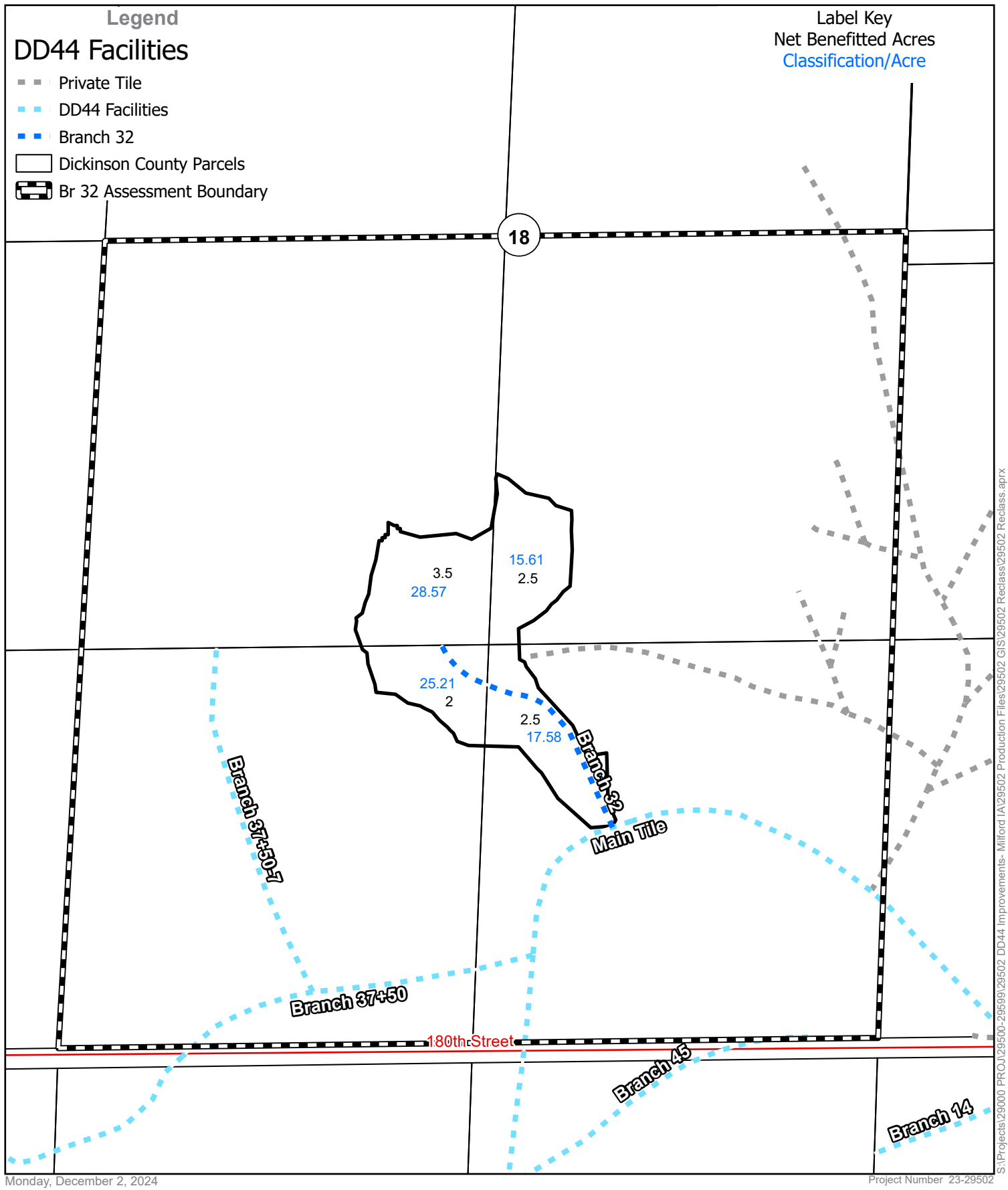
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

