



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

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COMMISSIONERS' REPORT

JOINT DRAINAGE DISTRICT NO. 9-13 BRANCH 2, 2A-13, 6, 6A-13, & 6A1-13 TILE CALHOUN AND POCOHONTAS COUNTY, IOWA

TRUSTEES: Calhoun and Pocahontas County Boards of Supervisors

David George
Scott Jacobs
Cory Ridgely

Robin Batz, County Auditor

Peter Seehusen
Clarence Siepker
Kyle Smith
Brent Aden
Louis Stauter

Nita Hinrickson, County Auditor

Commissioners: Jeffrey Ives
Jerry Hammen
Collin J. Klingbeil, PE

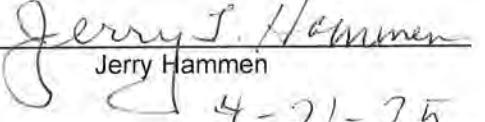
JW PROJECT E25005

COMMISSIONERS' OATH
FOR CLASSIFICATION OF
CALHOUN & POCOHONTAS COUNTY
JOINT DRAINAGE DISTRICT NO. 9-13
BRANCHES 2, 2A-13, 6, 6A-13, & 6A1-13 TILE

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Pocahontas and/or Calhoun County in which Joint Drainage District No. 9-13 Branches 2, 2A-13, 6, 6A-13, & 6A1-13 are 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 
Jeffrey Ives
Date 4/21/2025

Signed 
Jerry Hammen
Date 4-21-25

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 J. Klingbeil, PE
Date 4/21/25

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED
IN
JOINT DRAINAGE DISTRICT NO. 9-13
BRANCHES 2, 2A-13, 6, 6A-13, & 6A1-13 TILE
CALHOUN & POCAHONTAS COUNTY, IOWA**

Dear Trustees:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by the Branch 2, 2A-13, 6, 6A-13, & 6A1-13 Tile systems of Calhoun & Pocahontas County Joint Drainage District No. 9-13, 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.

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.

We separated the district facilities into the following schedules for levying the costs of repairs and improvements:

1. Branch 2 and 2A-13 Tile
2. Branch 6, 6A-13, and 6A1-13 Tile

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 30% reduction for lands tiled into the district where surface water drains out of the district.

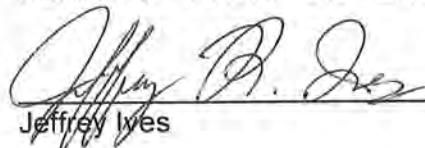
We hereby submit our report, in tabulated form setting forth:

