



Real People. Real Solutions.

Report of

# Classification Commission Drainage District No. 31 Pocahontas County, Iowa

2020

**Submitted by:**

Bolton & Menk, Inc.  
218 11th St SW Plaza  
Spencer, IA 51301  
P: 712-580-5075



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218 11th Street SW Plaza  
Spencer, IA 51301

Ph: (712) 580-5075  
Bolton-Menk.com

May 11, 2020

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

RE: Amendment No. 1  
Report of Commissioners  
Drainage District No. 31  
Project No.: P12.112206

Dear Board Members:

The commissioners for Drainage District No. 31 wish to submit the following statements regarding the Report of Commissioners:

The three commissioners were given copies of an objection filed by Fred Cook regarding his assessment for improvements in the above stated drainage district, a copy of which is attached with this letter. We reviewed the objection during our meeting and have determined that the recommended assessment of \$7,686.20 for 35.3 acres (\$218/ac avg) is equitable for the following reasons:

- The location of the new main intercepts all tile (2 tiles located during construction) on the Cook farm north of the old district main tiles, providing significant relief to the existing private tile on that portion of the farm.
- The two old mains (18" and 16") have been cutoff immediately east of the property line, providing almost exclusive use of these two large tile mains to the Cook property.
- Mr. Cook has provided a quote for constructing an 8" tile through the low ground at a cost of \$3,250. While this quote may be accurate, the 8" tile quoted only has capacity enough to serve roughly half the benefited acres on the Cook Property. The improvements completed by DD 31 provide more than double the capacity of the quoted 8" private tile to the Cook property.
- The new main tile carries all upstream water across the Cook property so that the landowner does not need to provide that capacity solely at his expense.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that appears to read "Jonathan P. Rosengren".

Jonathan P. Rosengren, P.E.  
Project Engineer/Commissioner

Cc: Jerry Hammen, Commissioner  
Michael Behrendsen, Commissioner

Encl: Fred Cook Objection to Reclassification

# RECLASSIFICATION HEARING

Tile Improvements - Drainage District NO 31, Pocahontas Co., IA

First please allow us to say:

We continue to desire to be "Good Neighbors"

Again we clearly understand the importance + benefits of improved field drainage.

We have invested over \$150,000.00 on field tiling in the past (6) six years.

In addition, we fully appreciate the "probable" need for increased capacity to the north by "Petitioners"

It is my understanding "property assessments" are based on "Relative Benefits". (James C. Hudson - handout on "Drainage Districts Projects + Procedures")

As we testified at (2) previous hearings, 12-18-18 and 1-8-2019 and entered statements in writing for the record, that the "Proposed Tile Improvements" for the adjusted 33.8 "Parcel Based" acres located in the NE NW + SE NW of Sec. 29-92-34, Drainage District NO. 31, would receive no benefit and "Costs would exceed Benefits". We offer the following support to confirm there is no Benefit.

## RECLASSIFICATION    HEARING (continued)

We were not approached or requested to sign the "Drainage Petition" by owners of "Land Benefited" because they were obviously aware we would not receive any drainage improvement or benefit.

Voted NO at 12-18-18 Hearing

Voted NO at 1-8-19 Hearing

Attempted (2) two times to have a solid tile through the property and not be a part of the improvements as was my understanding with the "Kirkade" project about (2) two miles away. Turned Down

Tenants fail to understand how the new drainage improvements can possibly improve drainage or add any benefit to the 33,85 acres in question.

Topo / elevation maps confirm land drains naturally.

Land not subject to overflow or ponding.

Existing system supported important early & timely cultivation & planting

Existing system produced high farm "certified" yields

4 yr. ave Soybeans 64 bu/acre

4 yr. ave corn 227 bu/acre

(All (4) years corn yields achieved with "conventional seed")

RECLASSIFICATION      HEARING (CONTINUED)

The 2018 corn yield was 247 bu/A pr certified acres. This was the wettest + highest annual rainfall ever recorded since rainfall records started to be kept in the late 1800's. Also in 2018, there was no ponding or standing water on the areas in question.

Last to empty out in "principle" - at least when the tile is full.

10.2 acres of the 33.85 total (approximately 30%) of the "Parcel Based" acres will not even enter the "Improved" system. They were not connected to the new system & remain "outlet" in the "abandoned" 16"+20" old system. We are required to assume the maintenance, cost & responsibility forever.

We entered the "Tile Improvement" project with no ponds, now it appears we will have at least (1) one area of ponding.

We could have provided a New 8" tile line which would "outlet" the (3) three small tile lines connected to the new DD31 main for a cost of \$3250<sup>00</sup>. We then would be guaranteed to be 1st out and possibly pick up additional water through a perforated tile on the way to a direct outlet into "open" ditch DD181.

RECLASSIFICATION    HEARING    (continued)

Although we appreciate the "Completion Hearing" Settlement, it did not begin to cover all the extenuating costs.

It was very disappointing the Pocahontas County Board of Supervisors chose to award damage claims based on "treating everyone equal" as opposed to the amount of damage.

Our property was subject to more than (20) twenty possible identified start-up, mobilization, and inexperience errors, all supported with timely verification of field notes, exhibits and photographic substantiation and facts, only to be ignored.

Most of these negative factors were not shared by other landowner members who were receiving all the benefits. We received NO BENEFIT and absorbed the cost of errors.

RECLASSIFICATIONHEARING

(Continued)

The "experimental" selection of an inexperienced contractor with an extremely low bid, (saving benefited acres beneficiaries), \$142,573.88 at a minimum. (\$235,940.13 / 27.1% saving from "industry standard" - Ragness Bros.)

This inexperienced & early "learning curve" development, led to irresponsible destruction of topsoil and subsoil structure with unnecessary, irreversible loss of fertility, soil structure, and organic matter.

The way this soil was managed will result in long-term problems such as poor root penetration, reduced internal soil drainage, reduced rainfall infiltration and lack of soil aeration from larger macropores.

According to (4) four "expert witnesses," productivity will improve over time, but even though the crop may appear to "look good", the yield will be lower for many years and be subject to any stress such as: limited moisture, excessive moisture, plant disease, insect damage, weeds, hail, or any other stress, the plants will react with additional yield depression.