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Drainage District No. 44 - Branch 14: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
SONSTEGARD FAMILY FARMS	0619200001	19-99-37	NW NE 19-99-37	10.50	100.00	7,288.80	72.89%
SUMMIT FARMLAND IV LLP	0619200002	19-99-37	NE NE 19-99-37	8.50	33.90	2,470.76	24.71%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	0.50	3.30	240.44	2.40%
Totals		3 Parcels		19.50		10,000.00	100.00%

Appendix E: Branch 32 Tile Assessment Plat & Schedule



DD44

Branch 32 Assessment Plat

Dickinson County, Iowa

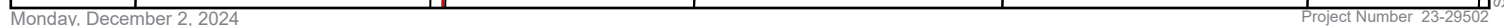
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)



Drainage District No. 44 - Branch 32: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
GOODELL, BRIAN TRUSTEE	0618300002	18-99-37	NE SW 18-99-37	3.50	100.00	4,284.26	42.84%
FAIRBANKS, DAVID C AND WENDY M	0618300004	18-99-37	SE SW 18-99-37	2.00	50.42	2,159.96	21.60%
GOULD, GARY D AND DONNA L	0618400001	18-99-37	NW SE 18-99-37	2.50	39.04	1,672.45	16.72%
	0618400002	18-99-37	SW SE 18-99-37	2.50	43.96	1,883.33	18.83%
Totals		4 Parcels		10.50		10,000.00	100.00%

