



**BOLTON  
& MENK**

Real People. Real Solutions.

300 W McKinley Street  
PO Box 68  
Jefferson, IA 50129

Ph: (515) 386-4101  
Bolton-Menk.com

October 13, 2022

Worth County Board of Supervisors  
Trustees of Drainage District No. 11  
Attn: Jacki Backhaus, Drainage Clerk  
Worth County Courthouse  
1000 Central Avenue  
Northwood, Iowa 50459

Re: Amendment No. 1  
Annexation and Reclassification Reports  
Drainage District No. 11 Worth County, Iowa BMI Project  
No. A14.119290

Dear Worth County Board of Supervisors:

At the DD 13 annexation and reclassification hearing held on September 12, the mayor of Northwood presented a map showing the city's storm sewers in the area being annexed and currently in the district. This storm sewer map showed the city's storm sewer serving the residential properties of Northwood within the district and removing the water from the Drainage District No. 13 and thus Drainage District No. 11. Enclosed are the properties to be removed from the annexation report.

The storm sewer map also showed lands inside the district that are being served by the city storm sewer that drain out of the district. Parcels in a drainage district cannot be removed, therefore, we recommend reducing the assessments of the properties that drain to the storm sewer to the minimum assessment allowed by law (Five dollars). We have enclosed a list of all those parcels to be reduced with this letter.

Removing these parcels that were to be annexed and reducing the parcels draining to the storm sewer from the Main A Channel of Drainage District No. 11 reduces the total assessment amount by \$316.27. Hereby, the total assessment amount is \$99,683.73.

Sincerely,

**Bolton & Menk, Inc.**

**Jacob Hagan, P.E.**

**LANDS RECOMMENDED TO BE REMOVED FROM ANNEXATION  
DRAINAGE DISTRICT NO. 11  
WORTH COUNTY, IOWA  
2022**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
<b>Northwood Parcels</b>				
LOW, ROB	28-100-20	0328153002	OLSONS 1ST ADD BLOCK:6 LOT:1	0.4
ANDERSON, JOHN R & LANA	28-100-20	0328152006	OLSON LOT 3, BLK. 1	0.27
MEHUS, DALE R & MARY E REVOCABLE	28-100-20	0328152005	OLSON'S ADD. LOT 2,BLK. 1	0.26
HANNEMANN, THOMAS C REVOCABLE	28-100-20	0328152004	OLSONS 1ST ADD BLOCK:1 LOT:1	0.26
COOMBS MERLE D & HEATHER J	28-100-20	0328153004	PAR IN N 1/2 SW NW	0.54
COOMBS MERLE D & HEATHER J	28-100-20	0328153001	PAR 132' X 132' IN E 1/2 OF N 1/2 SW NW	0.4
BEWLEY, CHRISTOPHER D & ZIPSE, CRAI	28-100-20	0328152003	PAR IN E 10 A N 1/2 SW NW	0.4
ANSTINE, ANGELA L & LARSON, MARTIN	28-100-20	0328152002	PAR. 132'X132' INE 1/2 N 1/2 SW NW 28-100-20	0.4
BENSON, STEVEN J & SUSAN M	28-100-20	0328153007	NORTHPARK EAST ADD.LOT 2 BLK 2	0.26
CHRISTIANSON, RONALD J & LINDA R	28-100-20	0328152010	NORTHPARK EAST ADD.LOT 4, BLK 1	0.29
TENOLD, DAVID K & MARGIE D	28-100-20	0328152008	NORTH PARK EAST ADD BLOCK:1 LOT:3	0.28
BUTLER, SCOTT J & JESSICA R	28-100-20	0328153006	NORTH PARK EAST ADD BLOCK:2 LOT:1	0.27
CHRISTIANSON, RONALD J & LINDA R	28-100-20	0328152009	NORTH PARK EAST ADD BLOCK:1 LOT:2	0.3
SCHERB, JOHN P.	28-100-20	0328152007	NORTH PARK EAST ADD BLOCK:1 LOT:1	0.3
KRAGENBRINK, CAROL A	28-100-20	0328160016	NORTH PARK WEST ADD LOT 3, BLK. 2, UNIT 4	0.13
STEINMETZ, TERRY M. & JOANNE H.	28-100-20	0328160015	NORTHPARK WEST ADD.LOT 3, BLK. 2 UNIT 3	0.1
ROBB, M. RUTH TRUST & M. RUTH TRU	28-100-20	0328160014	NORTHPARK WEST ADD.LOT 3, BLK. 2, UNIT 2	0.1
LUKER, MARK W & ANNETTE M	28-100-20	0328160010	NORTH PARK EAST ADD BLOCK:3 LOT:6	0.65
BUEHRER, NATHAN & ELIZABETH	28-100-20	0328160012	NORTHPARK EAST ADDLOT 1, BLK 3	0.62
NORTHWOOD IOWA HOUSING	28-100-20	0328160004	NORTHPARK WEST ADD.LOT 4, BLK. 2	1.03

