



SALIX DRAINAGE DISTRICT

REPORT FOR CREATION OF DRAINAGE DISTRICT

**AMENDED DECEMBER 10, 2024
SALIX, IOWA**



VEENSTRA & KIMM INC.
203 Sergeant Square Drive, Suite B // P.O. Box 220
Sergeant Bluff, Iowa 51054

712.943.5055 // 877.241.8009
www.v-k.net

December 10, 2024

Woodbury County Board of Supervisors
Attn: Patrick Gill, Auditor
620 Douglas St. #106
Sioux City, Iowa 51101

RE: REPORT FOR CREATION OF DRAINAGE DISTRICT

Dear Mr. Gill,

A petition dated November 14, 2022, was filed with the Board of Supervisors. A copy of the petition is included in this report. The petition requests the creation of a new drainage district to afford the City of Salix and surrounding landowners with an alternative outlet for stormwater. The current outlet has been a pump into the Farmers Drainage District through an agreement that was to be terminated in December 2023, therefore the petition requests a new outlet. The formation of a new drainage district requires the utilization of Iowa Code Section (IC) 468. As part of IC 468, an engineering report is required. An agreement for professional services required for the creation of the drainage district was signed on April 18, 2023, by and between Woodbury County Board of Supervisors and Veenstra & Kimm, Inc.

Enclosed is the amended report as requested by the Woodbury County Board of Supervisors. It is intended that the report meets the requirements of Iowa Code 468.12. The report includes the starting point, route, and terminus of two laterals and the main ditch. It also includes the plat, profile, and width of each drain and levee. Also included are easement plats showing the location and acreage of land required from each 40-acre tract of land. The report includes the boundary of the proposed drainage district including other lands that will be benefited or otherwise affected by the proposed improvements. Opinion of probable costs for the proposed improvements required for the creation of the drainage district is included in the report.

It is recommended that the Woodbury County Board of Supervisors review the report during the scheduled hearing on December 10, 2024.

Please do not hesitate to call me if you have any questions regarding the report. Thank you.

VEENSTRA & KIMM, INC.

Patrick Mouw, P.E.
Project Manager / Sergeant Bluff Branch

**REPORT DOCUMENTS
FOR
CREATION OF
SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA**

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed:

Date:

12/04/2024

Patrick E. Mouw, P.E.

Iowa License No. 20839

My license renewal date is December 31, 2025

Detailed parts covered by this seal:

ALL

Prepared by
VEENSTRA & KIMM, INC.
Sergeant Bluff, Iowa

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DRAINAGE DISTRICT CREATION

REPORT SUMMARY

Soon after signing the Agreement for Professional Services for the creation of the Salix Drainage District between the Woodbury County Board of Supervisors, acting as Trustees for the Salix Drainage District, and Veenstra & Kimm, Inc., a meeting was held by Veenstra & Kimm with two of the petitioners for the establishment of the drainage district. They requested that the district have the approximate boundary of the Union Pacific Railroad on the east, 275th Street (Poplar Street) on the north, 280th Street on the south, and the west line of the NW and the SW of the SE quarter of section 33-87-47 on the west. These boundaries were shown on the map submitted with the Petition dated November 14, 2022. A copy of the Petition is included with this report.

Shortly after the meeting, Veenstra & Kimm, Inc. began surveying the lands. The topography is very flat. Generally, the slope of the ground within the proposed district slopes from the north towards the south and excluding the appearance of an old oxbow in the southeast corner of the district, the ground also slopes from the east to the west. These factors and others lead to the proposed establishment of the Main Ditch being placed predominantly along 280th Street.

After the initial surveys were completed, Rick Patterson approached the petitioners and the engineer requesting that some of his land be included in the district. Rick Patterson initially requested a lateral along Benton Avenue commencing at 280th Street and continuing north to the Interstate 29 right-of-way. However, after the initial design was completed, it was determined that buildings, trees and grain bins would need to be removed in order to develop the ditch. It was therefore determined that Lateral 1 would best be placed predominantly parallel with Interstate 29 rather than along Benton Avenue.

Regarding capacity of the ditch, a 5-year storm event was utilized. This required a 20' wide bottom width with 3 horizontal to 1 vertical side slopes from the outlet to near station 51+00. Continuing upstream the bottom width decreased to 12'. This was possible due to the depth of the ditch. At the outlet the average depth of the ditch is approximately 6', which increases to approximately 9' upstream from station 51+00. At the confluence with Lateral 1 the ditch bottom decreases again, down to 4'. This 4' width is maintained through the remaining length of the main ditch.

The main ditch slope of the profile is designed at a rate of 0.0474% or 2.5' per mile from the outlet to station 42+92.91. From station 42+92.91 to station 55+36.65 the slope of the profile is 0.294% or 15.5' per mile. Near this location there is a significant change in elevation of the ground, thus the significant change in slope. From station 55+30.65 to the beginning of the main ditch the slope of the profile is 0.0228% or 1.2' per mile. Other slopes in this portion were reviewed. However, this slope proved to be the lowest cost when reviewed based on hydraulics, right-of-way, and construction of the ditch. It also afforded positive drainage for Lateral 1 and Lateral 2.

Lateral 1 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proven to be problematic for the use of conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0242% or 1.28' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 1 and the 30" RCP culvert under Interstate 29.

Lateral 2 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proved to be problematic with conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0869% or 4.59' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 2 and the flow line of the 15" RCP culvert near the intersection of Lakeport Street and Maple Street.

Lateral 3 as shown in the original proposed design is the existing storm sewer system of the City of Salix, Iowa. In conversations with the petitioners, it was recommended that this be included in the plans for the creation of the drainage district.

Prior to the public hearing scheduled for November 21, 2023, an objection to the proposed creation of the Salix Drainage District was filed by Heidman Law office on behalf of The Wagners. They are against the design and the location of the ditch being next to their property. At the hearing it was decided to postpone a decision and schedule a follow up hearing to be held on February 20, 2024. It was also requested that prior to the follow up hearing, the engineer was to hold an informational meeting to discuss alternatives to the design and then to amend the report based on feedback from the informational meeting.

On January 18, 2024, an informational meeting was held by the engineer at the Woodbury County Courthouse. The goal of the meeting was to determine the preferred route from Salix, Iowa and west to Snyder Bend Lake. At the meeting, three proposed routes were presented. A preliminary estimate of cost and the typical cross sections for each route were provided. Discussion centered around the different options presented. None of the three proposed routes were preferred by the group. However, there was consensus on wanting to help the City of Salix find an outlet for their storm water. The City's agreement to pump storm water into the Farmers Drainage District was scheduled to terminate December 31, 2023. On December 18, 2023, the Farmers Drainage District agreed to extend the pumping agreement with the City of Salix to December 2025. The City of Salix was concerned that the agreement may not be extended again. Some people in the audience volunteered to contact members of the Farmers Drainage District to discuss a new agreement be reached between the two parties.

At the January 23, 2024, meeting of the Woodbury County Supervisors the public hearing that was originally scheduled for February 20 was postponed to the March 19, 2024, supervisors meeting.

At the March 19, 2024, Woodbury County Supervisors meeting, petitioner Kevin Nelson addressed the Supervisors regarding a positive meeting that had occurred between the Farmers Drainage District and the City of Salix. Kevin also addressed the Supervisors with a suggestion to minimize the drainage district to locations east of Interstate I-29 and have the outlet of the new drainage district drain into the Farmers Drainage District. Kevin Nelson also requested that the next public hearing be scheduled for June 18, 2024.

At the June 18, 2024, Woodbury County Supervisors meeting the scheduled June 18, 2024, public hearing was postponed to the August 20, 2024, meeting.

At the August 6, 2024, Woodbury County Supervisors meeting it was decided that the hearing scheduled for August 20, 2024, be postponed to the December 10th, 2024, meeting.

Since the supervisors meeting on March 19, 2024, the City of Salix has been collaborating with the Farmers Drainage District. On July 11, 2024, a five-year pumping agreement was signed. In addition, communication has been ongoing and future collaboration appears to be possible. Thus, the new proposed drainage district has been designed with the outlet at the currently installed pump in the northwest corner at the intersection of 280th Street and South Tama Street.

The new proposed main ditch will commence at the pump and proceed north along the west side of South Tama Street to the culvert outlet just south of Walnut Street. The main ditch will continue along the north side of 280th Street and the east side of Lakeport Street. As part of the report, the district will not be purchasing any additional right-of-way that is not already part of an existing easement. The proposed ditch will be within the existing easements of South Tama Street, 280th Street, and Lakeport Street. The existing main ditch has an approximate width of 10 feet to 4 feet and with a varied slope. As part of this report the exiting ditch elevations are shown in the Plans section.

Lateral 1 and lateral 2 are the existing storm sewer systems of the City of Salix, Iowa. In conversations with the petitioners, it is recommended that these be included into the plans for creation of the drainage district.

The above descriptions for the main ditch and laterals are general in nature. A more detailed description can be found in the easements portion of this report.

Opinion of Cost
Salix Drainage District
December 10, 2024

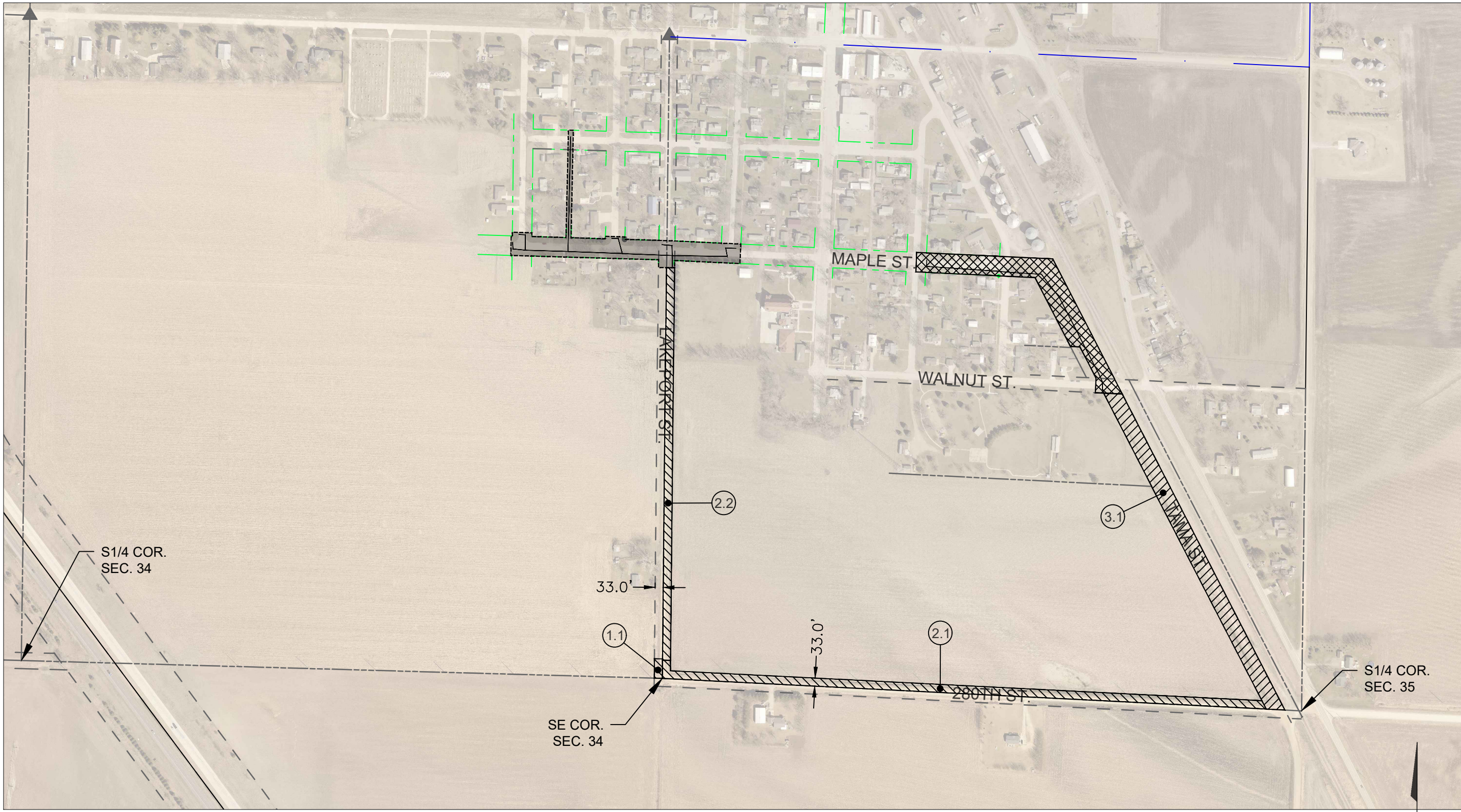
ENGINEERS CONSTRUCTION ESTIMATE				\$0.00
Engineering for Creation of Drainage District	LS	1	\$50,000.00	\$50,000.00
ENGINEERS ESTIMATE				\$50,000.00