Appendix F: Branch 37+50 Tile Assessment Plat & Schedule



Drainage District No. 44 - Branch 37+50: Assessment Schedule

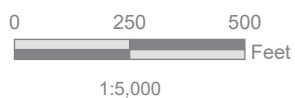
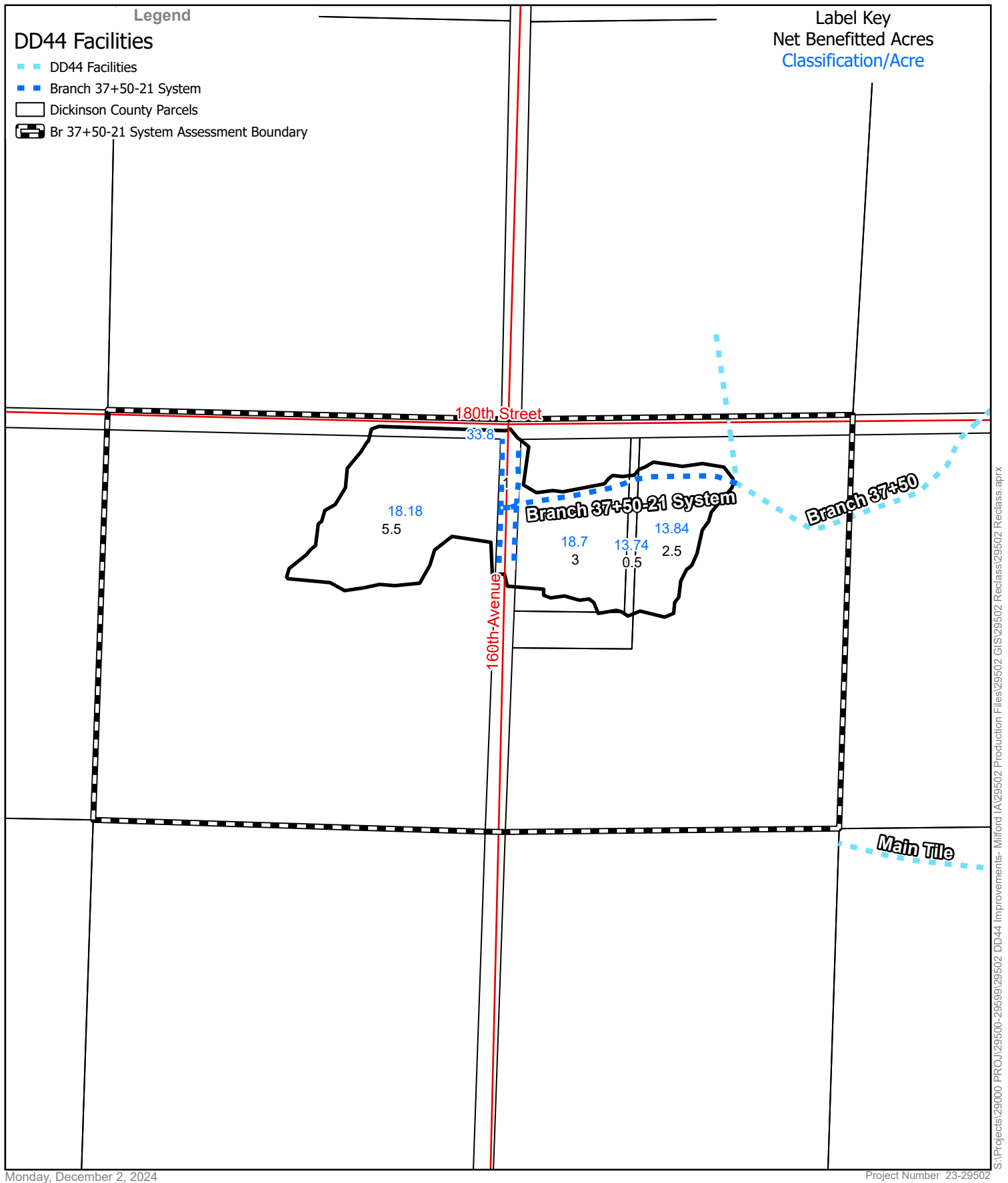
LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R38W, EXCELSIOR TOWNSHIP							
SONSTEGARD FAMILY FARMS	0524200002	24-99-38	NE NE 24-99-38	5.50	20.63	506.80	5.07%
T99N R37W, LAKEVILLE TOWNSHIP							
BARNHART, MATTHEW S AND MEAGAN M	0619100005	19-99-37	5.409 AC TRT IN NW COR NW NW (PARCEL A) 19-99-37	4.50	26.27	645.48	6.45%
	0619100007	19-99-37	IRREG TRT NW NW AKA PAR "D" 19-99-37	0.50	3.09	75.84	0.76%
FAIRBANKS, DAVID C AND WENDY M	0618300003	18-99-37	SW SW SEC 18-99-37	25.00	100.00	2,456.81	24.57%
	0618300004	18-99-37	SE SW 18-99-37	33.00	60.75	1,492.46	14.92%
GOODELL, BRIAN TRUSTEE	0618300002	18-99-37	NE SW 18-99-37	4.50	3.63	89.28	0.89%
GOULD, GARY D AND DONNA L	0618400002	18-99-37	SW SE 18-99-37	1.50	1.06	26.14	0.26%
SONSTEGARD FAMILY FARMS	0619100002	19-99-37	NE NW 19-99-37	15.50	73.65	1,809.33	18.09%
	0619100008	19-99-37	NW NW EXC TRTS NW COR 19-99-37	12.00	83.07	2,040.92	20.41%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	5.00	34.88	856.94	8.57%
Totals		10 Parcels		107.00		10,000.00	100.00%

Appendix G: Branch 37+50 - 7 Tile Assessment Plat & Schedule

Drainage District No. 44 - Branch 37+50-7: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
GOODELL, BRIAN TRUSTEE	0618300002	18-99-37	NE SW 18-99-37	4.50	38.75	2,691.76	26.92%
FAIRBANKS, DAVID C AND WENDY M	0618300003	18-99-37	SW SW SEC 18-99-37	2.00	5.20	361.26	3.61%
	0618300004	18-99-37	SE SW 18-99-37	16.00	100.00	6,946.98	69.47%
Totals		3 Parcels		22.50		10,000.00	100.00%

