



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

105 South 6th Street
Estherville IA 51334
Phone (712) 362-2647

COMMISSIONERS' REPORT

DRAINAGE DISTRICT NO. 41 BRANCH 1

POCAHONTAS COUNTY, IOWA

TRUSTEES: Pocahontas County Boards of Supervisors

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 E25016

**COMMISSIONERS' OATH
FOR CLASSIFICATION OF
POCAHONTAS COUNTY DRAINAGE DISTRICT NO. 41 BRANCH 1**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Pocahontas County in which Drainage District No. 41 Branch 1 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 
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
POCAHONTAS COUNTY DRAINAGE DISTRICT NO. 41 BRANCH 1**

Dear Trustees:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by the Branch 1 Tile of Pocahontas County Drainage District No. 41, 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.

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.

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

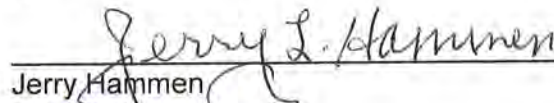
It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,


BOARD OF COMMISSIONERS



Jeffrey Ives



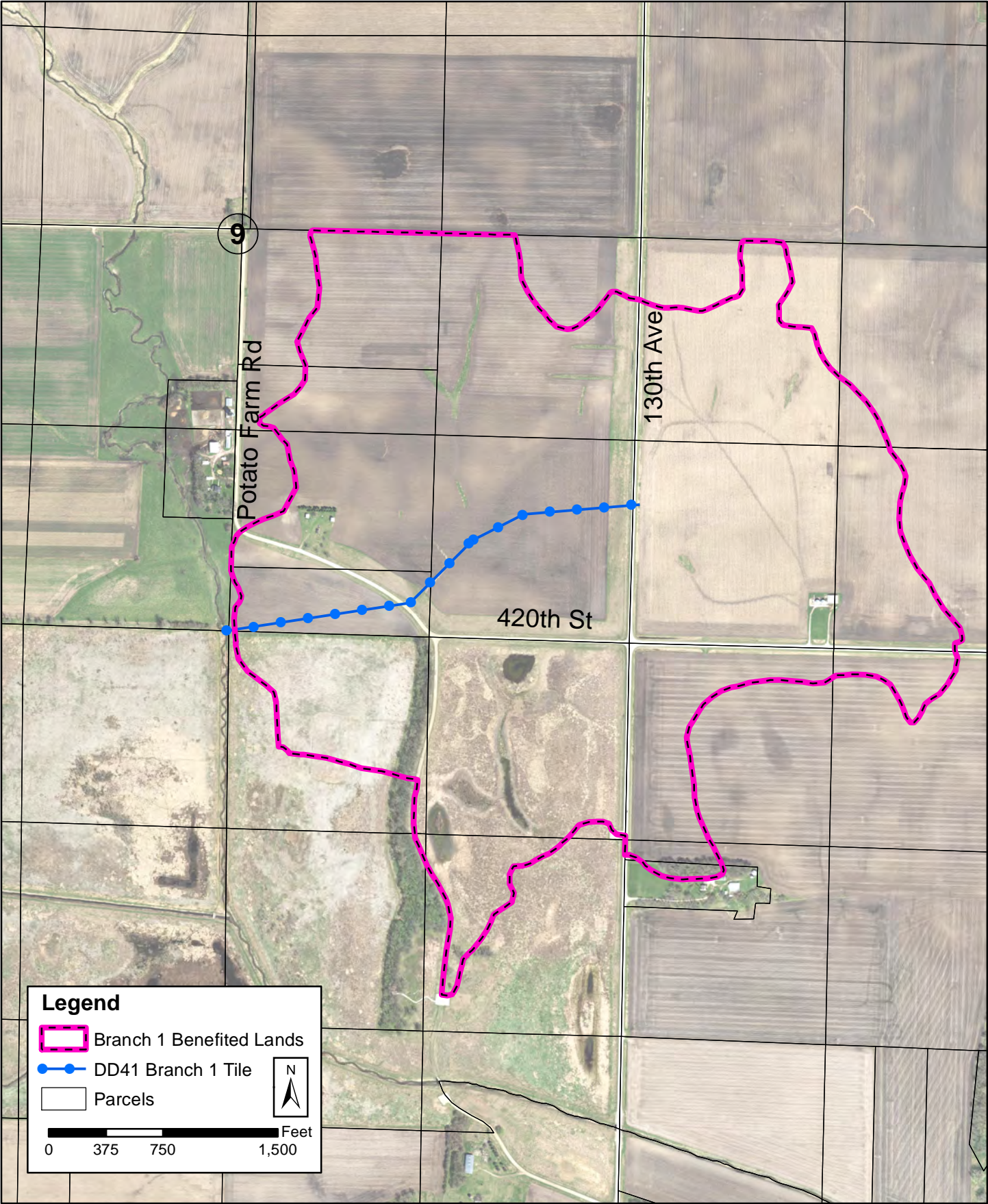
Jerry Hammen



Collin J. Klingbeil, PE

Date: April 21, 2025

Drainage District No. 41
Branch 1 Reclassification
Benefited Lands Map
Pocahontas County, Iowa