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


Jeffrey Ives


Jerry Hammern

Collin J. Klingbell
Collin J. Klingbell, PE

Date: April 21, 2025

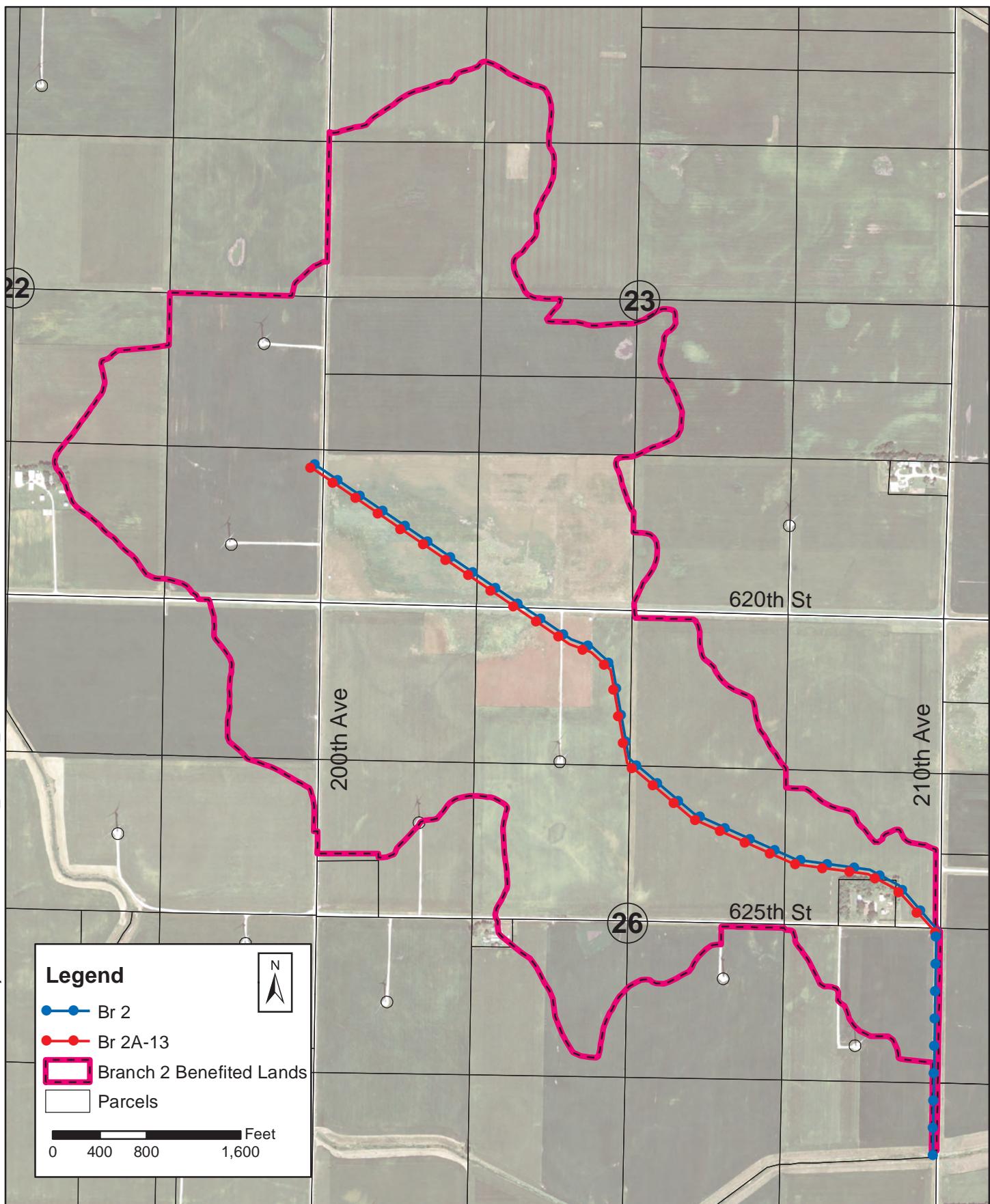
**Joint Drainage District No. 9-13
Branch 2 and 2A-13 Tile
Benefited Lands Map
Pocahontas County, Iowa**