Appendix H: Branch 37+50 - 21 Tile System Assessment Plat & Schedule



DD44
Branch 37+50-21 System
Assessment Plat
Dickinson County, Iowa

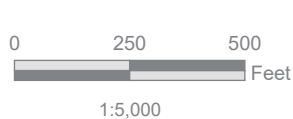
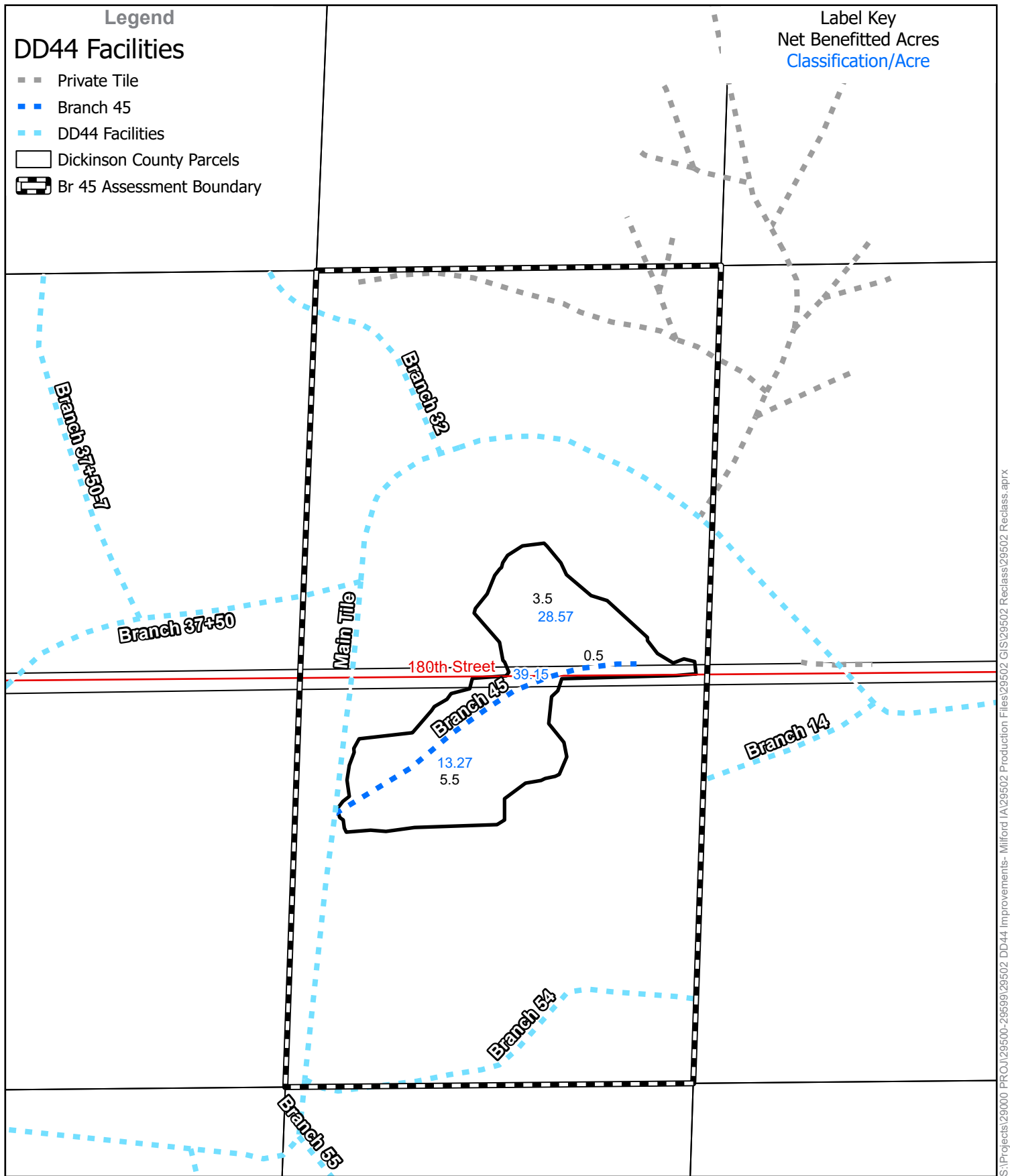
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

