

COMMISSIONERS' REPORT FOR RECLASSIFICATION

DRAINAGE DISTRICT NO. 34

MAIN OPEN DITCH

BUENA VISTA COUNTY, IOWA

FEBRUARY 2020

PROJECT NO. 16-19496

REPORT FOR:

Drainage District No. 34, Main Open Ditch
Buena Vista County, Iowa

FROM:

Brian Blomme, PE
Agricultural Engineer
ISG
1725 North Lake Avenue
Storm Lake, Iowa, 50588
(712) 732-7745
brian.blomme@ISGInc.com

ISG

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COMMISSIONERS' REPORT FOR RECLASSIFICATION
DRAINAGE DISTRICT NO. 34, MAIN OPEN DITCH
BUENA VISTA COUNTY, IOWA
PROJECT NO. 16-19496

Commissioners' Report

We, Brian Waldstein, Steven Faust and Brian Blomme, having previously filed oath, depose and say that we are the commissioners duly appointed to reclassify lands within the boundary of Drainage District No. 34, Main Open Ditch, Buena Vista County, Iowa (DD34 MOD).

As early as 1904, several attempts were made to form a Drainage District serving the North Raccoon River Basin, with a petition filed in 1909. An engineer was appointed to investigate, and an initial Engineer's Report was filed in June of 1911. This report proposed dredging the North Raccoon River and construction eight (8) lateral ditches. This was followed by a second petition requesting the extension of proposed Lateral No. 2. The engineers report was amended in August of 1911 to include the extension of Lateral No. 2, and the addition of Lateral No. 9. Initial construction and an immediately subsequent cleanout were completed in 1917.

When Drainage District 34 was originally classified, only one (1) schedule was established for the distribution of benefits for all district facilities. The overall District has not been reclassified since the original assessment schedule was adopted in 1915. Section 468.131 of the Iowa Code states, "When an assessment for improvements as provided in Section 468.126, exceeds twenty-five percent of the original assessment and the original or subsequent assessment or report of the benefit commission as confirmed did not designate separately the amount each tract should pay for the main ditch and tile lateral drains then the board shall order a reclassification in accordance with the principles and rules set forth in Section 468.41." Therefore, at the recommendation of the engineer, the Buena Vista County Board of Supervisors, acting as Trustees for the District, ordered the classification of all lands in the watershed to distribute the benefits each parcel derives from the Drainage District 34, Main Open Ditch facility. Only parcels receiving benefits from the open ditch of Drainage District 34, Main Open Ditch are included in the assessment schedule.

It should be noted that there are nine (9) open ditch laterals, three (3) open ditch District facilities and ninety-three (93) individual tile districts completely contained within the watershed boundary of DD34. These districts have their own assessment schedules as a means to pay for the cost of the facilities and these districts have not been reclassified as a part of the classification of DD34. In addition, the Board of Supervisors acting as Trustees for DD34 have established that as repairs or improvements are completed on each of the nine (9) laterals of DD34, they will be classified and only the landowners with benefitted lands in each individual lateral district will pay for the maintenance and upkeep of each respective facility.

Pursuant to our appointment, we have examined the Drainage District's records, as recorded by the Buena Vista Auditor, to establish the assessment boundary.

Any lands previously not recorded within the boundary of the Main Open Ditch of Drainage District No. 34, but were found to be receiving benefits from the Main Open Ditch were annexed into the District at a public hearing on November 14, 2017. In total with this annexation eight thousand seven hundred sixty-five (8,765) acres of benefitted land in two thousand five hundred forty-eight (2,548) parcels, and

road right-of-way acres were brought into the assessment boundary of Drainage District No. 34. This total included 59.8 acres of land inside the corporate city limits of Albert City, 62.9 acres of land inside the corporate city limits of Marathon, 23.1 acres of land inside the corporate city limits of Rembrandt, 12.5 acres of land inside the corporate city limits of Truesdale, and 239.7 acres of land inside the corporate city limits of Storm Lake that drain into the main open ditch. All lands receiving benefit from the open ditch facility are included in the given assessment schedule.

In fulfilling our appointment as commissioners, we have examined each tract of land determined to be within the watershed of the facility. We have apportioned an assessable product value to the lands in the District according to the relative percentages of benefit they derive. The assessable product value is equal to the original construction costs which is documented in the district records as 110,000. This apportionment is in this Report as the new DD34 Main Open Ditch Assessment Schedule. This schedule is intended to provide a basis upon which to spread levies required to cover costs, present and future, incurred by the District for the Main Open Ditch. A levy to pay for the cost of this reclassification and any previous outstanding expenses of the District will be made by the Board of Supervisors acting as Trustees of the District after approval of this assessment schedule.

This Commissioners' Report consists of one (1) Main Open Ditch Schedule. The assessment schedule is intended to list all parcels benefited by the facility for which the schedule is prepared. For each parcel in the District, the schedule provides the following:

1. The names of the owners thereof as shown on the transfer books in the Buena Vista County Auditors' Offices;
2. The number of benefited acres;
3. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract found to have the greatest benefit;

The schedule also shows benefits to US Highway 71, the Iowa Department of Transportation, Buena Vista County Secondary Roads right-of-way, CN Railroad, UP Railroad, the Cities of Albert City, Marathon, Rembrandt, Storm Lake, and Truesdale.

In addition to the lands within the watershed boundary that drain to the Main Open Ditch, the Commissioners considered the benefit that Valero Renewables of Albert City (Valero) receives from using the Main Open Ditch and Lateral No. 2 of Drainage District No. 34 as an outlet for the discharge of cooling water effluent from their plant east of Albert City. In 2006, U.S. Bio requested authorization to discharge cooling water effluent into Drainage District No. 34. Since benefits for all facilities of Drainage District No. 34 were assessed under one (1) schedule, the 2006 agreement addresses only the equivalent assessment for benefits to the Main Open Ditch. The agreement is on file in the Buena Vista County Auditor's office. This agreement allows Valero to discharge effluent at a maximum rate of 1,300 gpm. The equivalent acres of tile drainage that would generate this discharge are 276 acres

at ¼ inch drainage coefficient. The original computed assessment for Valero was \$972, which was added to the original Main Open Ditch assessment schedule.

Therefore, a similar method was used to reclassify the equivalent benefit Valero receives based on their discharge of effluent to Lateral No. 2 and the Main Open Ditch. For this reclassification the following factors were applied to this equivalent benefitted acre total; wetness, proximity to outlet, percent usage of the outlet, elevation and runoff. By applying these factors Valero is assessed 0.19 units per equivalent acre with a computed assessment of 51.31 which is included in the attached assessment schedule for the Main Open Ditch.

