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

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COMMISSIONERS' REPORT

DRAINAGE DISTRICT NO. 92
DICKINSON COUNTY

TRUSTEES: Dickinson County Boards of Supervisors

Kim Wermersen
William Leupold
Stephen Dullard
Steve Clark
Levi Markwardt

Lori Pedersen, County Auditor
Jordan Moyer, Drainage Administrator

Commissioners: Melvin Wernimont
Greg Feldman
Collin J. Klingbeil, PE

JW PROJECT E16109

COMMISSIONERS' OATH
FOR CLASSIFICATION OF
DICKINSON COUNTY DRAINAGE DISTRICT NO. 92

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Dickinson County in which Drainage District No. 92 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 Melvin Wernimont
Melvin Wernimont

Date 4-3-25

Signed Greg Feldman
Greg Feldman

Date 4-3-25

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 Klingbeil
Collin J. Klingbeil, PE

Date 4/3/25

REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED
IN
DICKINSON COUNTY DRAINAGE DISTRICT NO. 92

Dear Trustees:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by the facilities of Dickinson County Drainage District No. 92, we, as commissioners, subscribed to an oath to perform said duty and proceeded to examine the drainage system and the lands the system was designed to serve.

Drainage District No. 92 was established in 2024, and construction of a Main Tile was also completed in 2024. We have developed an assessment schedule which is to be used both for paying the costs of establishment and construction, as well as future maintenance as should be needed. We used a cost basis of **$235,000** for the assessment schedule, which is the estimated amount to be levied in 2025 for the district establishment and drainage improvements.

We note that the Main Tile outlets into a ravine that leads to the Little Sioux River. The ravine was lined with riprap, minor excavation was done, and a corrugated metal pipe was installed to deliver the water to the river. This land has not been included in the drainage district; however, the drainage district has the responsibility of maintenance for the path from the outlet to the Little Sioux River.

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 its 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/ditch one (1) mile in length, lands whose water flows through the entire length of tile/ditch 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:** lands identified with only one of tile and surface water flowing into the district facility were given a reduction to account for the lower amount of water flowing into the district facility. This includes a 70% reduction for lands tiled out of the district where surface water drains into the district, and a 30% reduction for lands that are tiled into the district where surface water drains out of the 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. Legal description including Section – Township – Range
4. Benefited Acres
5. 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.
6. The classification of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit
7. Percent of Total Benefit

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

Respectfully submitted,

BOARD OF COMMISSIONERS

Melvin Wernimont

Melvin Wernimont

Greg Feldman

Greg Feldman

Collin Klingbeil

Collin J. Klingbeil, PE

Date: April 3, 2025

Drainage District No. 92
Main Tile Improvement
Benefited Lands Map

Dickinson County, Iowa

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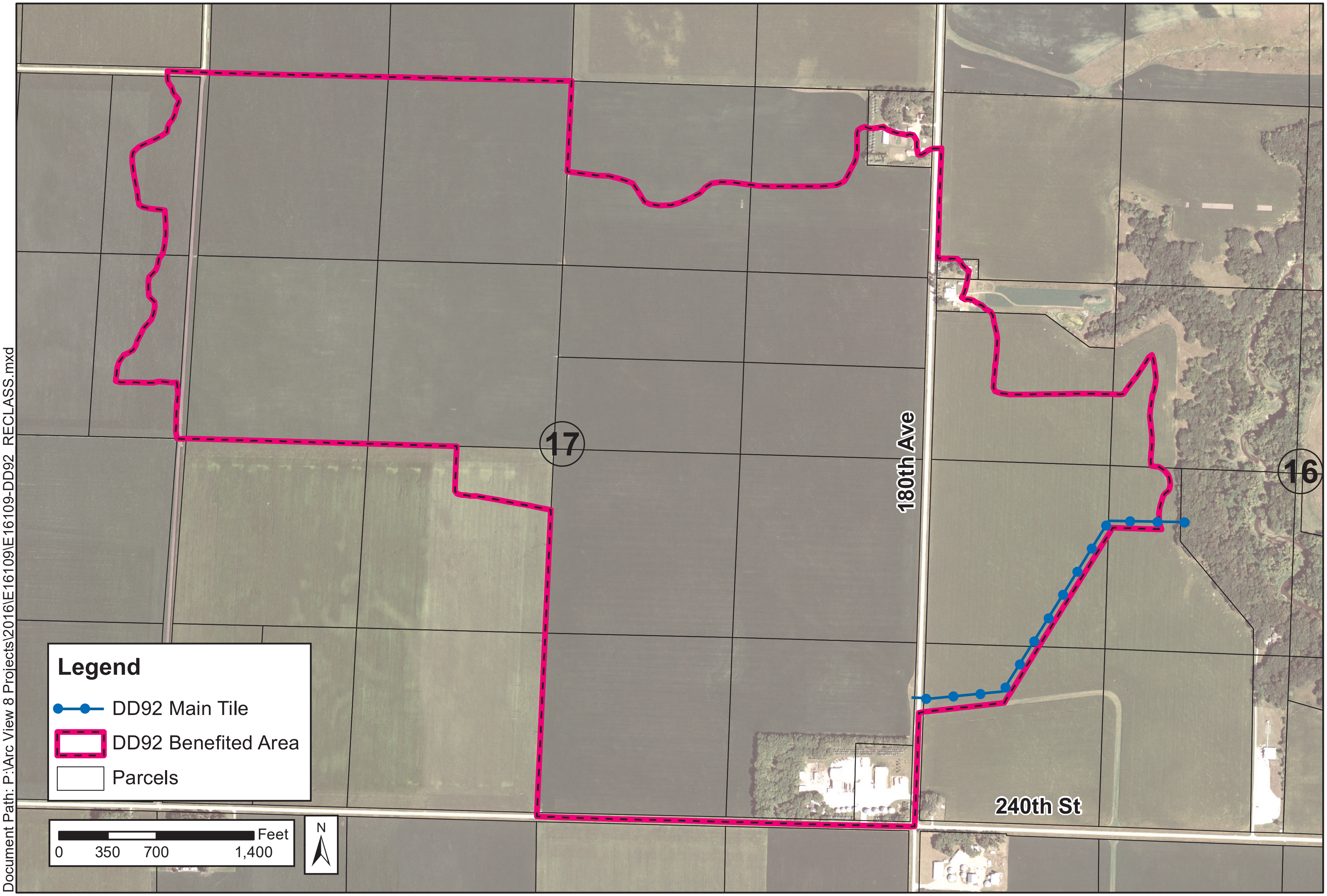