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Drainage District No. 44 - Branch 37+50-21 System: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R38W, EXCELSIOR TOWNSHIP							
SONSTEGARD FAMILY FARMS	0524200002	24-99-38	NE NE 24-99-38	5.50	100.00	4,322.11	43.22%
T99N R37W, LAKEVILLE TOWNSHIP							
BARNHART, MATTHEW S AND MEAGAN M	0619100005	19-99-37	5.409 AC TRT IN NW COR NW NW (PARCEL A) 19-99-37	3.00	56.11	2,425.16	24.25%
	0619100007	19-99-37	IRREG TRT NW NW AKA PAR "D" 19-99-37	0.50	6.87	296.88	2.97%
SONSTEGARD FAMILY FARMS	0619100008	19-99-37	NW NW EXC TRTS NW COR 19-99-37	2.50	34.59	1,494.98	14.95%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	1.00	33.80	1,460.87	14.61%
Totals		5 Parcels		12.50		10,000.00	100.00%

Appendix I: Branch 45 Tile Assessment Plat & Schedule



DD44

Branch 45 Assessment Plat

Dickinson County, Iowa

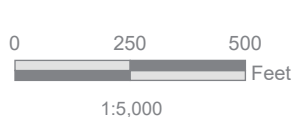
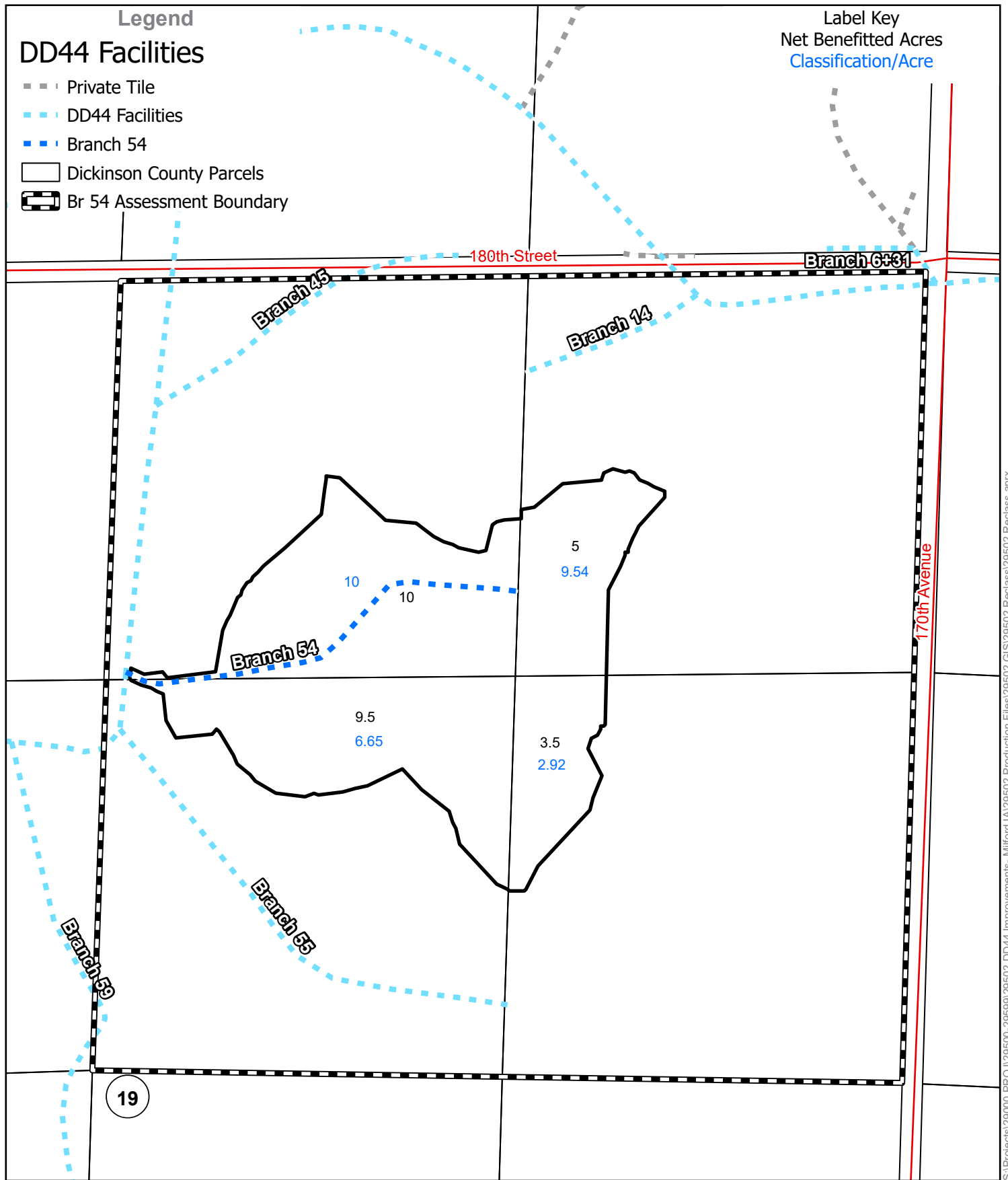
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)