DRAINAGE DISTRICT NO. 41
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)	(%)
0109400004	BENEKE, ANN E, BENEKE, DONALD A, BENEKE, MARY H	9-93-34	S 13 AC SW SE	11.30	6,252.18	21.02%	3.91%
0109400006	BENEKE, ANN E, BENEKE, DONALD A, BENEKE, MARY H	9-93-34	SE SE	37.70	29,748.48	100.00%	18.59%
0109400001	BENEKE, ANN E, BENEKE, MARY H, BENEKE, HELEN R,	9-93-34	N 27 AC NW SE	17.30	7,163.39	24.08%	4.48%
0109400002	BENEKE, ANN E, BENEKE, MARY H, BENEKE, HELEN R,	9-93-34	S 13 AC NW SE	9.70	3,498.44	11.76%	2.19%
0109400003	BENEKE, ANN E, BENEKE, MARY H, BENEKE, HELEN R,	9-93-34	N 27 AC SW SE	20.80	6,338.49	21.31%	3.96%
0115100001	BOOGE PROPERTIES LIMITED PARTNERSHIP, BOOGE	15-93-34	NW NW	15.50	2,769.10	9.31%	1.73%
0115100002	BOOGE PROPERTIES LIMITED PARTNERSHIP, BOOGE	15-93-34	NE NW	3.70	271.79	0.91%	0.17%
0115100005	BOOGE PROPERTIES LIMITED PARTNERSHIP, BOOGE TRUST	15-93-34	SW NW(EX 5.76 AC TR W CENT PT)	1.70	283.23	0.95%	0.18%
0110300001	O'LEARY, PAMELA J, OPHEIM, DEBRA C, HOPKINS, MARK L, HOPKINS TESTAMENTARY TRUST, JOY MARJIBETH, HOPKINS, ROBERT W	10-93-34	NW SW	27.40	11,475.84	38.58%	7.17%
0110300002	O'LEARY, PAMELA J, OPHEIM, DEBRA C, HOPKINS, MARK L, HOPKINS TESTAMENTARY TRUST, JOY MARJIBETH, HOPKINS, ROBERT W	10-93-34	NE SW	2.20	472.08	1.59%	0.30%
0110300003	O'LEARY, PAMELA J, OPHEIM, DEBRA C, HOPKINS, MARK L, HOPKINS TESTAMENTARY TRUST, JOY MARJIBETH, HOPKINS, ROBERT W	10-93-34	SW SW	37.04	29,215.88	98.21%	18.26%
0110300004	O'LEARY, PAMELA J, OPHEIM, DEBRA C, HOPKINS, MARK L, HOPKINS TESTAMENTARY TRUST, JOY MARJIBETH, HOPKINS, ROBERT W	10-93-34	SE SW	15.60	6,439.80	21.65%	4.02%
0109400005	OVERDAHL, JAMES A, OVERDAHL, BARBARA A, OVERDAHL, MICHAEL C	9-93-34	NE SE	30.30	13,996.91	47.05%	8.75%
0116200001	POCAHONTAS COUNTY	16-93-34	NW NE	21.80	5,178.88	17.41%	3.24%
0116200002	POCAHONTAS COUNTY	16-93-34	NE NE	35.90	19,799.84	66.56%	12.37%
0116200003	POCAHONTAS COUNTY	16-93-34	SW NE	0.20	119.82	0.40%	0.07%
0116200004	POCAHONTAS COUNTY	16-93-34	SE NE	8.90	3,118.39	10.48%	1.95%
0115100006	SOBOTKA, JERRY, SOBOTKA, JOHN, SOBOTKA, ANGELA	15-93-34	5.76 AC TR W CENT PT SW NW	1.10	163.88	0.55%	0.10%
0000000034	POCAHONTAS COUNTY SECONDARY ROADS			16.55	13,693.58		7.21%
			TOTAL	314.69	160,000.00		98.65%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$160,000. Actual assessments are proportionately adjusted based on the total amount actually levied.