



**BOLTON  
& MENK**

Real People. Real Solutions.

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June 26, 2020

Board of Supervisors  
Pocahontas County Courthouse  
99 Court Square  
Pocahontas, IA 50574

Re: Amendment No. 1  
Report of Commissioners  
Drainage District No. 47 Branch F, Pocahontas County  
BMI No. P12.112208

Dear Supervisors:

In the 2017 Engineer's Report for DD47 Branch F Drainage Improvements, the benefit from the doubling of capacity from ½"/day drainage coefficient (DC) to 1"/day (DC) was to be directed toward the developed area in Palmer. However, the Combined Benefits Schedule in the May 21, 2020 Report of Commissioners did not assign this benefit as was intended. We therefore submit this letter report and amendment advising that the Board take it into consideration at the June 30, 2020 reclassification hearing.

We recommend an 11% reduction in benefit classification for all rural parcels, for the rural roads, and for ag lands within the city limits. The affected parcels and revised classifications are enclosed. This reduces the total base assessment from \$1,230,000.00 to a base of \$1,137,796.73. Please use the revised total to determine what percentage to levy. This will result in the rural parcels and ag lands within city limits paying for a reduced portion of the estimated \$91,000 spent to double the capacity of the system. We find this to be reasonable as these lands do benefit from the larger design capacity.

Sincerely,

**Bolton & Menk, Inc.**

**Collin J. Klingbeil, P.E.**  
Project Engineer

Cc: *James Hudson, Attorney*  
*Donald Etlar, Engineer*  
*Jerry Hammen, Commissioner*  
*Michael Behrendsen, Commissioner*

Encl: *Revised Classifications for Combined Benefits Schedule*

**REVISED CLASSIFICATIONS FOR COMBINED BENEFITS SCHEDULE  
 BRANCH F TILE & BROWNING STREET TILE  
 DRAINAGE DISTRICT NO. 47  
 POCAHONTAS COUNTY, IOWA**

**\*\*REDUCED CLASSIFICATION OF RURAL PARCELS AND AG PARCELS IN CITY LIMITS\*\***

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Report Classificatio n (%)	Revised Classificatio n(%)	Report Base Assessment (\$)	Revised Base Assessment (\$)
<b>Palmer Parcels</b>								
Frerichs, Randall	1511151002	11-90-32	S PT SW NW SW OF RY AUD PLAT	1.02	2.02	1.80	1,693.03	\$1,506.80
Hallberg, Carla A ; Peterson, Kerry ; Peterson, Jamie ; Peterson, Andy ; Peterson, Erin ;	1502351010	2-90-32	PT SW SW	20.12	63.23	56.28	53,002.49	\$47,172.22
Martin, James	1511152002	11-90-32	LOT 178.3'X113.4' SW NW E OF RY AUD PLAT	0.40	1.54	1.37	1,291.84	\$1,149.74
Pocahontas County	1511151001	11-90-32	N 366' OF SW NW SW OF RY AUD PLAT	0.54	1.05	0.94	881.85	\$784.85
Siefken Irrevocable Trust	1511152006	11-90-32	E 1/2 NW NW & SW NW N OF RY EXC 3 TRACTS	45.90	100.00	89.00	83,824.12	\$74,603.47
Siefken, Larry O Siefken, Dorothy A	1511152005	11-90-32	5 AC TR IN NE COR SW NW	4.39	10.76	9.57	9,017.76	\$8,025.81
Thielmann, Elsie F	1502351008	2-90-32	NE COR LOT 2 AUD PLAT PETERSON'S 1ST ADD	2.05	3.33	2.96	2,791.77	\$2,484.68
Thielmann, Elsie F	1502351007	2-90-32	BAL LOT 1 AUD PLAT PETERSON'S 1ST ADD	1.75	3.06	2.72	2,562.93	\$2,281.01
Thielmann, Elsie F	1502351012	2-90-32	E 148.88' LOT 3 AUD PLAT PETERSON'S 1ST ADD	0.71	2.89	2.57	2,421.77	\$2,155.38
Palmer St*		0-0-0	City of Palmer Streets & Alleys	19.79			194,404.91	\$173,020.37
<b>Palmer Totals</b>				<b>147.29Ac</b>			<b>743,680.55</b>	<b>704,972.41</b>

