



— Clerk’s Office —

**NOTICE:**

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a City Council meeting due to the COVID-19 Pandemic.

The City of Indianola is currently hosting its meetings virtually at [https://www.youtube.com/channel/UCCwqdy2irWQILB\\_1QzcVrdw](https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw) for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar (Password: 103831): <https://us02web.zoom.us/j/81716937811?pwd=U1FUcVIQZjM0RDZlTTFqaWZDWmlGUT09>

Or iPhone one-tap: 1-646-558-8656, 81716937811# or 1-301-715-8592, 81716937811#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 817 1693 7811

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please call 515-962-5240 immediately before the public comment or public hearing or submit the form on the next page to:

[cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov)

or

City Clerk’s Office  
110 N 1<sup>st</sup> Street  
Indianola, IA 50125

***(May be dropped off at the Police Station – south entrance)***

Forms received by 4:00 pm on the day of the meeting will be distributed to the Mayor and City Council prior to the meeting. Comment forms received during the City Council meeting must be emailed to [cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov) and contain your name and address.

If you plan on attending the meeting, please RSVP [cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov).

Thank you for your cooperation, patience and understanding.

- The City of Indianola



## CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the City Council please take the following steps:

- Please turn in this completed form to [cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov).
- Comments received by 4:00 pm the day of a council meeting will be distributed to the Mayor and City Council prior to the meeting.
- Comments received after the deadline or during the meeting will be sent to the Mayor and City Council during the meeting.

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Please complete the following information:

Your Name: \_\_\_\_\_

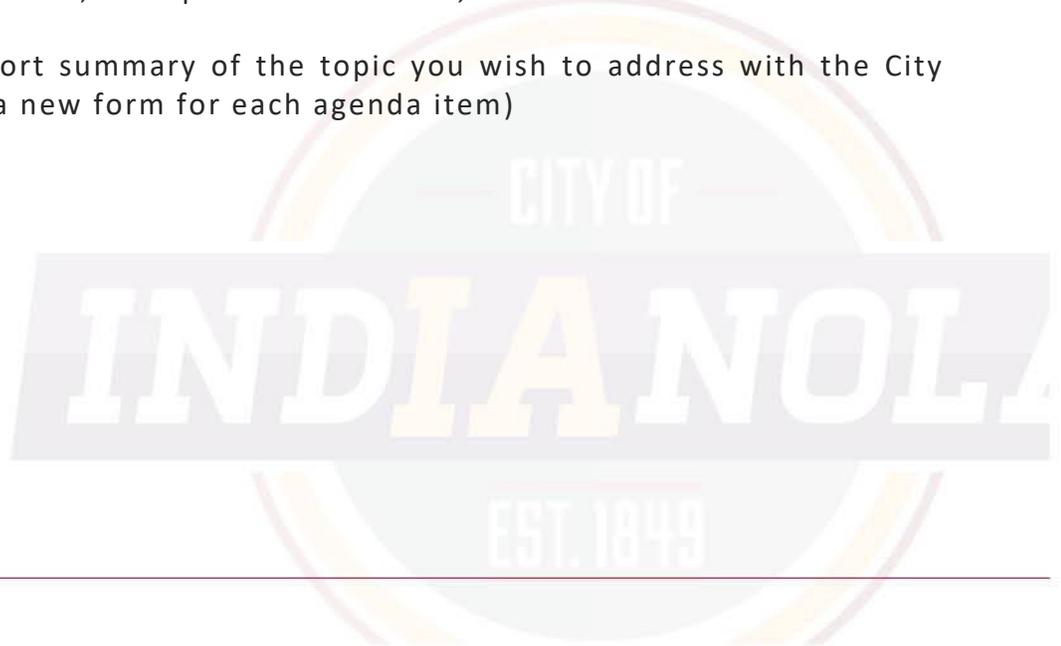
Address: \_\_\_\_\_

City Council Meeting Date: \_\_\_\_\_

City Council Agenda Item: \_\_\_\_\_

Example: 5A is the Consent to approve the agenda. If the comment does not relate to a specific agenda item, then please indicate "4, Public Comment".

Please provide a short summary of the topic you wish to address with the City Council. (complete a new form for each agenda item)





Council Study Meeting  
May 18, 2020  
7:00 p.m. or  
Immediately Following the City Council Meeting  
City Council Chambers

Agenda

1. Discussion and direction regarding the Sewer Connection Districts.

**Information**

**Subject**

Discussion and direction regarding the Sewer Connection Districts.

**Information**

The City currently has nineteen (19) connection fee districts (“districts”). All but two of the districts’ fee schedules include interest accruing from the date the improvements benefiting the respective district were constructed. Most of the acreage within each of the districts are comprised of undeveloped lots. The practical effect of the compounded interest on the fees for undeveloped lots is that connection fees now exceed the City’s initial investment plus debt service costs.

City staff has been researching options regarding this topic for the City Council’s consideration/direction. Following extensive analysis on the established sewer connection districts and associated charges, the most feasible option available is to amend the City Code to remove the compounding interest in those districts where no development has occurred. While possible and with one exception, removing compounding interest in several of the districts where development has already occurred presents several administrative, legal and financial challenges for the City.

Staff is requesting direction from the Council on this matter.

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**Fiscal Impact**

**Attachments**

Memorandum

Map

Memorandum from counsel

Analysis

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To: Mayor and City Council  
From: Ryan J. Waller, City Manager  
Date: May 13, 2020

Subject: Sewer Connection Districts

From 1995 to 2011, the City of Indianola established 19 different sewer connection districts. The purpose of these districts is to establish sewer connection charges for properties within those districts to recover the costs of designing and constructing major sanitary sewer facilities from property owners who connect to such facilities subsequent to their construction. In virtually all the districts, the City established a compounding interest rate on these charges. Over the last year, city staff has received several inquiries about the charges from possible developers and landowners. Due to the compounding interest, in many instances, the cost associated with connecting to the sanitary sewer system makes it too expensive to develop land within the various districts.

As previously communicated, city staff began researching options regarding this topic for the City Council's consideration/direction. Following extensive analysis on the established sewer connection districts and associated charges, the most feasible option available is to amend the City Code to remove the compounding interest in those districts where no development has occurred. While possible and with one exception, removing compounding interest in several of the districts where development has already occurred presents several administrative, legal and financial challenges for the City.

