



BOLTON & MENK, INC.[®]

Consulting Engineers & Surveyors

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December 2, 2015

Board of Supervisors
Clay County Administration Building
300 W 4th St
Spencer, Iowa 51301

RE: Amendment No. 2 to Engineer's Report
Drainage District No. 23
Project No.: P12.108998

Dear Board Members:

The Engineer's Report for Proposed Improvements to the Drainage District No. 23 tile system was filed on September 29, 2015 with the first formal hearing scheduled for December 8, 2015. An informational meeting was held on December 1, 2015 at the Royal Community Center. At that meeting it was found that adjustments to the benefited lands schedule are needed.

Portions of the following three parcels lying along the south edge of the district have been found to drain south out of Drainage District No. 23. The benefited acres are revised as shown.

Benefit Schedule	Landowner	Parcel No.	Sec-Twp-Rng	Description	Benefited Acres
Main/Laterals 3&4	Bailey, Ray V Trust	953811400004	11-95-38	SW SE	4.47
Main	Bailey, Ray V Trust	953811400005	11-95-38	PT SE SE	13.8
Laterals 3&4	Bailey, Ray V Trust	953811400005	11-95-38	PT SE SE	0.0
Main/Laterals 3&4	Manning, Craig L & Lori C	953811300004	11-95-38	SE SW	14.65

During the meeting, it was pointed out that four parcels in the City of Royal that were annexed to DD 108 in 2009 were included in the benefited lands schedules for the Main and Lateral 1. Upon further review, we find that these parcels are on the watershed line and drain to both DD 23 and DD 108. The benefited acres for each district can be adjusted so that there will not be a gap or an overlap. These parcels are listed below. The benefited lands schedules for the Main and Lateral 1 should be adjusted to reflect the DD 23 benefit.



Landowner	Parcel No.	Description	Benefited Acres in DD 23	Benefited Acres in DD 108
Sorensen, Kim L	953812251001	Lot 1 Block 3 Royalty Add.	0.19	0.06
Haberl, Jesse L & Brandi J	953812251002	Lot 2 Block 3 Royalty Add.	0.17	0.09
Haberl, Jesse L & Brandi J	953812251003	Lot 3 Block 3 Royalty Add.	0.16	0.10
Santage, Darrel K & Angelique E	953812251012	Lot 4-5 Block 3 Royalty Add.	0.06	0.41
St Louis Catholic Church*	953812251006	TR 300' X 390' S NE	1.23	1.42

**This parcel was not annexed to DD 108 in 2009, however the east side of the property drains to DD 108 and the west side of the property drains to DD 23. The benefits should be adjusted during reclassification of each district, including annexation into DD 108.*

Several parcels in the Royalty Addition to the City of Royal have historically been included in DD 23, but were graded to drain into DD 108 when the Royalty Addition was built. The majority of these parcels were annexed to DD 108 in 2009 and all of them receive little or no benefit from DD 23.

Landowner	Parcel No.	Description
Fahnlander, S Robert & JoAnn E	953812252002	Lot 10 Block 4 ROYALTY ADD.
Fletcher, Randy G & Barbara J	953812254005	Lot 1-W ½ Lot 2 Block 1 ROYALTY ADD.
Fredericks, Shirley M	953812254007	Lot 4-W ½ Lot 5 Block 1 ROYALTY ADD.
Galm, Janet M	953812254006	E ½ Lot 2-Lot 3 Block 1 ROYALTY ADD.
Genson, Daniel J & Traci L	953812252013	Lot 8-9 Block 4 ROYALTY ADD
Haberl, Mark B & Donna D	953812251007	Lot 1 Block 2 ROYALTY ADD.
Huberg, Roger & Connie	953812252001	Lot 1 Block 4 ROYALTY ADD.
Koenig, Lois	953812254004	Lot 5 SUNSHINE HGHT 1ST
Langholz, Ronny J & Judy J	953812252005	Lot 7 Block 4 ROYALTY ADD.
McDonnell, James & Almeda	953812254008	E ½ Lot 5-Lot 6 Block 1 ROYALTY ADD.
Polson, Mark A	953812252011	EXC. W 40' 2; ALL
Rayner, David G & Rebecca S	953812252008	Lot 4 Block 4 ROYALTY ADD
Rayner, David G & Rebecca S	953812252012	Lot 5-6 Block 4 ROYALTY ADD.
Saboe, David & Luanne	953812253003	Lot 14 Block 1 ROYALTY ADD.
VanWesten, Jeffrey J & Renee	953812253005	Lot 15-16 Block 1 ROYALTY ADD
Virelli, James M & Pamela R	953812251011	Lot 2-3 Block 2 ROYALTY ADD
Kenyon, Colleen*	953812251010	Lot 4 Block 2 ROYALTY ADD

**This parcel was not annexed to DD 108 in 2009, but all water from this area drains to DD 108 and should be assessed in that district. The benefited acres for this parcel in the Main and Lateral 1 Schedules should be reduced to 0.0 Acres.*



Under the Iowa Code these parcels cannot be removed from the Drainage District No. 23 benefited lands schedule. However, the benefit derived from DD 23 is negligible and the assessments for these parcels will be set to zero. These parcels will be assessed the minimum \$5 under Iowa Code for all work in DD 23.