PIN	Address Number	Street Name	City	Deedholder Name
874734300006				LHD3 INC
874734401001	1556	275TH ST	SALIX	LHD3 INC
874734401002	1562	275TH ST	SALIX	VAN BEEK ROGER & CAROL
874734401003	1570	275TH ST	SALIX	SPENCER WARREN A & DIANE F
874734401004	1576	275TH ST	SALIX	WIEBERS ALLAN R & KAREN L
874734401005	1584	275TH ST	SALIX	FRIGGE JOSEPH
874734401006				JOCHUM GREGORY & KRISTA
874734426001	506	TIPTON ST	SALIX	ST JOSEPH ROMAN CATHOLIC
874734426002				ST JOSEPH CEMETARY
874734426003	902	POPLAR ST	SALIX	SKIDMORE DEANNA M & TIM W
874734426004	308	OAK ST	SALIX	CLAUS BARRY & LAURA
874734426026		OAK ST	SALIX	SALIX CITY OF
874734426006		LAKEPORT ST	SALIX	JOCHUM GREGORY J & KRISTA D
874734426017	809	MAPLE ST	SALIX	HEILMAN STACY L
874734426008	807	MAPLE ST	SALIX	PETERSEN STEVEN A & LISA ANN
874734426009	502	LAKEPORT ST	SALIX	BOVINETT DONALD & VICTORIA R
874734426015	506	LAKEPORT ST	SALIX	CLAYTON STEVEN
874734426013	508	LAKEPORT ST	SALIX	HUBERT FRANCIS G & FAY ANN J
874734427001		OAK ST	SALIX	LAMOUREUX LARRY E
874734427002	303	OAK ST	SALIX	JOHNSON DEBORAH L
874734427003	307	OAK ST	SALIX	JOHNSON DEBORAH L
874734427004	804	WILLOW ST	SALIX	HUOT ROGER D JR & JUDITH
874734427005	302	ELM ST	SALIX	ALLEN LYNN D
874734427006	306	ELM ST	SALIX	STOULP EDWARD E & MARY M LE
874734427009	312	ELM ST	SALIX	JACBOSEN CHRISTINE M & AARON A
874734428001	704	POPLAR ST	SALIX	LAMOUREUX EDWARD E & DOROTHY E
874734428002	702	POPLAR ST	SALIX	GIRARD JACK ALLEN & JODIE MARY ELLEN
874734428003	305	ELM ST	SALIX	CLARK ALEXANDER J
874734428004	307	ELM ST	SALIX	CLAYTON SCOTT M
874734428009	310	LAKEPORT ST	SALIX	BROUILLETTE ROBERT E & JANE
874734428006	704	WILLOW ST	SALIX	BROUILLETTE ROBERT E & JANE A
874734428008	702	WILLOW ST	SALIX	BROUILLETTE ROBERT E & JANE A
874734429001	805	WILLOW ST	SALIX	DICK MARY KATHLEEN & DICK DWAYNE WILLIAM
874734429002	405	OAK ST	SALIX	BROWN MARCIA LINN
874734429003	812	MAPLE ST	SALIX	LADO NORTE LLC
874734429004	801	WILLOW ST	SALIX	PETERSEN JAMES A & SHERI L SCHRAM
874734429005	406	ELM ST	SALIX	PRINCE JERI L
874734429006	412	ELM ST	SALIX	SMITH DEANNA M
874734430001	401	ELM ST	SALIX	SHREVE WILLIAM JOSEPH
874734430002	403	ELM ST	SALIX	SHREVE WILLIAM J & CARLA A
874734430003	405	ELM ST	SALIX	WALTERS ANDREW
874734430004	407	ELM ST	SALIX	HUOT DAVID R
874734430005	409	ELM ST	SALIX	GARCIA TONY & BRENDA
874734430006	408	LAKEPORT ST	SALIX	WILDER DAVID L
874734430007	702	MAPLE ST	SALIX	HUBERT MARK R

PIN	Address Number	Street Name	City	Deedholder Name
874734452001				JOCHUM LEO R & BEVERLY A
874734476001				JOCHUM LEO R & BEVERLY A
874735301001	608	POPLAR ST	SALIX	NEWMAN JOLENE MARIE
874735301002	305	LAKEPORT ST	SALIX	CAMERER RALPH M
874735301003	307	LAKEPORT ST	SALIX	CAMERER RALPH M
874735301004	506	WILLOW ST	SALIX	BENNETT CHRISTOPHER D
874735301006	304	TRAVIS ST	SALIX	CHOQUETTE VANCE M & DANITA M
874735301007	308	TRAVIS ST	SALIX	BURKHART JASON L & DENISE L
874735301008	502	WILLOW ST	SALIX	BRUNEAU WEYLIN J
874735302001	301	TRAVIS ST	SALIX	CLAYTON KEVIN R & CATHERINE A
874735302002	508	POPLAR ST	SALIX	CAMERER RALPH M
874735302003	303	TRAVIS ST	SALIX	WOLF LARRY L
874735302004	406	WILLOW ST	SALIX	NELSON KEVIN W & MOLLY J
874735302007	308	TIPTON ST	SALIX	MC DERMOTT RANDY LEROY
874735302008	310	TIPTON ST	SALIX	NEITZEL ROBERT & DANIEL
874735302009	312	TIPTON ST	SALIX	WISEMAN JASON & AMY
874735302010	314	TIPTON ST	SALIX	WANKUM VERLA KAY
874735302011	316	TIPTON ST	SALIX	MULVIHILL MILDRED F
874735302012	404	WILLOW ST	SALIX	CLAYTON KEVIN R & CATHERINE A
874735302013	318	TIPTON ST	SALIX	HINRICKSON CHRISTINA I
874735303001	301	TIPTON ST	SALIX	WALKER'S OF SALIX, INC
874735303014	406	POPLAR ST	SALIX	SKIDMORE INDUSTRIES INC.
874735303003	404	POPLAR ST	SALIX	NORTHWEST IOWA TELEPHONE CO
874735303004	309	TIPTON ST	SALIX	CITY OF SALIX
874735303005				CITY OF SALIX
874735303006	311	TIPTON ST	SALIX	SALIX VOLUNTEER FIRE DEPT.INC
874735303007	313	TIPTON ST	SALIX	SALIX VOLUNTEER FIRE DEPT.INC
874735303008	317	TIPTON ST	SALIX	SALIX VOLUNTEER FIRE DEPT.INC
874735303009	310	TALBOT ST	SALIX	SKIDMORE KYLE
874735303010		TALBOT ST	SALIX	PIETSCH MICHAEL J & DANA L
874735303011	314	TALBOT ST	SALIX	PIETSCH MICHAEL J
874735303012	316	TALBOT ST	SALIX	PIETSCH MICHAEL J
874735304001		TAMA ST	SALIX	CITY OF SALIX
874735305001	308	POPLAR ST	SALIX	RE RAND FAMILY LLC
874735305005		TAMA ST	SALIX	PETERSON BRIAN D
874735306001	505	WILLOW ST	SALIX	TBR INVESTMENTS LLC
874735306002	402	TRAVIS ST	SALIX	GARRETT AUBRA D & WILLIE E III
874735306003	404	TRAVIS ST	SALIX	TBR INVESTMENTS LLC
874735306004	406	TRAVIS ST	SALIX	HINRICKSON DANIE R
874735306005	409	LAKEPORT ST	SALIX	SCOTT KAY FRANCES
874735306006	606	MAPLE ST	SALIX	SCOTT EDWIN A & RACHELLE J
874735306007	410	TRAVIS ST	SALIX	VAN CLEVE GARY C
874735306008	412	TRAVIS ST	SALIX	HENNINGS KEVIN
874735307001	401	TRAVIS ST	SALIX	DEAN MICHAEL LEE
874735307002	405	TRAVIS ST	SALIX	IVERSON PAUL & SUSAN

PIN	Address Number	Street Name	City	Deedholder Name
874735307003	407	TRAVIS ST	SALIX	FEESER ANDREW R
874735307006	402	TIPTON ST	SALIX	HINRICKSON LOUIE C III
874735307007	404	TIPTON ST	SALIX	SHILLING CAITLIN NICHOLE
874735307008	406	TIPTON ST	SALIX	NELSON RONALD R & JANICE L
874735307009	408	TIPTON ST	SALIX	SMITH BRENDA J
874735307010	412	TIPTON ST	SALIX	BLACK LONNIE J
874735308001	403	TIPTON ST	SALIX	ARNOLD ANTHONY G & MIRANDA L
874735308002	405	TIPTON ST	SALIX	THORPE DOROTHY & RUPERT LE
874735308003	409	TIPTON ST	SALIX	NELSON FRED A & ELLA C
874735308004	411	TIPTON ST	SALIX	JEWETT RAYME
874735308005	402	TALBOT ST	SALIX	SHERIDAN JESSICA K
874735308006	404	TALBOT ST	SALIX	TBR INVESTMENTS LLC
874735308007	406	TALBOT ST	SALIX	BLACK LONNIE J
874735308008	410	TALBOT ST	SALIX	SCOTT EDWIN A & RACHELLE J
874735308009	402	MAPLE ST	SALIX	MARSHALL DON R
874735309001	401	TALBOT ST	SALIX	BLACK NICHOLAS
874735309002	403	TALBOT ST	SALIX	ALLEN JODY P
874735309003	405	TALBOT ST	SALIX	WOODFORD CHARLES R & MARCIA E
874735309004	407	TALBOT ST	SALIX	BLACK RUSSELL E & JO ANN M
874735309005	411	TALBOT ST	SALIX	SCHNEIDERS CHRISTOPHER S & TAMMIE R
874735309006	302	MAPLE ST	SALIX	BROUILLETTE ROBERT E & JANE A
874735310001	510	TIPTON ST	SALIX	ST JOSEPH ROMAN CATHOLIC
874735311011	503	TIPTON ST	SALIX	THORPE ROXANN M
874735311012	507	TIPTON ST	SALIX	BYERS MELISSA A
874735311005	502	TALBOT ST	SALIX	FLEMING DYLAN MICHAEL
874735311006	504	TALBOT ST	SALIX	LAMOUREUX ROBERT SCOTT
874735311007	506	TALBOT ST	SALIX	SCHULTE RUSSEL J
874735311008	512	TALBOT ST	SALIX	LUESEBRINK CRIAG L
874735312003	505	TALBOT ST	SALIX	BLACK JESSE J
874735312004	507	TALBOT ST	SALIX	BLACK JESSE J
874735312005	509	TALBOT ST	SALIX	DIETSCHY BLAINE
874735312006	511	TALBOT ST	SALIX	HANSEN JEREMY D
874735312007	502	PINE ST	SALIX	WHEELER BRADLEY J & MELODY E
874735312009				ELIASON STEVEN C
874735312010	510	PINE ST	SALIX	BEZANSON CHELSEA C
874735312011	302	WALNUT ST	SALIX	RONFELDT RANDALL R
874735327002	505	PINE ST	SALIX	BROUILLETTE ROBERT E & JANE A
874735327003	507	PINE ST	SALIX	GRAY NICHOLE L
874735327004	508	TAMA ST	SALIX	GRIES CURTIS D & TRISHA A
874735327005	511	PINE ST	SALIX	ELIASON BEVERLY L
874735327006	204	WALNUT ST	SALIX	NELSON DONNIE L
874735351001		WALNUT ST	SALIX	KOENIG ANN P TRUST
874735351002		WALNUT ST	SALIX	KOENIG ANN P TRUST
874735351003	407	WALNUT ST	SALIX	NORTON JOSEPH C
874735351004	405	WALNUT ST	SALIX	SCOTT ABBY LEE

PIN	Address Number	Street Name	City	Deedholder Name
874735351005				CITY OF SALIX
874735351006				CITY OF SALIX
874735351007				CITY OF SALIX
874735351008				CITY OF SALIX
874735351009				CITY OF SALIX
874735376001				CITY OF SALIX
874735376002				CITY OF SALIX
874735376003				CITY OF SALIX
874735376004				CITY OF SALIX
874735376005				CITY OF SALIX
874735376006				CITY OF SALIX
874735504005				C & N W R R
874735305006		TAMA ST	SALIX	RE RAND FAMILY LLC
874735327010				RE RAND FAMILY LLC
874734426014				JOCHUM GREGORY J & KRISTA D
874735311009	501	TIPTON ST	SALIX	SULLIVAN JONATHAN W & KATIE M
874735351011				KOENIG ANN P TRUST
874735309007				BLACK NICHOLAS
874735303013	406	POPLAR ST	SALIX	WALKER'S OF SALIX, INC
874734426020	402	OAK ST	SALIX	LHD3,INC
874734426021	404	OAK ST	SALIX	LHD3,INC
874734426022	406	OAK ST	SALIX	KNIGHT CONCRETE CONSTRUCTION INC
874734426023	408	OAK ST	SALIX	HANSEN JUSTIN E
874734426027	410	OAK ST	SALIX	CHOQUETTE MITCHELL L
874735311014	511	TIPTON ST	SALIX	DUERKSEN JESSE R & BRENDA S
874735351010				JOCHUM GREGORY J & KRISTA D
874735327013				CAMERER RALPH M & BRANDY L
874735302014	302	TIPTON ST	SALIX	ACQUIRE PROPERTIES LLC
874735504006				CITY OF SALIX
874735327012	501	PINE ST	SALIX	COMSTOCK BOBBY AREND & ANITA MARGARET
874735312012				WHEELER BRADLEY J & MELODY E
874735307011	506	MAPLE ST	SALIX	FEESER ANDREW R
874734426028				LUDWIG PERRY E & BABBY J
874735312014	501	TALBOT ST	SALIX	DICKS SHARLA M
874735301009	606	POPLAR ST	SALIX	RECTOR GAY L
874735327011	202	WALNUT ST	SALIX	GRIES TRISHA A & CURTIS D
874735301010	302	TRAVIS ST	SALIX	WAGNER MARK J
874735312013	506	PINE ST	SALIX	ZIEMAN CAM C
				WOODBURY COUNTY SECONDARY ROADS



S1/4 COR.
SEC. 34

SE COR.
SEC. 34

S1/4 COR.
SEC. 35

MAPLE ST.

WALNUT ST.

280TH ST.