Attached to this memorandum, please find the following documents that were developed as part of the analysis:

1. A map of the sewer connection districts distinguished by color where:

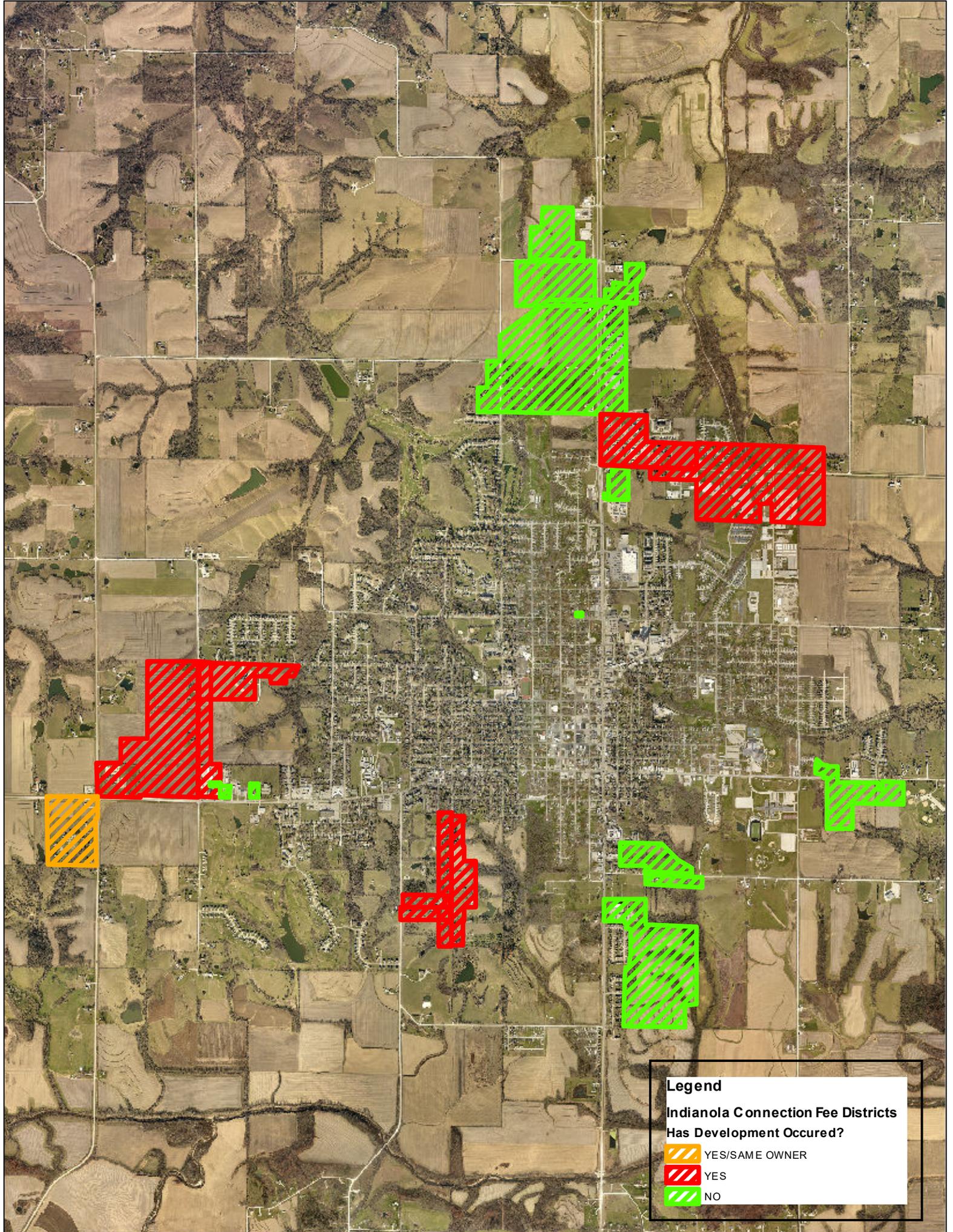
**Red** = development;

**Green** = no development; and

**Orange** = development but under same ownership

2. A memorandum (w/o attachments) dated April 6, 2020 from Maria Brownell, Attorney with Ahlers & Cooney, in response to staff's request for legal guidance regarding alternatives for modifying the sewer connection districts.
3. A document providing a detailed analysis on the 19 established sewer connection districts (*this is updated version of attachment referenced in Ms. Brownell's memorandum in attachment two*).

City staff will review this material at the May 18, 2020 City Council meeting in order to receive direction from the City Council on this matter.



**Legend**

**Indianola Connection Fee Districts**  
**Has Development Occurred?**

-  YES/SAME OWNER
-  YES
-  NO

**TO:** Ryan Waller, City Administrator  
**FROM:** Maria E. Brownell  
**DATE:** April 6, 2020  
**RE:** Indianola Connection Fee Districts

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The City currently has nineteen (19) connection fee districts (“districts”). All but two of the districts’ fee schedules include interest accruing from the date the improvements benefitting the respective district were constructed. Most of the acreage within each of the districts are comprised of undeveloped lots. The practical effect of the compounded interest on the fees for undeveloped lots is that connection fees now exceed the City’s initial investment plus debt service costs. The City’s original investment in citywide sewer infrastructure was \$3,392,703.00. The aggregate amount that remains to be paid under connection fee ordinances by each prospective customer upon connection to the City’s sewer utility is \$5,113,436.16. Current connection fees, including any applicable interest, range from \$89.37 per square foot to \$17,305.08 per acre.

The City’s financial advisor prepared a summary of the current status of each of the districts, which is attached to this memorandum as Exhibit 1.

This memorandum is in response to the City’s request for guidance regarding alternatives for modifying its existing connection fee districts. The City’s goal is to offer more attractive incentives for development on undeveloped lots that are subject to existing connection fee ordinances. There are three questions posed by the proposal to change the City’s existing connection fee ordinances: (1) May the City amend its existing ordinances? (2) May the City repeal some or all of its ordinances? (3) May the City replace current ordinances with one citywide connection fee ordinance? Ultimately, if the City would like to enact a citywide connection fee, it can do so either by amending or repealing its current ordinances and enacting a citywide connection fee, as long as the citywide fee is calculated consistent with state law and any users who have paid connection fees already are made whole.

**Question: Can the City amend existing connection fee district ordinances?**

**Answer:** Yes, but any amendment to existing ordinances must be equitable, cost-based, and treat all similarly situated users equally. Any users who have already paid a connection fee pursuant to the existing ordinance will need to be made whole through the amendment process.

**Discussion:** In general, the city council has the power to repeal or amend an ordinance by the passage of another ordinance.<sup>1</sup> It is also the general rule that a city’s power to amend is subject to the limitations imposed in the statute.<sup>2</sup>

Connection fee ordinances are authorized by Iowa Code section 384.38(3)(a). The statute allows cities to establish “one or more districts and schedules of fees for the connection of property to the city sewer or water utility.” There is nothing within Iowa Code section 384.38 which prohibits the City from amending an existing

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<sup>1</sup> Iowa Code § 380.2; 6 Eugene McQuillin, *The Law on Municipal Corporations* § 21:10 (3d ed. 2019) (“[I]t is the general rule that power to enact ordinances implies power, unless otherwise provided in the grant, to repeal them. It is patently obvious that the effectiveness of any legislative body would be entirely destroyed if the power to amend or repeal its legislative acts were taken away from it.”) [Hereinafter “6 McQuillin”].