It is recommended that these changes be made to the Benefited Lands Schedules filed with Amendment No. 1 on December 1, 2015.

Sincerely,

BOLTON & MENK, INC.

A handwritten signature in blue ink that reads "Jonathan P. Rosengren".

Jonathan P. Rosengren, P.E.
Project Engineer

Encl: Aerial Photo of Bailey and Manning Properties
Color Shaded Elevation Map of Bailey and Manning Properties
Aerial Photo of Royalty Addition
Color Shaded Elevation Map of Royalty Addition

Drainage District No. 23

Clay County

Aerial Photo of Bailey/Manning

December, 2015



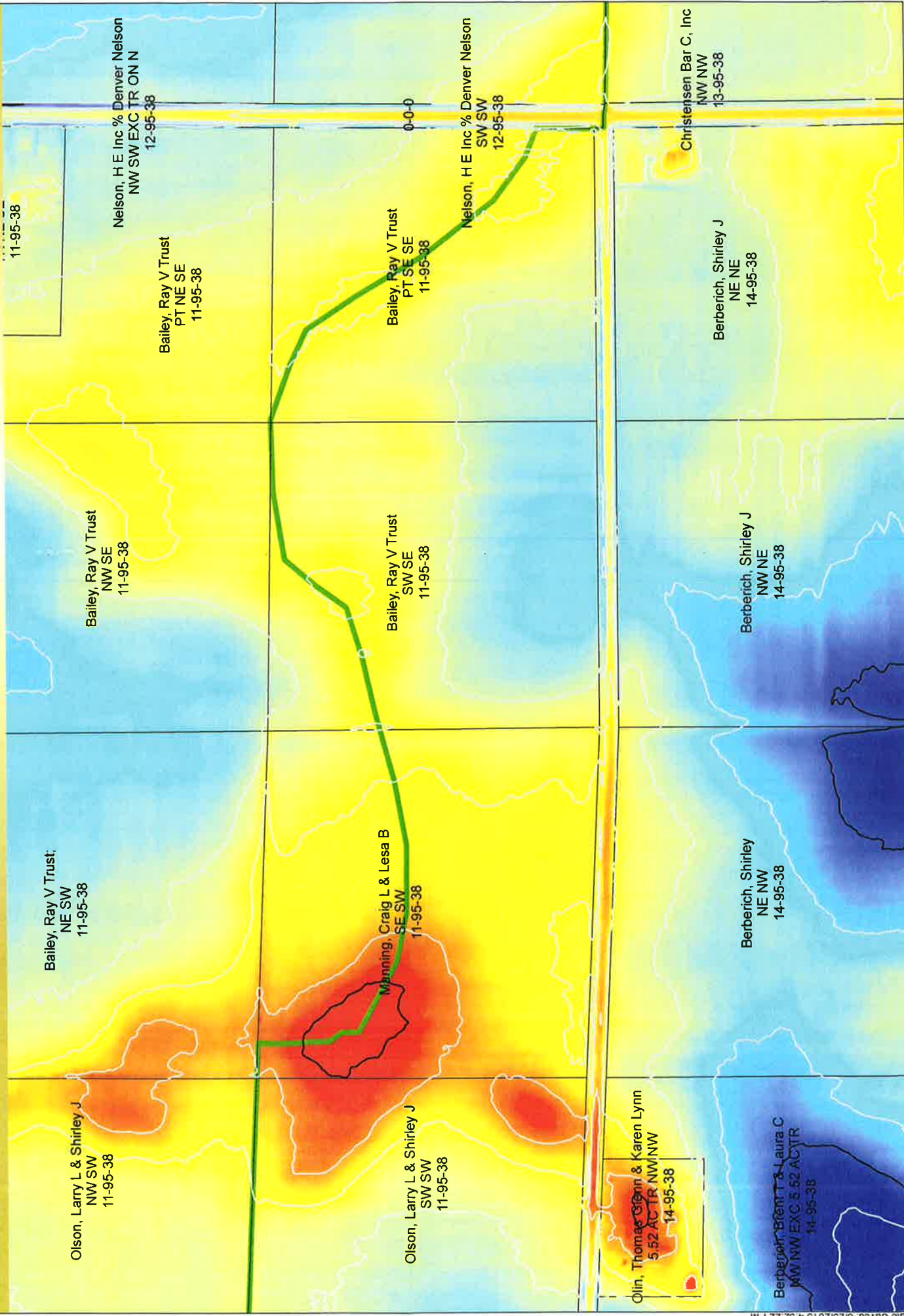


Elevation Map of Bailey/Manning

December, 2015

Drainage District No. 23

Clay County



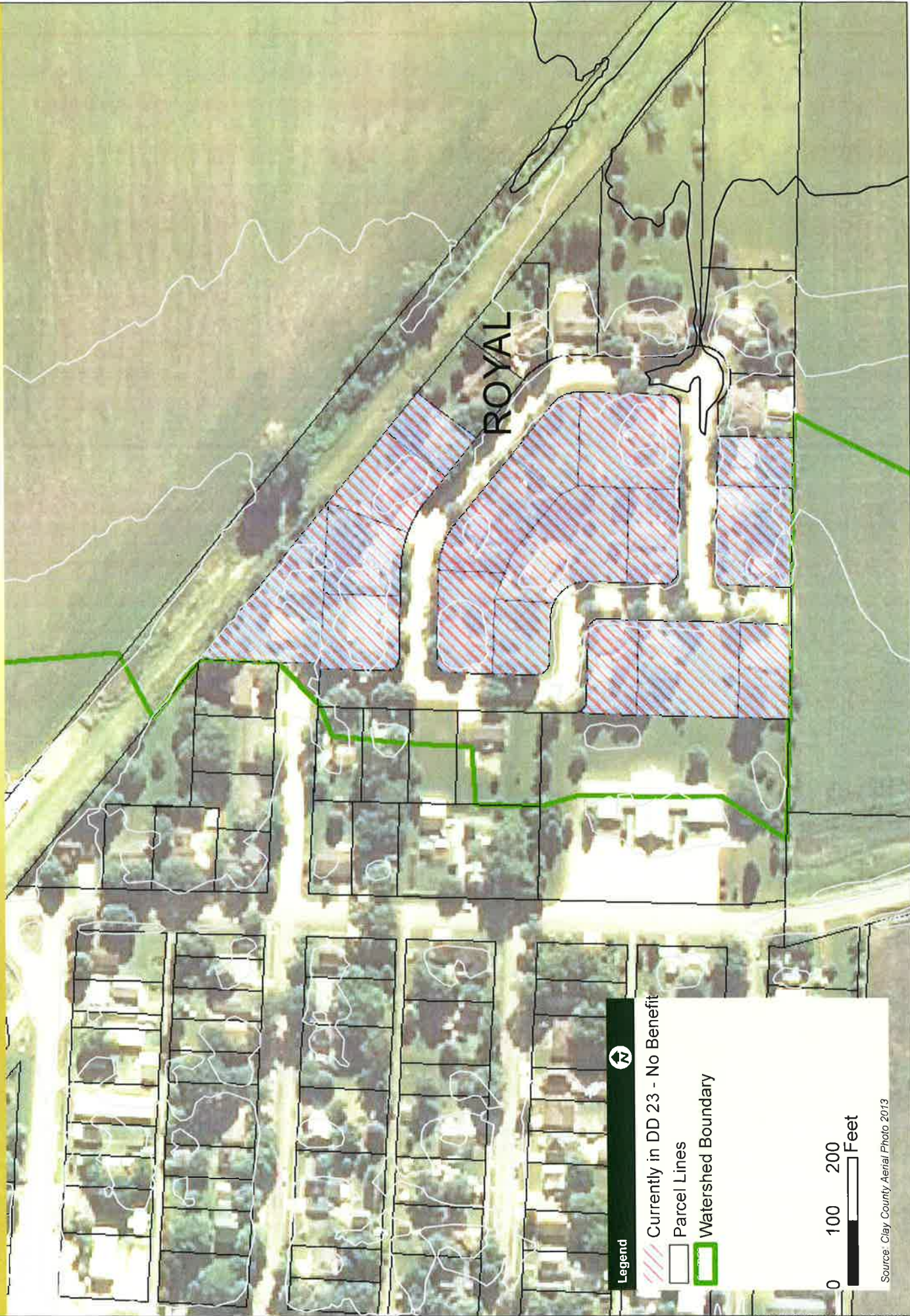


Aerial Photo of Royalty Addition

December, 2015

Drainage District No. 23

Clay County





Elevation Map of Royalty Addition

December, 2015

Drainage District No. 23

Clay County