Drainage District No. 44 - Branch 45: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
GOULD, GARY D AND DONNA L	0618400002	18-99-37	SW SE 18-99-37	3.50	100.00	5,193.72	51.94%
SONSTEGARD FAMILY FARMS	0619200001	19-99-37	NW NE 19-99-37	5.50	72.97	3,789.71	37.90%
Dickinson County Secondary Roads	100		RIGHT-OF-WAY	0.50	19.57	1,016.57	10.17%
Totals		3 Parcels		9.50		10,000.00	100.00%

Appendix J: Branch 54 Tile Assessment Plat & Schedule



DD44

Branch 54 Assessment Plat

Dickinson County, Iowa

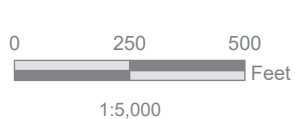
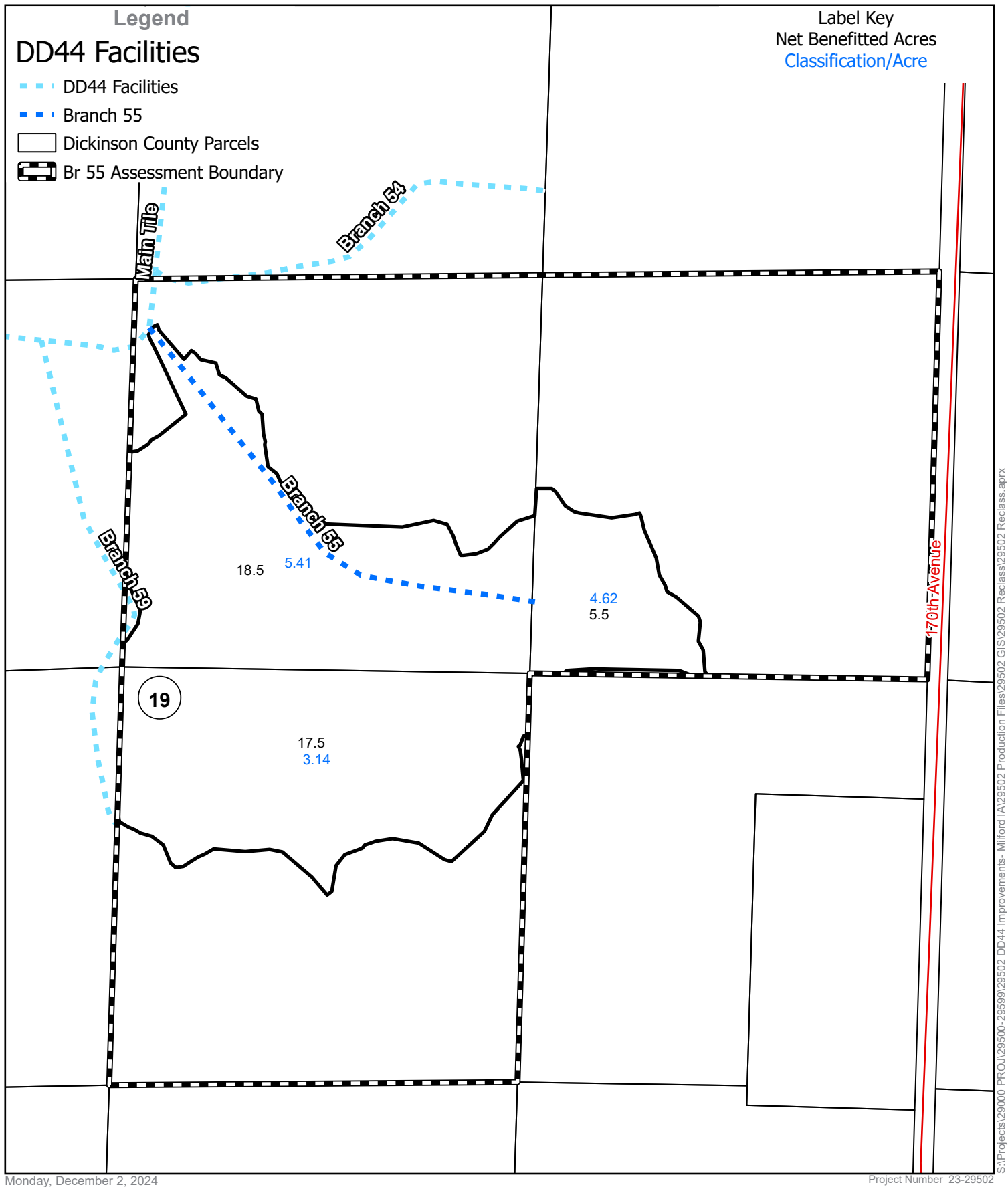
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)