**LANDS RECOMMENDED TO BE REMOVED FROM ANNEXATION  
DRAINAGE DISTRICT NO. 11  
WORTH COUNTY, IOWA  
2022**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
CHERNEY, SUSAN L	28-100-20	0328160013	NORTH PARK WEST ADD BLOCK:2 LOT:3 UNIT 1	0.13
PENFOLD PROPERTIES, LLC	28-100-20	0328160002	NORTH PARK WEST ADD BLOCK:2 LOT:2	0.23
LUKER, MARK W & ANNETTE M	28-100-20	0328160018	NORTH PARK EAST ADD BLOCK:3 LOT:7	0.3
SOLBERG, JEREMY ROBERT & GINA M	28-100-20	0328160008	NORTH PARK EAST ADD BLOCK:3 LOT:4 & 5	0.83
GRAHN, JASON A & KAYE L	28-100-20	0328160006	NORTHPARK EAST ADD.LOTS 2 & 3, BLK 3	0.83
BUTLER, SCOTT J & JESSICA R	28-100-20	0328160019	NORTH PARK EAST ADD LOT:3 BLK 2 & LOTS 8-9-10- 11 & VACATED ST	2.15
<b>NORTHWOOD TOTALS</b>				<b>11.73Ac</b>

**UPDATED PARCEL ASSESSMENTS SCHEDULE**  
**PARCELS TO BE REDUCED TO MINIMUM ASSESSED PER IOWA CODE**  
**MAIN A OPEN DITCH**  
**DRAINAGE DISTRICT NO. 11**  
**WORH COUNTY, IOWA**

For Future Maintenance Only. Not a 2022 Levy.