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JOINT DRAINAGE DISTRICT NO. 9-13
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1423100002	Havlik, William W	23-90-33	NE NW	7.10	84.14	8.08%	0.84%
1423100004	Havlik, William W	23-90-33	SE NW	13.70	191.41	18.39%	1.91%
1426300005	Hughes, Thomas R, Hughes, Margaret S	26-90-33	NE SW EXC TR 338'X 249' IN NW COR	16.20	189.29	18.19%	1.89%
1426400002	Klaassen Family Trust	26-90-33	NE SE	20.90	162.37	15.60%	1.62%
1426100001	Klaassen Revocable Trust, Gary L	26-90-33	NW NW	38.00	696.67	66.93%	6.97%
1426100007	Klaassen Revocable Trust, Gary L	26-90-33	SW NW(EXC PARCELS A & B)	18.60	218.49	20.99%	2.18%
1426200004	Klaassen Revocable Trust, Gary L	26-90-33	SE NE(EX TR 491' X 395'-376' W OF SE COR)	21.50	206.91	19.88%	2.07%
1426400001	Klaassen Revocable Trust, Gary L	26-90-33	NW SE	7.10	51.57	4.95%	0.52%
1427200004	Klaassen Revocable Trust, Gary L	27-90-33	SE NE	1.60	23.55	2.26%	0.24%
1423100001	Klaassen, Mathew, Klaassen, Tiffany	23-90-33	NW NW	11.10	55.23	5.31%	0.55%
1423300005	Lantz, Eric S, Lantz, Ellen A Trey	23-90-33	N 1/2 NW SW	19.51	291.24	27.98%	2.91%
1423300006	Lantz, Eric S, Lantz, Ellen A Trey	23-90-33	S 1/2 NW SW	19.54	337.95	32.47%	3.38%
1423300007	Lantz, Eric S, Lantz, Ellen A Trey	23-90-33	N 1/2 NE SW	16.70	143.00	13.74%	1.43%
1423300008	Lantz, Eric S, Lantz, Ellen A Trey	23-90-33	S 1/2 NE SW	20.15	301.50	28.97%	3.02%
1423300003	Lantz, Ruth	23-90-33	SW SW	36.10	1,040.89	100.00%	10.41%
1423300004	Lantz, Ruth	23-90-33	SE SW	37.10	791.99	76.09%	7.92%
1423400007	Lundberg, Herbert	23-90-33	LOT B NW SE	4.80	48.30	4.64%	0.48%
1423400006	Lundberg, Herbert O, Lundberg, Karen Ann	23-90-33	LOT A NW SE	3.20	40.47	3.89%	0.40%
1427200002	Nehman, Randall D, Nehman, Brenda S	27-90-33	NE NE	22.30	279.50	26.85%	2.80%
1426200001	Olson Revocable Trust, Harold T, Olson Revocable Trust, Virginia A	26-90-33	NW NE	26.10	310.09	29.79%	3.10%
1426200002	Olson Revocable Trust, Harold T, Olson Revocable Trust, Virginia A	26-90-33	SW NE	38.86	481.93	46.30%	4.82%
1422400001	Passow, Darlene A, Passow, Randall	22-90-33	NW SE	11.80	209.37	20.11%	2.09%
1422400003	Passow, Darlene A, Passow, Randall	22-90-33	SW SE	16.50	311.58	29.93%	3.12%
1423100003	Passow, Darlene A, Passow, Randall	23-90-33	SW NW	39.00	545.00	52.36%	5.45%
1426200005	Passow, Marcella J	26-90-33	TR 491'X395'-376' W OF SE COR SE NE	4.08	39.85	3.83%	0.40%