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 DRAINAGE DISTRICT NO. 47  
 POCAHONTAS COUNTY, IOWA**

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Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Report Classification n (%)	Revised Classification n(%)	Report Base Assessment (\$)	Revised Base Assessment (\$)
<b>Rural Parcels</b>								
Behrens, Don N ; Behrens, James R ; Peterson, Jan D	1514200002	14-90-32	NW NE(EXC 1 AC IN NW COR)	15.4	8.90	7.95	7,490.94	\$6,666.94
Behrens, Don N ; Behrens, James R ; Peterson, Jan D	1514200003	14-90-32	NE NE	6.3	4.10	3.62	3,407.55	\$3,032.72
Hallberg, Carla A ; Peterson, Kerry ; Peterson, Jamie ; Peterson, Andy ; Peterson, Erin ;	1502376002	2-90-32	SE SW(EXC E 512.00' S 705.00')	24.6	60.60	53.96	50,818.33	\$45,228.31
Kiburz, Kent	1502301002	2-90-32	NW SW(EXC S 400' W 450')	3.7	9.10	8.12	7,652.39	\$6,810.63
New Cooperative Inc	1511152004	11-90-32	FORMER RR ROW SW NW	1.5	3.10	2.76	2,596.66	\$2,311.03
Nomann, Marlene Joann	1511126001	11-90-32	NE NW	36.00	61.63	54.85	51,659.58	\$45,977.03
Nomann, Marlene Joann	1511176001	11-90-32	SE NW	38.83	69.24	61.62	58,039.93	\$51,655.54
Palmer Cemetery	1514200001	14-90-32	1 AC IN NE COR NW NE	1.0	0.00	0.03	30.16	\$26.84
Palmer Conservation Club Inc	1502301001	2-90-32	S 400' W 450' NW SW	3.1	8.10	7.23	6,810.28	\$6,061.15
Peterson, Kerry L Peterson, Erin A	1502376003	2-90-32	E 512' S 705' SE SW	7.0	15.90	14.11	13,291.45	\$11,829.39
Siefken, Larry O Siefken, Dorothy A	1511300010	11-90-32	SW SW	20.0	45.10	40.11	37,780.57	\$33,624.71
Siefken, Larry O Siefken, Dorothy A	1511400004	11-90-32	SW SE(EXC 1 AC IN SW COR)	25.2	30.60	27.26	25,674.25	\$22,850.08
Siefken, Larry O Siefken, Dorothy A	1511400005	11-90-32	SE SE	6.9	7.90	7.07	6,656.64	\$5,924.41
Siefken, Larry O Siefken, Dorothy A	1511300009	11-90-32	NW SW	38.10	91.21	81.18	76,459.87	\$68,049.28
Siefken, Larry O Siefken, Dorothy A	1511300011	11-90-32	SE SW	36.3	53.10	47.25	44,500.82	\$39,605.73

**REVISED CLASSIFICATIONS FOR COMBINED BENEFITS SCHEDULE**  
**BRANCH F TILE & BROWNING STREET TILE**  
**DRAINAGE DISTRICT NO. 47**  
**POCAHONTAS COUNTY, IOWA**

**\*\*REDUCED CLASSIFICATION OF RURAL PARCELS AND AG PARCELS IN CITY LIMITS\*\***

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Report	Revised	Report Base	Revised
					Classificatio n (%)	Classificatio n(%)	Assessment (\$)	Base Assessment (\$)
Siefken, Larry O	1511300003	11-90-32	NE SW	39.33	54.66	48.65	45,821.03	\$40,780.72
Siefken, Dorothy A								
Siefken, Larry O	1511400001	11-90-32	NW SE	3.8	2.90	2.56	2,412.92	\$2,147.50
Siefken, Dorothy A								
St Paul's Lutheran Church	1511400003	11-90-32	1 AC SW COR SW SE	1.00	0.74	0.66	623.69	\$555.08
Widlund, Mavis J	1511200003	11-90-32	SW NE	2.0	2.60	2.34	2,201.65	\$1,959.47
Pocahontas Co Sec Roads		0-0-0	Road Rights-of-Way	8.16			42,390.74	\$37,727.76
			<b>Rural Totals</b>	<b>318.22Ac</b>			<b>486,319.45</b>	<b>432,824.32</b>
			<b>Totals</b>	<b>465.51Ac</b>			<b>1,230,000</b>	<b>1,137,796.73</b>