<sup>2</sup> 6 McQuillin § 21:2.

connection fee ordinance. The procedure to amend or repeal a connection fee ordinance is the same as the procedure that was used to adopt the ordinance which is being amended or repealed. The City must publish notice of the proposed action at least twenty days prior to the date of the public hearing and hold a public hearing concerning the proposed change.<sup>3</sup> The City may, but is not required to, provide notice by mail to all property owners within the connection fee district. If mailed notice was provided when the ordinance was originally adopted, mailed notice should also be provided for any subsequent amendment of that ordinance. The mailed notices must be sent at least 15 days prior to the date of the public hearing.

There are a few limitations the City should observe when considering amending its connection fee ordinances. First, any change in the law must be consistent with the laws of the General Assembly.<sup>4</sup> Specifically, the City's ordinance must follow the requirements under section 384.38(3)(a).<sup>5</sup> In addition, the amendments must be consistent with any constitutional restrictions, including the equal protection guarantees found in both the Iowa and United States Constitutions. This means "similarly situated persons must receive similar treatment under the law."<sup>6</sup> A third limitation is that the fees themselves must be based on the "equitable cost of extending the utility to the properties" within the district.<sup>7</sup>

In order to assure similarly situated users are treated the same, the City will need to be sure that users who already paid connection fees in any existing district are made whole through the amendment process. If the fees are reduced for new connections to the sewer that were previously part of one of the 19 connection fee districts, for example, a refund should be issued to any users who paid more than the reduced fee. If a refund is not offered, the City risks a claim of a challenge to any new ordinance under Iowa Code section 384.66.<sup>8</sup>

**Question:** What specific amendments are available to the City?

**Answer:** The City may amend the existing connection fee ordinances by removing interest charges on new connections in each district or by changing the overall fee structure, provided such calculations are otherwise consistent with applicable law.

**Discussion:** The City could amend districts with annual interest on fees to either reduce or eliminate the annual compounding interest. This approach would not require taking the step of repealing all ordinances and creating one large citywide connection fee district. It is an ideal measure if the City intends to recoup the costs of construction from property owners who connect to the sewer system in proportion to the original district schedules of fees, but also does not wish to repeal all ordinances.<sup>9</sup> The benefit of this alternative is that it can be imposed with very few complications. Because the core fee amount is not being changed, there is no need to reevaluate costs that should be allocated to users of the system within each district or consider refunds of underlying fee amounts for connected users. Cities are authorized to include interest in connection fee ordinances so long as it is, "reasonable...from the date of construction to the date of payment."<sup>10</sup> The date of proposed payment has now extended to ten or more years from the date of construction of the improvements in most of the districts. If any amended rate of interest is imposed in each district, the rate must still be "reasonable."

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<sup>3</sup> Iowa Code § 384.38(3)(a) (allowing City to pass an ordinance establishing connection fees after notice and public hearing).

<sup>4</sup> Iowa Const. Art. 3, § 38A.

<sup>5</sup> 6 McQuillin § 21:2.

<sup>6</sup> *Ames Rental Prop. Ass'n v. City of Ames*, 736 N.W.2d 255, 259 (Iowa 2007) (quoting *Grovijohn v. Virjon, Inc.*, 643 N.W.2d 200, 203-04 (Iowa 2002)).

<sup>7</sup> Iowa Code § 384.38(3)(a).

<sup>8</sup> *Interchange Partners LLC v. City of West Des Moines*, 918 N.W. 2d 502, 2018 WL 1865283, at \*6 (Iowa Ct. App. 2018).

<sup>9</sup> It should be noted that neither the Northeast Trunk Sewer District nor Southeast Trunk Sewer District included interest in the respective fee schedules. These ordinances would be left undisturbed if the City chose to solely amend interest rates in each of the other ordinances.

<sup>10</sup> Iowa Code § 384.38(3)(a).

In addition, to assure equal protection under the constitution, the city council will need to amend interest rates in a manner that ensures users who have paid interest within particular districts already are being treated equally. There are two ways to do this. First, the City could choose to only eliminate interest in districts in which no user has paid interest.<sup>11</sup> Second, the City could amend the ordinance to remove interest in all districts but offer a refund to those users who already paid interest along with connection fees. Five districts include users who have paid interest: South G Street & West 12<sup>th</sup> Avenue Sewer, West Euclid Avenue Trunk Sewer, Highway 92 West Sewer – Subdistrict No. 1, Highway 92 West Sewer – Subdistrict No. 2, and East Hillcrest Sanitary Sewer. See Exhibit 1, ps. 4, 10, 12, 13, 19. There are a limited number of users who may claim a right to refund.<sup>12</sup> In general, this approach is the simplest and most conservative step towards the City’s objective of incentivizing development by reducing overall costs to connect for new users in each district. This approach could be used alone or as a preliminary step towards overall connection fee ordinance amendments.

The City could also amend the connection fees themselves in any district. As long as all fees within a particular district are being lowered, this type of amendment should not change the initial construction cost and benefit calculation that was originally performed by the City’s engineer. However, the City Council should make specific findings that the City has determined it is in the best interest of the public to lower the fees. The City should take into consideration the ramifications of changing the fees on users who already paid connection fees under the prior ordinances to ensure similarly situated users are treated the same.

With either type of amendment, there is a risk of a legal challenge. Any landowner could challenge an amended fee as not being equitable under Chapter 384.<sup>13</sup> As discussed, the City should ensure any amendment that results in lower fees or interest rates for new users in districts with connections makes existing users in the districts whole by offering a refund. In addition, there is a potential risk that an Indianola taxpayer could challenge an amended ordinance that reduces fees or interest, if the taxpayers claim that the amendments place a greater cost burden on them for sewer infrastructure that primarily benefits private landowners.<sup>14</sup> The City can be in the best position if the City Council makes a finding of overall public benefit from reducing connection fees. In addition, the City could make a finding that the amended fees are expected to attract more users to share the costs of maintenance of the city’s sewer utility.<sup>15</sup>

**Question: Could the City repeal all connection fee ordinances?**

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<sup>11</sup> Districts in which no users have paid interest include the Plainview South Trunk Sewer, Plainview North Trunk Sewer, North Jefferson Way Trunk Sewer - Sub No. 1, North Jefferson Way Trunk Sewer - Sub No. 2, North Jefferson Way Trunk Sewer - Sub No. 3, North Highway 65/69 Sanitary Sewer, Highway 92 West Sewer - Subdistrict No. 2, East Highway 92 Sanitary Sewer, Highway 65/69 Sanitary Sewer - Zone 2, Highway 65/69 Sanitary Sewer - Zone 3, Highway 65/69 Sanitary Sewer - Zone 6, North Howard Street Sanitary Sewer, East Hillcrest Sanitary Sewer, and West Highway 92 Sanitary Sewer.