RECLASSIFICATION HEARING (CONTINUED)

We believe this is a "hefty" penalty or cost to pay!

We completely understand and appreciate the neighbors need and desire to support the "Improvement" project, but do not believe we should be required to share the financial responsibility for their benefit.

Therefore: IN VIEW OF FAIRNESS, BASED  
ON THE, FACTS, "NEGATIVE  
FACTORS" GREATLY EXCEEDED  
"COST OF BENEFIT" RECEIVED.

Thank You for your thoughtful consideration.

D. Frederick Cook, Revocable Trust

# Report of Classification Commission

## Appendix

Appendix A: Combined Benefits Assessment Schedule

Appendix B: Main Tile & Branch 2 Tile Maintenance Schedule

Appendix C: Branch 1 Tile Maintenance Schedule

Appendix D: Branch 3 & Branch 4 Tile Maintenance Schedule

Appendix E: Old Upper Main Tile Maintenance Schedule

**REPORT OF CLASSIFICATION COMMISSION  
RECLASSIFICATION OF BENEFITS  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IOWA  
2020**

We, D. Michael Behrendsen and Jerry L. Hammen, landowners in Pocahontas County, and Jonathan P. Rosengren, engineer are the commissioners duly appointed to reclassify lands within the boundaries of Drainage District No. 31 in Pocahontas County, Iowa. Pursuant to our appointment we have examined each and every benefited parcel within the district and as recommended in the engineer's report on file in the office of the County Auditor. Each  $\frac{1}{4}$ - $\frac{1}{4}$  section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the several district facilities have been determined.

We recommend the assessment of all improvement costs for Drainage District No. 31 upon a single combined benefits schedule. It is intended that this combined benefits schedule be used one time to pay the 2018 and 2019 improvement costs and then be set aside.

We recommend and report four schedules herein to be used for payment of future maintenance and other costs of each of the separate facilities as may arise. Set beside the new schedules is a basis cost. This basis cost is assumed and should not be considered to be a cost of the completed work. We have apportioned this basis to the lands determined to be benefited by each named facility to serve as a basis for the allocation of future costs associated with the named improvement. Any excess collected should be distributed 90% to the Main Tile & Branch 2 Tile, and 10% to Branch 3 & Branch 4 Tile.

<u>New Schedule</u>	<u>Basis Cost</u>
Main Tile & Branch 2	\$10,000
Branch 1	\$1,000
Branch 3 & Branch 4	\$1,000
Old Upper Main	\$1,000

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel:

- 1) The names of the owners thereof as shown on the transfer books in the Auditor's office.
- 2) The parcel number.
- 3) The number of benefited acres.
- 4) The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit.
- 5) Apportionment of the future maintenance cost basis according to our classification of the benefited lands.

The schedules also show benefits to the county secondary roads. Included with this report are plats of the benefited land for each assessment schedule. It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

D. Michael Behrendsen  
D. Michael Behrendsen, Landowner

Jerry L. Hammen  
Jerry L. Hammen, Landowner

Jonathan P. Rosengren  
Jonathan P. Rosengren, P.E. IA Reg No. 21661

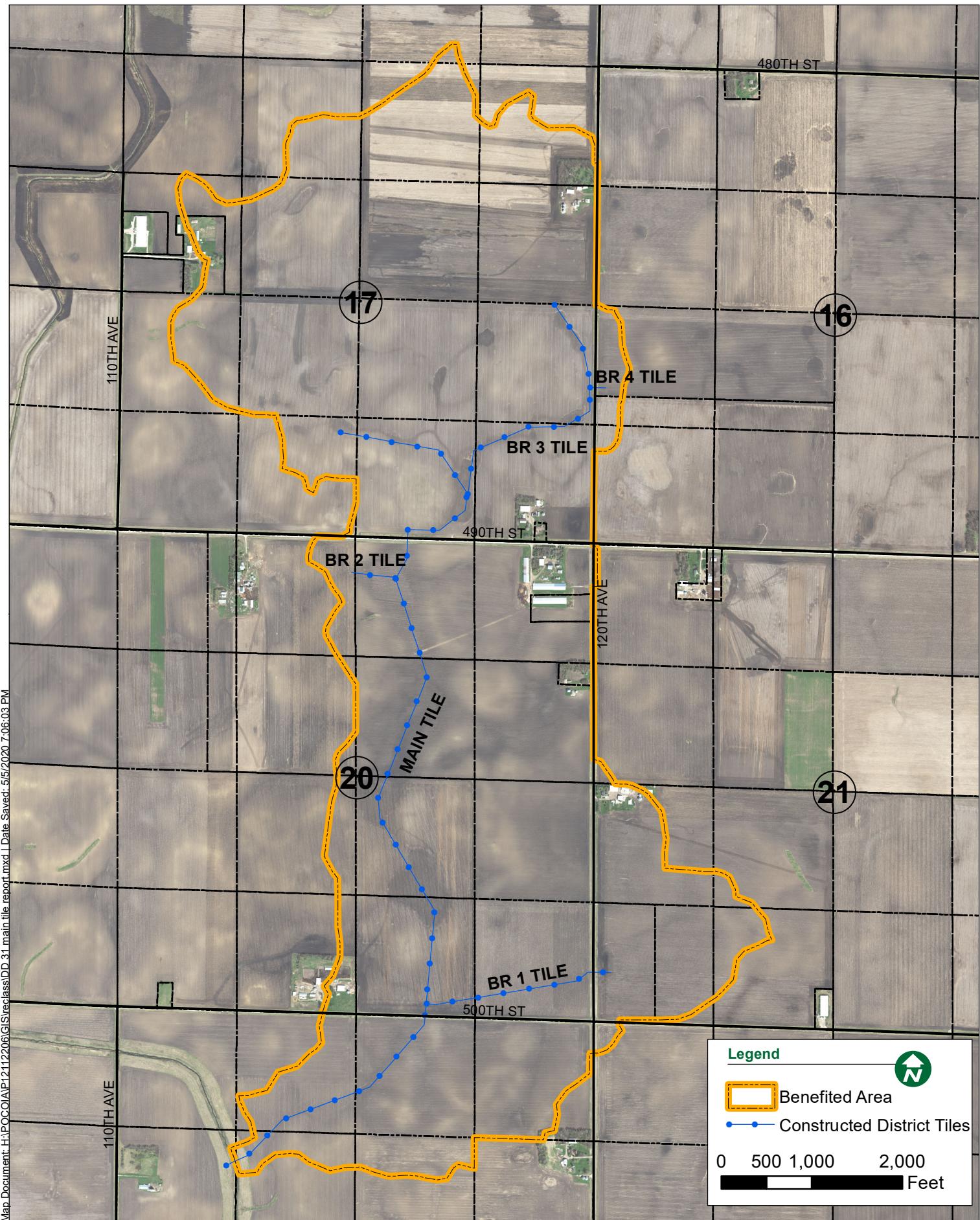
Prepared by: Bolton & Menk, Inc.  
DD 31 Pocahontas County | P12.112206

