

ENGINEER'S REPORT FOR ANNEXATION

JOINT DRAINAGE DISTRICT No. 3 OSCEOLA & DICKINSON COUNTIES, IOWA

NOVEMBER 2024
PROJECT NO. 21-25279

REPORT FOR:
JOINT DRAINAGE DISTRICT No. 3
OSCEOLA & DICKINSON COUNTIES
IOWA

FROM:
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The logo for ISG, consisting of the letters 'ISG' in a bold, sans-serif font, centered within a dark gray square.


ENGINEER'S REPORT

FOR

ANNEXATION

JOINT DRAINAGE DISTRICT No. 3
OSCEOLA & DICKINSON COUNTIES

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 <p>The seal is circular with a rope-like outer border. Inside the border, the text "LICENSED PROFESSIONAL ENGINEER" is written in a circle. In the center, it says "SPENCER DEAN PECH" and "P28161". At the bottom, it says "IOWA". There are two stars on either side of the word "IOWA".</p>	<p>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.</p> <p><u>Spencer D Pech</u> <u>11/12/2024</u> Spencer Pech, P.E. Date</p> <p>License No.: P28161</p> <p>My License Renewal Date is December 31, 2024</p>
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ENGINEER'S REPORT FOR ANNEXATION JOINT DRAINAGE DISTRICT NO. 3 OSCEOLA & DICKINSON COUNTY, IOWA

INTRODUCTION & BACKGROUND

On November 22nd, 2022, the Osceola & Dickinson County Joint Board of Supervisors, acting as Trustees for Joint Drainage District No. 3 (JDD3), directed ISG to investigate and report on the location and extent of the benefited lands which are currently not assessed in the District but drain to facilities of JDD3. Section 468.119 of the Iowa Code states "...if the board becomes convinced that additional lands contiguous to the district, and without regard to county boundaries, are benefited by the improvement to said district as contemplated in Section 468.126, the Board may adopt with or without a petition from owners of the proposed annexed lands, a resolution of necessity for annexation of such additional land."

Our investigation found there to be 35.5 acres of land that drain to facilities of JDD3 but is not currently assessed for benefit by JDD3.

Joint Drainage District No. 2 (Osceola & Dickinson) utilizes the Main Open Ditch (MOD) of JDD3 as an outlet for its tile system, however in 1985, an outlet agreement was made in lieu of annexation of JDD2 into JDD3. As such, lands within JDD2 are not recommended for annexation but will continue to pay a share of the JDD3 MOD assessment through the common outlet agreement. This will be reflected in the upcoming reclassification of JDD3.

Lands within Joint Drainage District No. 4 (Osceola & Dickinson) and the area of Stony Lake also drain by surface into the JDD3 Main Open Ditch, however both areas have significant surface relief – 48 feet and 20 feet, respectively – and therefore receive no material benefit from the JDD3 Main Open Ditch. If the JDD3 MOD was not improved or did not exist, these lands would still have a natural outlet. As such, lands within JDD4 and the area of Stony Lake are not recommended for annexation.

During the Engineer's investigation, each parcel under consideration was reviewed for benefit by reviewing the 1985 reclassification plat, current assessment schedule from both Osceola and Dickinson Counties, adjacent drainage district infrastructure GIS data, private tile maps provided by landowners, topographic maps, the 2020 Light Detection and Ranging (LiDAR)-derived Digital Elevation Model (DEM), and USDA soil survey maps.

Annexed parcels were investigated with regard to relation and elevation to Joint Drainage District No. 3's facilities, all as required by law. From this investigation, an updated district plat was developed showing the parcels benefited and recommended for annexation. This plat is enclosed as Appendix A.

ANNEXATION REVIEW

Based on the information available to the Engineer, it is recommended that the Joint Board of Supervisors consider annexation of the parcels described herein and shown on the attached plat. Each parcel listed is benefited by Joint Drainage District No. 3, in that surface and/or subsurface drainage from these parcels is discharged through the facilities of the District. Each forty-acre tract or subdivide thereto recommended for annexation is listed along with the owner(s) of record, the legal description, and the approximate number of benefited acres within the parcel.