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Drainage District No. 92
Main Tile Improvement
Dollars Map Based on $235,000 Levy

Dickinson County, Iowa

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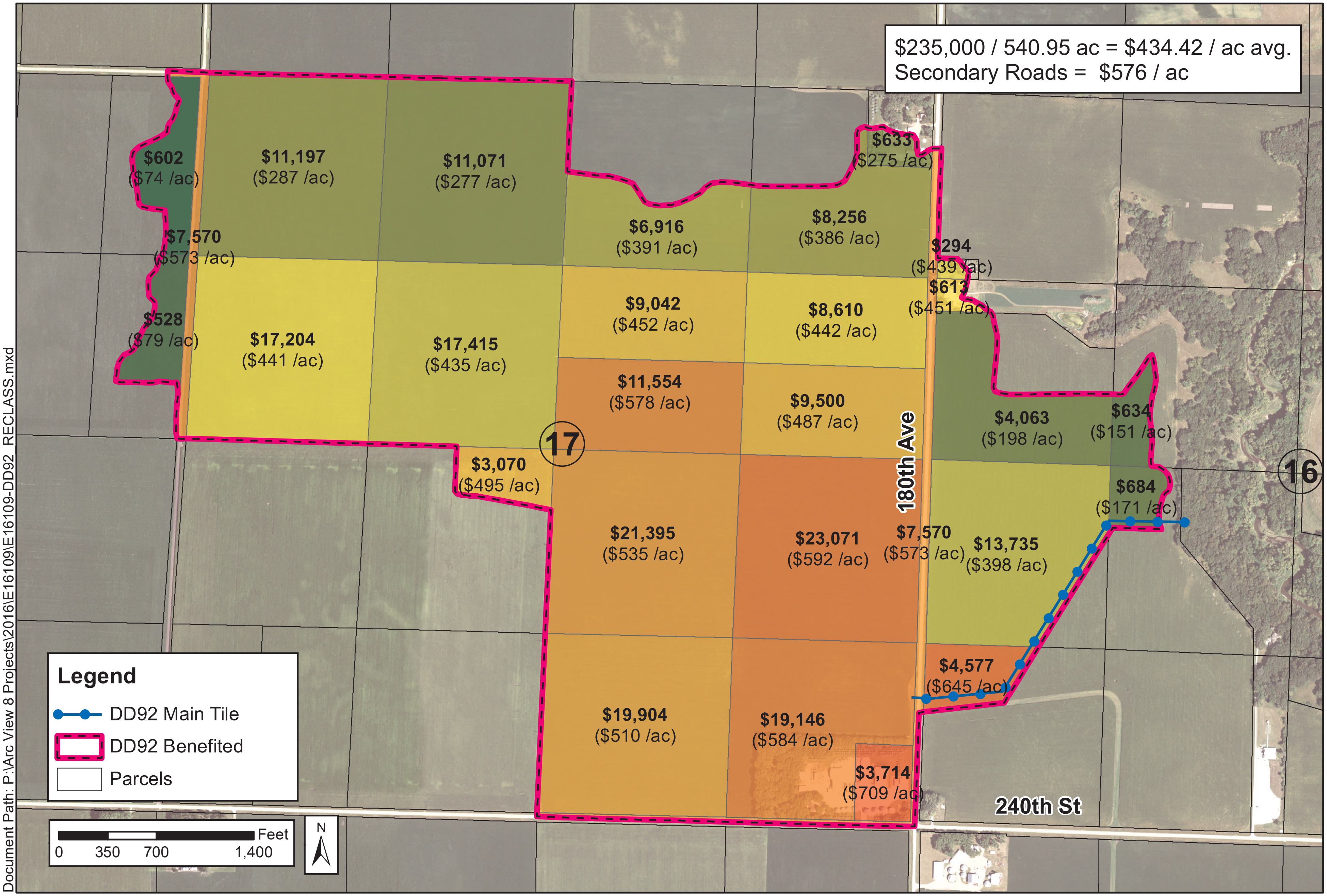