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Drainage District No. 44 - Branch 54: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
SONSTEGARD FAMILY FARMS	0619200001	19-99-37	NW NE 19-99-37	10.00	100.00	4,522.25	45.22%
	0619200003	19-99-37	SW NE 19-99-37	9.50	63.20	2858.22	28.58%
SUMMIT FARMLAND IV LLP	0619200002	19-99-37	NE NE 19-99-37	5.00	47.71	2157.63	21.58%
WARBURTON, DIANE MARIE	0619200004	19-99-37	SE NE 19-99-37	3.50	10.21	461.90	4.62%
Totals	4 Parcels			28.00		10,000.00	100.00%

Appendix K: Branch 55 Tile Assessment Plat & Schedule



DD44

Branch 55 Assessment Plat
Dickinson County, Iowa

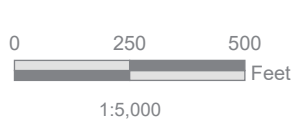
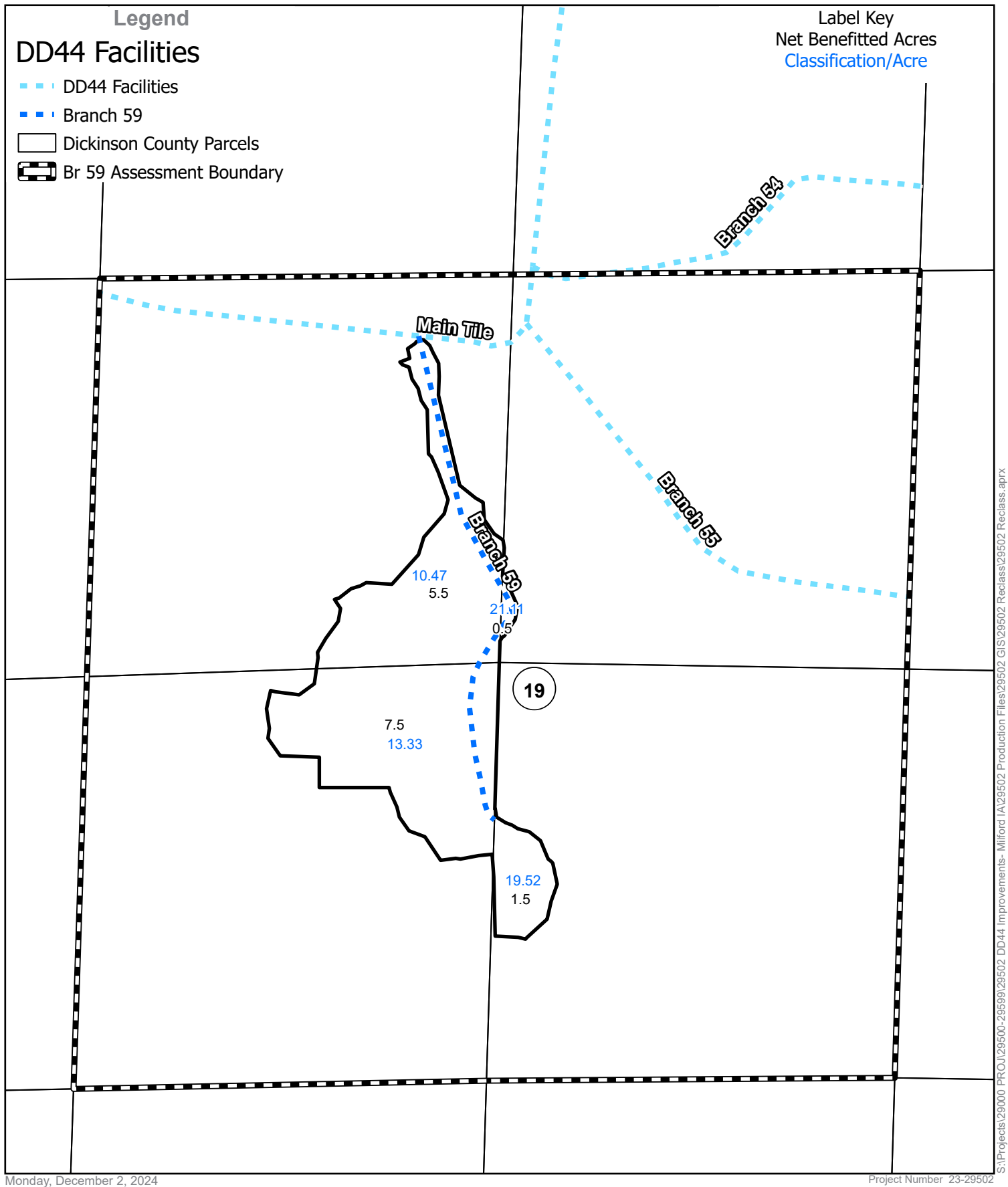
Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)



Drainage District No. 44 - Branch 55: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
SONSTEGARD FAMILY FARMS	0619200003	19-99-37	SW NE 19-99-37	18.50	100.00	5,545.45	55.45%