33.0'

33.0'

2.2

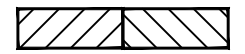
1.1

2.1

3.1

PARCEL NO.	OWNER	EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
1.1	JOCHUM, LEO & BEVERLY	0.06	0.06
2.1	JOCHUM, GREGORY & KRISTA	1.90	1.90
2.2	JOCHUM, GREGORY & KRISTA	1.22	1.22
3.1	CITY OF SALIX	2.21	2.21

LEGEND



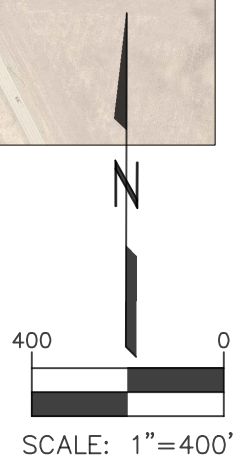
MAIN DITCH



LATERAL 1



LATERAL 2



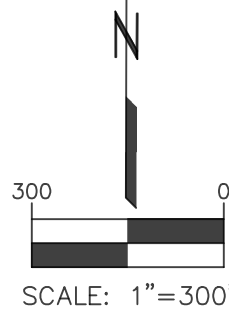
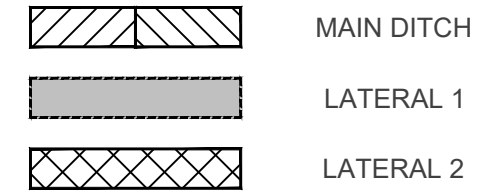
SCALE	1" = 400'	DWG. NO.	1 OF 2
DRAWN	CWB	PROJECT #	15126
CHECKED	PEM		
APPROVED	CWB		
DATE	8/11/2023		
ISSUED FOR			

EASEMENTS
MAIN DITCH
SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA
203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220
712-943-5055 • 712-943-5086/FAX • 877-241-8008(VA15)





LEGEND		EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
PARCEL NO.	OWNER		
3.2	CITY OF SALIX	2.14	2.14
3.3	CITY OF SALIX	2.02	2.02



EASEMENTS
 LATERALS NO. 1 & 2
 SALIX DRAINAGE DISTRICT
 WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220
 712-943-5055 • 712-943-5086/FAX • 877-241-8008/(VA)IS

SCALE	1" = 300'	DWG. NO.	15126
DRAWN	CWB	PROJECT #	15126
CHECKED	PEM		
APPROVED	CWB		
DATE	8/11/2023		
ISSUED FOR			

CITY OF SALIX
PO BOX 240
Salix, IA 51052



November 14, 2022

Woodbury County Board of Supervisors
Attention: Pat Gill
620 Douglas Street
Sioux City, Iowa 51101

RE: Petition for the Establishment of a Drainage District

Dear Mr. Gill,

The City of Salix has been notified by the Farmers Drainage District that the pumping agreement that has been in place since May 11th, 1984 will terminate in December 2023 and will not be renewed. This leaves the City of Salix and the surrounding area with no natural outlet for their stormwater runoff. Without an outlet for the stormwater, the City and surrounding areas will have flooding issues that could result in damage to homes, streets, utilities, and farmground.

The City of Salix has been working with Veenstra & Kimm, Inc. and has had discussions with County Engineer, Mark Nahra, to determine a potential route for a new drainage ditch. The drainage ditch would start at the intersection of 280th Street and S. Tama Street then going west along 280th Street to the existing drainage channel near Port Neal Road that drains into Snyder Bend (See Attached Map).

After the drainage district has been created the City of Salix would request that the Woodbury County Board of Supervisors transfer control of the drainage district to the City of Salix per Iowa Code Chapter 468.322.

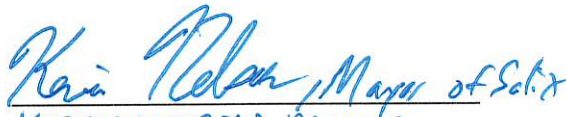
We, the undersigned petitioners, respectfully request that the Woodbury County Board of Supervisors work with the City of Salix and Veenstra & Kimm, Inc. to establish a new Salix Drainage District per Iowa Code Chapter 468.

Per Iowa Code 468.8 this petition includes:

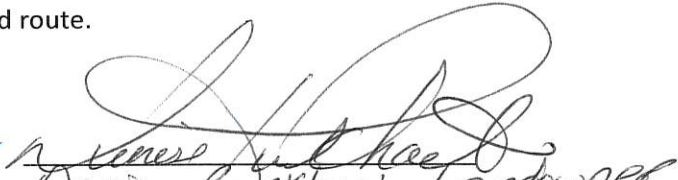
1. See attached map for the lands that may have potential improvements created by the new drainage ditch.
2. Due to no natural outlet for stormwater runoff, the City of Salix and surrounding areas will be subject to flooding.

Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken


3. Creating the new drainage ditch will alleviate flooding and provide drainage which will promote public benefit, utility, health, convenience, or welfare.
4. See the attached map for the proposed route.



KEVIN NELSON, MAYOR



Denise Burkhart - Landowner



GREG JOCHEM, LANDOWNER

Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken

**PUMPING AGREEMENT BETWEEN FARMERS DRAINAGE DISTRICT
AND THE CITY OF SALIX, IOWA**

This Agreement is made this 11th day of July, 2024, by and between the Farmers Drainage District (hereinafter "DISTRICT") and the City of Salix (hereinafter "SALIX").

The purpose of this Agreement is to provide drainage to SALIX using the DISTRICT's drainage facilities.

DISTRICT is a duly authorized quasi-governmental body formed pursuant to the authority of Iowa laws and statutes, including, but not limited to, Chapter 468 of the Code of Iowa. SALIX is a municipality under the Iowa Code. Pursuant to Iowa Code §468.187, DISTRICT is empowered to enter into Agreement with municipalities to provide drainage on such terms as the DISTRICT and municipality may agree. SALIX has placed a tube which drains the following described property:

The South ½ of the Southeast ½ of Section 34, Township 87,
Range 47, in Woodbury County, Iowa.

That part of the Northwest portion of the Southeast ¼ of Section
34, lying South of the Corporate limits of Salix, in Township 87,
Range 47, in Woodbury County, Iowa.

Water, when pumped from SALIX's reservoir by CITY, flows into Lateral "H" of the DISTRICT from this tube. SALIX hereby agrees that SALIX will bear any and all future expenses relating to maintenance and operation and liability resulting from the operation and use of the tube. SALIX further agrees to maintain the tube in a reasonable manner. SALIX further agrees to pump water into Lateral "H" only after receiving permission to do so from the DISTRICT's engineer or from the DISTRICT's chairman. SALIX agrees to indemnify and hold DISTRICT harmless in relation to the tube and drainage through the tube.

SALIX will pay to DISTRICT Seven Thousand Dollars (\$7,000.00) per year for five (5) years beginning on or before the 31st day of December 2024 for the DISTRICT's maintenance and repair. At the end of the five (5) years, both parties shall review this Agreement to determine whether this Agreement will be renewed and whether the maintenance/repair fee should be increased or decreased. If there is a dispute about adjusting the annual fee, both parties will negotiate in good faith to arrive at a reasonable sum representing the fair value of the DISTRICT's services. However, the DISTRICT continues to have the sole discretion to determine if it will agree to change the fee and its decision is not reviewable by a court. It is further agreed that if there is a substantial change in circumstances then either party may open discussions with the other for a review of the terms of this Agreement.

It is understood that this Agreement shall be signed by DISTRICT and SALIX and shall be made part of the drainage records and records of Woodbury County. The Woodbury County recording fee shall be paid by SALIX.

SALIX affirms that the location of the tile lines and open drainage ditches to this tube, constructed or to be constructed, are as follows:

A line parallel to and 30 feet North of the South line of Section 35, Township 87, Range 47, in Woodbury County, Iowa.

From a westerly line of the Chicago, Northwestern Railroad line to an Easterly line of Highway 75.

Upon signing this Agreement between DISTRICT and SALIX, this Agreement shall be immediately effective subject to the laws, rules and regulations in effect in the State of Iowa.

This Agreement and its terms do not waive the DISTRICT'S sovereign immunity.

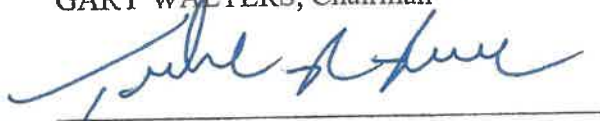
[SIGNATURE PAGES ON NEXT PAGE]

FARMERS DRAINAGE DISTRICT

7-11-24
DATE


GARY WALTERS, Chairman

7/11/24
DATE



TODD RAND, Trustee

7-11-24
DATE


RANDY HUNT, Trustee

CITY OF SALIX, IOWA

6/26/24
DATE

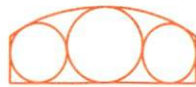

KEVIN NELSON, Mayor

6/26/24
DATE


KATHY BROUILLETTE, City Clerk

Daniel D. Dykstra†
John C. Gray**
Thomas J. Whorley
Patrick L. Sealey**†
Jeff W. Wright**†
Rosalynd J. Koob*
Joel D. Vos†
Sarah K. Kleber**†
Jacob B. Natwick*
Allyson C. Dirksen**†
Jessica A. Board**†

Retired
Marvin F. Heidman
Thomas M. Plaza (1954—2022)
John F. De Hoogh



HEIDMAN LAW

Writer's Direct Dial: 222-4120
Writer's Email: Daniel.Dykstra@heidmanlaw.com

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR RECORDER
COMM OF ELECTIONS

2023 NOV 17 PM 2:06

Diane Murphy Smith
Bryan E. Shusterman**†
Zackary A. Martin*
Leland G. Slawson*
Avery N. Van Holland
Liam T. Mangan*
Jaquilyn Waddell Boie

Of Counsel
Alan E. Fredregill*
James W. Redmond**†
Cynthia C. Mosert†
Lance D. Ehmcke*

* Licensed in Nebraska
† Licensed in South Dakota

November 17, 2023

Woodbury County Auditor
620 Douglas Street, #103
Sioux City, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street, #104
Sioux City, IA 51101

Re: City of Salix Drainage District Petition

Dear Sir or Madam:

This objection is being filed on behalf of Paul L. and Carmen M. Wagner Revocable Trust, Wagner Farm Enterprises LLC, and the Estate of Paula A. Wagner (collectively "The Wagners") to the proposed creation of the City of Salix Drainage District. Please note that they are not against the concept of a drainage district that will aid Salix but they are against the design and location of the proposed line for the following reasons:

1. The Wagners' property is located near the end of the proposed drainage district with all the water from the district accumulating on, at, or near their property. See Exhibit "A" that reflects the location of their properties. As noted by the report of Veenstra & Kimm, Inc. the topography is very flat and generally the ground slopes from the north to the south, but this proposed ditch runs from east to west. What is troubling is that the proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources then drains into Snyder's Bend, a Missouri River oxbow. What would be the cost of the right of way to do so? This area is full of debris and would need to be cleaned out (not touched since the 1930s) as well or the water would accumulate and create standing water. (See the attached discussion by Sundquist Engineering regarding the likelihood of two feet of standing water marked as Exhibit "B".)
2. The Wagners would lose 40 feet of frontage. The flow of water is an issue. This concerns them that the water will pool near their houses and farm and not be able to drain out efficiently and that it will cause significant damage to their property. Plus it eliminates usable farmland and significantly reduces the value of their properties. All of the damages are yet to be determined.

3. There are better alternatives available, including running the ditch south. The Wagners have been in contact with Sundquist Engineering who has drafted a more logical route with better slope, a shorter route, better water flow, and less width to the ditch. A copy of the concept is attached as Exhibit "C". This also keep water away from the housing development where the water would likely adversely affect the houses.
4. From a technical perspective it is noted that the Petition from the City of Salix requested approximately 594 acres be in the district. Yet the design before the Board is now 1100 acres. This garners far more water, expense for design, etc. and if adopted will require a separate assessment schedule for the additional lateral ditch.

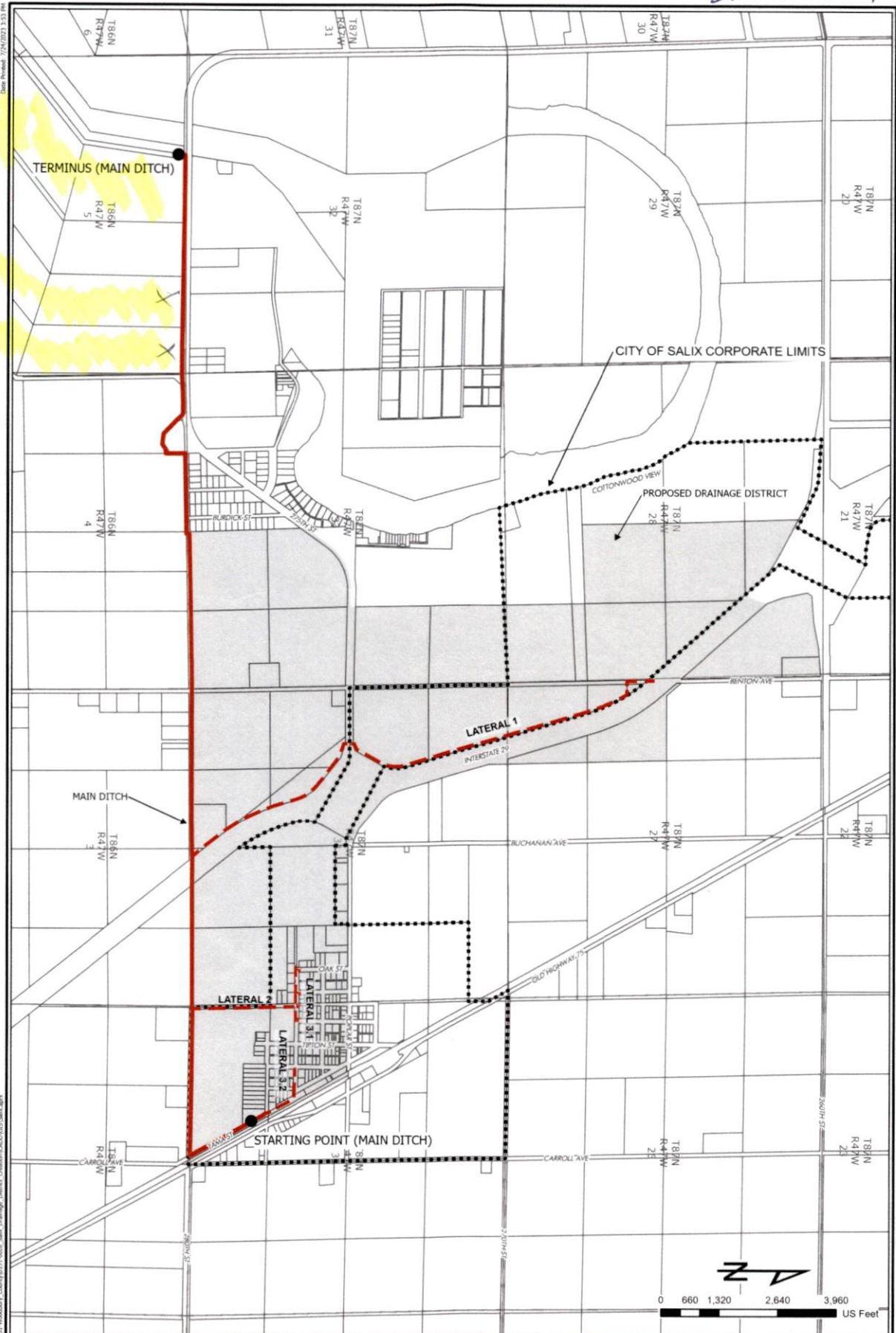
It is respectfully requested that the current design be rejected and that the Board direct the City of Salix and their engineers review these issues and advise as to the use of the alternative design presented.