May 6, 2020

Date

Report of Classification Commission

## Appendix A: Combined Benefits Assessment Schedule



**COMBINED ASSESSMENTS SCHEDULE  
2018 AND 2019 CONSTRUCTION COST- USE ONLY ONCE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Main &amp; Br. 2</b>	<b>Br. 1</b>	<b>Br. 3 &amp; Br. 4</b>	<b>Total Assessment (\$)</b>
					<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	
JSR Farm Inc	8-92-34	0508400003	SW SE	0.9	\$260.46			<b>\$260.46</b>
Walsh, Ruth E ; Walsh, Ruth	16-92-34	0516300001	N 30 AC NW SW	6.1	\$5,288.91		\$5,942.91	<b>\$11,231.82</b>
Johnson Turkey Farm LLC	16-92-34	0516300002	S 10 AC NW SW	1.9	\$2,104.93		\$2,276.46	<b>\$4,381.39</b>
Johnson Turkey Farm LLC	16-92-34	0516300003	SW SW	1.4	\$1,557.44		\$1,561.86	<b>\$3,119.30</b>
Meyer, Eileen ; Meyer, Eileen ; Meyer, William A ; Meyer, Lawrence J ; Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	17-92-34	0517100002	NE NW	12.6	\$7,478.89			<b>\$7,478.89</b>
Meyer, Eileen ; Meyer, Eileen ; Meyer, William A ; Meyer, Lawrence J ; Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	17-92-34	0517100004	SE NW	40.00	\$28,161.47			<b>\$28,161.47</b>

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<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Main &amp; Br. 2</b>	<b>Br. 1</b>	<b>Br. 3 &amp; Br. 4</b>	<b>Total Assessment (\$)</b>
					<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	
Meyer, Eileen ; Meyer, Eileen ; Meyer, William	17-92-34	0517100007	SW NW(EXC TR 466.70' X 466.70'&	8.1	\$1,892.31			<b>\$1,892.31</b>
Meyer Revocable Trust, Terrance J ;	17-92-34	0517100008	10.12 AC TR- 382.12' N SW COR	6.0	\$1,360.77			<b>\$1,360.77</b>
Roli Farms II, LTD	17-92-34	0517200001	NW NE	32.1	\$20,416.80			<b>\$20,416.80</b>
Roli Farms II, LTD	17-92-34	0517200002	NE NE	21.1	\$12,805.02	\$2,318.67		<b>\$15,123.69</b>
Roli Farms II, LTD	17-92-34	0517200003	SW NE	40.00	\$47,998.87			<b>\$47,998.87</b>
Roli Farms II, LTD	17-92-34	0517200004	SE NE	39.00	\$35,076.92	\$30,151.76		<b>\$65,228.68</b>
Whitfield-Johnson Farms LLC	17-92-34	0517300001	NW SW	17.2	\$14,707.96			<b>\$14,707.96</b>
Whitfield-Johnson Farms LLC	17-92-34	0517300002	NE SW	40.00	\$53,154.90			<b>\$53,154.90</b>
Whitfield-Johnson Farms LLC	17-92-34	0517300004	SE SW	13.4	\$12,300.04			<b>\$12,300.04</b>
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400001	NW SE	40.00	\$43,980.36	\$195.99		<b>\$44,176.35</b>
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400002	NE SE	39.00	\$36,570.57	\$24,652.08		<b>\$61,222.65</b>
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400003	SW SE	38.50	\$39,706.71	\$1,034.21		<b>\$40,740.92</b>
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400004	LOT 120X215-525' W OF SE COR SE SE	0.44	\$175.41	\$72.36		<b>\$247.77</b>

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DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

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					<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400005	SE SE(EXC LOT 120' X 215'-525' W SE COR)	37.09	\$39,797.07		\$14,762.30	<b>\$54,559.37</b>
Wenell, Lynn ; Wenell, Jerolyn	20-92-34	0520100002	NE NW	9.3	\$7,229.07			<b>\$7,229.07</b>
Wenell, Lynn ; Wenell, Jerolyn	20-92-34	0520100004	SE NW	2.4	\$1,009.94			<b>\$1,009.94</b>
Johnson, Florence H ; Johnson, Florence H ; Johnson, Colin ; Brosamie, Patty ; Johnson, Robert ;	20-92-34	0520200001	NW NE	38.50	\$34,359.33			<b>\$34,359.33</b>
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520200003	SW NE	39.90	\$33,397.22			<b>\$33,397.22</b>
Johnson, Florence H ; Johnson, Florence H ; Johnson, Colin ; Brosamie, Patty ; Johnson, Robert ;	20-92-34	0520200005	NE NE(EX TR 691.04'X 295'- 565.64' S OF NE COR)	32.77	\$21,634.04	\$976.92		<b>\$22,610.96</b>
Johnson Turkey Farm LLC	20-92-34	0520200006	TR 691.04' X 295'- 565.64' S OF NE COR NE NE	4.46	\$1,956.10			<b>\$1,956.10</b>

**COMBINED ASSESSMENTS SCHEDULE  
2018 AND 2019 CONSTRUCTION COST- USE ONLY ONCE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