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DRAINAGE DISTRICT NO. 92
CLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION SECTION	LOCATION LEGAL DESC.	AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
1017200007	GUTHRIE, JAMES R	17-98-37	6.170 AC TRT AKA PAR 'A' IN NE NE	2.30	632.94	2.74%	0.27%
1017300002	HANSEN, GARY REVOCABLE TRUST	17-98-37	NE SW	6.20	3,070.39	13.31%	1.31%
1017100001	JAPADI LTD PARTN ETAL	17-98-37	NW NW	39.00	11,197.22	48.53%	4.76%
1017100002	JAPADI LTD PARTN ETAL	17-98-37	NE NW	40.00	11,070.56	47.98%	4.71%
1018200006	JOHNSON NORTH FARM LLC	18-98-37	E 1/2 NE NE	8.10	602.11	2.61%	0.26%
1018200008	JOHNSON NORTH FARM LLC	18-98-37	E 1/2 SE NE	6.70	528.36	2.29%	0.22%
1017100003	KAISER, THOMAS AND JULIA	17-98-37	SW NW	39.00	17,204.16	74.57%	7.32%
1017100004	KAISER, THOMAS AND JULIA	17-98-37	SE NW	40.00	17,415.45	75.49%	7.41%
1017200001	KAISER, THOMAS AND JULIA	17-98-37	NW NE	17.70	6,915.55	29.97%	2.94%
1017200002	KAISER, THOMAS AND JULIA	17-98-37	N 1/2 SW NE	20.00	9,041.77	39.19%	3.85%
1017200003	KAISER, THOMAS AND JULIA	17-98-37	S 1/2 SW NE	20.00	11,553.80	50.08%	4.92%
1017200005	KAISER, THOMAS AND JULIA	17-98-37	N 1/2 SE NE	19.50	8,610.34	37.32%	3.66%
1017200006	KAISER, THOMAS AND JULIA	17-98-37	S 1/2 SE NE	19.50	9,499.95	41.18%	4.04%
1017200008	KAISER, THOMAS AND JULIA	17-98-37	NE NE EXC 6.170 AC. TRACT AKA PARCEL "A"	21.40	8,255.94	35.78%	3.51%
1017400001	KAISER, THOMAS J AND JULIA MAE	17-98-37	NW SE	40.00	21,394.94	92.73%	9.10%
1017400002	KAISER, THOMAS J AND JULIA MAE	17-98-37	NE SE	39.00	23,071.30	100.00%	9.82%
1017400003	KAISER, THOMAS J AND JULIA MAE	17-98-37	SW SE	39.00	19,904.47	86.27%	8.47%
1017400004	KAISER, THOMAS J AND JULIA MAE	17-98-37	SE SE EXC. TRACT	32.78	19,146.35	82.99%	8.15%
1017400005	KAISER, THOMAS J AND JULIA MAE	17-98-37	PART OF SE SE	5.24	3,714.10	16.10%	1.58%
1016100008	NOBLE FAMILY LTD PARTNERSHIP	16-98-37	SE NW	4.20	634.23	2.75%	0.27%
1016100012	NOBLE FAMILY LTD PARTNERSHIP	16-98-37	SW NW EXC N'LY IRREG TRT	20.50	4,062.83	17.61%	1.73%
1016300001	NOBLE FAMILY LTD PARTNERSHIP	16-98-37	NW SW	34.50	13,735.04	59.53%	5.84%
1016300002	NOBLE FAMILY LTD PARTNERSHIP	16-98-37	NE SW EXC E'LY TRACT	4.00	684.15	2.97%	0.29%
1016300004	NOBLE FAMILY LTD PARTNERSHIP	16-98-37	SW SW	7.10	4,576.57	19.84%	1.95%
1016100010	SEWELL, MATTHEW R AND MELISSA	16-98-37	TRT IN SW COR NW NW	0.67	294.25	1.28%	0.13%
1016100011	SEWELL, MATTHEW R AND MELISSA	16-98-37	N'LY IRREG. TRACT IN SW NW	1.36	613.13	2.66%	0.26%
5555555555	DICKINSON COUNTY SECONDARY ROADS			13.20	7,570.10		3.22%
			TOTAL	540.95	235,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of $235,000. Actual assessments are proportionately adjusted based on the total amount actually levied.