<sup>12</sup> South G Street & West 12<sup>th</sup> Avenue Sewer connected users all appear to have received a discount on their share of the assessed connection fees. Exhibit 1, at p. 4. There is only one connected property within the West Euclid Trunk Sewer district, and the amount of interest paid was \$8,405.51. Exhibit 1, at p. 10. One property within the Highway 92 West Sewer – Subdistrict 1 paid \$16,355.62 in interest; however, according to city records, the user overpaid in total fees by \$38,863.92, which suggests additional incentives or factors may have accounted for the specific fee the City ultimately received for this particular owner. Exhibit 1, at p. 12. Finally, users who paid fees in the Highway 92 West Sewer – Subdistrict No. 2 and East Hillcrest Sanitary Sewer were not charged interest. Exhibit 1, at ps. 13, 19.

<sup>13</sup> *Interchange Partners LLC v. City of West Des Moines*, 918 N.W. 2d 502, 2018 WL 1865283 (Iowa Ct. App. 2018).

<sup>14</sup> *Richards v. Iowa Department of Revenue & Finance*, 454 N.W.2d 573 (Iowa 1990) (holding a taxpayer had standing to challenge a decision to grant a property tax exemption to a private, nonprofit community living center for the elderly because the decision had the effect of placing a greater tax burden on the litigant).

<sup>15</sup> Iowa Code § 384.38(3)(a) (allowing the City to use the fees for either utility operation or “payment of debt service on obligations issued to finance the improvements or extensions to the utility.”).

**Answer:** Yes, connection fee ordinances may be repealed, so long as a public hearing is held and an opportunity for refunds or adjustments is provided.

**Discussion:** The general rule is that city councils cannot prohibit future city councils from exercising legislative discretion over a particular subject matter.<sup>16</sup> Thus, even though the City previously determined a system of multiple districts was proper, it appears the current ordinances have adversely impacted economic development potential on vacant lots. The city council may find a proper basis to repeal the connection fee district ordinances accordingly.

To repeal the City's existing connection fee ordinances, the City will need to set a new public hearing on the consideration of each connection fee ordinance the City is considering repealing and provide twenty days' published notice and any previously-authorized notice to the property owners as required by section 384.38(3).<sup>17</sup> Following the public hearing, the council will need to acknowledge its previous legislative findings and make new legislative findings related to the districts the City would like to repeal.<sup>18</sup>

Eleven of the City's nineteen districts have had no connections since enactment of the connection fee ordinances. *See* Exhibit 1, at p.1. Repealing these ordinances is straightforward and there is no need to be concerned about refunds since no connection fees have been paid. The remaining connection fee districts, however, present some additional concerns since fees have been paid under the existing fee schedules. The City could either repeal all nineteen district ordinances with an effective sunset date, repeal only those ordinances for districts that have had no connections made to the City's sewer utility, or it could choose some combination of the two approaches.

The repeal of an ordinance cannot deprive any individual of constitutional rights, which includes impairing any contracts, depriving any person of property without due process of law, or unreasonably discriminating against a particular user or class of users.<sup>19</sup> The City should, at a minimum, consider separate public hearings for each district to address these potential landowner or taxpayer concerns.

**Question: May the City impose a citywide connection fee?**

**Answer:** Yes, so long as previously imposed connection fee ordinances are repealed or sunset prior to the effective date of a new ordinance.

**Discussion:** Iowa Code section 384.38(3)(a) allows a city to establish "**one or more** districts and schedules of fees for the connection of property to the city sewer or water utility."<sup>20</sup> The City is authorized to create one district and schedule of fees for all lots connecting to the City sewer utility, as long as the fees are calculated as follows: (1) the fees are calculated and assessed equitably; (2) the fees are connected to the costs of construction of the improvements and allocated among users based on the benefits conferred on the properties who will connect to the utility; and (3) the fees collected are only used "for the purposes of operating the utility, or to pay debt service on obligations issued to finance improvements or extensions to the utility."<sup>21</sup>

The City should involve its engineer and financial advisor in the process of calculating new connection fees to ensure the new fees are calculated in accordance with the statute. As part of the overall analysis, the City should ensure users who previously connected have been made whole as discussed above.

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<sup>16</sup> 6 McQuillin, § 21:10 ("As a general rule, the governing body of a local government has the right to reconsider its actions and ordinances, and adopt a measure or ordinance that has previously been defeated or rescind one that has been previously adopted before the rights of third parties have vested.")

<sup>17</sup> *See* Iowa Code § 384.38(3)(a).

<sup>18</sup> 6 McQuillin, § 21:10 (recognizing city council may adopt ordinance that reverses previous legislative findings on the same subject).

<sup>19</sup> 6 McQuillin, at § 21:15.

<sup>20</sup> Iowa Code § 384.38(3)(a).

<sup>21</sup> *Id.*

April 6, 2020

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The analysis in this memo is not derived from any appellate decisions directly applicable to the facts presented here. The opinions in this memo are therefore derived from and are limited by a reasoned analysis based upon a review of current law and its implications. Due to this absence of controlling authority, it is certainly possible that an Iowa court could reach a different conclusion.

Our opinions are based on a reasoned analysis of existing laws, regulations, rulings and analogous court decisions. Such opinions may be adversely affected by actions taken or events occurring, including a change of law, regulation or ruling (or in the application or official interpretation of any law, regulation or ruling) after the date hereof. Our opinion is not a guaranty, warranty, or representation but is merely this law firm's opinion as to specific questions of law.

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

**Below is a summary of proposed changes after refining the scope to only districts that have had no connections:**

Plainview South Trunk Sewer: Remove 6.00% compounding interest component to reduce fee from current \$1,925.66 to \$674.64.

Plainview North Trunk Sewer: Remove 6.00% compounding interest component to reduce fee from current \$15,386.38 to \$5,390.52.

North Jefferson Way (US Highway 65/69) Trunk Sewer – Subdistrict No. 1: Remove 6.00% compounding interest component to reduce fee from current \$14,002.42 to \$5,200.00.

North Jefferson Way (US Highway 65/69) Trunk Sewer – Subdistrict No. 2: Remove 6.00% compounding interest component to reduce fee from current \$9,930.96 to \$3,688.00.

North Jefferson Way (US Highway 65/69) Trunk Sewer – Subdistrict No. 3: Remove 6.00% compounding interest component to reduce fee from current \$1,516.05 to \$563.00.

East Highway 92 Sanitary Sewer: Remove 5.00% compounding interest component to reduce fee from current \$15,664.26 to \$8,307.09.

Highway 65/69 Sanitary Sewer – Zone 2: Remove 4.50% compounding interest component to reduce fee from current \$10,355.47 to \$6,106.23.

Highway 65/69 Sanitary Sewer – Zone 3: Remove 4.50% compounding interest component to reduce fee from current \$11,065.09 to \$6,524.69.

Highway 65/69 Sanitary Sewer – Zone 6: Remove 4.50% compounding interest component to reduce fee from current \$6,228.29 to \$3,672.60.

North Howard Street Sanitary Sewer: Remove 4.50% compounding interest component to reduce fee from current \$17,209.80 to \$10,148.00. (Flat fee not per acre.)

West Highway 92 Sanitary Sewer: Remove 5.25% compounding interest component to reduce fee from current \$17,305.08 to \$11,492.04.