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Classification (%)	Base Assessment (\$)
<b>Northwood Parcels</b>						
BERESFORD, ANDREW J	0328176016	28-100-20	NORTHPARK EAST ADD S 88' OUTLOT A	0.53	0.00%	0.00
BERESFORD, ANDREW J	0328176003	28-100-20	PAR. 88'X132' IN SE NW	0.26	0.00%	0.00
CHRISTIANSON, JENNIFER M & ADAMS, ANN N	0328157002	28-100-20	OLSONS ADD BLOCK:5 LOT:2	0.25	0.00%	0.00
DAHLBY, EILEEN TRUST	0328156001	28-100-20	OLSONS 1ST ADD BLOCK:2 LOT:1 OLSON LOT 1, BLK. 2	0.25	0.00%	0.00
DAHLE FAMILY TRUST	0328157001	28-100-20	OLSON LOT 1, BLK. 5	0.25	0.00%	0.00
DE ARMOUN, MONTE B & CHERYL A	0328156005	28-100-20	OLSON LOT 5, BLK. 2	0.25	0.00%	0.00
FIRST LUTHERAN CHURCH	0328304001	28-100-20	DWELLE'S ADD. LOT 1,BLK. 19	0.19	0.00%	0.00
FIRST LUTHERAN CHURCH	0328159002	28-100-20	NORTHWOOD OLSON'S ADD.S 4' LOT 1, BLK. 4	0.01	0.00%	0.00
GENTZ, JARED A	0328304003	28-100-20	DWELLE LOT 3, BLK. 19	0.19	0.00%	0.00
GENTZ, ROGER L	0328303002	28-100-20	DWELLES ADD BLOCK:20 LOT:W 61 1/2' LOT2 & W 61 1/2' LOT 3	0.19	0.00%	0.00
GENTZ, ROGER L	0328303001	28-100-20	DWELLES ADD BLOCK:20 LOT:W 61 1/2' LOT 1	0.09	0.00%	0.00
HANNEMANN, DAVID H & JULIE E.	0328157007	28-100-20	OLSON 2ND LOT 3,BLK. 1	0.33	0.00%	0.00
HANSON, JAMES D & REBECCA R	0328176008	28-100-20	OLSON 2ND BLK. 3	0.40	0.00%	0.00
HERTEL, ROBERT O & SALLY A	0328156007	28-100-20	OLSONS 1ST ADD BLOCK:2 LOT:7	0.25	0.00%	0.00

MAIN A OPEN DITCH  
DRAINAGE DISTRICT NO. 11  
PARCELS TO BE REDUCED

**UPDATED PARCEL ASSESSMENTS SCHEDULE  
 PARCELS TO BE REDUCED TO MINIMUM ASSESSED PER IOWA CODE  
 MAIN A OPEN DITCH  
 DRAINAGE DISTRICT NO. 11  
 WORH COUNTY, IOWA**

For Future Maintenance Only. Not a 2022 Levy.

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Classification (%)	Base Assessment (\$)
HICKMAN, HAROLD G & SALLY A	0328153005	28-100-20	PAR 122'X132' IN E 1/2 N1/2 SW NW	0.36	0.00%	0.00
HOGEN, LOIS ANN	0328156006	28-100-20	OLSONS 1ST ADD BLOCK:2 LOT:6	0.25	0.00%	0.00
HUSSKE, ANDREW J & NICOLE W	0328303003	28-100-20	DWELLES ADD BLOCK:20 LOT:62.25' LOTS 1, 2, & 3 & W 3.75' OF CENTER 16.5'	0.30	0.00%	0.00
MELLEM, DENNIS C. & JILL S.	0328304002	28-100-20	DWELLE, LOT 2,BLK. 19	0.19	0.00%	0.00
MEYER, TAMARA	0328156008	28-100-20	OLSONS 1ST ADD BLOCK:2 LOT:8	0.25	0.00%	0.00
MINER, SANDRA	0328156004	28-100-20	OLSON LOT 4, BLK. 2	0.25	0.00%	0.00
MORETZ, ARTHUR & SHARON	0328156003	28-100-20	OLSON LOT 3, BLK. 2	0.25	0.00%	0.00
MORETZ, JOANNE	0328158002	28-100-20	OLSON LOTS 3 & 4,BLK. 3	0.40	0.00%	0.00
MORITZ, KARL	0328158001	28-100-20	OLSONS 1ST ADD BLOCK:3 LOT:1 & 2	0.40	0.00%	0.00
PENFOLD, DAVID & MELINDA	0328157006	28-100-20	OLSONS 2ND ADD BLOCK:1 LOT:2	0.33	0.00%	0.00
PRICE, JAMES R & MARCIA	0328303007	28-100-20	DWELLES ADD BLOCK:20 CONDO #1 IN KENISON CONDOMINIUM REGIME S 44' LOT 5 & ALL LOT 6, & E 12.75' VAC ALLEY ABUTING SAID LOTS	0.17	0.00%	0.00
RAGSDALE, PAULINE R	0328156002	28-100-20	OLSONS 1ST ADD BLOCK:2 LOT:2	0.25	0.00%	0.00
REESE, LOWELL F & JULIA P	0328304004	28-100-20	DWELLES ADD BLOCK:19 LOT:4 & N 1/2 LOT 5	0.28	0.00%	0.00
REUVERS, DEBRA A. & RONALD	0328159003	28-100-20	PAR. IN SE SW NW	0.40	0.00%	0.00