Valero will be assessed as a landowner for any future repairs and improvements to the Main Open Ditch and Lateral No. 2 under their respective assessment schedules.

We recommend that this Commissioners' Report containing one (1) assessment schedule for Drainage District No. 34 Main Open Ditch, Buena Vista County, be adopted.

Respectfully submitted,

Brian Waldstein, Landowner

Steven Faust, Landowner

Brian W. Blomme, P.E., Engineer

Date

APPENDIX A:

DD34 MOD BUENA VISTA COUNTY MAIN OPEN DITCH RECLASSIFICATION, ASSESSMENT PLAT & SCHEDULE



DD34 MOD Reclassification Plat

Page 1 North West

Buena Vista County IA

December 2019

Legend

- DD34 Watershed
- DD 34 Assessment Boundary
- DD34 MOD
- Open Ditch Facilities
- Lateral Watersheds

PN: 16-19496

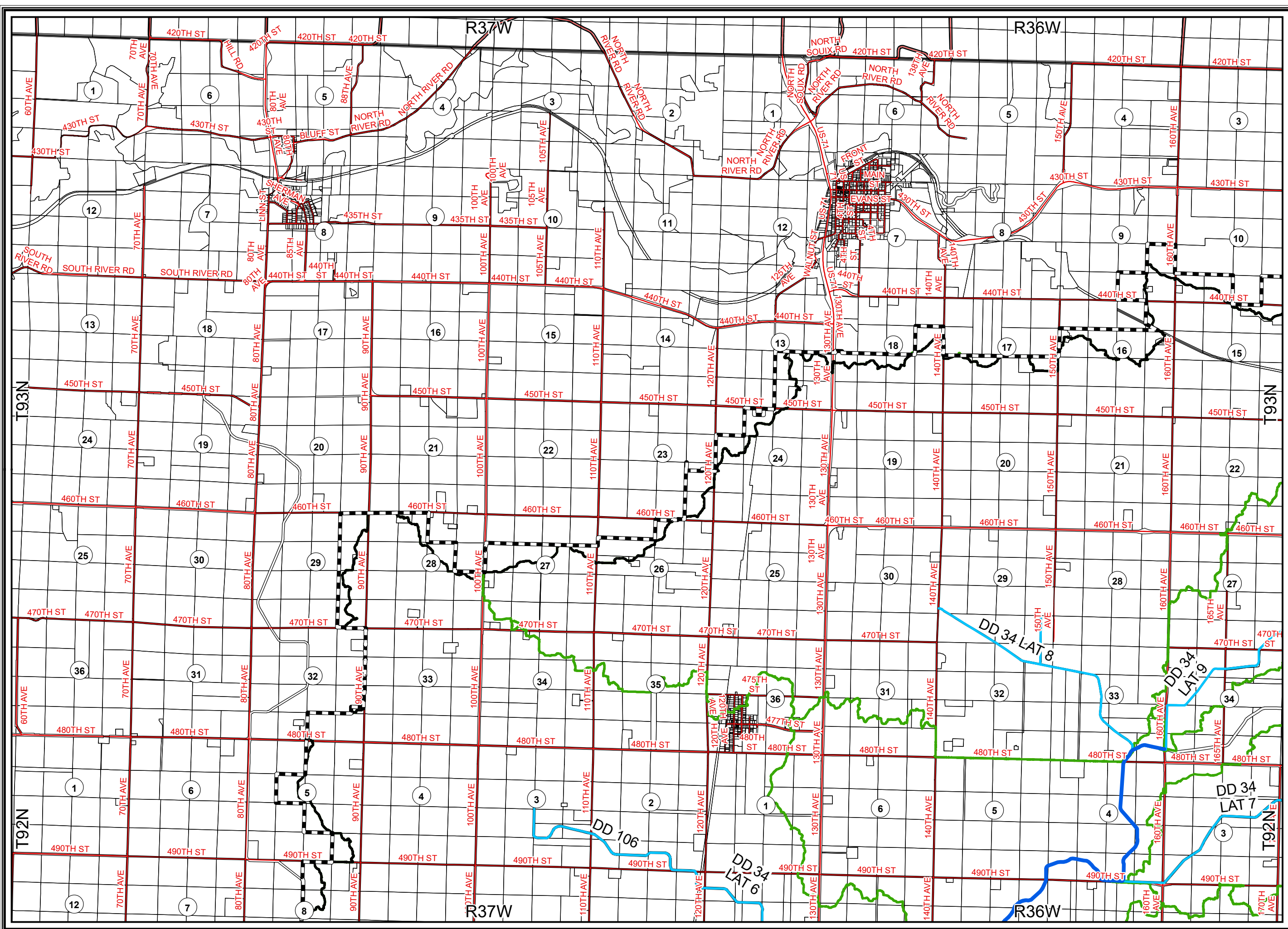
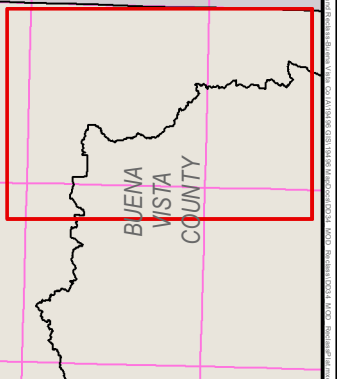
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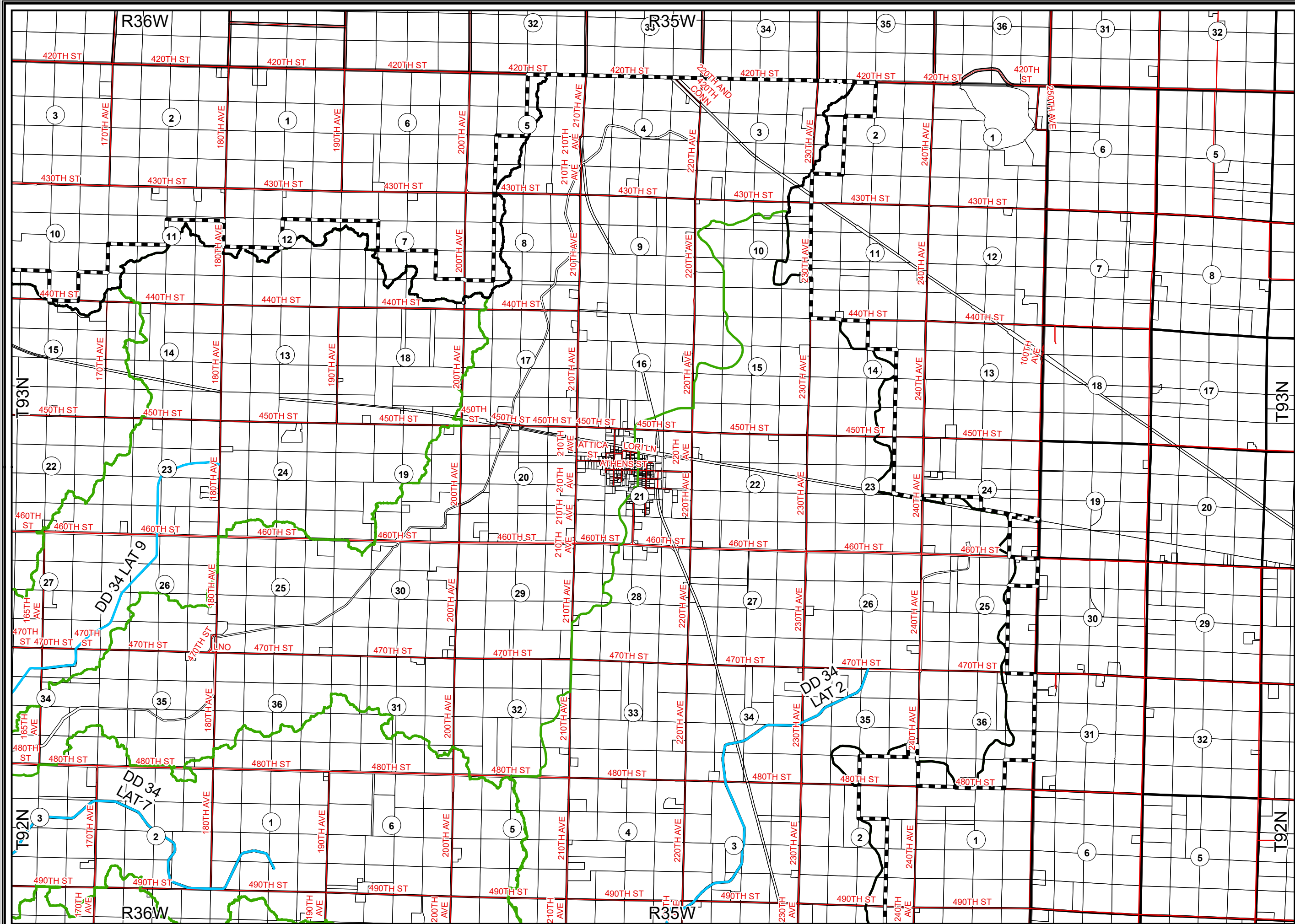
ISG
BV County Assessor
Iowa DNR
USDA NRCS
Orthophotograph (2017)