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.1

**PROPOSED SOLUTIONS**

<u>District Name</u>	<u>Original Fee</u>	<u>Current Fee</u>	<u>Eliminate Interest Prop. Fee #1</u>	<u>Potential Refund</u>	<u>Partial Restructure Prop. Fee #2</u>	<u>Potential Refund</u>	<u>Flat Fee Prop. Fee #3</u>	<u>Potential Refund</u>
Northeast Trunk Sewer	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,622.04	\$0.00
Southeast Trunk Sewer	\$660.00	\$660.00	\$660.00	\$0.00	\$660.00	\$0.00	\$2,622.04	\$0.00
South G Street & West 12th Avenue Sewer	\$47.61	\$89.37	\$47.61	\$8,636.25	\$89.37	\$0.00	\$47.61	\$8,636.25
Plainview South Trunk Sewer	\$674.64	\$1,925.66	\$674.64	\$0.00	\$674.64	\$0.00	\$2,622.04	\$0.00
Plainview North Trunk Sewer	\$5,390.52	\$15,386.38	\$5,390.52	\$0.00	\$5,390.52	\$0.00	\$2,622.04	\$0.00
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 1	\$5,200.00	\$14,002.42	\$5,200.00	\$0.00	\$5,200.00	\$0.00	\$2,622.04	\$0.00
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 2	\$3,688.00	\$9,930.96	\$3,688.00	\$0.00	\$3,688.00	\$0.00	\$2,622.04	\$0.00
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 3	\$563.00	\$1,516.05	\$563.00	\$0.00	\$563.00	\$0.00	\$2,622.04	\$0.00
West Euclid Avenue Trunk Sewer	\$1,375.62	\$3,704.23	\$1,375.62	\$8,405.51	\$3,704.23	\$0.00	\$2,622.04	\$0.00
North Highway 65/69 Sanitary Sewer	\$2,911.45	\$7,839.92	\$2,911.45	\$0.00	\$2,911.45	\$0.00	\$2,622.04	\$0.00
Highway 92 West Sewer - Subdistrict No. 1	\$2,019.79	\$3,908.86	\$2,019.79	\$55,219.54	\$3,908.86	\$0.00	\$2,622.04	\$41,704.96
Highway 92 West Sewer - Subdistrict No. 2	\$2,421.29	\$4,685.86	\$2,421.29	\$0.00	\$4,685.86	\$0.00	\$2,622.04	\$0.00
East Highway 92 Sanitary Sewer	\$8,307.09	\$15,664.26	\$8,307.09	\$0.00	\$8,307.09	\$0.00	\$2,622.04	\$0.00
Highway 65/69 Sanitary Sewer - Zone 2	\$6,106.23	\$10,355.47	\$6,106.23	\$0.00	\$6,106.23	\$0.00	\$2,622.04	\$0.00
Highway 65/69 Sanitary Sewer - Zone 3	\$6,524.69	\$11,065.09	\$6,524.69	\$0.00	\$6,524.69	\$0.00	\$2,622.04	\$0.00
Highway 65/69 Sanitary Sewer - Zone 6	\$3,672.60	\$6,228.29	\$3,672.60	\$0.00	\$3,672.60	\$0.00	\$2,622.04	\$0.00
North Howard Street Sanitary Sewer	\$10,148.00	\$17,209.80	\$10,148.00	\$0.00	\$10,148.00	\$0.00	\$10,148.00	\$0.00
East Hillcrest Sanitary Sewer	\$1,090.51	\$1,552.14	\$1,090.51	\$0.00	\$1,552.14	\$0.00	\$2,622.04	\$0.00
West Highway 92 Sanitary Sewer	\$11,492.04	\$17,305.08	\$11,492.04	\$0.00	\$11,492.04	\$0.00	\$2,622.04	\$0.00
Total Potential Refund				<u>\$72,261.30</u>		<u>\$0.00</u>		<u>\$50,341.21</u>

Notes / Questions:

East Highway 92 Sanitary Sewer benefited district included fixed prices for 10 years and +5.0% annual interest compounding thereafter. However, the fixed prices that are listed calculate to +5.0% annual interest. Can we still eliminate the "interest" component in the first 10 years?

If the City will be attempting to refund property owners for the interest portion of connection fees will the City also attempt to collect connection fees from property owners who did not pay or paid but not at the full amount?

City notes indicate Indianola Community School District paid connection fee in full on West Euclid Avenue Trunk Sewer but no records exist of amount received.

Need to perform more thorough analysis on remaining frontage on South G Street & West 12th Avenue.

Need to review assumption on timing of uncollected payment(s) in North Highway 65/69 and East Hillcrest.

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.2

**SUMMARY OF CURRENT STATUS**

<u>District Name</u>	<u>Date Alignment</u>	<u>Original Fee</u>	<u>Original Acres</u>	<u>City Original Investment</u>	<u>Total Acres Purchased</u>	<u>Total Fees Received</u>	<u>Current Fee</u>	<u>Acres Available</u>	<u>Total Fees Remaining</u>
Northeast Trunk Sewer	June 5, 2019	\$2,000.00	157.35	\$314,700.00	91.67	\$29,420.00	\$2,000.00	65.68	\$131,360.00
Southeast Trunk Sewer	May 5, 2019	\$660.00	122.27	\$80,698.20	14.52	\$0.00	\$660.00	107.75	\$71,115.00
South G Street & West 12th Avenue Sewer	June 21, 2019	\$47.61	11,582.19	\$551,428.07	8,443.52	\$140,831.03	\$89.37	3,138.67	\$280,502.94
Plainview South Trunk Sewer	March 18, 2020	\$674.64	8.66	\$5,842.38	0.00	\$0.00	\$1,925.66	8.66	\$16,676.22
Plainview North Trunk Sewer	March 18, 2020	\$5,390.52	24.16	\$130,234.96	0.00	\$0.00	\$15,386.38	24.16	\$371,734.94
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 1	June 3, 2019	\$5,200.00	0.42	\$2,184.00	0.00	\$0.00	\$14,002.42	0.42	\$5,881.02
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 2	June 3, 2019	\$3,688.00	9.07	\$33,450.16	0.00	\$0.00	\$9,930.96	9.07	\$90,073.81
North Jefferson Way (US Hwy 65/69) Trunk Sewer - Sub No. 3	June 3, 2019	\$563.00	55.90	\$31,471.70	0.00	\$0.00	\$1,516.05	55.90	\$84,747.20
West Euclid Avenue Trunk Sewer	May 20, 2019	\$1,375.62	41.03	\$56,441.69	14.60	\$28,489.56	\$3,704.23	26.43	\$97,902.80
North Highway 65/69 Sanitary Sewer	January 6, 2020	\$2,911.45	222.47	\$647,710.28	26.17	\$0.00	\$7,839.92	196.30	\$1,538,976.30
Highway 92 West Sewer - Subdistrict No. 1	September 20, 2019	\$2,019.79	176.18	\$355,846.60	22.44	\$100,543.63	\$3,908.86	153.74	\$600,948.14
Highway 92 West Sewer - Subdistrict No. 2	September 20, 2019	\$2,421.29	52.91	\$128,110.45	34.40	\$83,292.38	\$4,685.86	18.51	\$86,735.27
East Highway 92 Sanitary Sewer	July 1, 2019	\$8,307.09	40.15	\$333,529.66	0.00	\$0.00	\$15,664.26	40.15	\$628,920.04
Highway 65/69 Sanitary Sewer - Zone 2	January 7, 2020	\$6,106.23	54.20	\$330,957.67	0.00	\$0.00	\$10,355.47	54.20	\$561,266.47
Highway 65/69 Sanitary Sewer - Zone 3	January 7, 2020	\$6,524.69	33.95	\$221,513.23	0.00	\$0.00	\$11,065.09	33.95	\$375,659.81
Highway 65/69 Sanitary Sewer - Zone 6	January 7, 2020	\$3,672.60	13.93	\$51,159.32	0.00	\$0.00	\$6,228.29	13.93	\$86,760.08
North Howard Street Sanitary Sewer	February 19, 2020	\$10,148.00	0.29	\$10,148.00	0.00	\$0.00	\$17,209.80	0.29	\$17,209.80
East Hillcrest Sanitary Sewer	July 19, 2019	\$1,090.51	56.22	\$61,308.47	43.03	\$36,822.39	\$1,552.14	13.19	\$20,472.73
West Highway 92 Sanitary Sewer	July 1, 2019	\$11,492.04	4.00	\$45,968.16	0.00	\$0.00	\$17,305.08	4.00	\$69,220.32
				\$3,392,703.00		\$419,398.99			\$5,136,162.86