Table 1. Summary of Parcels for Annexation

PIN	Legal Description	Deedholder	Benefitted Acres
0920200003	SW ¼ of the NW ¼ of Section 20 of Westport Township, Dickinson County	Bockman LTD	12.0
010083433000	SW ¼ of the SW ¼ of Section 34 of Allison Township, Osceola County	Sunrise Farms Rentals, LLC	9.0
010083433000	NW ¼ of the SW ¼ W/EXC EXC PT PAR B & PAR C of Section 30 of Allison Township, Osceola County	Sunrise Farms Rentals, LLC	5.0
010083432010	NW ¼ of the SW ¼ Part Parcel B of Section 34 of Allison Township, Osceola County	Sunrise Farms Rentals, LLC	9.5

SW ¼ of the NW ¼ of Section 20 of Westport Township, Dickinson County

The soils within this area are comprised of hydrologic soil group C/D, and the drainage class rating is poorly drained to somewhat poorly drained. As such, it is reasonable to expect that these lands will require artificial drainage to be productive for row-crop agriculture. Review of aerial imagery shows that a signature of pattern tile drainage was present in multiple years, and that the flow direction of the pattern tiled area is toward the Branch 11 Tile of JDD3. This is displayed in the images below. If the facilities of JDD3 did not exist, this parcel's land use and surface drainage would likely be changed or materially impacted. This area does appear to receive material benefit from the facilities of JDD3 and is not currently included in the assessment schedule; therefore, it is recommended to be annexed into JDD3.



Figure 1. Proposed annexation area – 12 acres (SW ¼ of the NW ¼ of Section 20 of Westport Township, Dickinson County)

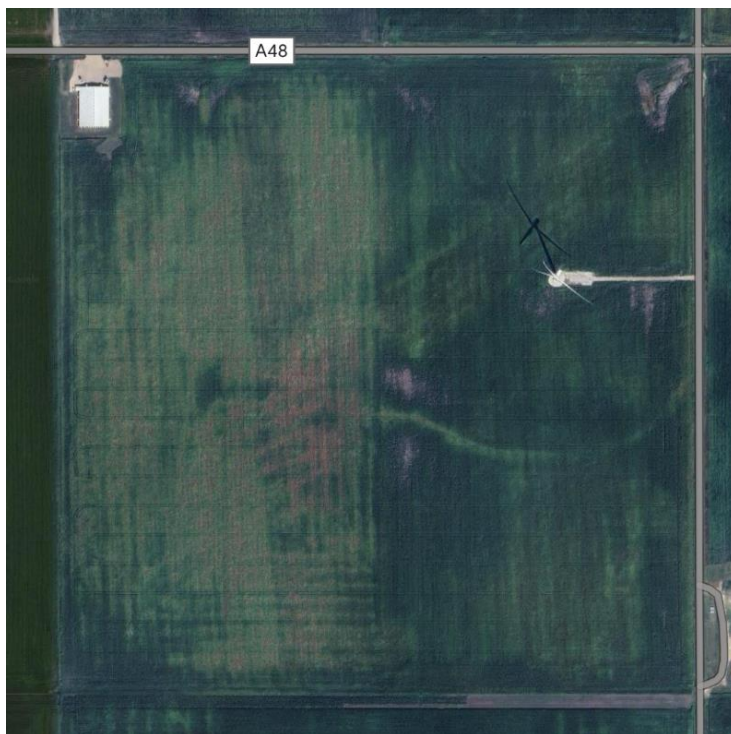


Figure 2. Tile drainage signature on aerial imagery (SW ¼ of the NW ¼ of Section 20 of Westport Township, Dickinson County)

SW ¼ of Section 34 of Allison Township, Osceola County (see Table 1 for detailed legal description)

The soils within this area are primarily comprised of hydrologic soil group C/D, and the drainage class rating is poorly drained to somewhat poorly drained. As such, it is reasonable to expect that these lands will require artificial drainage to be productive for row-crop agriculture. A tile map was provided by the landowner for the area containing these parcels, which shows that a portion of the parcels drain by private tile to the Branch 152 and Branch 152-134 Tiles of JDD3. If the facilities of JDD3 did not exist, these parcels' land use and surface drainage would be changed or materially impacted. This area appears to receive material benefit from the facilities of JDD3 and is not currently included in the assessment schedule; therefore, it should be annexed into JDD3.