0 2,000 4,000
1 inch = 4,000 feet

CLAY COUNTY





DD34 MOD Reclassification Plat

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Buena Vista County IA
December 2019

Legend

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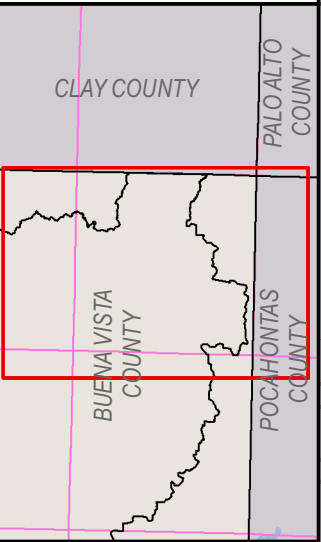
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DD34 MOD Reclassification Plat

Page 3 West Center
Buena Vista County IA
December 2019

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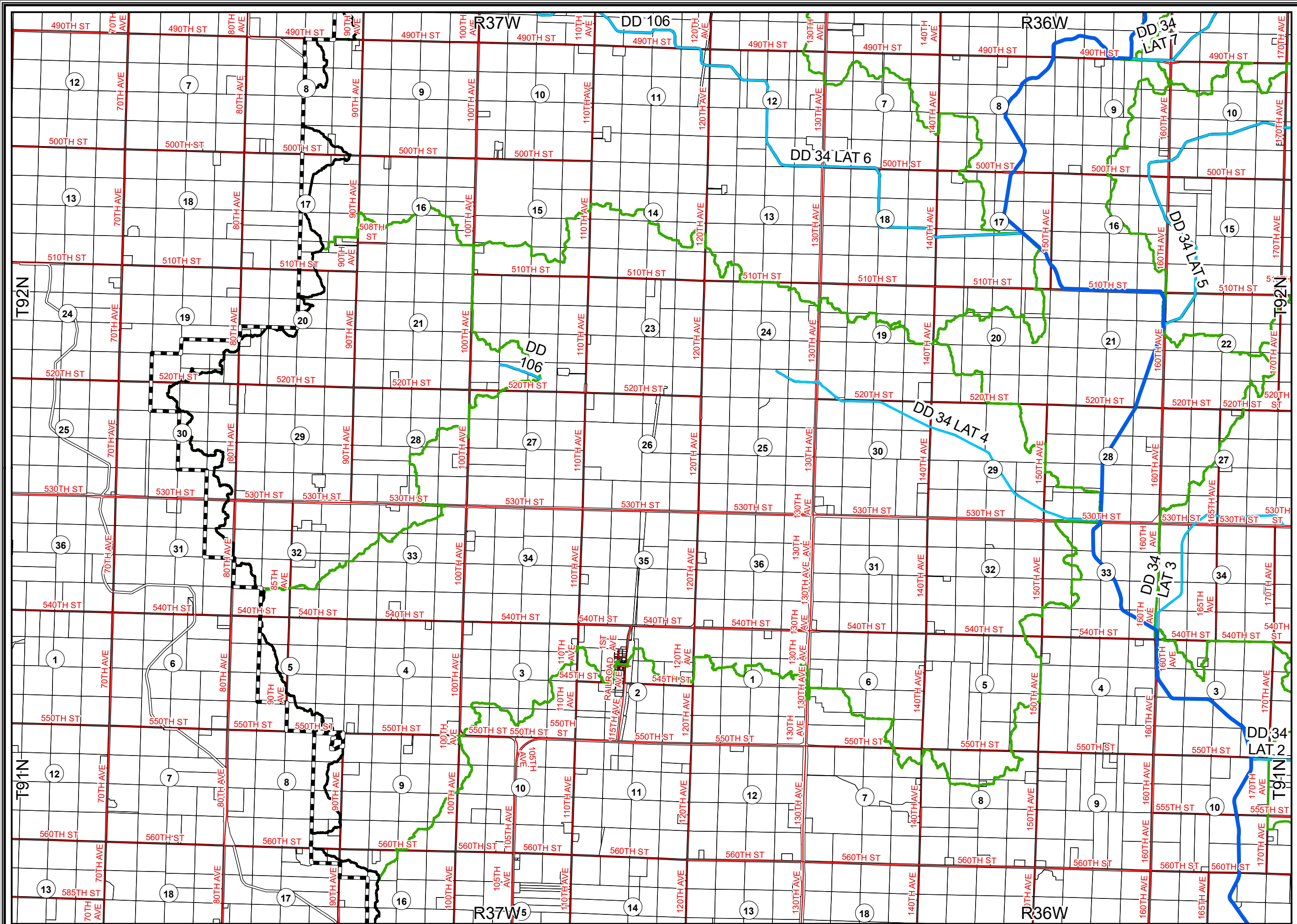
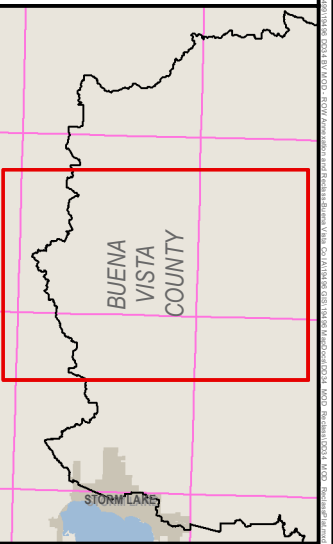
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DD34 MOD Reclassification Plat