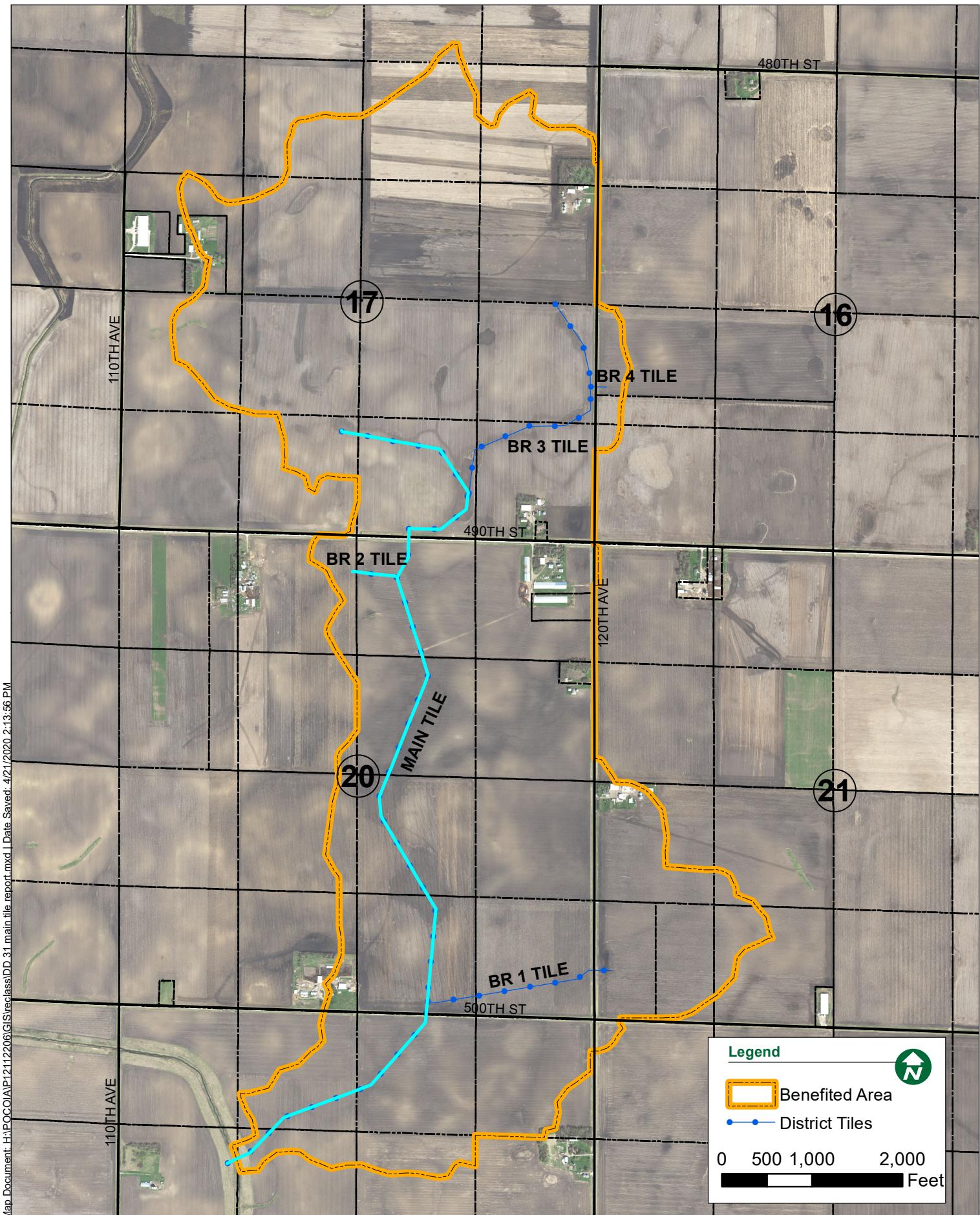
<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Main &amp; Br. 2</b>	<b>Br. 1</b>	<b>Br. 3 &amp; Br. 4</b>	<b>Total Assessment (\$)</b>
					<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520200007	SE NE(EXC 2.23 AC TR NE COR)	36.67	\$24,594.77			\$24,594.77
Houser, Freddie F	20-92-34	0520200008	2.23 AC TR NE COR	1.97	\$887.69			\$887.69
Emdale Farms Inc	20-92-34	0520300002	SE NE	8.2	\$4,300.23			\$4,300.23
Emdale Farms Inc	20-92-34	0520300005	NE SW	6.9	\$2,689.64			\$2,689.64
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	20-92-34	0520400001	SE SW	40.00	\$25,944.91			\$25,944.91
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520400002	NW SE	38.63	\$11,034.96	\$2,299.46		\$13,334.42
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	20-92-34	0520400003	NE SE	39.00	\$20,055.34	\$1,314.56		\$21,369.90
Wenell, Dale ; Wenell, Sally ; Wenell, Gary ; Gardner, Delores	20-92-34	0520400004	SW SE	37.65	\$16,642.80	\$11,245.71		\$27,888.51
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	21-92-34	0521100005	SE SE	0.6	\$63.79	\$138.59		\$202.38
Wenell, John P ; Wenell, Jean E	21-92-34	0521300001	SW NW	26.2	\$6,782.57	\$12,932.97		\$19,715.54
Wenell, John P ; Wenell, Jean E	21-92-34	0521300002	NW SW	2.3	\$435.87	\$850.36		\$1,286.23

**COMBINED ASSESSMENTS SCHEDULE  
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DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

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					<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	<b>Assessment (\$)</b>	
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300003	W 1/2 SW SW	18.14	\$5,921.46	\$13,455.03		<b>\$19,376.49</b>
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300004	E 1/2 SW SW	17.8	\$5,469.64	\$11,255.13		<b>\$16,724.77</b>
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300006	SE SW(EXC S 450' E 201')	8.6	\$1,265.09	\$2,751.55		<b>\$4,016.64</b>
Peterson Farm Trust	28-92-34	0528100001	NW NW	1.3	\$318.93			<b>\$318.93</b>
Cook, D Frederick Revocable Trust	29-92-34	0529100002	PARCEL B NE NW	24.8	\$6,080.92			<b>\$6,080.92</b>
Cook, D Frederick Revocable Trust	29-92-34	0529100004	PARCEL B SE NW	10.5	\$1,605.28			<b>\$1,605.28</b>
Peterson Farm Trust	29-92-34	0529200001	NW NE	39.00	\$12,007.69			<b>\$12,007.69</b>
Peterson Farm Trust	29-92-34	0529200002	NE NE	32.3	\$7,346.01			<b>\$7,346.01</b>
Peterson Farm Trust	29-92-34	0529200003	SW NE	12.6	\$2,110.25			<b>\$2,110.25</b>
County Secondary Roads				26.1	\$20,060.65	\$3,756.64	\$6,054.48	<b>\$29,871.77</b>