Respectfully submitted,



DANIEL D. DYKSTRA
For the Firm

DDD/gl
Enclosures
1723-1



Data Provided: 9/12/2023 1:51 PM
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**SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA**

203 Sergeant Square Drive, Suite B - Sergeant Bluff, Iowa 51054-0220
712-943-5055 - 712-943-5088 (FAX) - 877-241-8009 (WATS)

NOTES:

SCALE: AS NOTED	DWG. NO.
DRAWN BY: CAP	EX.01
CHECKED: PEM	
APPROVED: PEM	
DATE: 9/12/2023	
ISSUED FOR:	PROJECT # 15126



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels

Parcel ID	864705100005	Alternate ID	704190	Owner Address	WAGNER PAULA A
Sec/Twp/Rng	5-86-47	Class	A		1322 280TH ST
Property Address	1322 280TH ST	Acreage	50.47		SALIX, IA 51052
	SALIX				
District	0042				
Brief Tax Description	EX W 80 FT LOT E & W 80 FT LOT F 5-86-47				
	(Note: Not to be used on legal documents)				

Date created: 11/16/2023
Last Data Uploaded: 11/15/2023 10:34:20 PM

Developed by Schneider GEOSPATIAL

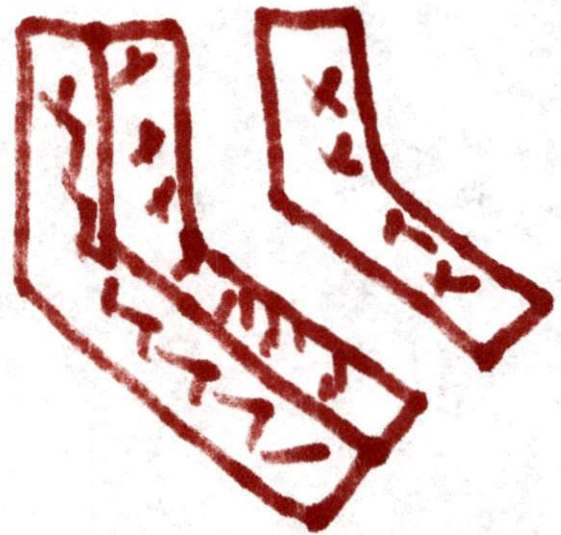




EXHIBIT "B"

REVIEW OF ENGINEER'S REPORT
FOR
PROPOSED SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	 <u>11/17/23</u> TROY J. GROTH, P.E. #14450 DATE
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
	PAGES OR SHEETS COVERED BY THIS SEAL: <u>1 THRU 4 OF 4</u>

SUNDQUIST ENGINEERING, P.C.
Consulting Engineers

November 2023
SE# 12223



SUNDQUIST
ENGINEERING, P.C.

"The Foundation of Excellence"

November 17, 2023

Wallace J. Wagner
1358 280th Street
Salix, IA 51052

RE: REVIEW OF ENGINEER'S REPORT
WRITTEN BY VEENSTRA & KIMM, INC.
PROPOSED SALIX DRAINAGE DISTRICT

Dear Mr. Wagner:

In accordance with your instructions, I have reviewed the Engineer's Report for the proposed Salix Drainage District filed with the Woodbury County Board of Supervisors by Veenstra & Kimm, Inc.

The results of my review of the report are as follows:

CHANGE TO PETITION

The proposed district boundary does not comply with the petition. The petitioned district includes approximately 594 acres, all of which are located south of 275th Street. However, the boundary proposed in the Engineer's report includes approximately 1100 acres, an 85% increase. These additional acres are all located north of 275th Street. This change was initiated by a local landowner and undoubtedly resulted in additional survey and design costs. Should the lateral ditch meant to serve this additional area be included in the established district, a separate assessment schedule for this lateral ditch would be warranted.

OUTLET SWALE

The proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources (DNR) which drains into Snyder's Bend, a Missouri River oxbow. The plan does not indicate any right-of-way (R-O-W) will be acquired along the swale. This swale is overgrown with trees and brush and there is currently 1.5 feet of water standing in the 280th Street culverts despite the area being in a moderate drought condition (see Drought Map of Iowa below). The ditch is dry 0.7 miles downstream of 280th Street which indicates there is a drainage obstruction within the swale. The trees, down timber, and vegetation within the swale will likely continue to cause obstructions.

The plans show the flowline elevation of the swale is approximately 1068, thus the elevation of the water standing in the swale is 1069.5. Since the proposed ditch elevation at its outlet is 1067.3, if the ditch was constructed today there would be over 2 feet of water standing in it. The proposed ditch grade is 2.5 feet per mile; thus, the standing water would back up the ditch for 0.8 miles which is essentially the entire length of the ditch along the paved portion of 280th Street.

To eliminate the standing water would require the 1.05-mile-long swale be cleaned out and maintained. The DNR's management practices typically don't align with drainage needs and thus this swale should not be relied upon as an outlet for a drainage ditch.

ALTERNATIVE MAIN DITCH LOCATION

The main ditch length from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280th Street is 2.80 miles. Using the alternative ditch route shown on the attached aerial photograph results in a ditch length of 2.25 miles from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280th Street. This shorter distance will yield a beneficial steeper slope resulting in higher velocity flows thus keeping the ditch cleaner. Also, the higher velocity flows should reduce the required width of the ditch.

This alternative route will provide for an outlet fully controlled by the proposed drainage district without reliance on the DNR for maintenance. This route also eliminates multiple entrance crossings and their associated culverts, thereby reducing initial costs and future maintenance. Finally, the number of residential parcels from which R-O-W will be acquired is reduced thus saving in R-O-W acquisition costs since residential property typically has a higher value per acre than agricultural property.

Respectfully submitted,

SUNDQUIST ENGINEERING, P.C.

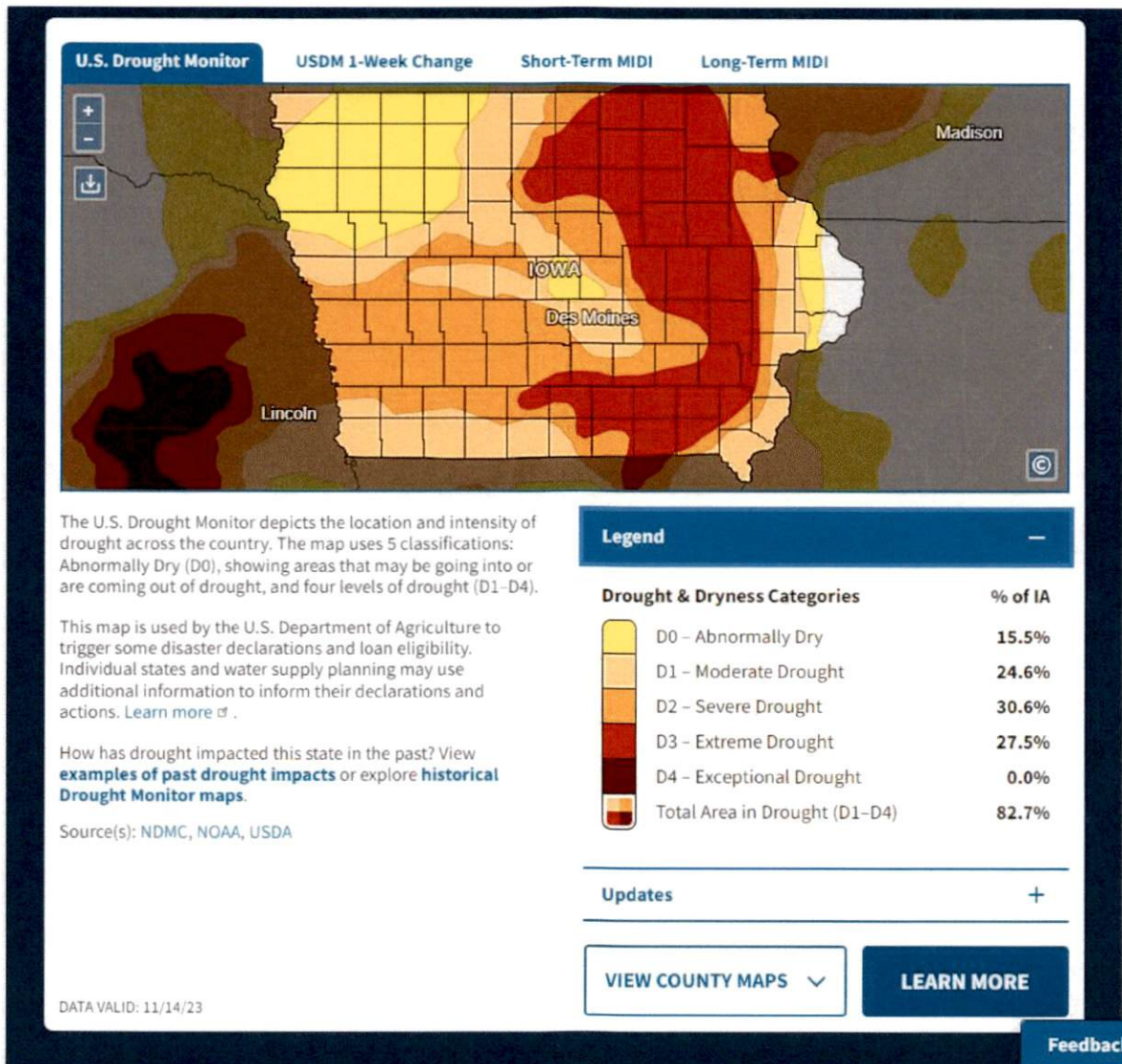


Troy J. Groth, P.E.

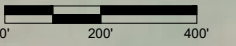
TJG/ksg
Attachments
File – 12223



Drought Map of Iowa (source: <https://www.drought.gov/states/iowa>)