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Buena Vista County IA

December 2019

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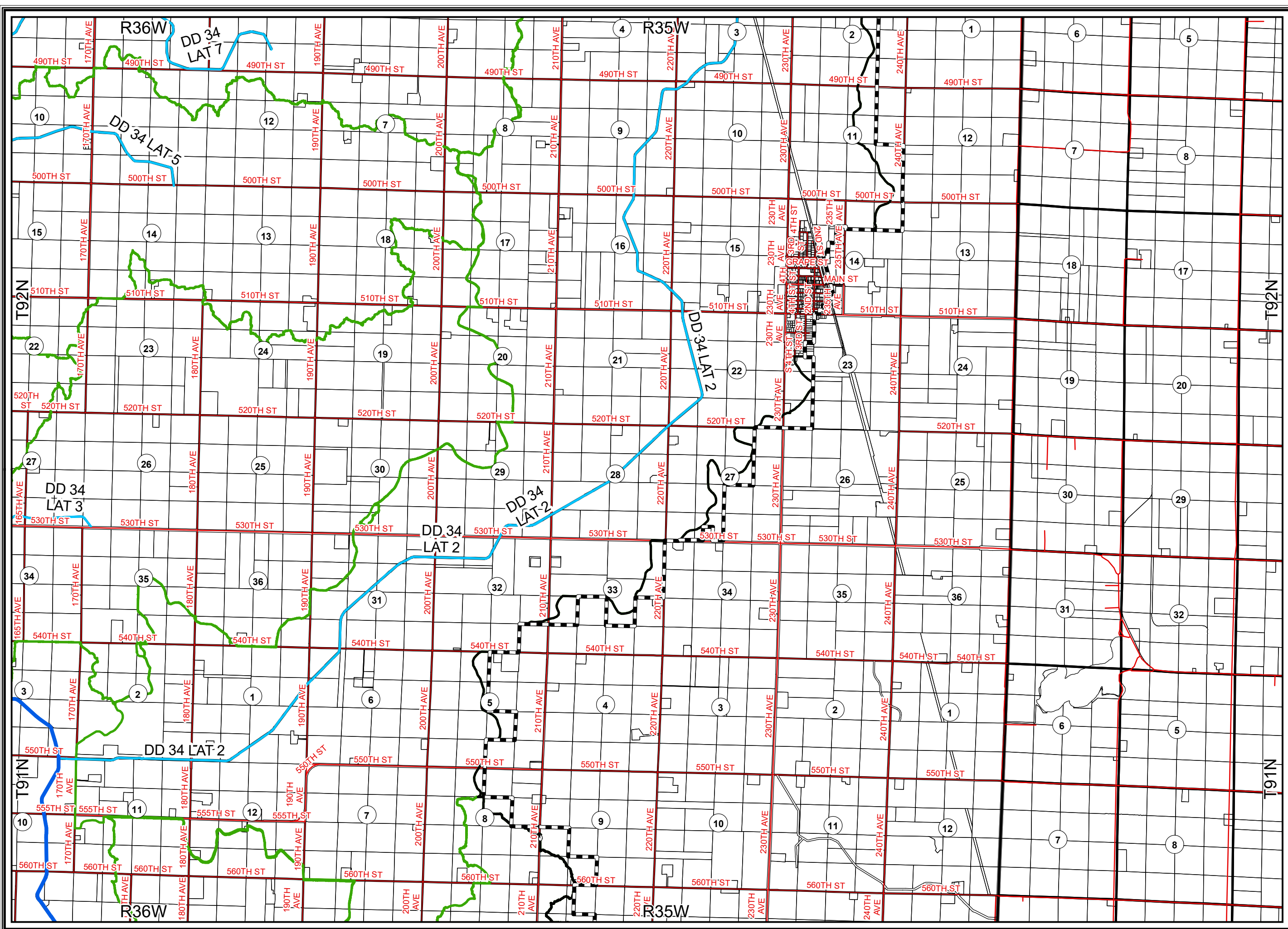
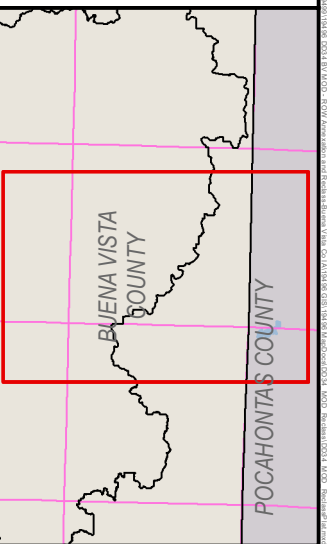
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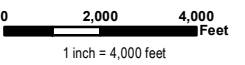




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DD34 MOD Reclassification Plat