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.3

Name: Northeast Trunk Sewer  
 Ordinance Date: June 5, 1995  
 Original Connection Fee: \$2,000.00/acre  
 Annual Rate: -  
 Compound Frequency: -  
 Min. Agricultural Footage: -  
 Min. Residential Footage: -

Acres Available: 157.35  
 Interest Accrual Start: -  
 Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	June 5, 1995	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
2	June 5, 1996	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
3	June 5, 1997	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
4	June 5, 1998	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
5	June 5, 1999	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
6	June 5, 2000	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	157.35
7	June 5, 2001	\$2,000.00	4.00	\$8,000.00	\$0.00	(\$8,000.00)	153.35
8	June 5, 2002	\$2,000.00	0.76	\$1,524.00	\$0.00	(\$1,524.00)	152.59
9	June 5, 2003	\$2,000.00	2.54	\$5,080.00	\$0.00	(\$5,080.00)	150.05
10	June 5, 2004	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	150.05
11	June 5, 2005	\$2,000.00	14.71	\$29,420.00	\$29,420.00	\$0.00	135.34
12	June 5, 2006	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
13	June 5, 2007	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
14	June 5, 2008	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
15	June 5, 2009	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
16	June 5, 2010	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
17	June 5, 2011	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
18	June 5, 2012	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
19	June 5, 2013	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
20	June 5, 2014	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
21	June 5, 2015	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
22	June 5, 2016	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
23	June 5, 2017	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
24	June 5, 2018	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	135.34
25	June 5, 2019	\$2,000.00	69.66	\$139,316.00	\$0.00	(\$139,316.00)	65.68
26	June 5, 2020	\$2,000.00	0.00	\$0.00	\$0.00	\$0.00	65.68

**\$131,360.00**

<< Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.4

Name: Southeast Trunk Sewer  
 Ordinance Date: May 5, 1997  
 Original Connection Fee: \$660.00/acre  
 Annual Rate: -  
 Compound Frequency: -  
 Min. Agricultural Footage: -  
 Min. Residential Footage: -

Acres Available: 122.27  
 Interest Accrual Start: -  
 Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	May 5, 1997	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
2	May 5, 1998	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
3	May 5, 1999	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
4	May 5, 2000	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
5	May 5, 2001	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
6	May 5, 2002	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
7	May 5, 2003	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
8	May 5, 2004	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
9	May 5, 2005	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
10	May 5, 2006	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
11	May 5, 2007	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
12	May 5, 2008	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
13	May 5, 2009	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
14	May 5, 2010	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
15	May 5, 2011	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
16	May 5, 2012	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
17	May 5, 2013	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
18	May 5, 2014	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
19	May 5, 2015	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
20	May 5, 2016	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
21	May 5, 2017	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
22	May 5, 2018	\$660.00	0.00	\$0.00	\$0.00	\$0.00	122.27
23	May 5, 2019	\$660.00	14.52	\$9,583.20	\$0.00	(\$9,583.20)	107.75
24	May 5, 2020	\$660.00	0.00	\$0.00	\$0.00	\$0.00	107.75

\$71,115.00      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.5

Name: South G Street & West 12th Avenue Sewer  
 Ordinance Date: June 21, 1999  
 Original Connection Fee: \$47.61/acre  
 Annual Rate: 6.50%  
 Compound Frequency: Annual  
 Footage Available: 11,582.19  
 Min. Agricultural Footage: 125  
 Interest Accrual Start: 6  
 Min. Residential Footage: 70  
 Interest Accrual End: 10

<u>Year</u>	<u>Date Beginning</u>	<u>Res. Fee</u>	<u>Footage Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Footage Available</u>
1	June 21, 1999	\$47.61	0.00	\$0.00	\$0.00	\$0.00	11,582.19
2	June 21, 2000	\$47.61	0.00	\$0.00	\$0.00	\$0.00	11,582.19
3	June 21, 2001	\$47.61	0.00	\$0.00	\$0.00	\$0.00	11,582.19
4	June 21, 2002	\$47.61	0.00	\$0.00	\$0.00	\$0.00	11,582.19
5	June 21, 2003	\$47.61	7,233.60	\$344,363.13	\$74,590.49	(\$269,772.64)	4,348.59
6	June 21, 2004	\$50.70	405.50	\$20,533.50	\$19,305.86	(\$1,227.64)	3,943.09
7	June 21, 2005	\$54.00	100.00	\$5,400.00	\$4,761.00	(\$639.00)	3,843.09
8	June 21, 2006	\$57.51	145.00	\$8,338.95	\$7,830.07	(\$508.88)	3,698.09
9	June 21, 2007	\$61.25	0.00	\$0.00	\$0.00	\$0.00	3,698.09
10	June 21, 2008	\$65.23	151.42	\$9,849.73	\$9,060.42	(\$789.31)	3,546.67
11	June 21, 2009	\$69.47	325.00	\$22,577.75	\$19,703.33	(\$2,874.42)	3,221.67
12	June 21, 2010	\$73.99	83.00	\$6,141.17	\$5,579.86	(\$561.31)	3,138.67
13	June 21, 2011	\$78.80	0.00	\$0.00	\$0.00	\$0.00	3,138.67
14	June 21, 2012	\$83.92	0.00	\$0.00	\$0.00	\$0.00	3,138.67
15	June 21, 2013	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
16	June 21, 2014	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
17	June 21, 2015	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
18	June 21, 2016	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
19	June 21, 2017	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
20	June 21, 2018	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
21	June 21, 2019	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67
22	June 21, 2020	\$89.37	0.00	\$0.00	\$0.00	\$0.00	3,138.67