DATE	REVISIONS

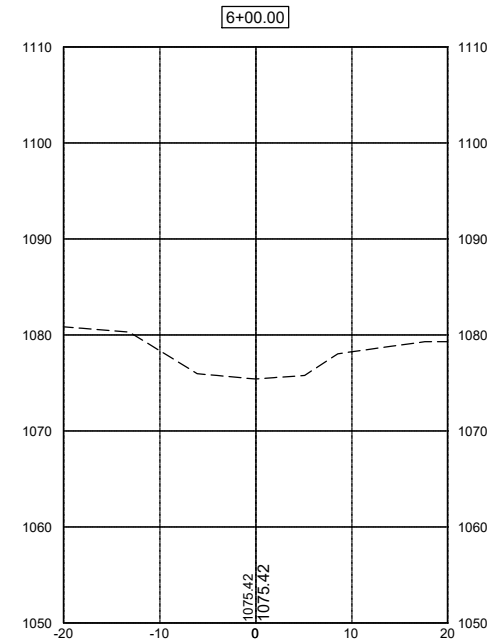
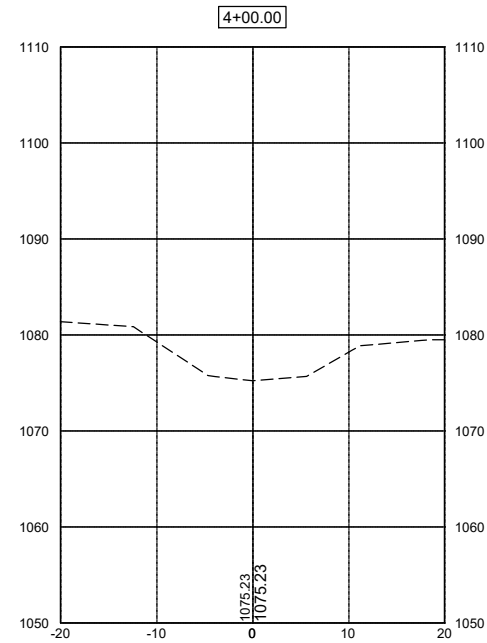
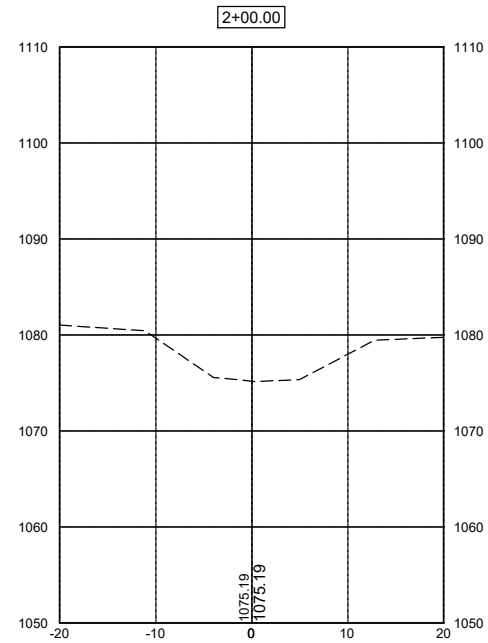
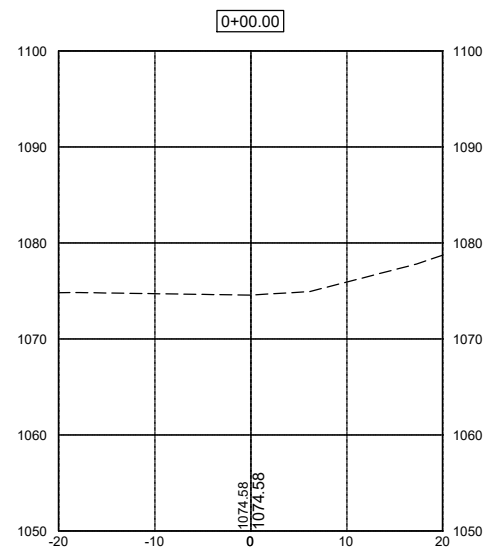
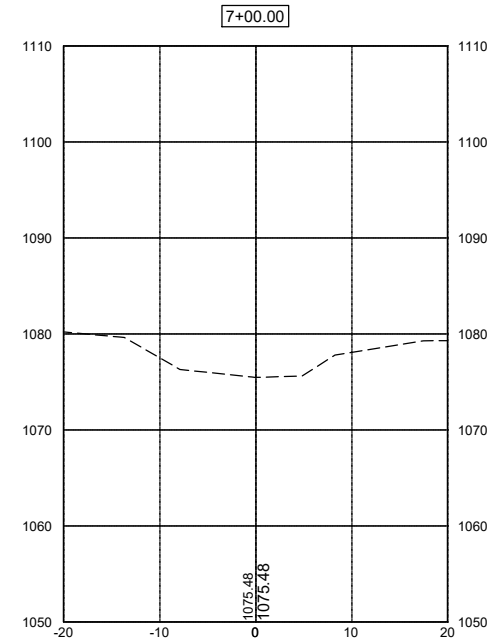
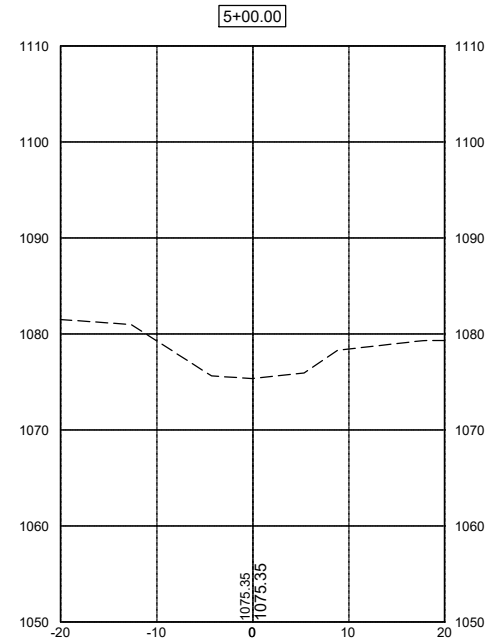
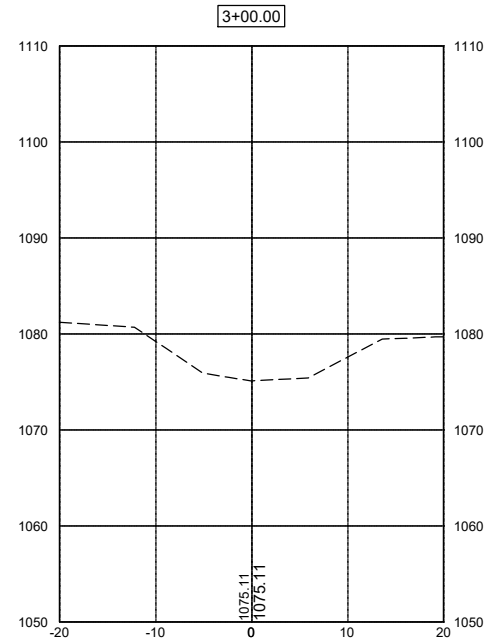
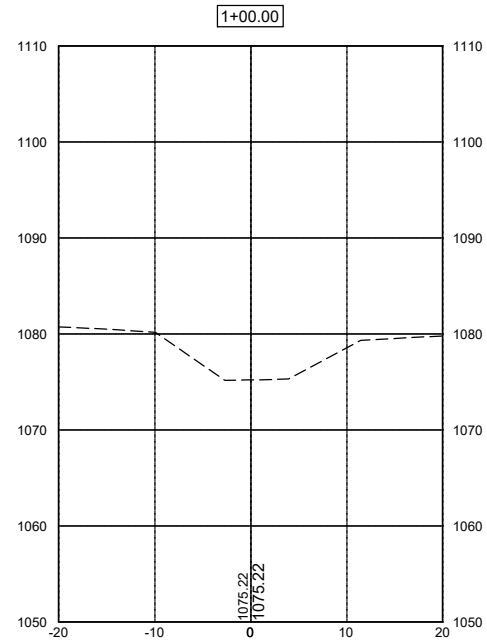
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DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA
 203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

OVERALL PLAN

DWG. NO.
D.01
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA

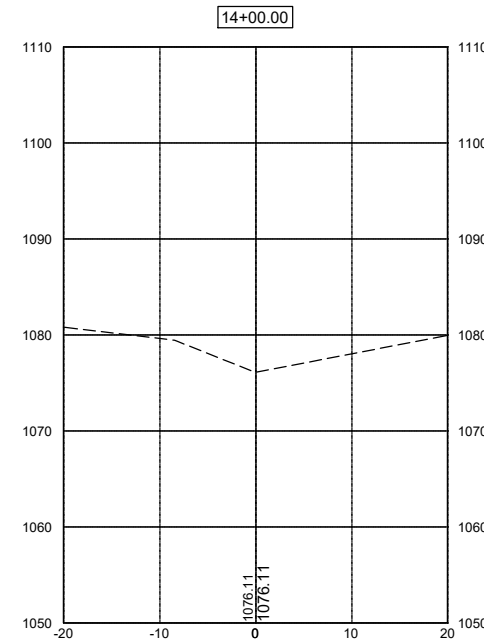
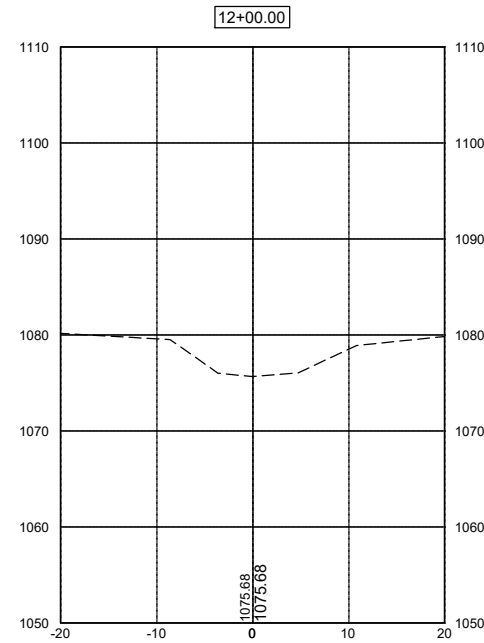
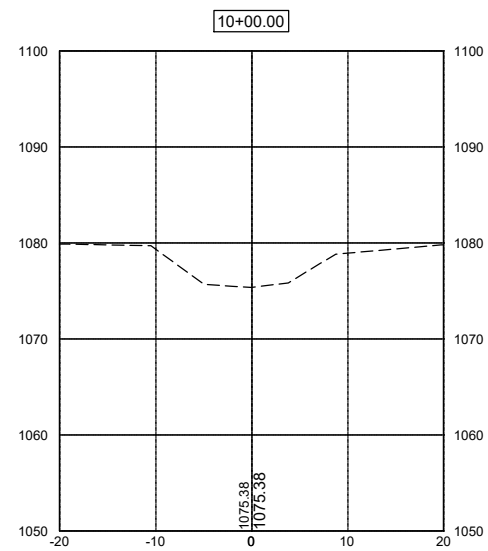
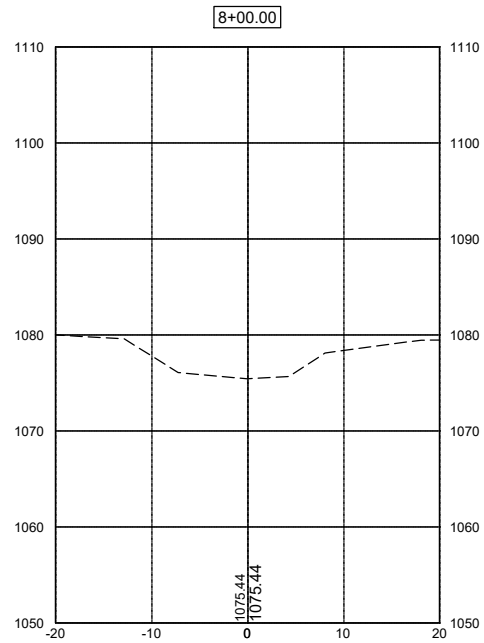
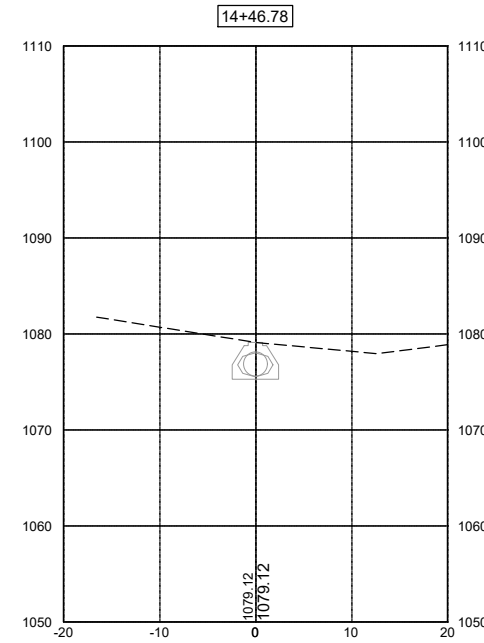
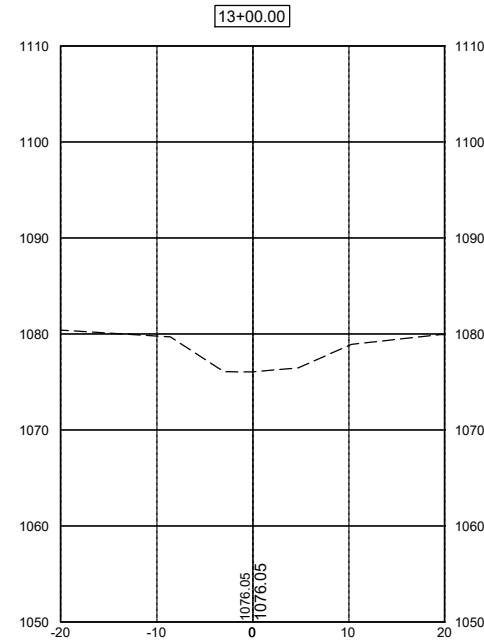
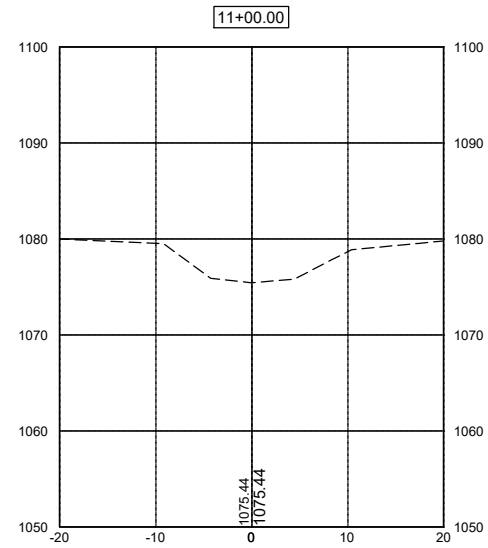
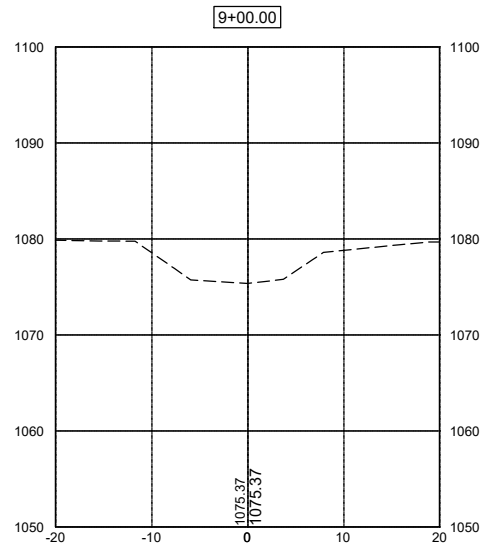
203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220
712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

EAST LEG CROSS SECTIONS

DWG. NO.