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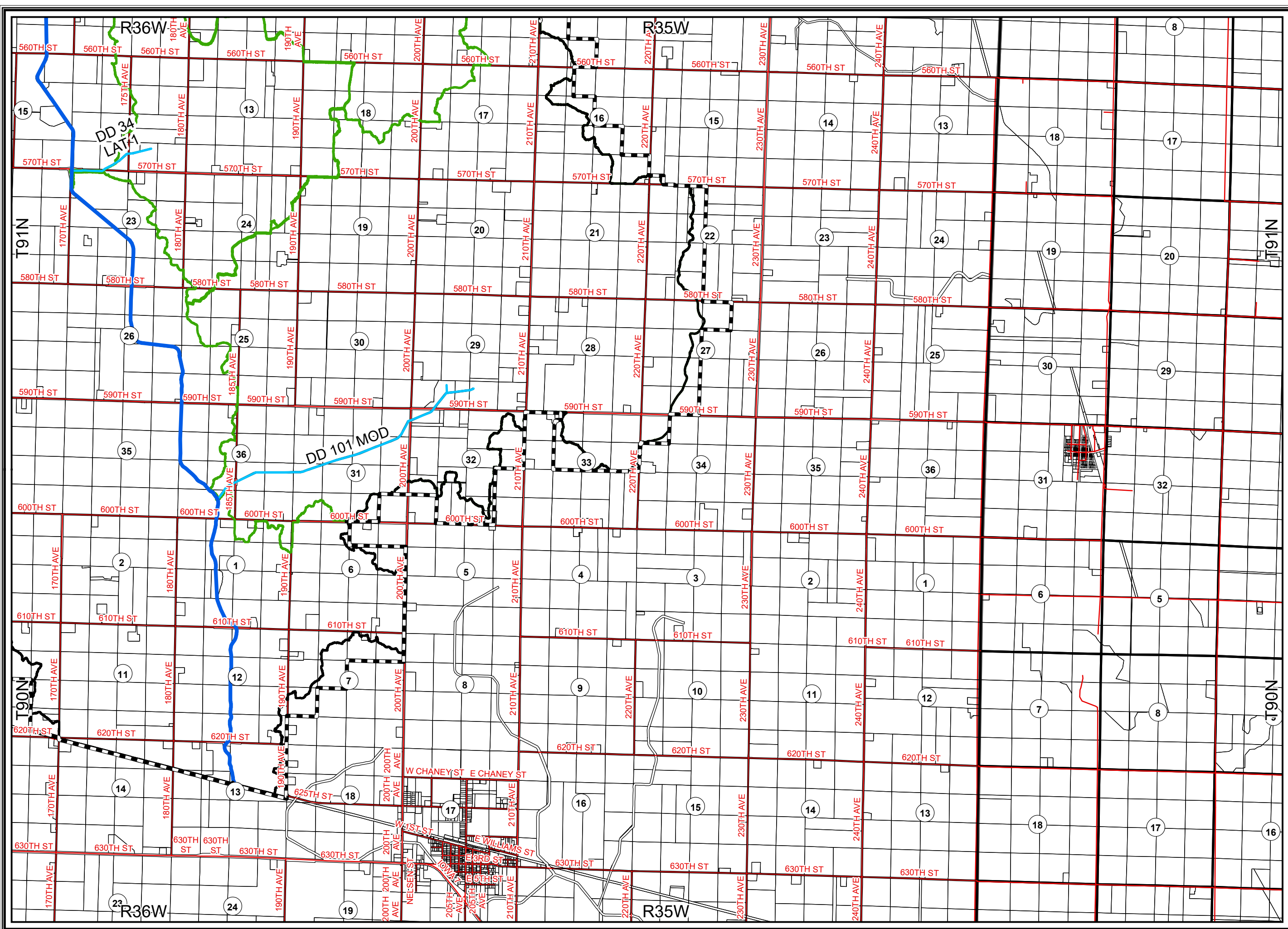
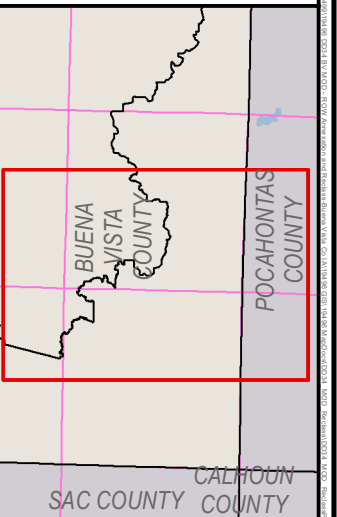
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Assessment Plat

Page 1 North West

Buena Vista County IA
December 2019

Legend

-  DD34 Watershed
-  DD 34 Assessment Boundary
-  DD34 MOD

PN: 16-19496

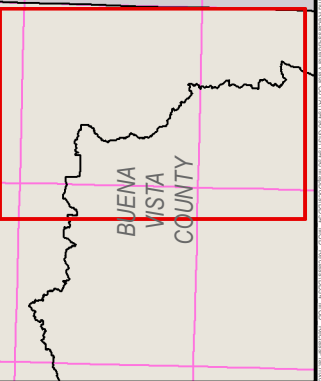
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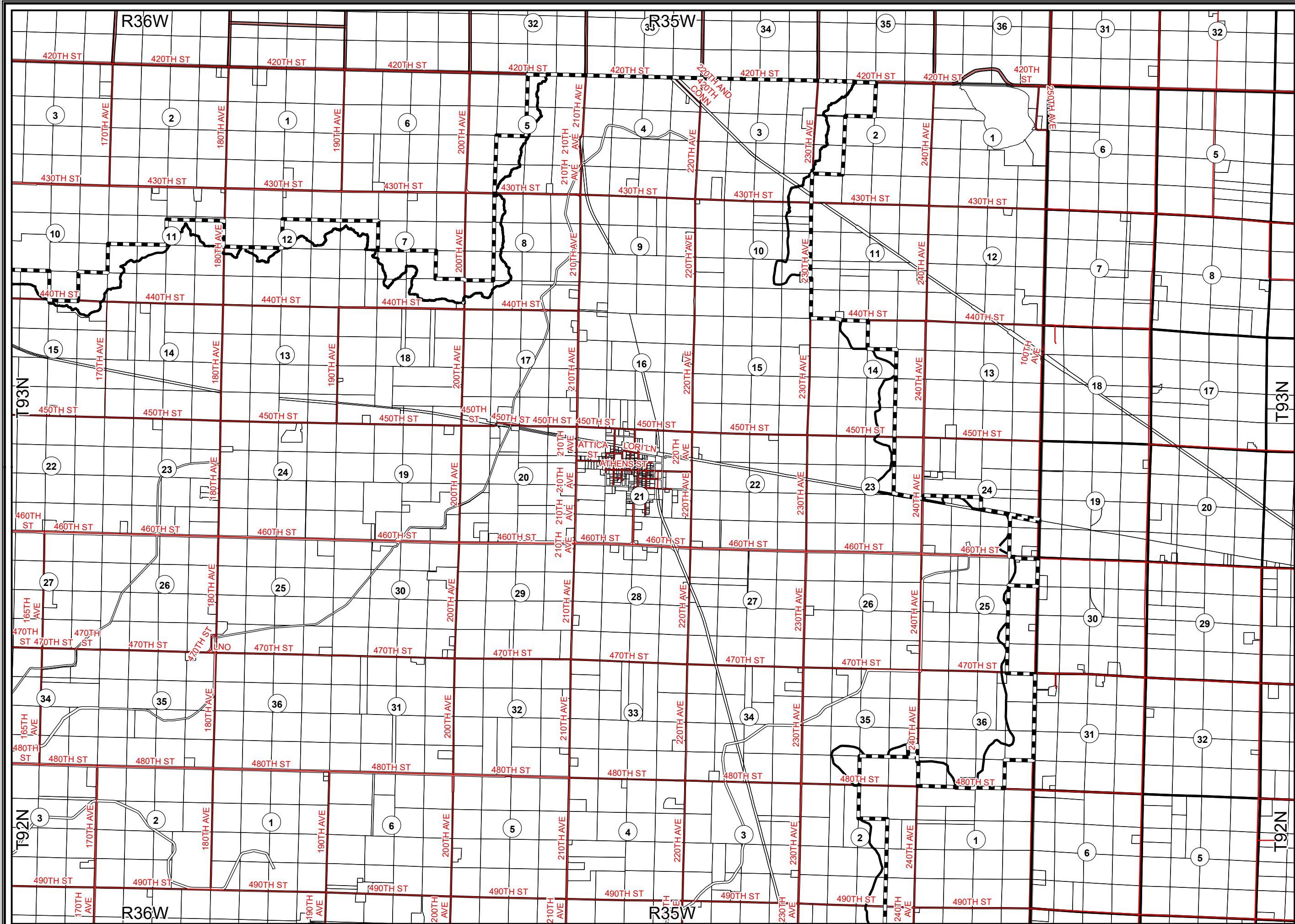
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CLAY COUNTY