\$280,502.94      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining footage available based on City statement of \$149,432.09 (plus interest) still undeveloped.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.6

Name: Plainview South Trunk Sewer  
 Ordinance Date: March 18, 2002  
 Original Connection Fee: \$674.64/acre  
 Annual Rate: 6.00%  
 Compound Frequency: Annual                      Acres Available: 8.66  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	March 18, 2002	\$674.64	0.00	\$0.00	\$0.00	\$0.00	8.66
2	March 18, 2003	\$715.12	0.00	\$0.00	\$0.00	\$0.00	8.66
3	March 18, 2004	\$758.03	0.00	\$0.00	\$0.00	\$0.00	8.66
4	March 18, 2005	\$803.51	0.00	\$0.00	\$0.00	\$0.00	8.66
5	March 18, 2006	\$851.72	0.00	\$0.00	\$0.00	\$0.00	8.66
6	March 18, 2007	\$902.82	0.00	\$0.00	\$0.00	\$0.00	8.66
7	March 18, 2008	\$956.99	0.00	\$0.00	\$0.00	\$0.00	8.66
8	March 18, 2009	\$1,014.41	0.00	\$0.00	\$0.00	\$0.00	8.66
9	March 18, 2010	\$1,075.27	0.00	\$0.00	\$0.00	\$0.00	8.66
10	March 18, 2011	\$1,139.79	0.00	\$0.00	\$0.00	\$0.00	8.66
11	March 18, 2012	\$1,208.18	0.00	\$0.00	\$0.00	\$0.00	8.66
12	March 18, 2013	\$1,280.67	0.00	\$0.00	\$0.00	\$0.00	8.66
13	March 18, 2014	\$1,357.51	0.00	\$0.00	\$0.00	\$0.00	8.66
14	March 18, 2015	\$1,438.96	0.00	\$0.00	\$0.00	\$0.00	8.66
15	March 18, 2016	\$1,525.30	0.00	\$0.00	\$0.00	\$0.00	8.66
16	March 18, 2017	\$1,616.82	0.00	\$0.00	\$0.00	\$0.00	8.66
17	March 18, 2018	\$1,713.83	0.00	\$0.00	\$0.00	\$0.00	8.66
18	March 18, 2019	\$1,816.66	0.00	\$0.00	\$0.00	\$0.00	8.66
19	March 18, 2020	\$1,925.66	0.00	\$0.00	\$0.00	\$0.00	8.66

\$16,676.22      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available assumed to equal original amount. Unable to determine if residential properties currently in sewer district are hooked up to the sewer system.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.7

Name: Plainview North Trunk Sewer  
 Ordinance Date: March 18, 2002  
 Original Connection Fee: \$5,390.52/acre  
 Annual Rate: 6.00%  
 Compound Frequency: Annual                      Acres Available: 24.16  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	March 18, 2002	\$5,390.52	0.00	\$0.00	\$0.00	\$0.00	24.16
2	March 18, 2003	\$5,713.95	0.00	\$0.00	\$0.00	\$0.00	24.16
3	March 18, 2004	\$6,056.79	0.00	\$0.00	\$0.00	\$0.00	24.16
4	March 18, 2005	\$6,420.20	0.00	\$0.00	\$0.00	\$0.00	24.16
5	March 18, 2006	\$6,805.41	0.00	\$0.00	\$0.00	\$0.00	24.16
6	March 18, 2007	\$7,213.73	0.00	\$0.00	\$0.00	\$0.00	24.16
7	March 18, 2008	\$7,646.55	0.00	\$0.00	\$0.00	\$0.00	24.16
8	March 18, 2009	\$8,105.34	0.00	\$0.00	\$0.00	\$0.00	24.16
9	March 18, 2010	\$8,591.66	0.00	\$0.00	\$0.00	\$0.00	24.16
10	March 18, 2011	\$9,107.16	0.00	\$0.00	\$0.00	\$0.00	24.16
11	March 18, 2012	\$9,653.59	0.00	\$0.00	\$0.00	\$0.00	24.16
12	March 18, 2013	\$10,232.81	0.00	\$0.00	\$0.00	\$0.00	24.16
13	March 18, 2014	\$10,846.78	0.00	\$0.00	\$0.00	\$0.00	24.16
14	March 18, 2015	\$11,497.59	0.00	\$0.00	\$0.00	\$0.00	24.16
15	March 18, 2016	\$12,187.45	0.00	\$0.00	\$0.00	\$0.00	24.16
16	March 18, 2017	\$12,918.70	0.00	\$0.00	\$0.00	\$0.00	24.16
17	March 18, 2018	\$13,693.82	0.00	\$0.00	\$0.00	\$0.00	24.16
18	March 18, 2019	\$14,515.45	0.00	\$0.00	\$0.00	\$0.00	24.16
19	March 18, 2020	\$15,386.38	0.00	\$0.00	\$0.00	\$0.00	24.16

\$371,734.94      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.8

Name: North Jefferson Way (US Highway 65/69) Trunk Sewer - Subdistrict No. 1  
 Ordinance Date: June 3, 2002 (Amended November 2010)  
 Original Connection Fee: \$5,200.00  
 Annual Rate: 6.00%  
 Compound Frequency: Annual                      Acres Available: 0.42  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	June 3, 2002	\$5,200.00	0.00	\$0.00	\$0.00	\$0.00	0.42
2	June 3, 2003	\$5,512.00	0.00	\$0.00	\$0.00	\$0.00	0.42
3	June 3, 2004	\$5,842.72	0.00	\$0.00	\$0.00	\$0.00	0.42
4	June 3, 2005	\$6,193.28	0.00	\$0.00	\$0.00	\$0.00	0.42
5	June 3, 2006	\$6,564.88	0.00	\$0.00	\$0.00	\$0.00	0.42
6	June 3, 2007	\$6,958.77	0.00	\$0.00	\$0.00	\$0.00	0.42
7	June 3, 2008	\$7,376.30	0.00	\$0.00	\$0.00	\$0.00	0.42
8	June 3, 2009	\$7,818.88	0.00	\$0.00	\$0.00	\$0.00	0.42
9	June 3, 2010	\$8,288.01	0.00	\$0.00	\$0.00	\$0.00	0.42
10	June 3, 2011	\$8,785.29	0.00	\$0.00	\$0.00	\$0.00	0.42
11	June 3, 2012	\$9,312.41	0.00	\$0.00	\$0.00	\$0.00	0.42
12	June 3, 2013	\$9,871.15	0.00	\$0.00	\$0.00	\$0.00	0.42
13	June 3, 2014	\$10,463.42	0.00	\$0.00	\$0.00	\$0.00	0.42
14	June 3, 2015	\$11,091.23	0.00	\$0.00	\$0.00	\$0.00	0.42
15	June 3, 2016	\$11,756.70	0.00	\$0.00	\$0.00	\$0.00	0.42
16	June 3, 2017	\$12,462.10	0.00	\$0.00	\$0.00	\$0.00	0.42
17	June 3, 2018	\$13,209.83	0.00	\$0.00	\$0.00	\$0.00	0.42
18	June 3, 2019	\$14,002.42	0.00	\$0.00	\$0.00	\$0.00	0.42
19	June 3, 2020	\$14,842.57	0.00	\$0.00	\$0.00	\$0.00	0.42