WARBURTON, JAMES L AND ANN F	0619400001	19-99-37	NW SE 19-99-37	17.50	54.92	3045.59	30.46%
WARBURTON, DIANE MARIE	0619200004	19-99-37	SE NE 19-99-37	5.50	25.41	1408.96	14.09%
Totals	3 Parcels			41.50		10,000.00	100.00%

Appendix L: Branch 59 Tile Assessment Plat & Schedule



DD44
Branch 59 Assessment Plat
Dickinson County, Iowa

Source(s):
Roads (IA DOT, 2014)
Parcels (Dickinson County, 2024)



Drainage District No. 44 - Branch 59: Assessment Schedule

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T99N R37W, LAKEVILLE TOWNSHIP							
WUEBKER, RICHARD	0619100004	19-99-37	SE NW 19-99-37	5.50	57.56	2,915.93	29.16%
	0619300002	19-99-37	NE SW 19-99-37	7.50	100.00	5066.04	50.66%
SONSTEGARD FAMILY FARMS	0619200003	19-99-37	SW NE 19-99-37	0.50	10.55	534.72	5.35%
WARBURTON, JAMES L AND ANN F	0619400001	19-99-37	NW SE 19-99-37	1.50	29.28	1,483.31	14.83%
Totals		4 Parcels		15.00		10,000.00	100.00%