**TOTALS 991.42 ac \$680,000.00 \$60,000.00 \$90,000.00 \$830,000.00**

## Appendix B: DD31 Main Tile & Branch 2 Tile Maintenance Schedule



**MAIN TILE & BRANCH NO. 2 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
JSR Farm Inc	8-92-34	0508400003	SW SE	0.9	0.50	\$4.34
Walsh, Ruth E ;	16-92-34	0516300001	N 30 AC NW SW	6.1	8.49	\$73.61
Walsh, Ruth						
Johnson Turkey Farm LLC	16-92-34	0516300002	S 10 AC NW SW	1.9	3.38	\$29.31
Johnson Turkey Farm LLC	16-92-34	0516300003	SW SW	1.4	2.50	\$21.68
Meyer, Eileen ;	17-92-34	0517100002	NE NW	12.6	14.13	\$122.52
Meyer, Eileen ;						
Meyer, William A ;						
Meyer, Lawrence J ;						
Meyer Revocable Trust, Terrance J ;						
Meyer Revocable Trust, Julie L						
Meyer, Eileen ;	17-92-34	0517100004	SE NW	40.00	53.21	\$461.36
Meyer, Eileen ;						
Meyer, William A ;						
Meyer, Lawrence J ;						
Meyer Revocable Trust, Terrance J ;						
Meyer Revocable Trust, Julie L						
Meyer, Eileen ;	17-92-34	0517100007	SW NW(EXC TR 466.70' X 466.70'& EX 10.12 AC TR)	8.1	3.58	\$31.04
Meyer, Eileen ;						
Meyer, William A ;						
Meyer, Lawrence J ;						
Meyer Revocable Trust, Terrance J ;						
Meyer Revocable Trust, Julie L						
Meyer Revocable Trust, Terrance J ;	17-92-34	0517100008	10.12 AC TR- 382.12' N SW COR SW NW	6.0	2.57	\$22.28
Meyer Revocable Trust, Julie L						
Roli Farms II, LTD	17-92-34	0517200001	NW NE	32.10	38.57	\$334.43
Roli Farms II, LTD	17-92-34	0517200002	NE NE	21.1	23.69	\$205.41
Roli Farms II, LTD	17-92-34	0517200003	SW NE	40.00	90.58	\$785.38
Roli Farms II, LTD	17-92-34	0517200004	SE NE	39.00	60.07	\$520.84

**MAIN TILE & BRANCH NO. 2 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
Whitfield-Johnson Farms LLC	17-92-34	0517300001	NW SW	17.20	27.79	\$240.96
Whitfield-Johnson Farms LLC	17-92-34	0517300002	NE SW	40.00	100.00	\$867.06
Whitfield-Johnson Farms LLC	17-92-34	0517300004	SE SW	13.40	23.05	\$199.86
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400001	NW SE	40.00	72.01	\$624.37
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400002	NE SE	39.00	58.81	\$509.92
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400003	SW SE	38.50	63.91	\$554.14
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400004	LOT 120X215-525' W OF SE COR SE SE	0.44	0.28	\$2.43
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400005	SE SE(EXC LOT 120' X 215'-525' W SE COR)	37.09	63.91	\$554.14
Wenell, Lynn ; Wenell, Jerolyn	20-92-34	0520100002	NE NW	9.3	11.61	\$100.67
Wenell, Lynn ; Wenell, Jerolyn	20-92-34	0520100004	SE NW	2.40	1.62	\$14.05
Johnson, Florence H ; Johnson, Florence H ; Johnson, Colin ; Brosamie, Patty ; Johnson, Robert ;	20-92-34	0520200001	NW NE	38.50	55.19	\$478.53
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520200003	SW NE	39.90	53.63	\$465.01
Johnson, Florence H ; Johnson, Florence H ; Johnson, Colin ; Brosamie, Patty ; Johnson, Robert ;	20-92-34	0520200005	NE NE(EX TR 691.04' X 295'-565.64' S OF NE COR)	32.77	34.75	\$301.30
Johnson Turkey Farm LLC	20-92-34	0520200006	TR 691.04' X 295'-565.64' S OF NE COR NE NE	4.46	3.14	\$27.23

**MAIN TILE & BRANCH NO. 2 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520200007	SE NE(EXC 2.23 AC TR NE COR)	36.67	39.50	\$342.49
Houser, Freddie F	20-92-34	0520200008	2.23 AC TR NE COR SE NE	1.97	1.42	\$12.31
Emdale Farms Inc	20-92-34	0520300002	NE SW	8.2	6.91	\$59.91
Emdale Farms Inc	20-92-34	0520300005	SE SW	6.9	4.32	\$37.46
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	20-92-34	0520400001	NW SE	40	41.67	\$361.30
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520400002	NE SE	38.63	17.72	\$153.64
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	20-92-34	0520400003	SW SE	39.00	32.21	\$279.28
Wenell, Dale ; Wenell, Sally ; Wenell, Gary ; Gardner, Delores	20-92-34	0520400004	SE SE	37.65	26.73	\$231.77
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	21-92-34	0521100005	SW NW	0.6	0.10	\$0.87
Wenell, John P ; Wenell, Jean E	21-92-34	0521300001	NW SW	26.2	10.89	\$94.42
Wenell, John P ; Wenell, Jean E	21-92-34	0521300002	NE SW	2.3	0.70	\$6.07
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300003	W 1/2 SW SW	18.14	9.51	\$82.46
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300004	E 1/2 SW SW	17.8	8.79	\$76.21
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300006	SE SW(EXC S 450' E 201')	8.6	2.03	\$17.60
Peterson Farm Trust	28-92-34	0528100001	NW NW RD 2.35	1.3	0.81	\$7.02