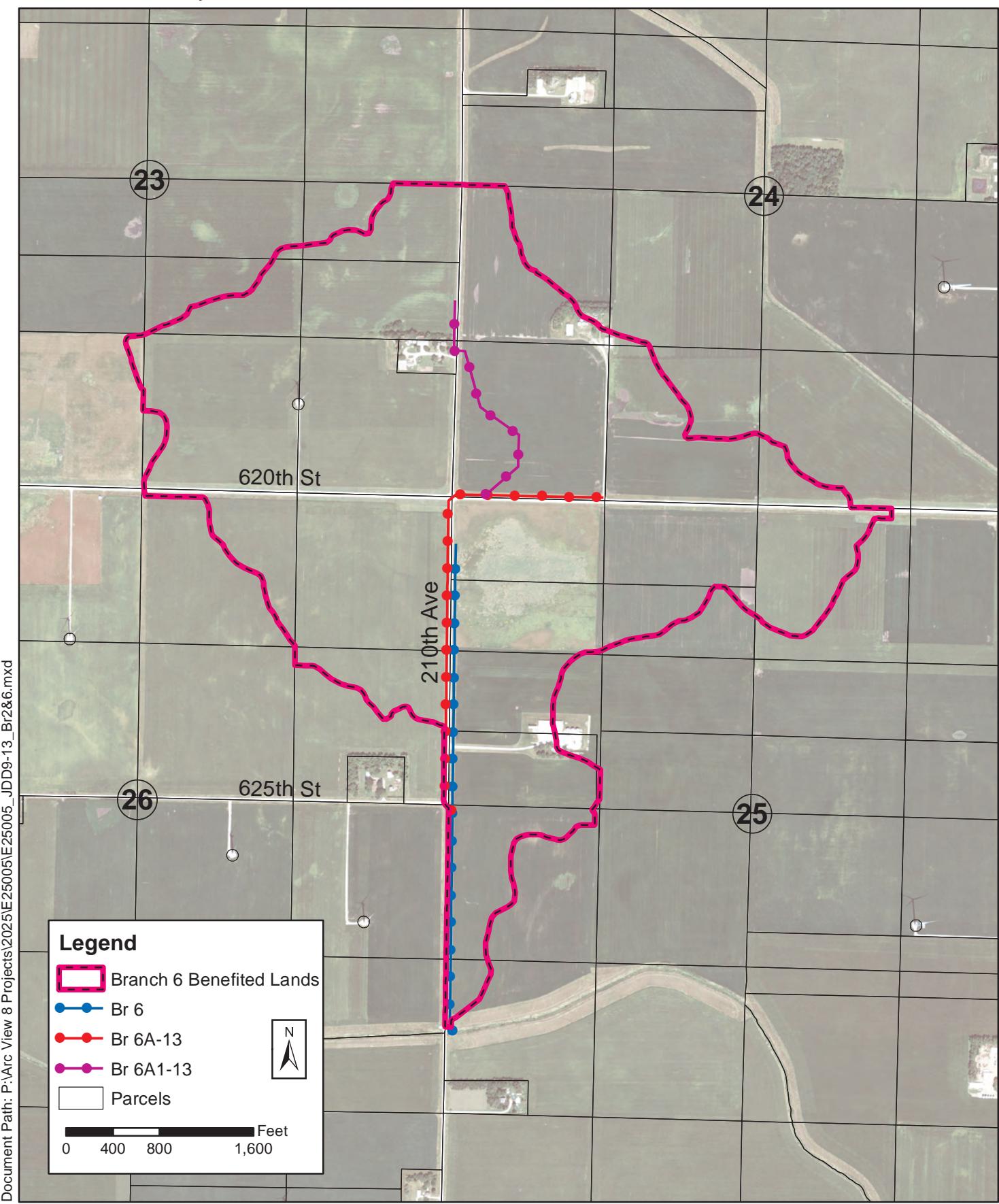
Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

JOINT DRAINAGE DISTRICT NO. 9-13
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1422200004	Passow, Marcella Jean, Passow, Marcella, Passow, Bruce, Passow, Mark, Neman, Brenda, Niehaus, Barbara	22-90-33	SE NE	1.20	20.47	1.97%	0.20%
1426100002	Ricke, John A	26-90-33	NE NW	38.01	607.73	58.39%	6.08%
1426100004	Ricke, John A	26-90-33	SE NW	33.10	328.10	31.52%	3.28%
1423400002	Roese, Jon, Roese, Gordon, Roese, Joel, Roese, Thomas	23-90-33	SW SE	1.90	31.31	3.01%	0.31%
1426300006	Staub, Melanie	26-90-33	TR 338'X249' IN NW COR NE SW	0.40	3.17	0.30%	0.03%
1422400002	Taylor Family Farms Foundation, Inc. c/o Midwest Land Management & Real Estate, Inc.	22-90-33	NE SE	39.00	693.09	66.59%	6.93%
1422400004	Taylor Family Farms Foundation, Inc. c/o Midwest Land Management & Real Estate, Inc.	22-90-33	SE SE	36.36	710.87	68.29%	7.11%
0000000034	Pocahontas County Secondary Roads			15.74	265.73		2.66%
0000000039	State of Iowa, Hwy			10.11	287.24		2.87%
			TOTAL	647.36	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.