DD34 MOD Assessment Plat

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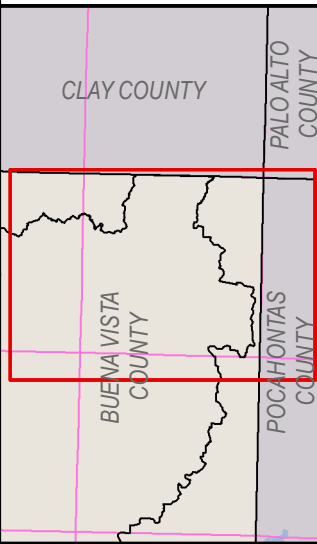
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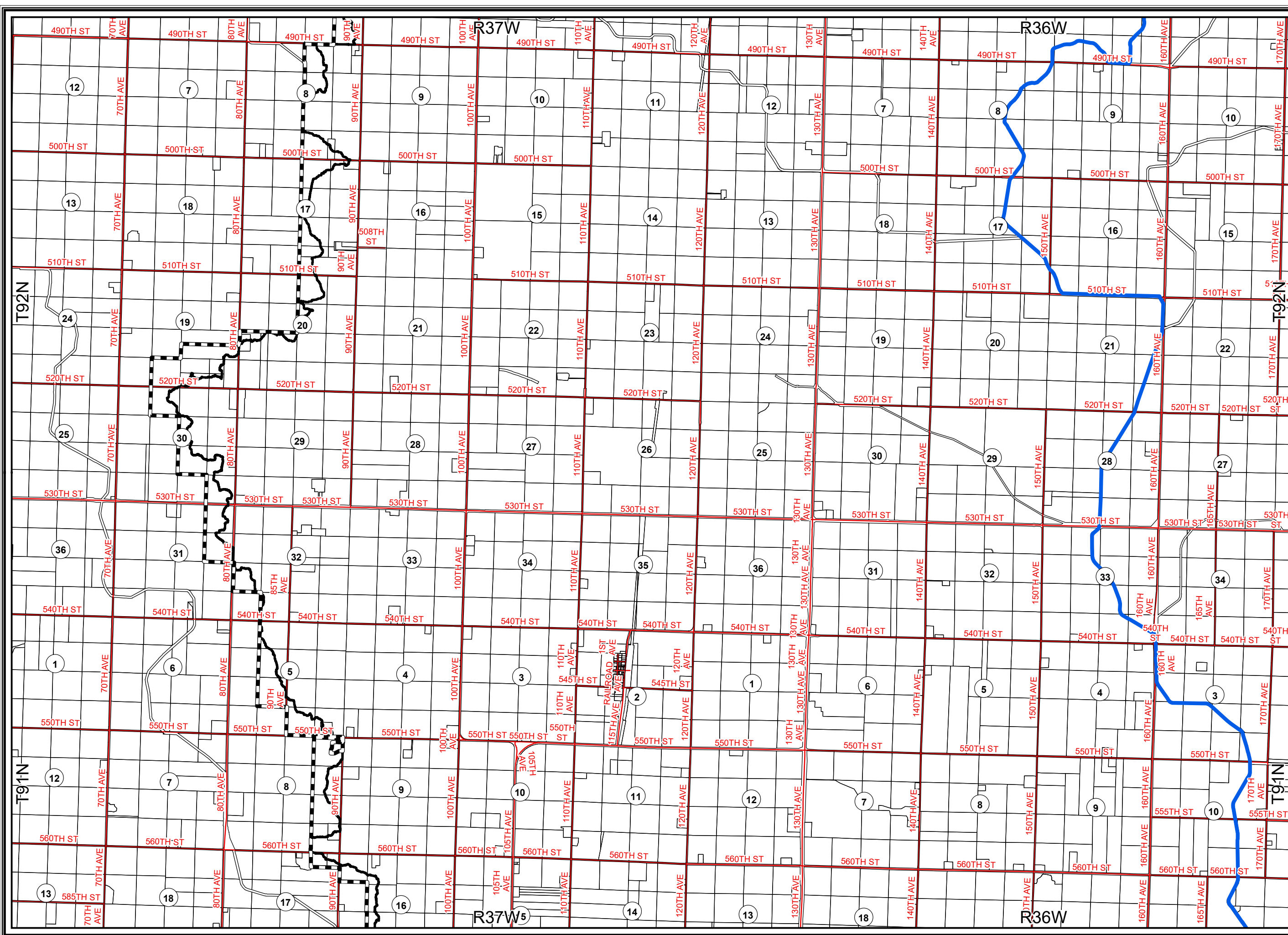
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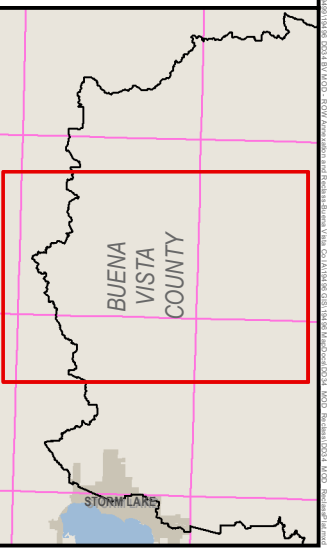
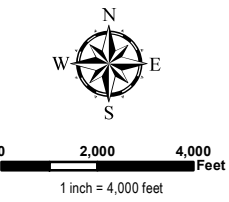