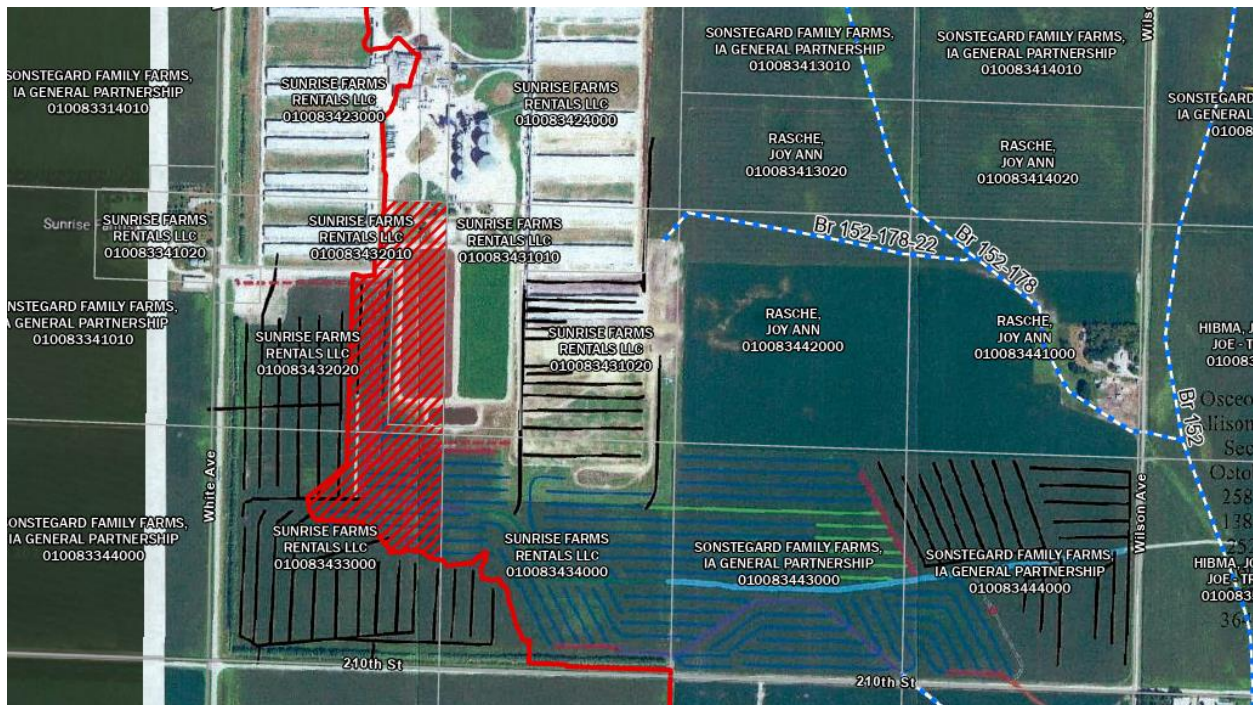
