



JACOBSON-WESTERGARD & ASSOCIATES, INC.
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COMMISSIONERS' REPORT

DRAINAGE DISTRICT NO. 6 MAIN TILE DICKINSON COUNTY, IOWA

TRUSTEES: Dickinson County Board of Supervisors

Kim Wermersen
Willaim Leupold
Stephen Dullard
Steve Clark
Levi Markwardt

Lori Pedersen, Auditor
Jordan Moyer, Drainage Administrator

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

JW PROJECT E25155

**COMMISSIONERS' OATH
FOR CLASSIFICATION OF
DICKINSON COUNTY
DRAINAGE DISTRICT NO. 6**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Dickinson County in which Drainage District No. 6 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

Signed Greg Feldman
Greg Feldman

Date 9-3-26

Date 9-3-26

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
Collin J. Klingbeil, PE

Date 9/3/26

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED
IN
DRAINAGE DISTRICT NO. 6
MAIN TILE
DICKINSON COUNTY, IOWA**

Dear Trustees:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by the Main Tile system of Dickinson County Drainage District No. 6, 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.

Drainage District No. 6 was reclassified in 2014; however, a separate assessment schedule was not developed for the Main Tile. In 2026 a repair and improvement of the upper 1 mile of the Main Open Ditch was completed. The improvement resulted in the ditch being approximately 1 foot deeper at the upper end where the Main Tile outlets into it, to provide a better outlet for both the existing tile and also accommodate for a possible future tile improvement. Of the total project cost of approximately \$62,000 we recommend that \$9,000 (14%) be assessed to the Main Tile assessment schedule presented in this report, and the remainder be assessed on the existing Main Open Ditch schedule developed in 2014.

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.