**MAIN TILE & BRANCH NO. 2 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
Cook, D Frederick Revocable Trust	29-92-34	0529100002	PARCEL B NE NW	24.8	9.77	\$84.71
Cook, D Frederick Revocable Trust	29-92-34	0529100004	PARCEL B SE NW	10.50	2.58	\$22.37
Peterson Farm Trust	29-92-34	0529200001	NW NE	39.00	19.28	\$167.17
Peterson Farm Trust	29-92-34	0529200002	NE NE	32.3	11.80	\$102.31
Peterson Farm Trust	29-92-34	0529200003	SW NE	12.6	3.39	\$29.39
County Secondary Roads				26.1		\$279.37
				<b>TOTALS</b>	<b>991.42 ac</b>	<b>\$10,000.00</b>

## Appendix C: DD31 Branch 1 Tile Maintenance Schedule

# Branch No. 1 Tile Benefited Area

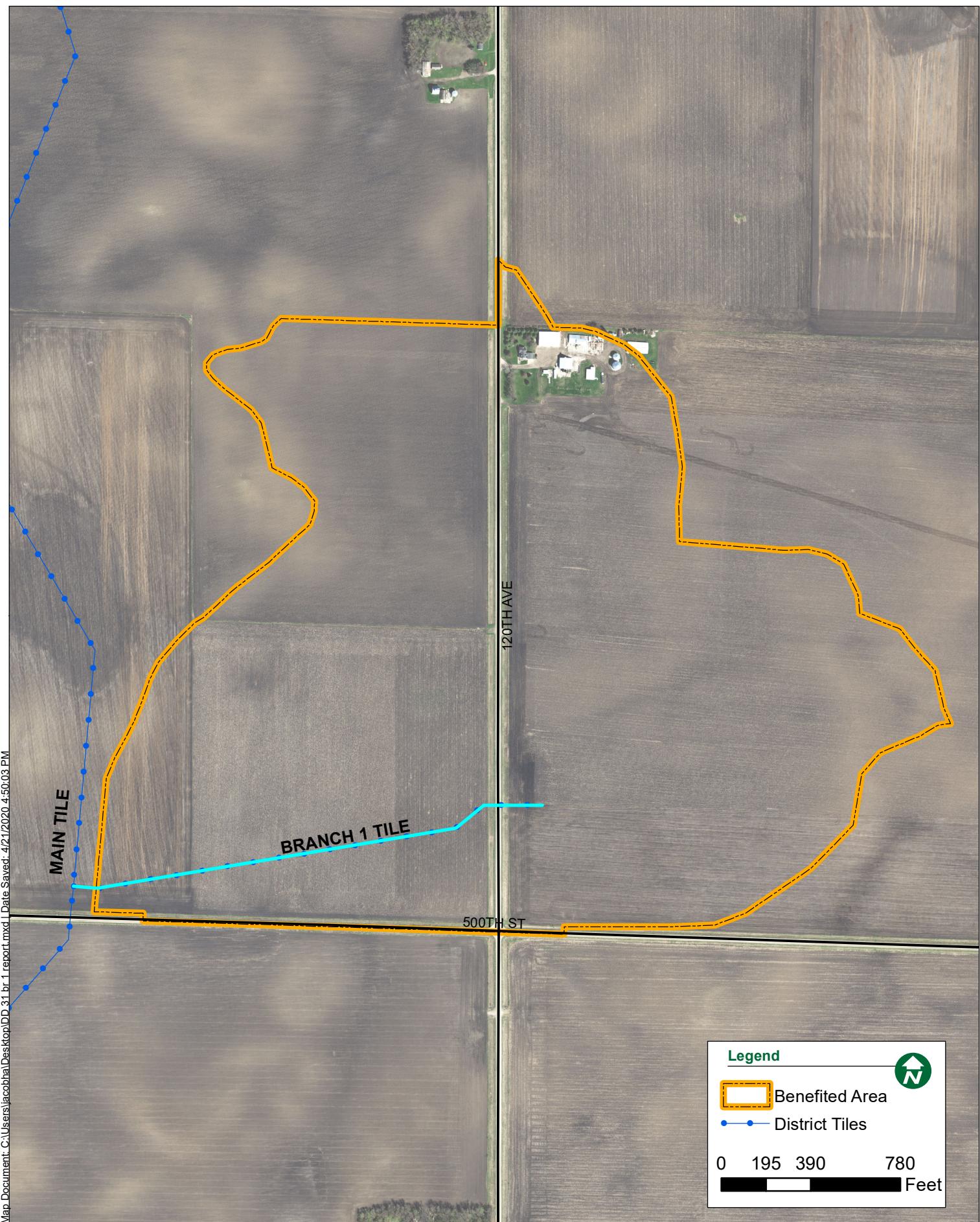
Pocahontas County, IA

Drainage District No. 31



April, 2020

Real People. Real Solutions.