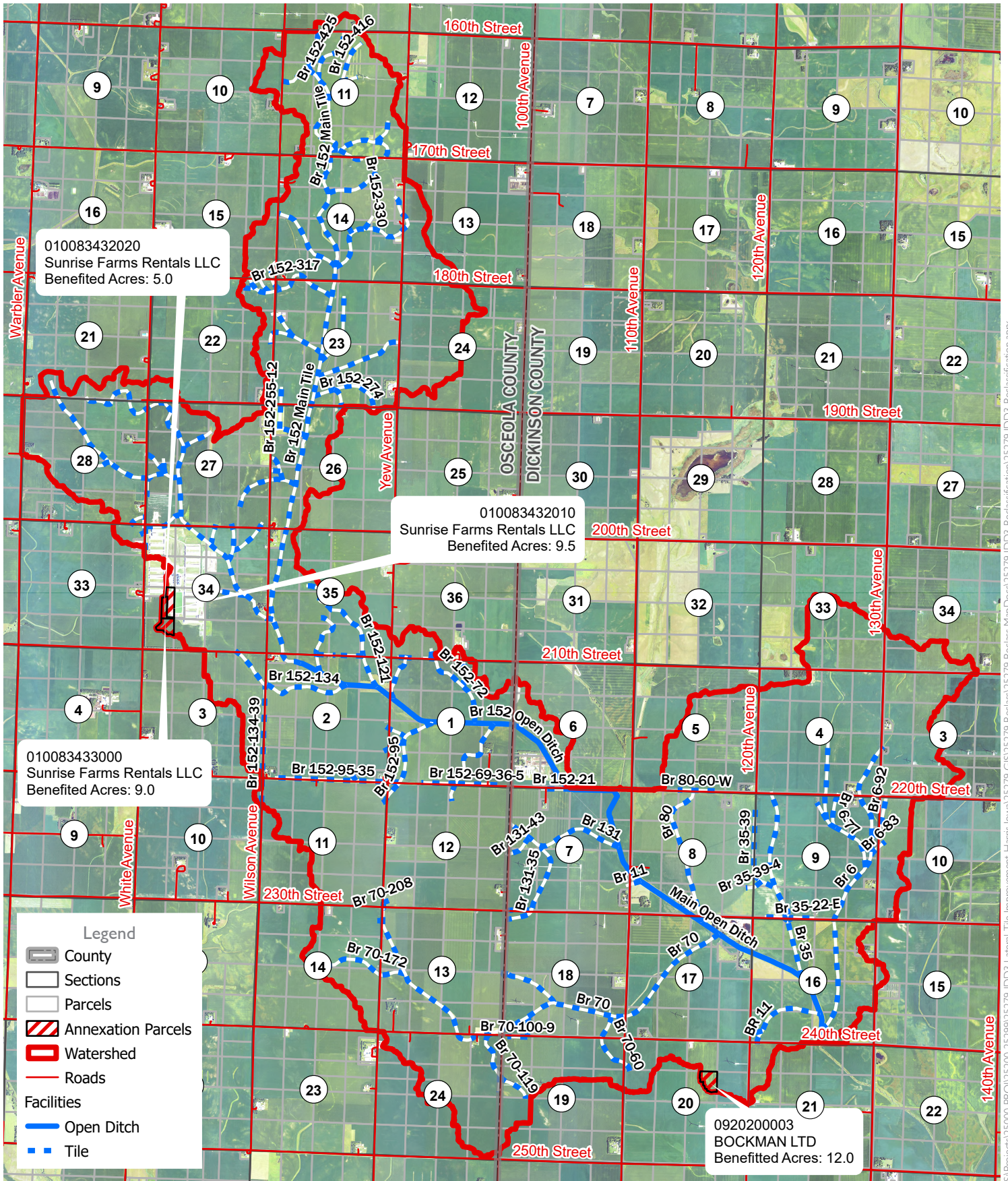