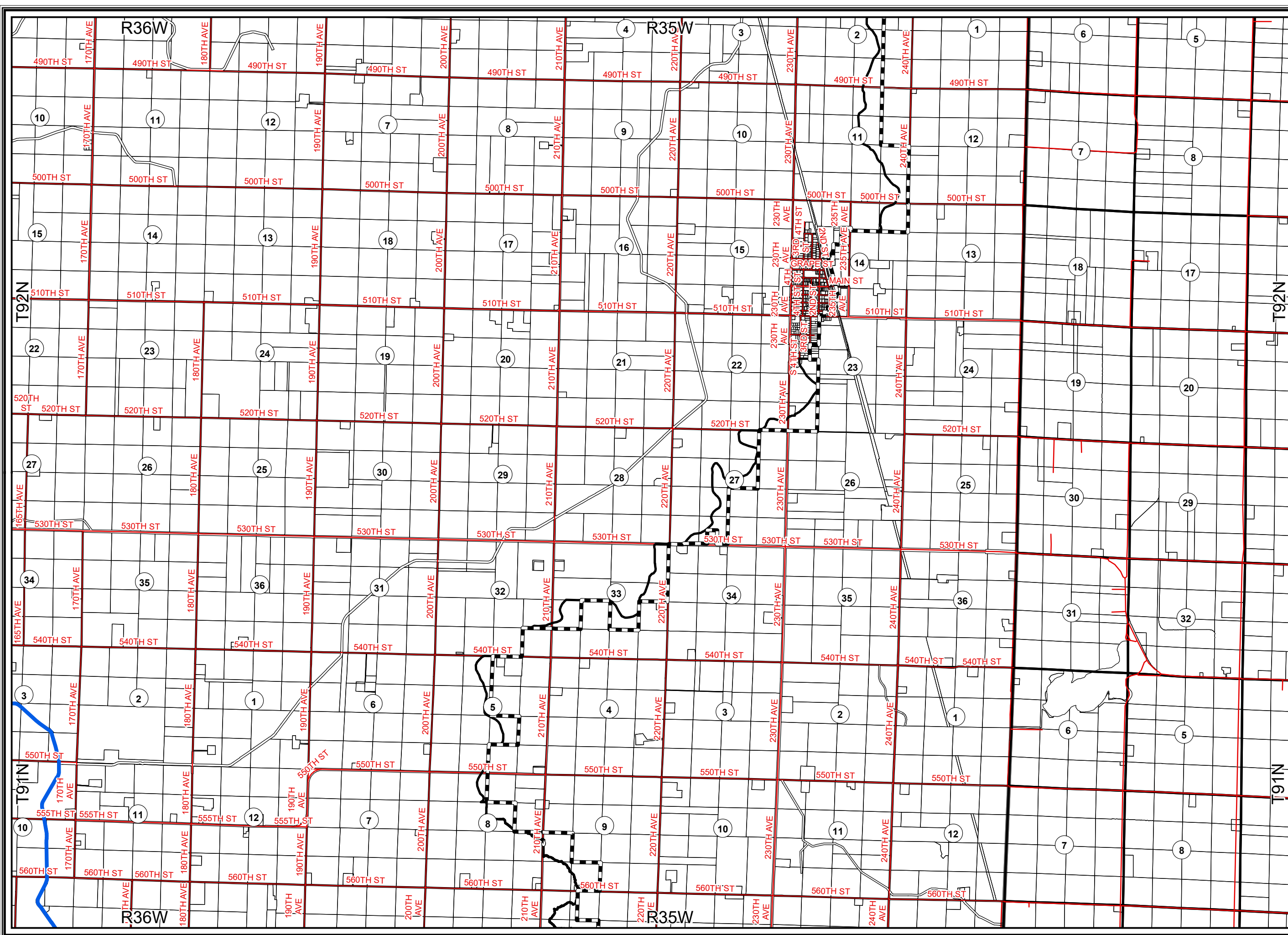
DD34 MOD Assessment Plat

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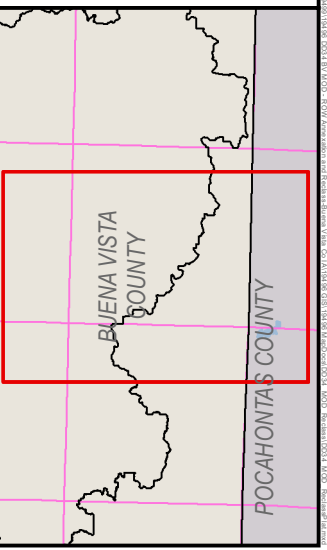
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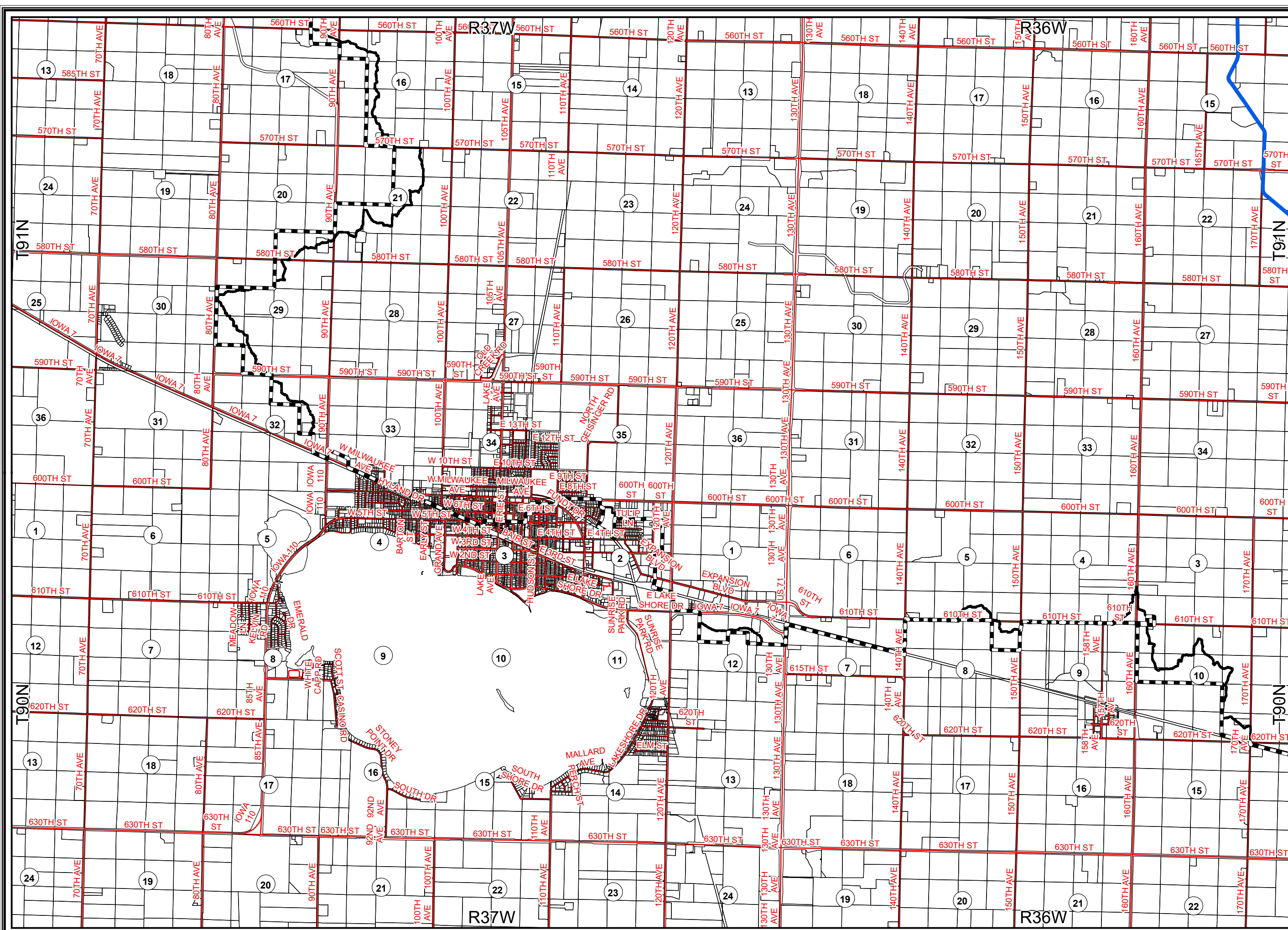
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DD34 MOD Assessment Plat