**UPDATED PARCEL ASSESSMENTS SCHEDULE  
 PARCELS TO BE REDUCED TO MINIMUM ASSESSED PER IOWA CODE  
 MAIN A OPEN DITCH  
 DRAINAGE DISTRICT NO. 11  
 WORH COUNTY, IOWA**

For Future Maintenance Only. Not a 2022 Levy.

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Classification (%)	Base Assessment (\$)
ROERISH, LARRY D & DONNA D	0328303006	28-100-20	DWELLES ADD BLOCK:20 CONDO #2 IN KENISONCONDOMINI UM REGIME S 44' LOT 5 & ALL LOT 6, PLUS VAC. ALLEY	0.17	0.00%	0.00
RUSSELL, MARTIN K & REBECCA L	0328176017	28-100-20	OLSON 2ND LOT 4 & S28' LOT 3, BLK. 2 & PAR. OF 0.16 AC IN PAR "C" SE NW 28-100- 20	0.50	0.00%	0.00
RYE, CARL T & JANET M	0328176015	28-100-20	NORTHPARK EAST ADD.OUTLOT "A" EX S 88'	0.64	0.00%	0.00
RYE, CARL T & JANET M	0328176002	28-100-20	PAR. IN SE NW100X132	0.29	0.00%	0.00
SCHAUB, LYNN E. & SHARON C.	0328159001	28-100-20	OLSON'S ADD. LOT 1,BLOCK 4, EX. SOUTH 4'	0.39	0.00%	0.00
SPRINGER, JACOB J	0328157004	28-100-20	OLSONS 1ST ADD BLOCK:5 LOT:4	0.25	0.00%	0.00
STAMBAUGH, KENNETH J. & KARA M	0328157003	28-100-20	OLSON LOT 3, BLK. 5	0.25	0.00%	0.00
TANNER, JAMES H.	0328303004	28-100-20	DWELLE LOT 4 & N 22'LOT 5, BLK. 20, PLUS VAC. ALLEY	0.28	0.00%	0.00
TAYLOR, TERESA JEAN	0328304005	28-100-20	DWELLE S 1/2 LOT 5 &ALL LOT 6, BLK. 19	0.28	0.00%	0.00
TYRRELL, P O'BRIEN & DONNA M	0328157005	28-100-20	OLSON 2ND LOT 1,BLK. 1	0.33	0.00%	0.00

**UPDATED PARCEL ASSESSMENTS SCHEDULE  
 PARCELS TO BE REDUCED TO MINIMUM ASSESSED PER IOWA CODE  
 MAIN A OPEN DITCH  
 DRAINAGE DISTRICT NO. 11  
 WORH COUNTY, IOWA**

For Future Maintenance Only. Not a 2022 Levy.

Deedholder(s)	Parcel Number	Sec-Twp -Rng	Legal Description	Benefited Acres	Classification (%)	Base Assessment (\$)
VAN RYSWYK, DIRK J & HEATHER L	0328176006	28 100 22	OLSON 2ND S 54' &S 5' N 28' LOT 2 & N 54' LOT 3, BLK 2 & PARCEL "C" IN SE NW EX PARCEL OF 0.16 A	3.85	0.00%	0.00
WESELMANN, ROBERT J & REESE, TERRI L	0328176004	28-100-20	OLSONS 2ND ADD BLOCK:2 LOT:LT 1 &N 23' LT 2 & PAR"A" & "B" IN SE NW	1.52	0.00%	0.00