Figure 4. Proposed annexation area (23.5 acres) overlain on landowner-provided tile map (parcels within SW ¼ of Section 34 of Allison Township, Osceola County; see Table 1 for detailed legal description and breakdown of acreage)

In summary, it is recommended that 35.5 acres of benefited land in four (4) parcels are annexed into Joint Drainage District No. 3. Annexation of all this land is considered feasible, expedient and for the public good. It is therefore recommended the Joint Board of Supervisors of Osceola & Dickinson Counties, acting as Trustees for the Joint Drainage District No. 3, take appropriate steps to accomplish the following:

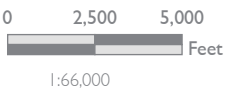
1. Tentatively approve this report.
2. Notify all landowners to be annexed and hold the required public hearing.
3. Annex to the overall Joint Drainage District No. 3, the lands determined to be benefited.

APPENDIX A: ANNEXATION PLAT MAPS



Tuesday, November 12, 2024

Project Number 21-25279



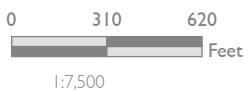
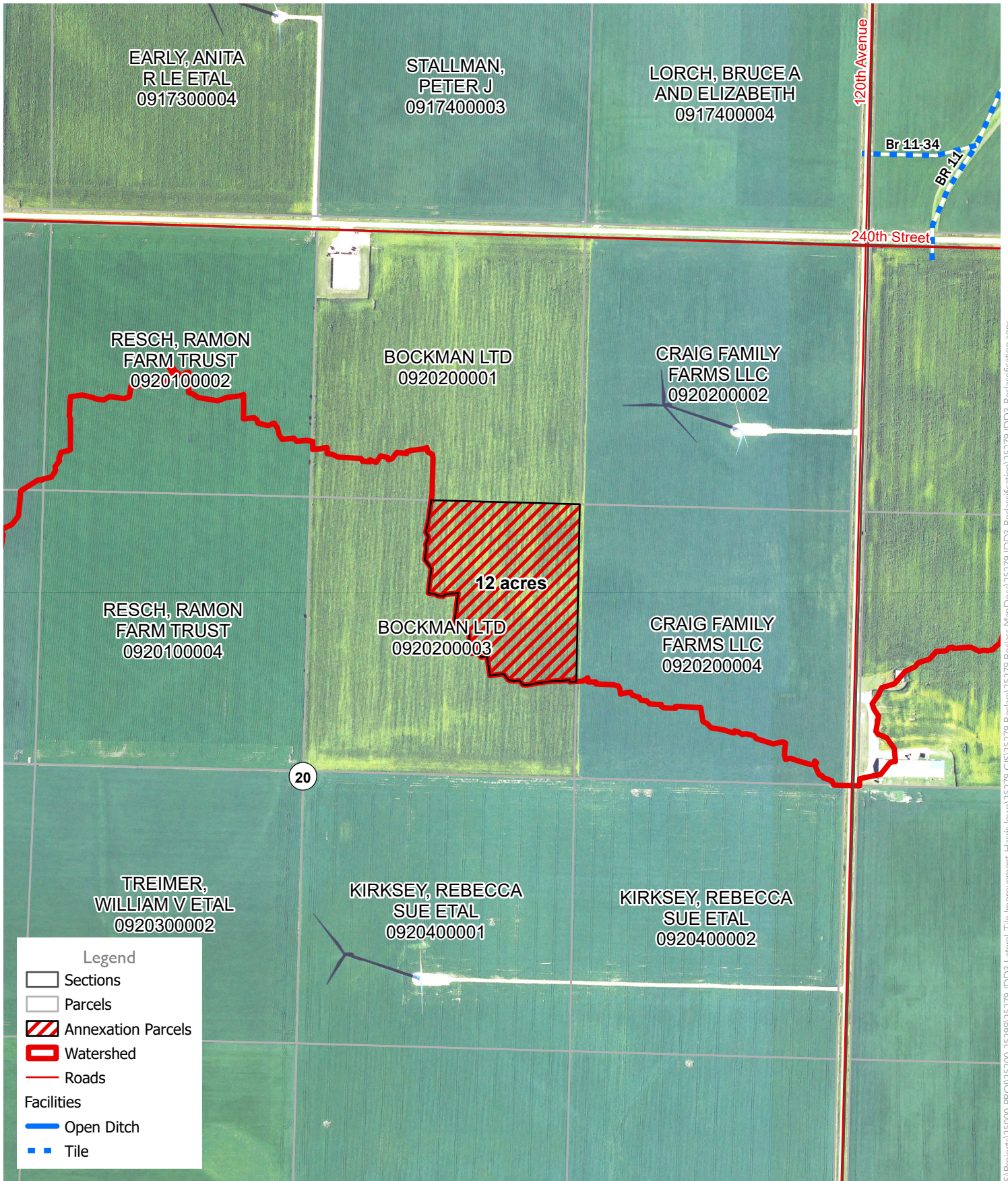
Annexation Plat

Joint Drainage District No. 3

Osceola & Dickinson Counties, Iowa

Source(s):
Orthophoto (USDA, 2023)