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

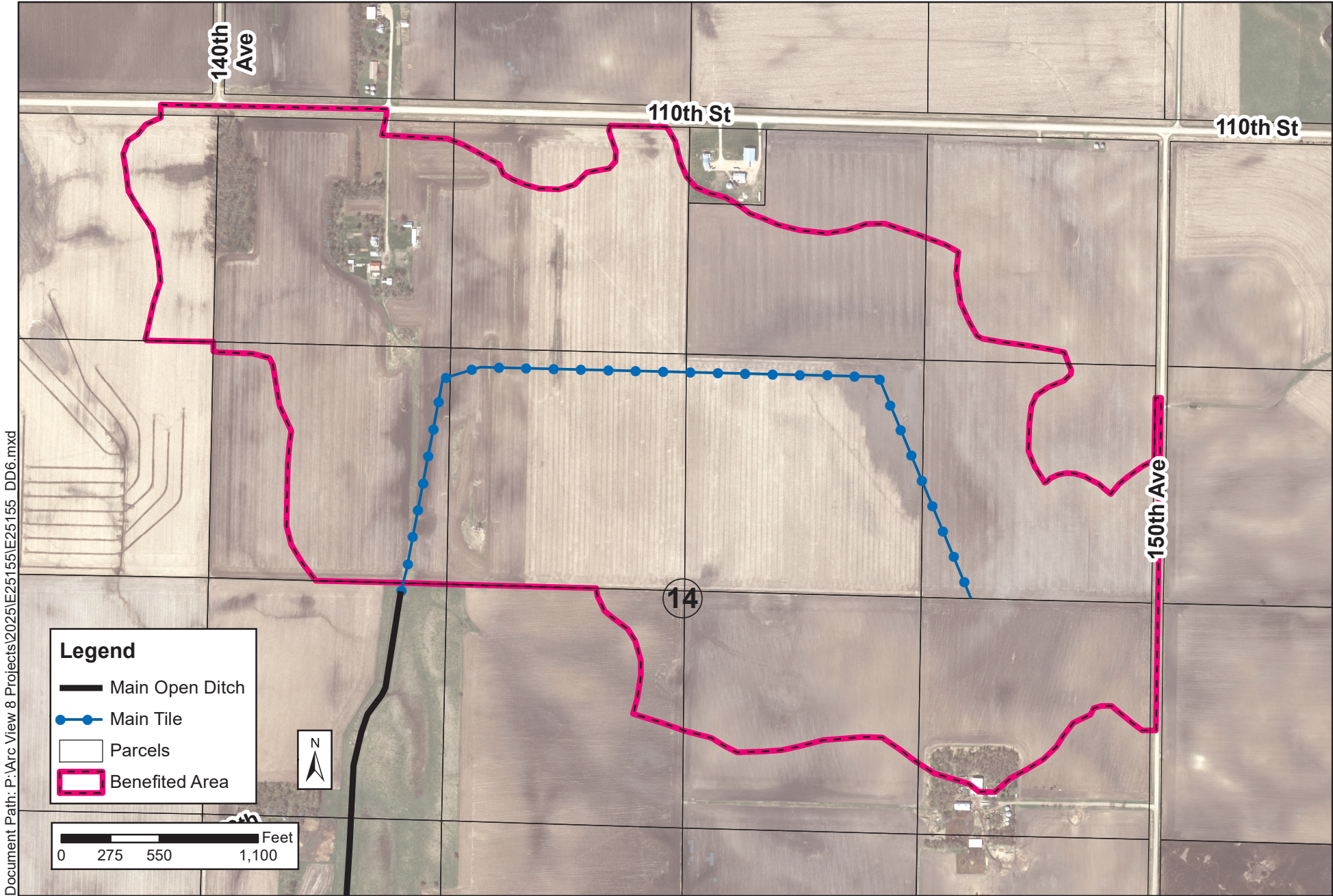

Melvin Wernimont


Greg Feldman


Collin J. Klingbeil, PE

Date: Sep. 3, 2026

Drainage District No. 6
Main Tile
Benefited Lands Map
Silver Lake Township, Dickinson County, Iowa



DRAINAGE DISTRICT NO. 6
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
0115200002	FALENDER, FRAN TRUST AND KETELSEN, MARK L GST EXEMPT TRUST	15-100-38	NE NE	11.60	149.89	6.74%	1.50%
0114200005	GARLOFF, DANIEL A	14-100-38	N 480' OF W 425' NW NE	0.40	13.34	0.60%	0.13%
0114200006	GARLOFF, DANIEL A	14-100-38	NW NE EXC N 480' OF W 425'	23.10	1,010.28	45.44%	10.10%
0114300002	KREBS, BIRNEY ROBERT	14-100-38	NE SW	5.30	180.43	8.12%	1.80%
0114400001	KREBS, BIRNEY ROBERT	14-100-38	NW SE	25.40	920.77	41.41%	9.21%
0114400002	KREBS, BIRNEY ROBERT	14-100-38	NE SE	25.40	1,276.35	57.41%	12.76%
0114200002	T-BAR-T CATTLE CO LLC	14-100-38	NE NE	4.50	205.25	9.23%	2.05%
0114200004	T-BAR-T CATTLE CO LLC	14-100-38	SE NE	30.00	1,664.32	74.86%	16.64%
0114100001	WUNDER FAMILY FARMS LLC	14-100-38	NW NW	37.60	546.69	24.59%	5.47%
0114100002	WUNDER FAMILY FARMS LLC	14-100-38	NE NW	32.30	607.80	27.34%	6.08%
0114100004	WUNDER FAMILY FARMS LLC	14-100-38	SE NW	40.00	755.98	34.00%	7.56%
0114200003	WUNDER FAMILY FARMS LLC	14-100-38	SW NE	40.00	2,223.39	100.00%	22.23%
0114100003	WUNDER FARMILY FARMS LLC	14-100-38	SW NW	28.00	358.90	16.14%	3.59%
5555555555	DICKINSON COUNTY SECONDARY ROADS			3.15	86.61		0.87%
			TOTAL	306.75	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.