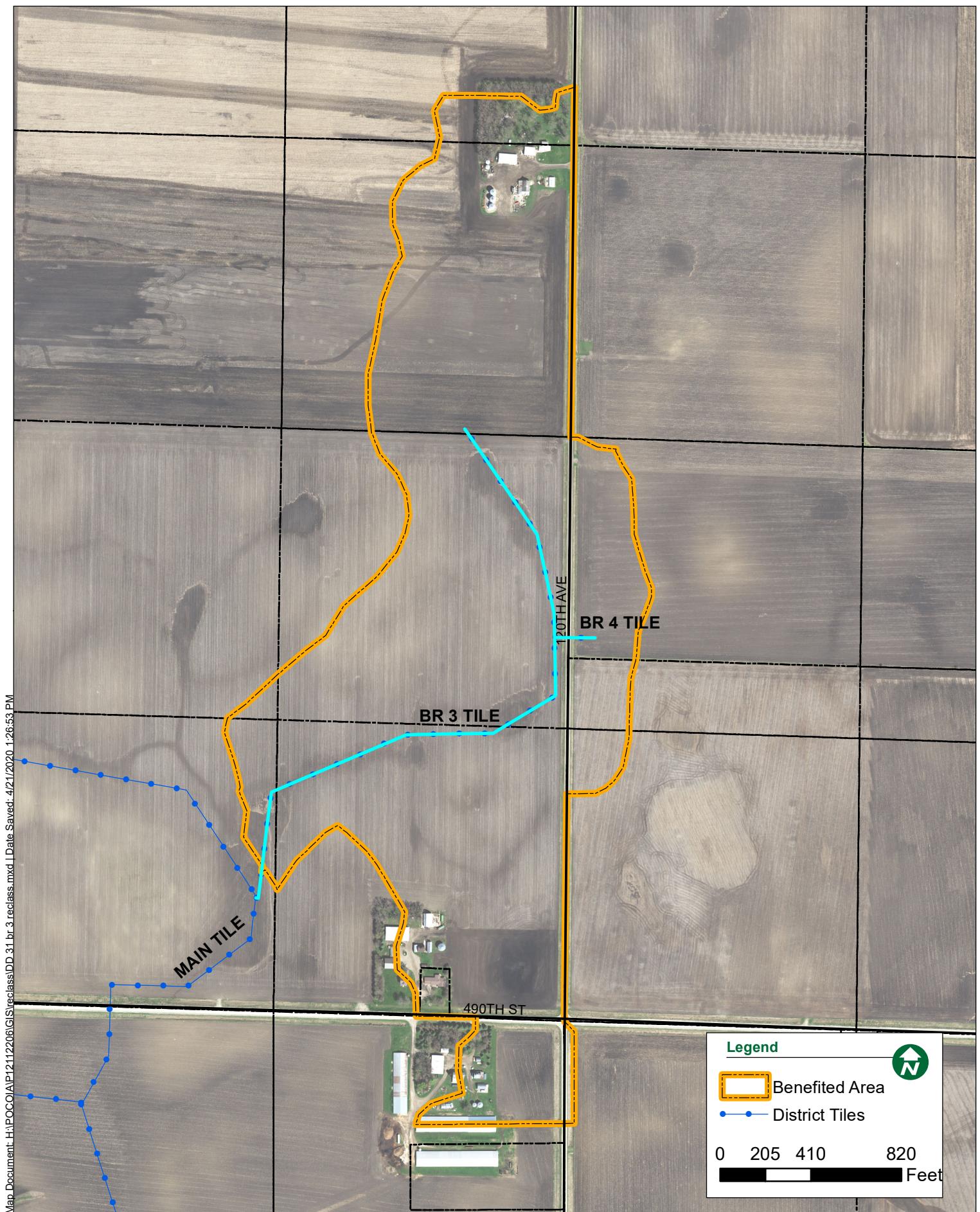


**BRANCH NO. 1 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
Bjork Family Trust, Carl R and Ethel M	20-92-34	0520400002	NE SE	30.1	17.09%	\$38.32
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	20-92-34	0520400003	SW SE	9.3	9.77%	\$21.91
Wenell, Dale ; Wenell, Sally ; Wenell, Gary ; Gardner, Delores	20-92-34	0520400004	SE SE	37.65	83.58%	\$187.43
Wenell, Dale R ; Wenell, Gary E ; Gardner, Delores R	21-92-34	0521100005	SW NW	0.6	1.03%	\$2.31
Wenell, John P ; Wenell, Jean E	21-92-34	0521300001	NW SW	26.2	96.12%	\$215.55
Wenell, John P ; Wenell, Jean E	21-92-34	0521300002	NE SW	2.3	6.32%	\$14.17
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300003	W 1/2 SW SW	18.14	100.00%	\$224.25
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300004	E 1/2 SW SW	17.8	83.65%	\$187.59
Wenell, John P ; Wenell, Jean E ; Wenell, Lynn E ; Wenell, Allan D	21-92-34	0521300006	SE SW(EXC S 450' E 201')	8.6	20.45%	\$45.86
County Secondary Roads				7		\$62.61
<b>TOTALS</b>	<b>157.69 ac</b>	<b>\$1,000.00</b>				

## Appendix D: DD31 Branch 3 & Branch 4 Tile Maintenance Schedule

April, 2020



**BRANCH NO. 3 AND BRANCH NO. 4 TILE  
MAINTENANCE SCHEDULE  
DRAINAGE DISTRICT NO. 31  
POCAHONTAS COUNTY, IA**

<b>Deedholder(s)</b>	<b>S-T-R</b>	<b>Parcel Number</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
Walsh, Ruth E ; Walsh, Ruth	16-92-34	0516300001	N 30 AC NW SW	6.1	19.71%	\$66.03
Johnson Turkey Farm LLC	16-92-34	0516300002	S 10 AC NW SW	1.9	7.55%	\$25.29
Johnson Turkey Farm LLC	16-92-34	0516300003	SW SW	1.4	5.18%	\$17.35
Roli Farms II, LTD	17-92-34	0517200002	NE NE	2.8	7.69%	\$25.76
Roli Farms II, LTD	17-92-34	0517200004	SE NE	24.1	100.00%	\$335.02
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400001	NW SE	0.5	0.65%	\$2.18
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400002	NE SE	28.5	81.76%	\$273.91
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400003	SW SE	2.6	3.43%	\$11.49
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400004	LOT 120X215-525' W OF SE COR SE SE	0.5	0.24%	\$0.80
Bjork Family Trust, Carl R and Ethel M	17-92-34	0517400005	SE SE(EXC LOT 120' X 215'-525' W SE COR)	28	48.96%	\$164.03
Johnson, Florence H ; Johnson, Florence H ; Johnson, Colin ; Brosamie, Patty ; Johnson, Robert ;	20-92-34	0520200005	NE NE(EX TR 691.04'X 295'-565.64' S OF NE COR)	4.6	3.24%	\$10.85
County Secondary Roads				6.5		\$67.29
<b>TOTALS</b>	<b>107.50 ac</b>	<b>\$1,000.00</b>				