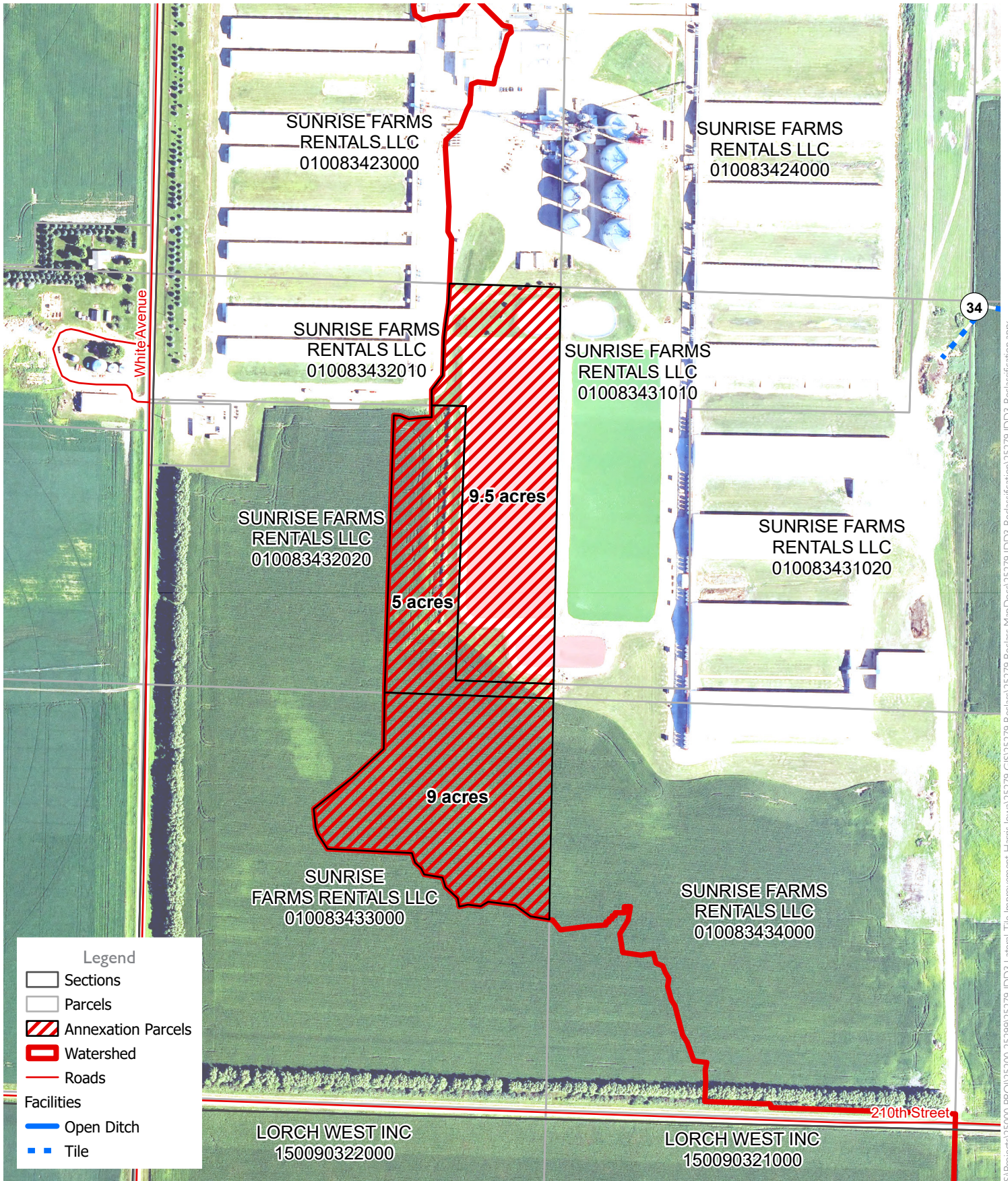




Bockman LTD Annexation
Joint Drainage District No. 3
Dickinson County, Iowa

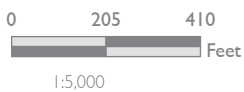
Source(s):
Orthophoto (USDA, 2023)

ISG



Monday, November 11, 2024

Project Number 21-25279



Sunrise Farms Annexation
Joint Drainage District No. 3
Osceola County, Iowa

Source(s):
Orthophoto (USDA, 2023)

ISG

S:\Projects\252000-PROJ\252000-25299\25279 JDD3 Lateral Tile Improvement-Harris Iowa\25279 GIS\25279 Reclas\25279 Reclas MapDocs\25279 JDD3 Reclassification\25279 Reclassification.aprx