Joint Drainage District No. 9-13
Branch 6, 6A-13, & 6A1-13 Tile
Benefited Lands Map
Pocahontas County, Iowa



JOINT DRAINAGE DISTRICT NO. 9-13
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1425200001	CLABAUGH, GERD W	25-90-33	NW NE	18.00	384.06	36.47%	3.84%
1425300001	GERDES, STEVEN M, GERDES, MISHELLE K	25-90-33	NW SW	16.72	214.73	20.39%	2.15%
1425300002	GERDES, STEVEN M, GERDES, MISHELLE K	25-90-33	SW SW(EXC W 705.2' S 277.9')	2.80	24.40	2.32%	0.24%
1425100008	GUTZ, ADELINE V	25-90-33	LOT A NE NW	18.51	463.94	44.05%	4.64%
1425100009	GUTZ, ADELINE V	25-90-33	LOT B NE NW	8.93	208.72	19.82%	2.09%
1425100010	KLAASSEN REVOCABLE TRUST, GARY L	25-90-33	SW NW(EXC S 18.28 AC)	13.84	283.73	26.94%	2.84%
1426200003	KLAASSEN REVOCABLE TRUST, GARY L	26-90-33	NE NE	35.60	869.60	82.57%	8.70%
1426200004	KLAASSEN REVOCABLE TRUST, GARY L	26-90-33	SE NE(EX TR 491' X 395'-376' W	12.12	237.14	22.52%	2.37%
1425100011	KLAASSEN, MATHEW H	25-90-33	S 18.28 AC SW NW	15.92	287.29	27.28%	2.87%
1423300004	LANTZ, RUTH	23-90-33	SE SW	1.03	18.43	1.75%	0.18%
1423400004	LANTZ, RUTH	23-90-33	N 300' E 510' SE SE	3.29	25.52	2.42%	0.26%
1423400007	LUNDBERG, HERBERT	23-90-33	LOT B NW SE	10.51	127.60	12.12%	1.28%
1423400009	LUNDBERG, HERBERT	23-90-33	LOT B NE SE	19.63	363.56	34.52%	3.64%
1424300002	LUNDBERG, HERBERT	24-90-33	NE SW	0.52	8.47	0.80%	0.08%
1424300004	LUNDBERG, HERBERT	24-90-33	SE SW	25.01	714.15	67.81%	7.14%
1423400006	LUNDBERG, HERBERT O, LUNDBERG, KAREN A	23-90-33	LOT A NW SE	0.54	8.64	0.82%	0.09%
1423400008	LUNDBERG, HERBERT O, LUNDBERG, KAREN A	23-90-33	LOT A NE SE	12.94	300.84	28.57%	3.01%
1424300001	LUNDBERG, HERBERT O, LUNDBERG, KAREN A	24-90-33	NW SW	20.70	551.45	52.36%	5.51%
1424300003	LUNDBERG, HERBERT O, LUNDBERG, KAREN A	24-90-33	SW SW	37.07	1,053.12	100.00%	10.53%
1425100006	NELSON, JAYNE	25-90-33	LOT A NW NW	17.62	563.95	53.55%	5.64%
1425100007	NELSON, JAYNE	25-90-33	LOT B NW NW	17.22	498.43	47.33%	4.98%
1426200001	OLSON REVOCABLE TRUST, HAROLD T, OLSON	26-90-33	NW NE	12.23	252.46	23.97%	2.52%
1423400002	ROESE, JON, ROESE, GORDON, ROESE, JOEL, ROESE, THOMAS	23-90-33	SW SE	36.77	700.20	66.49%	7.00%
1423400005	ROESE, JON, ROESE, GORDON, ROESE, JOEL, ROESE, THOMAS	23-90-33	SE SE(EXC N 300' E 510')	34.35	673.81	63.98%	6.74%
1424400003	ROSDAIL FAMILY, LLC	24-90-33	SW SE	4.65	98.13	9.32%	0.98%
0000000034	POCAHONTAS COUNTY SECONDRAY ROADS			13.62	427.34		4.27%
0000000039	STATE OF IOWA, HWY			17.11	640.29		6.40%
			TOTAL	427.25	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.