W1

PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
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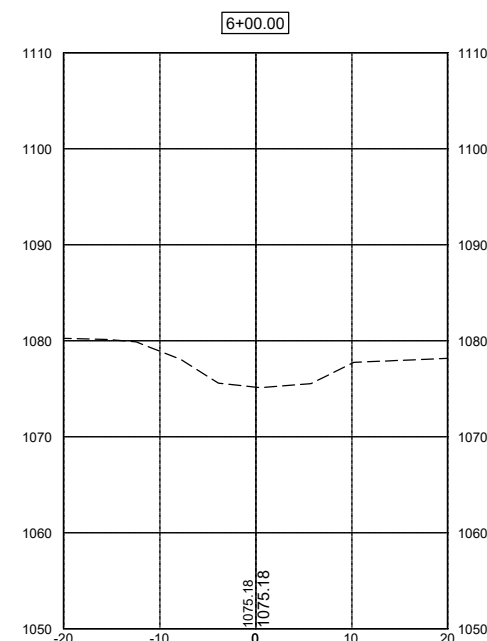
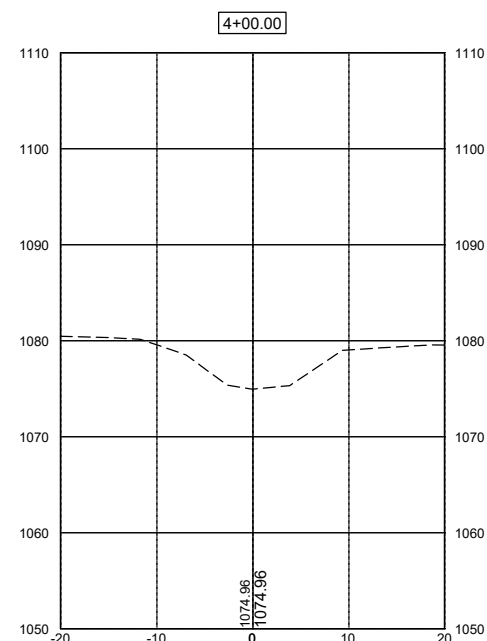
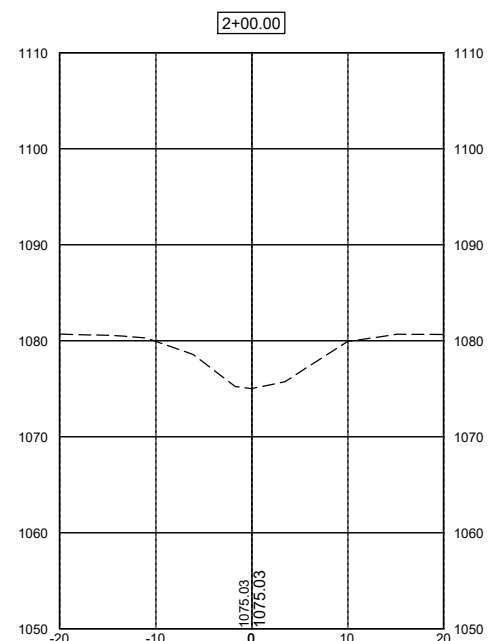
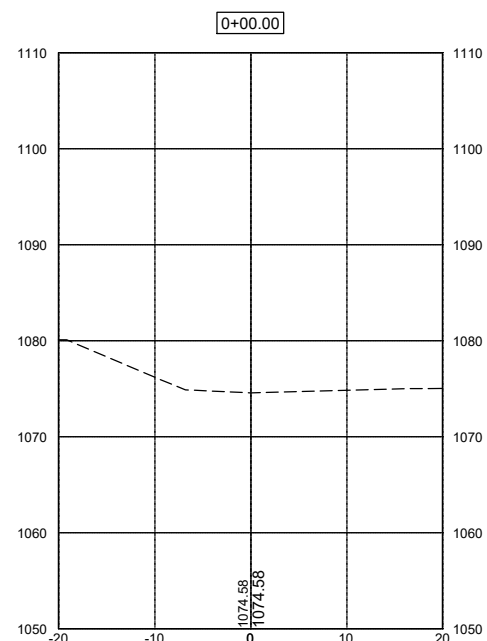
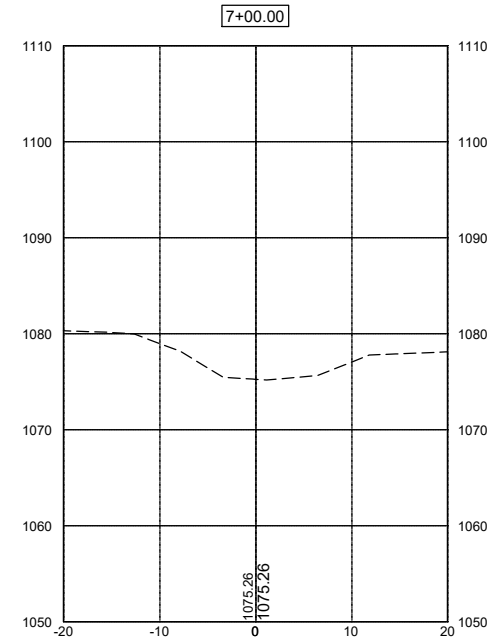
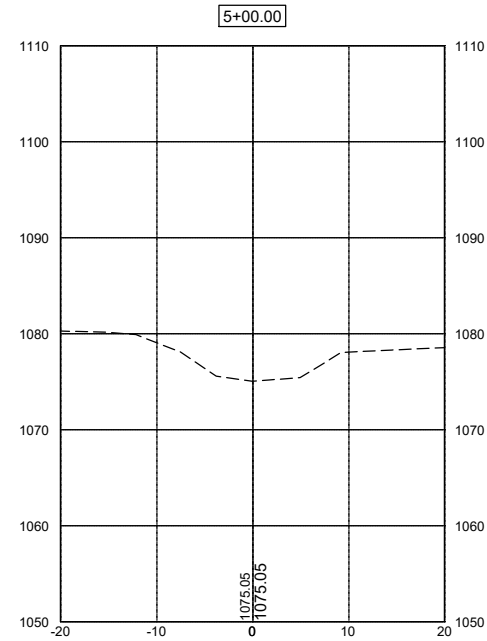
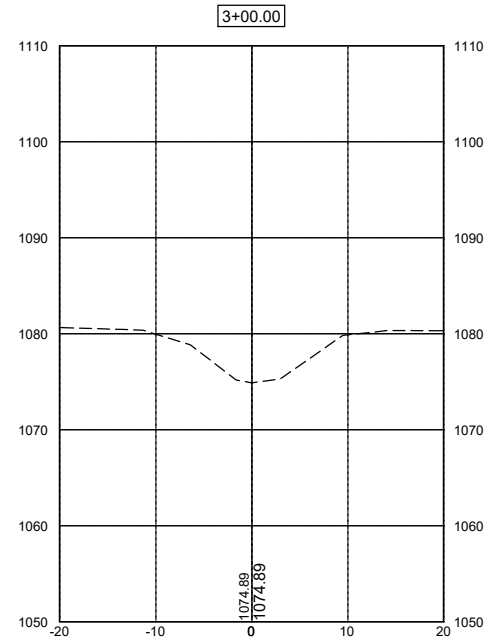
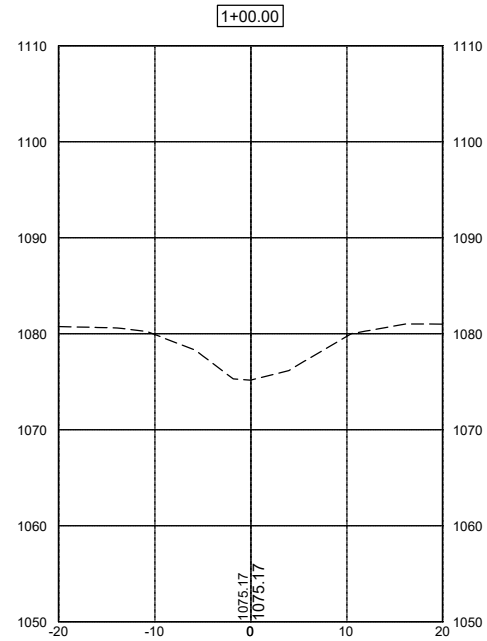


SALIX DRAINAGE DISTRICT
 WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

EAST LEG CROSS SECTIONS

DWG. NO.
W2
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA

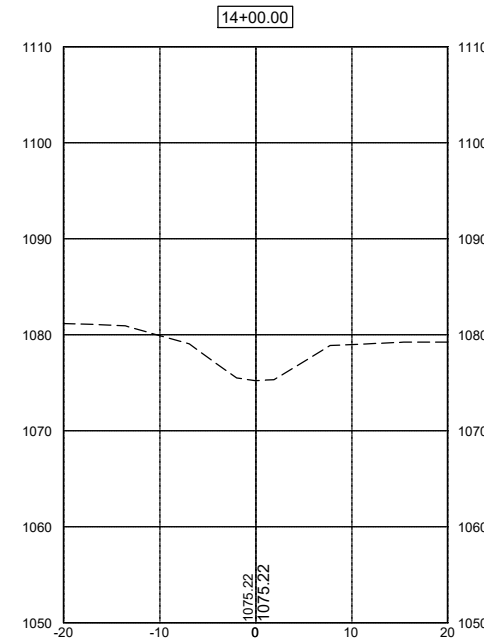
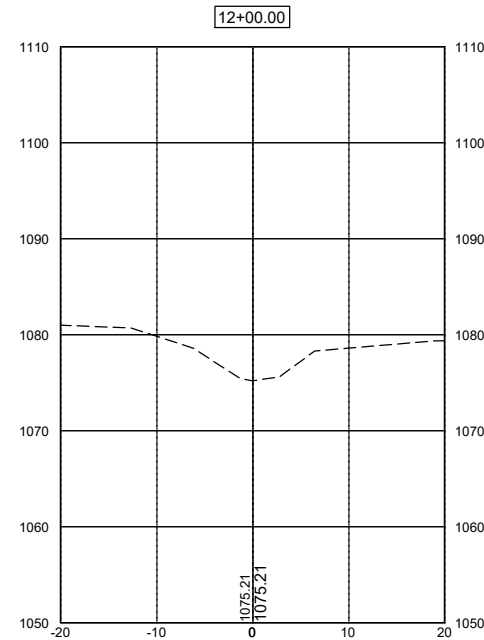
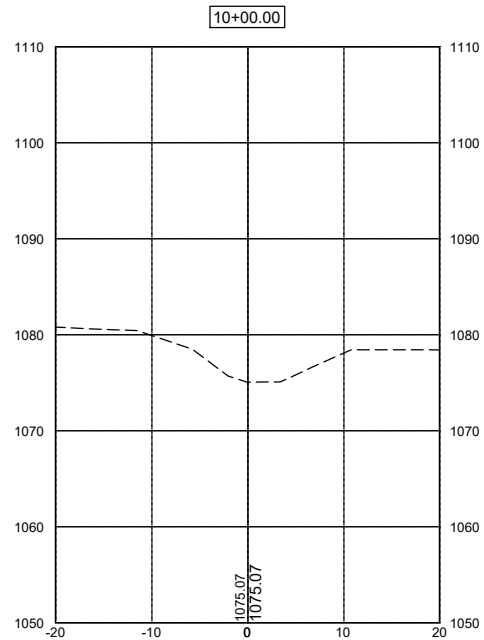
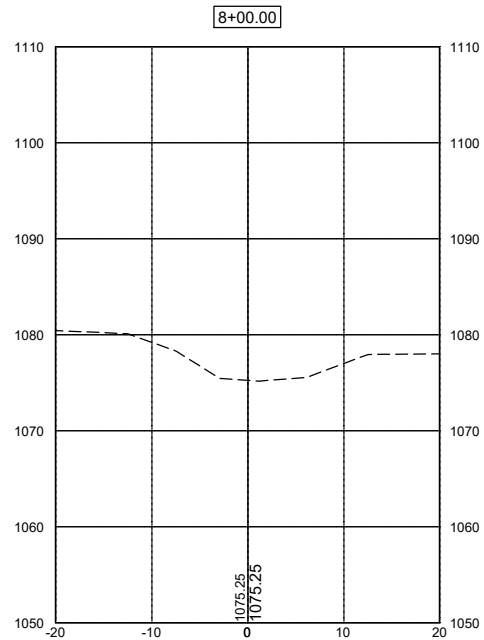
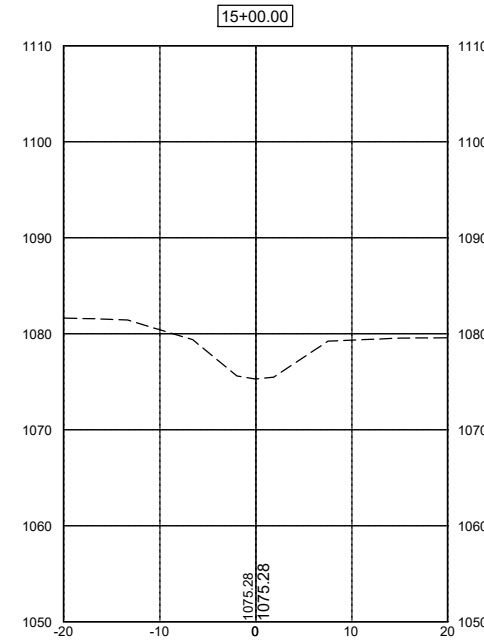
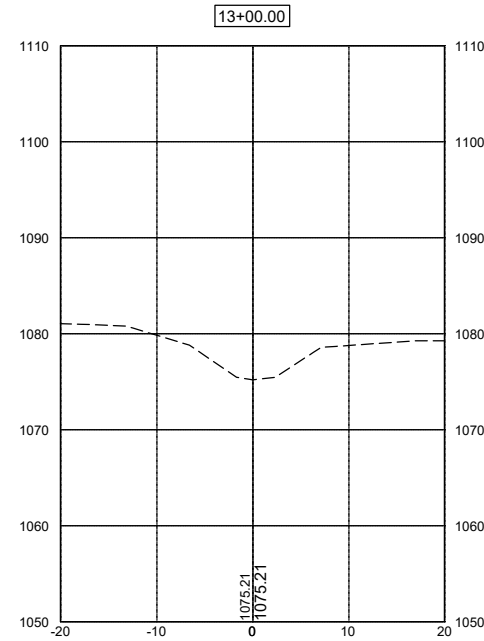
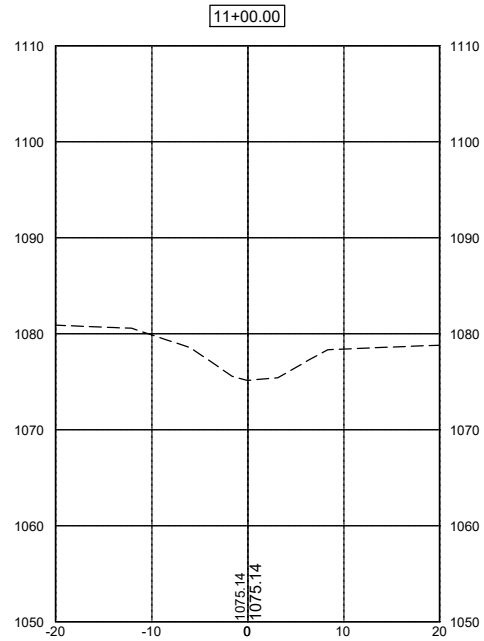
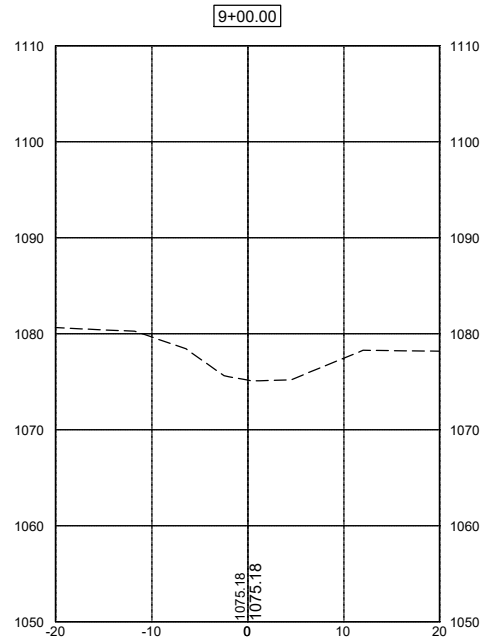
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W3
PROJECT 15126