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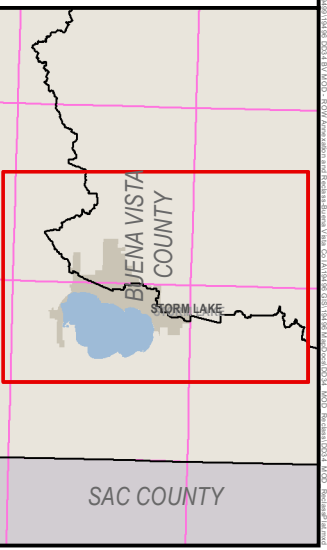
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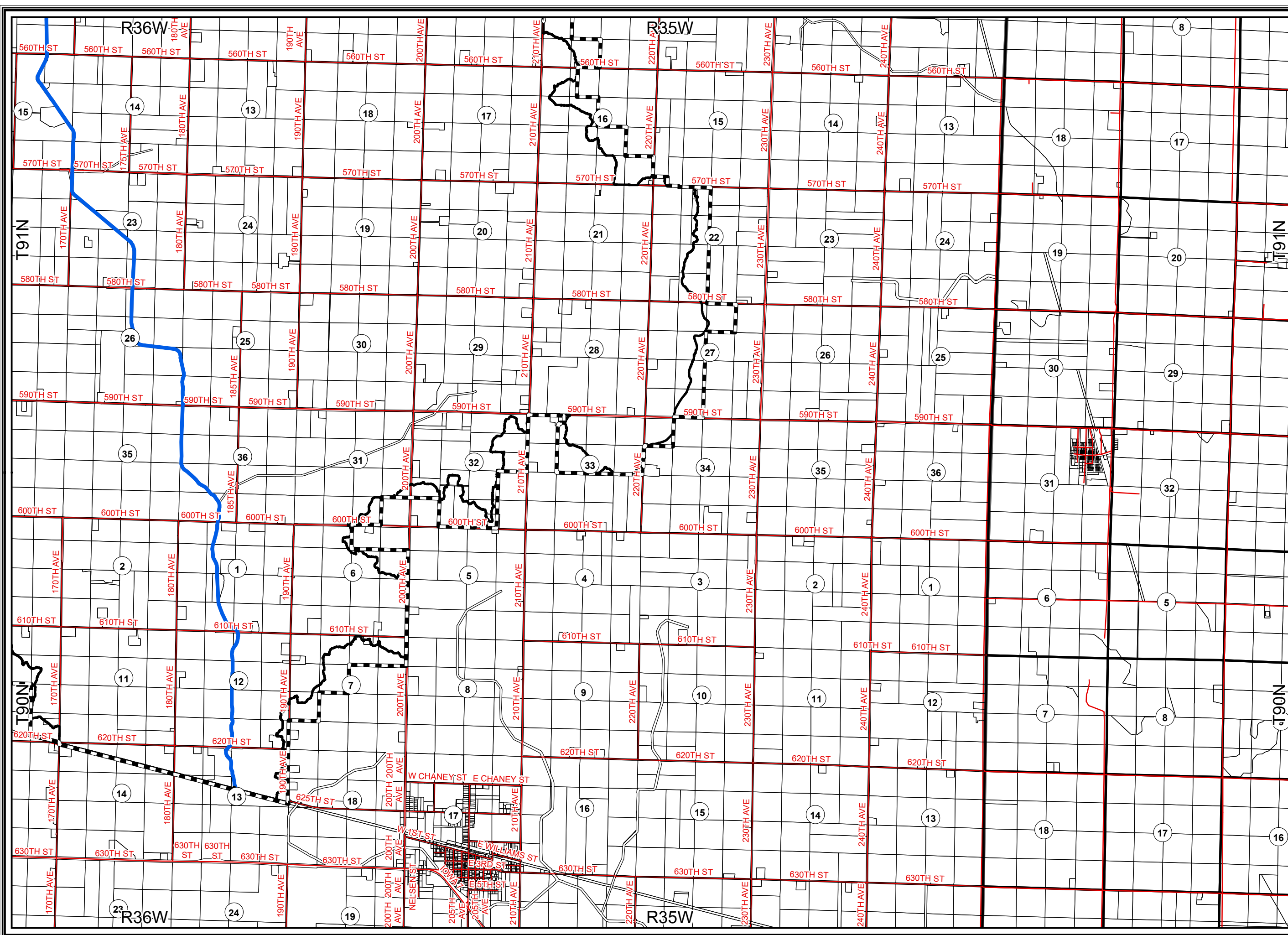
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