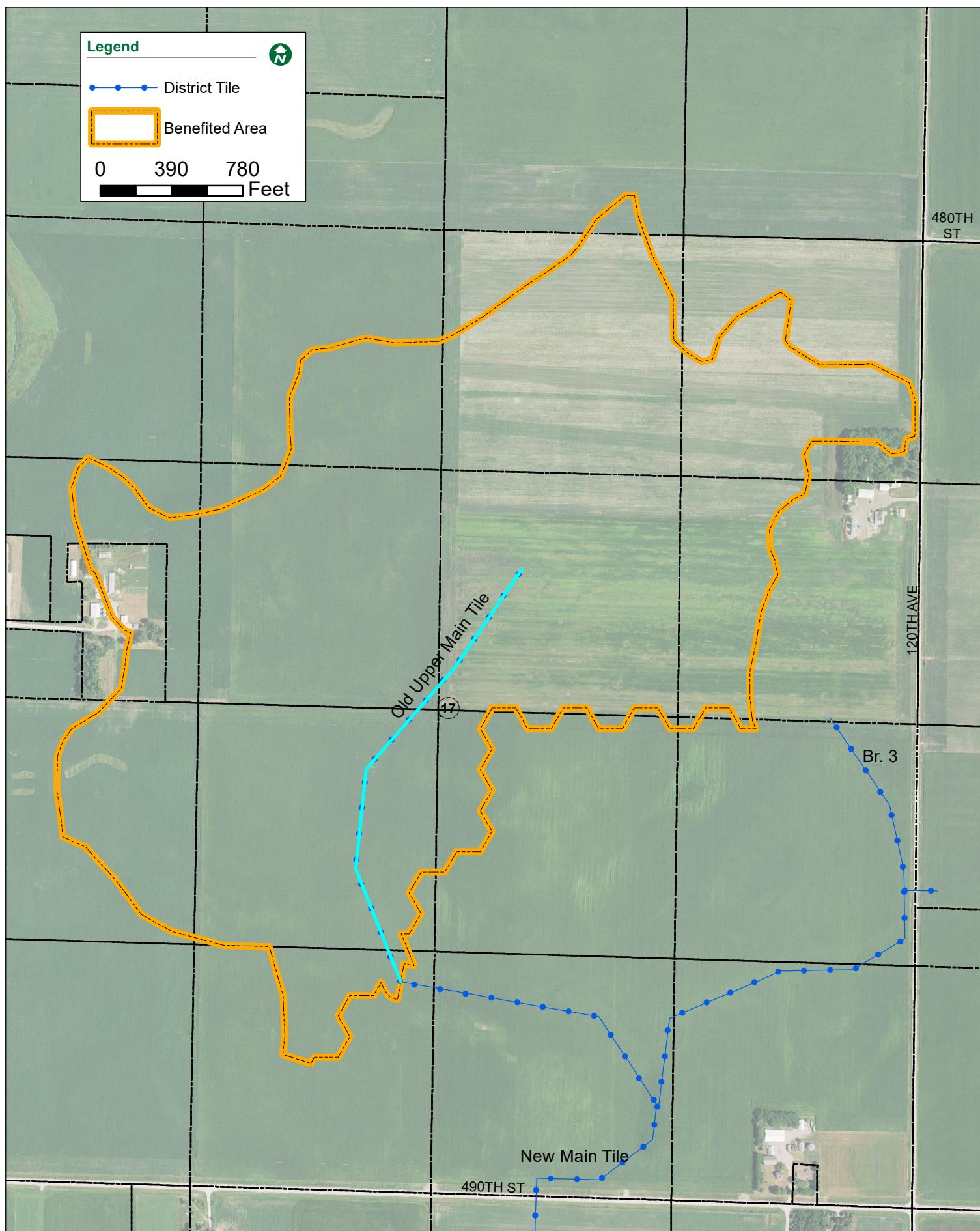
## Appendix E: Old Upper Main Tile Maintenance Schedule

## Old Upper Main Tile Benefited Area

Pocahontas County, IA

Drainage District No.31

BOLTON & MENK  
May 2020  
Real People. Real Solutions.



**FUTURE MAINTENANCE ASSESSMENT SCHEDULE**  
**OLD UPPER MAIN TILE**  
**DRAINAGE DISTRICT NO. 31**  
**POCAHONTAS COUNTY, IOWA**

For Future Maintenance Only. Not a 2020 Levy.

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>Sec-Twp -Rng</b>	<b>Legal Description</b>	<b>Benefited Acres</b>	<b>Classification (%)</b>	<b>Base Assessment (\$)</b>
JSR Farm Inc	0508400003	8-92-34	SW SE	0.9	0.42	1.42
Meyer, Eileen ; Meyer, Eileen ; Meyer, William A ; Meyer, Lawrence J ; Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	0517100002	17-92-34	NE NW	12.6	13.76	46.34
Meyer, Eileen ; Meyer, Eileen ; Meyer, William A ; Meyer, Lawrence J ; Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	0517100004	17-92-34	SE NW	37.6	41.23	138.89
Meyer, Eileen ; Meyer, Eileen ; Meyer, William A ; Meyer, Lawrence J ; Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	0517100007	17-92-34	SW NW(EXC TR 466.70' X 466.70'& EX 10.12 AC TR)	8.1	2.01	6.77
Meyer Revocable Trust, Terrance J ; Meyer Revocable Trust, Julie L	0517100008	17-92-34	10.12 AC TR- 382.12' N SW COR SW NW	6.0	1.24	4.18
Roli Farms II, LTD	0517200001	17-92-34	NW NE	32.1	41.59	140.09
Roli Farms II, LTD	0517200002	17-92-34	NE NE	18.3	15.58	52.48
Roli Farms II, LTD	0517200003	17-92-34	SW NE	40.00	100.00	336.86
Roli Farms II, LTD	0517200004	17-92-34	SE NE	14.2	21.06	70.94
Whitfield-Johnson Farms	0517300001	17-92-34	NW SW	17.2	7.54	25.41
Whitfield-Johnson Farms	0517300002	17-92-34	NE SW	38.5	44.32	149.31
Whitfield-Johnson Farms	0517300004	17-92-34	SE SW	6.6	1.35	4.54
Bjork Family Trust, Carl R	0517400001	17-92-34	NW SE	5.7	6.37	21.47
Bjork Family Trust, Carl R	0517400002	17-92-34	NE SE	0.2	0.39	1.30
<b>Totals</b>				<b>238.00</b>		<b>1000.00</b>