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PLOTTED: Wednesday, December 4, 2024 1:11:56 PM



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	PEM
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		DATE	09-12-2023
		ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT
 WOODBURY COUNTY, IOWA

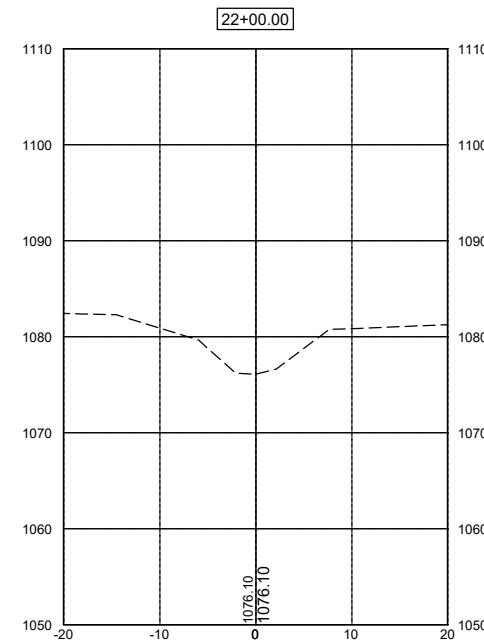
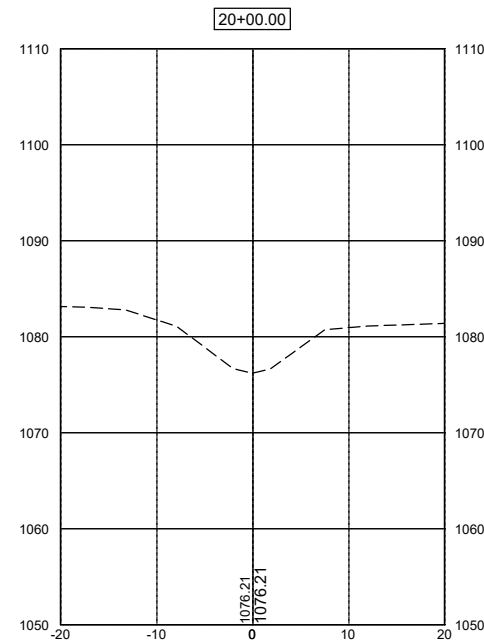
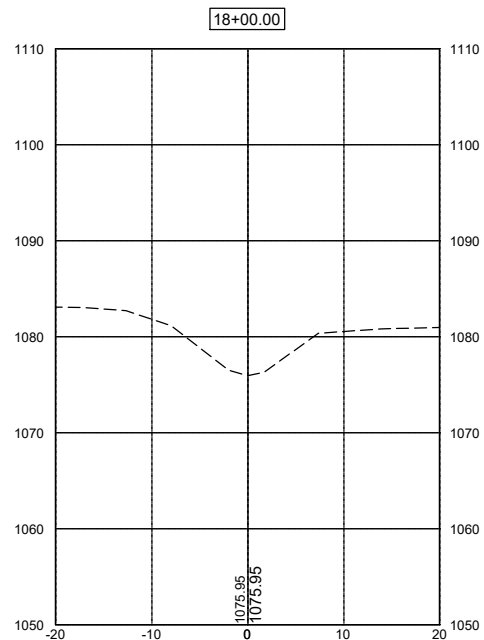
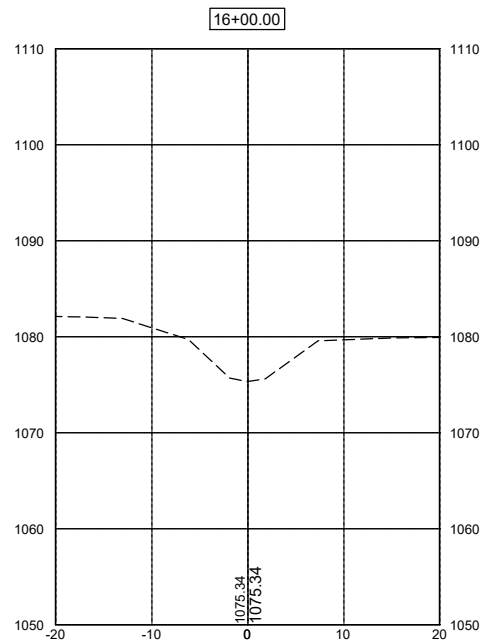
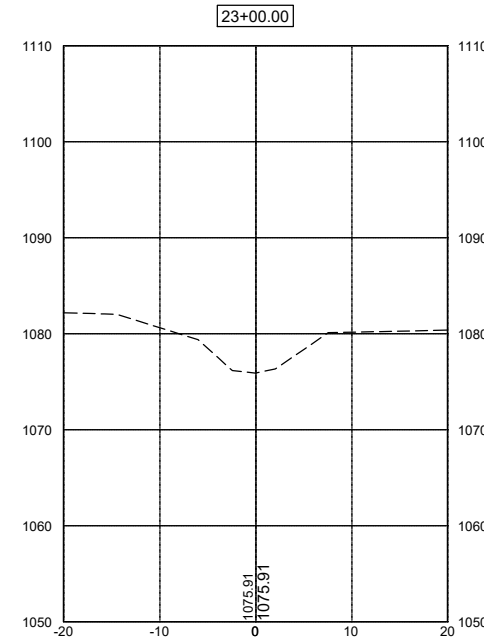
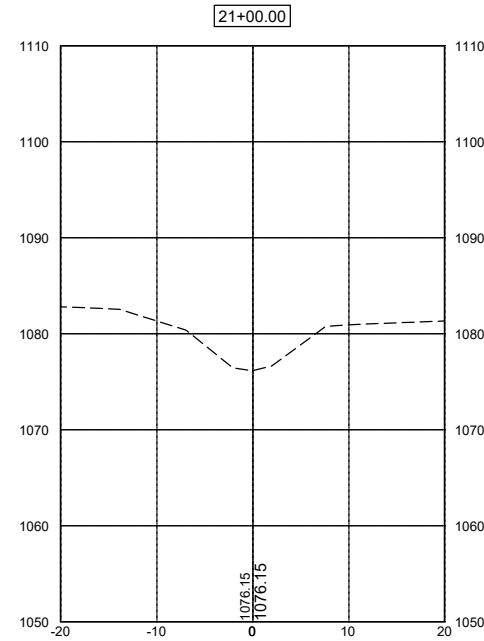
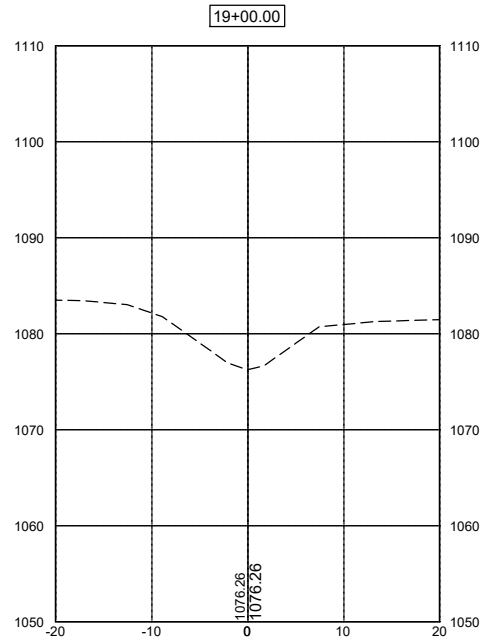
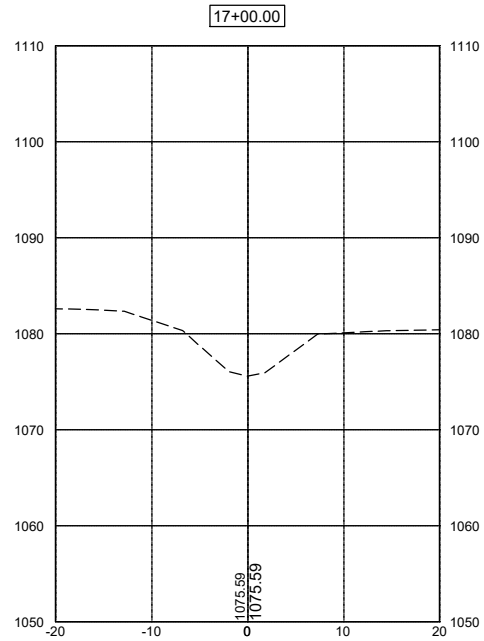
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.

W4

PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT
WOODBURY COUNTY, IOWA

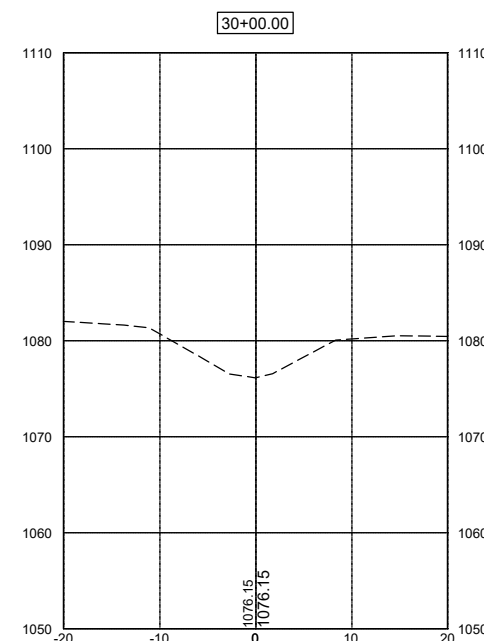
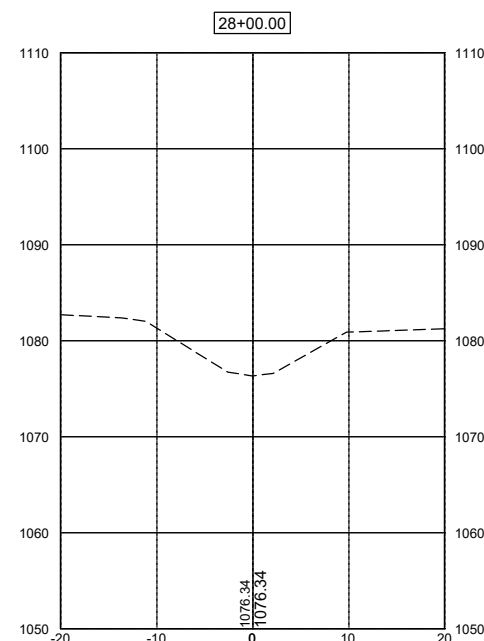
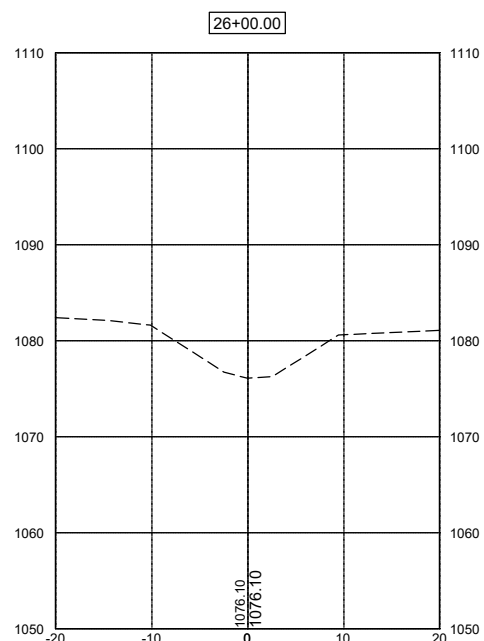
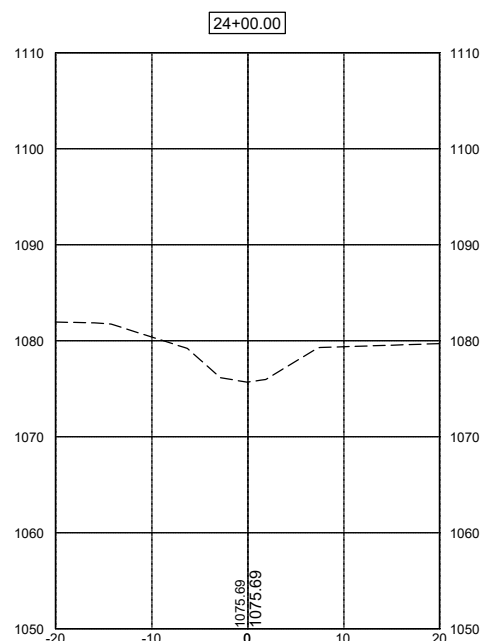
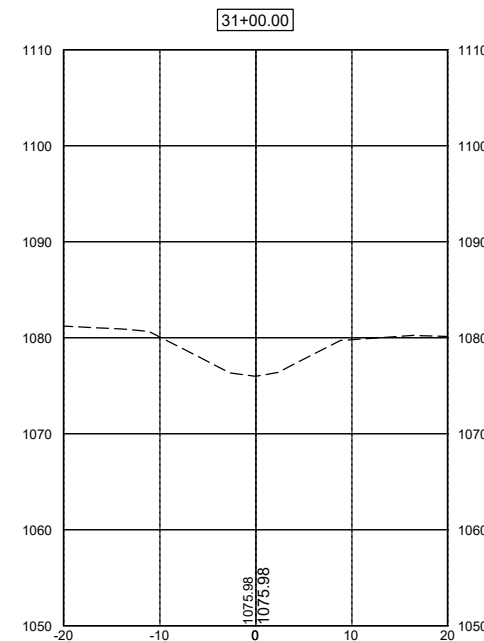
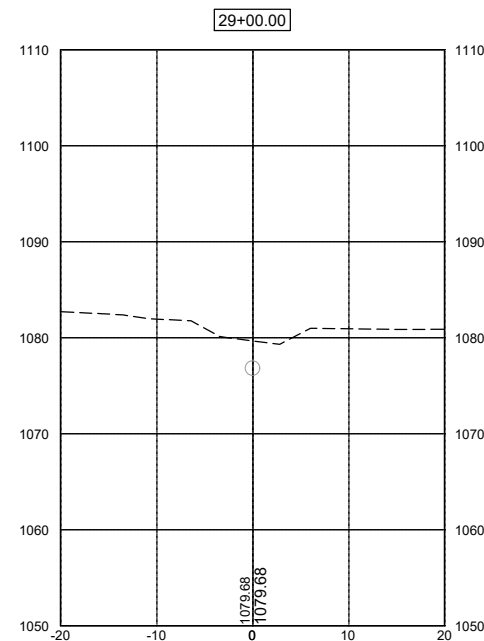
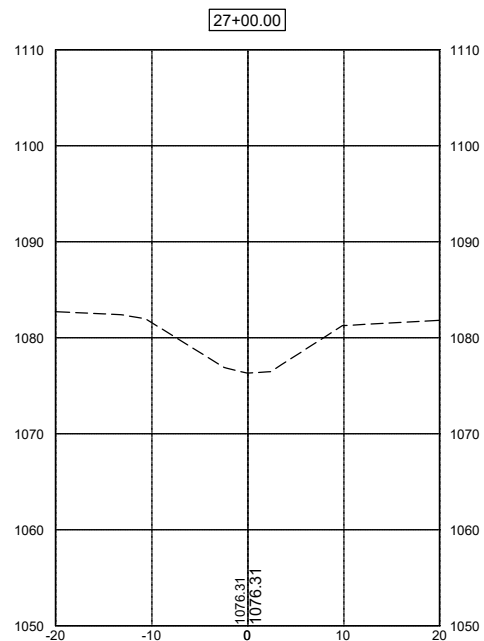
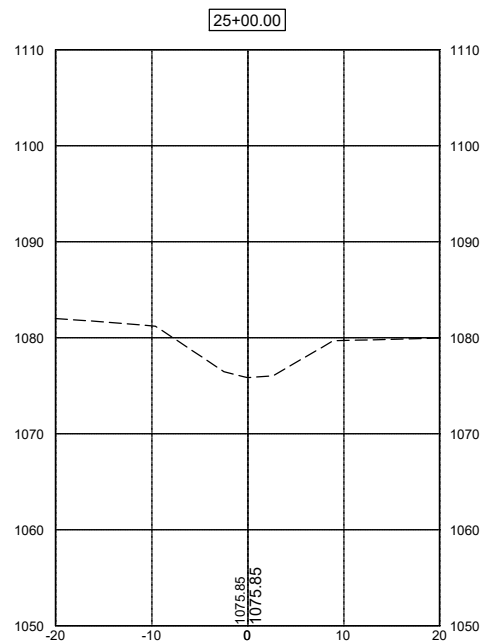
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W5
PROJECT 15126

X-REFS: 15126 AMENDED REPORT
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
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APPROVED	PEM
DATE	09-12-2023
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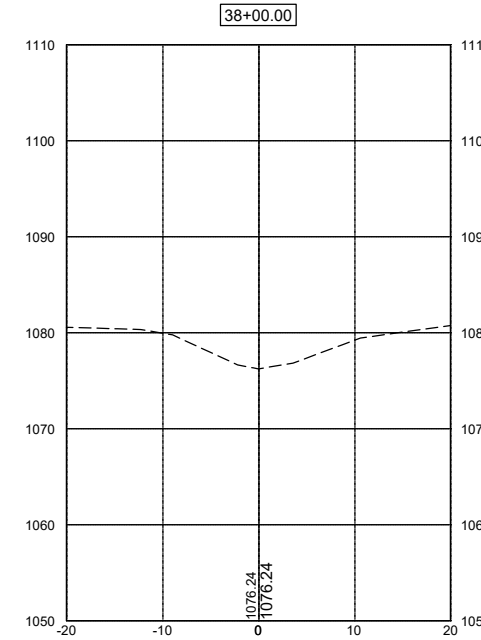
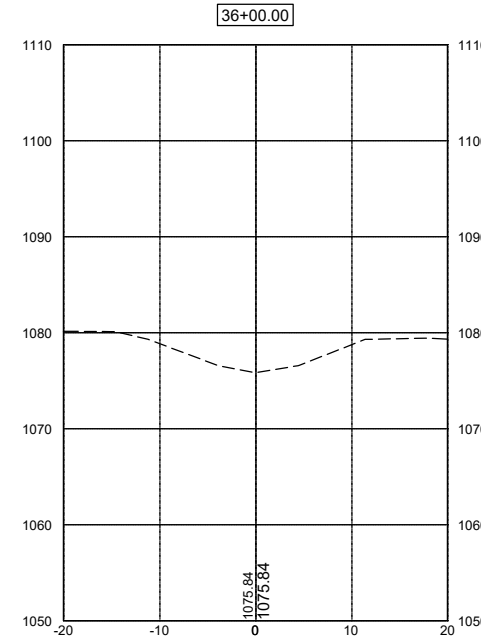
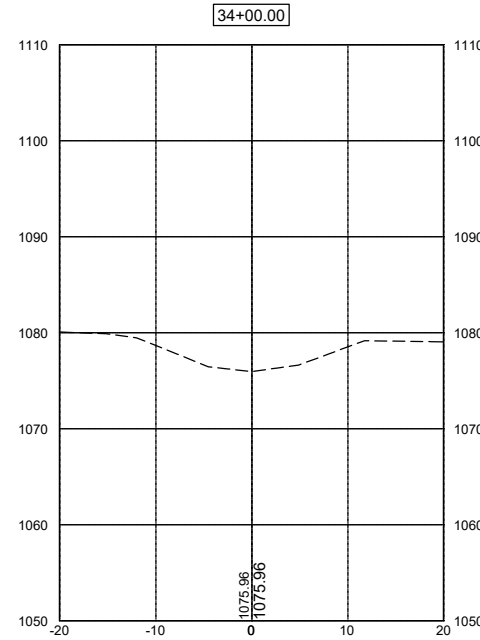
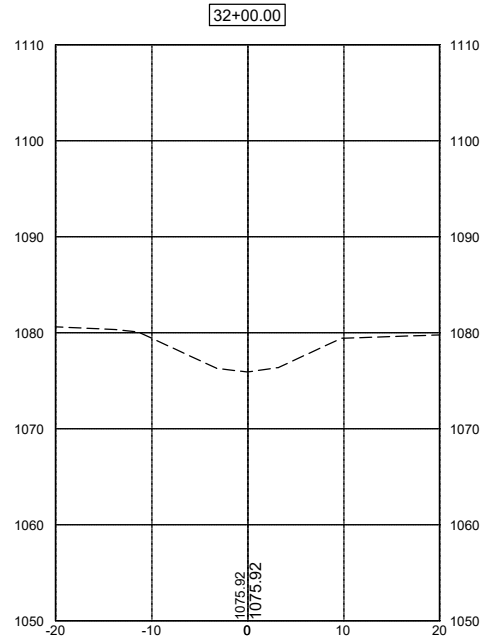
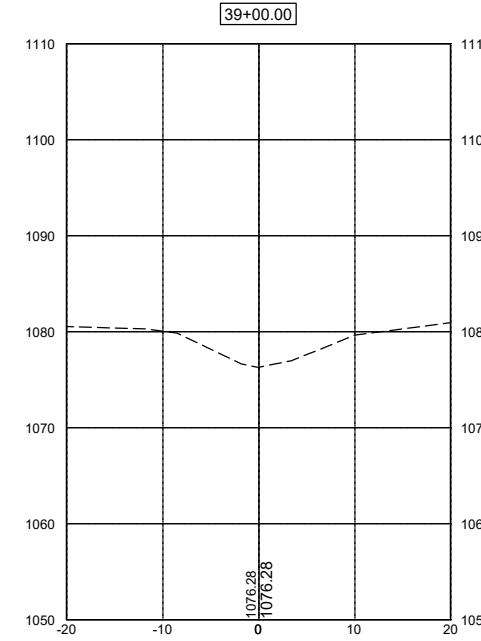
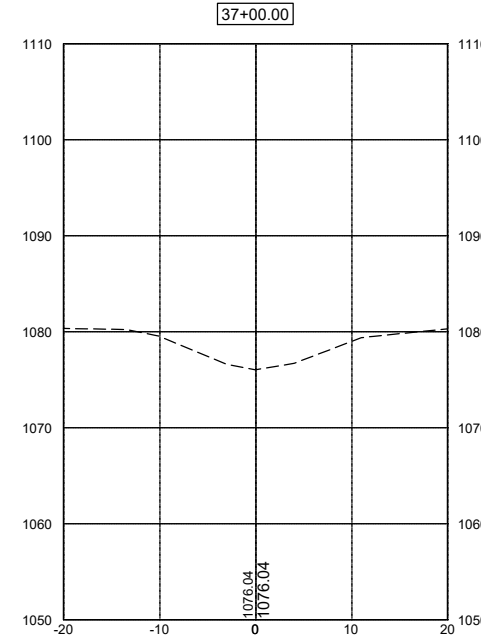
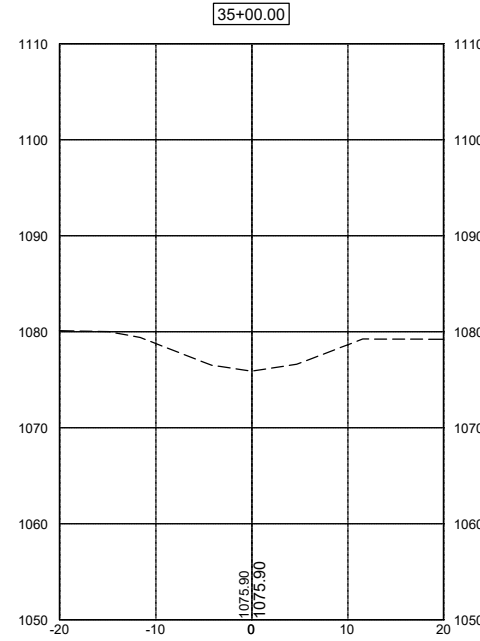
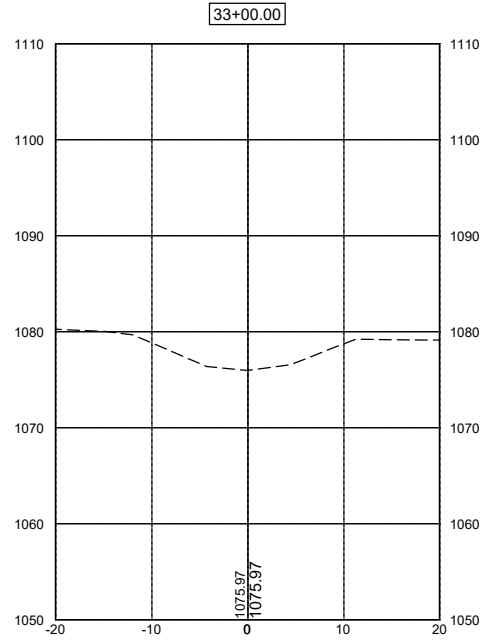


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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W6
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT

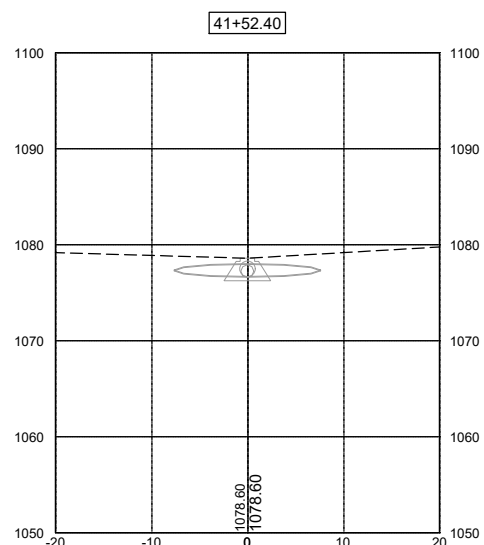
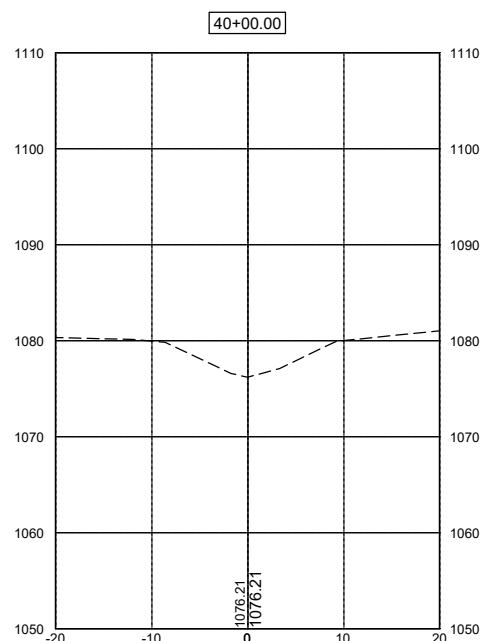
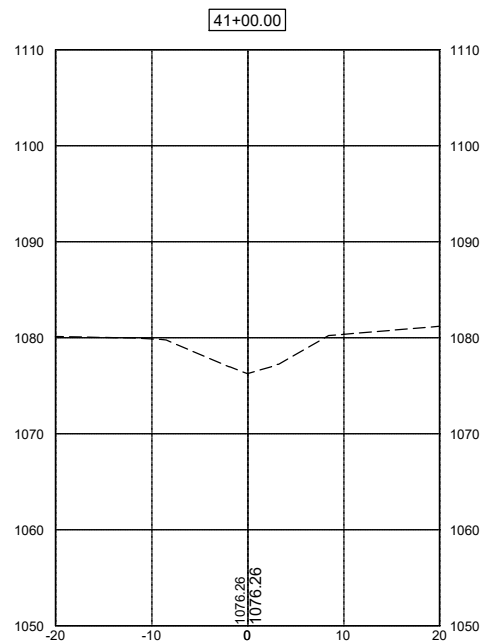


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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W7
PROJECT 15126



DATE	REVISIONS

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SALIX DRAINAGE DISTRICT
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W8
PROJECT 15126