\$5,881.02      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available assumed to equal original amount. Unable to locate any historical data.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.9

Name: North Jefferson Way (US Highway 65/69) Trunk Sewer - Subdistrict No. 2  
 Ordinance Date: June 3, 2002 (Amended November 2010)  
 Original Connection Fee: \$3,688.00/acre  
 Annual Rate: 6.00%  
 Compound Frequency: Annual                      Acres Available: 9.07  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	June 3, 2002	\$3,688.00	0.00	\$0.00	\$0.00	\$0.00	9.07
2	June 3, 2003	\$3,909.28	0.00	\$0.00	\$0.00	\$0.00	9.07
3	June 3, 2004	\$4,143.84	0.00	\$0.00	\$0.00	\$0.00	9.07
4	June 3, 2005	\$4,392.47	0.00	\$0.00	\$0.00	\$0.00	9.07
5	June 3, 2006	\$4,656.02	0.00	\$0.00	\$0.00	\$0.00	9.07
6	June 3, 2007	\$4,935.38	0.00	\$0.00	\$0.00	\$0.00	9.07
7	June 3, 2008	\$5,231.50	0.00	\$0.00	\$0.00	\$0.00	9.07
8	June 3, 2009	\$5,545.39	0.00	\$0.00	\$0.00	\$0.00	9.07
9	June 3, 2010	\$5,878.11	0.00	\$0.00	\$0.00	\$0.00	9.07
10	June 3, 2011	\$6,230.80	0.00	\$0.00	\$0.00	\$0.00	9.07
11	June 3, 2012	\$6,604.65	0.00	\$0.00	\$0.00	\$0.00	9.07
12	June 3, 2013	\$7,000.93	0.00	\$0.00	\$0.00	\$0.00	9.07
13	June 3, 2014	\$7,420.99	0.00	\$0.00	\$0.00	\$0.00	9.07
14	June 3, 2015	\$7,866.25	0.00	\$0.00	\$0.00	\$0.00	9.07
15	June 3, 2016	\$8,338.23	0.00	\$0.00	\$0.00	\$0.00	9.07
16	June 3, 2017	\$8,838.52	0.00	\$0.00	\$0.00	\$0.00	9.07
17	June 3, 2018	\$9,368.83	0.00	\$0.00	\$0.00	\$0.00	9.07
18	June 3, 2019	\$9,930.96	0.00	\$0.00	\$0.00	\$0.00	9.07
19	June 3, 2020	\$10,526.82	0.00	\$0.00	\$0.00	\$0.00	9.07

\$90,073.81      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available assumed to equal original amount. Unable to locate any historical data.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.10

Name: North Jefferson Way (US Highway 65/69) Trunk Sewer - Subdistrict No. 3  
 Ordinance Date: June 3, 2002 (Amended November 2010)  
 Original Connection Fee: \$563.00/acre  
 Annual Rate: 6.00%  
 Compound Frequency: Annual                      Acres Available: 55.90  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	June 3, 2002	\$563.00	0.00	\$0.00	\$0.00	\$0.00	55.90
2	June 3, 2003	\$596.78	0.00	\$0.00	\$0.00	\$0.00	55.90
3	June 3, 2004	\$632.59	0.00	\$0.00	\$0.00	\$0.00	55.90
4	June 3, 2005	\$670.55	0.00	\$0.00	\$0.00	\$0.00	55.90
5	June 3, 2006	\$710.78	0.00	\$0.00	\$0.00	\$0.00	55.90
6	June 3, 2007	\$753.43	0.00	\$0.00	\$0.00	\$0.00	55.90
7	June 3, 2008	\$798.64	0.00	\$0.00	\$0.00	\$0.00	55.90
8	June 3, 2009	\$846.56	0.00	\$0.00	\$0.00	\$0.00	55.90
9	June 3, 2010	\$897.35	0.00	\$0.00	\$0.00	\$0.00	55.90
10	June 3, 2011	\$951.19	0.00	\$0.00	\$0.00	\$0.00	55.90
11	June 3, 2012	\$1,008.26	0.00	\$0.00	\$0.00	\$0.00	55.90
12	June 3, 2013	\$1,068.76	0.00	\$0.00	\$0.00	\$0.00	55.90
13	June 3, 2014	\$1,132.89	0.00	\$0.00	\$0.00	\$0.00	55.90
14	June 3, 2015	\$1,200.86	0.00	\$0.00	\$0.00	\$0.00	55.90
15	June 3, 2016	\$1,272.91	0.00	\$0.00	\$0.00	\$0.00	55.90
16	June 3, 2017	\$1,349.28	0.00	\$0.00	\$0.00	\$0.00	55.90
17	June 3, 2018	\$1,430.24	0.00	\$0.00	\$0.00	\$0.00	55.90
18	June 3, 2019	\$1,516.05	0.00	\$0.00	\$0.00	\$0.00	55.90
19	June 3, 2020	\$1,607.01	0.00	\$0.00	\$0.00	\$0.00	55.90

\$84,747.20      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available assumed to equal original amount. Unable to locate any historical data.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.11

Name: West Euclid Avenue Trunk Sewer  
Ordinance Date: May 20, 2002  
Original Connection Fee: \$1,375.62/acre  
Annual Rate: 6.00%  
Compound Frequency: Annual                      Acres Available: 41.03  
Min. Agricultural Footage: -                      Interest Accrual Start: -  
Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	May 20, 2002	\$1,375.62	0.00	\$0.00	\$0.00	\$0.00	41.03
2	May 20, 2003	\$1,458.16	0.00	\$0.00	\$0.00	\$0.00	41.03
3	May 20, 2004	\$1,545.65	0.00	\$0.00	\$0.00	\$0.00	41.03
4	May 20, 2005	\$1,638.39	0.00	\$0.00	\$0.00	\$0.00	41.03
5	May 20, 2006	\$1,736.69	0.00	\$0.00	\$0.00	\$0.00	41.03
6	May 20, 2007	\$1,840.89	0.00	\$0.00	\$0.00	\$0.00	41.03
7	May 20, 2008	\$1,951.34	14.60	\$28,489.56	\$28,489.56	(\$0.00)	26.43
8	May 20, 2009	\$2,068.42	0.00	\$0.00	\$0.00	\$0.00	26.43
9	May 20, 2010	\$2,192.53	0.00	\$0.00	\$0.00	\$0.00	26.43
10	May 20, 2011	\$2,324.08	0.00	\$0.00	\$0.00	\$0.00	26.43
11	May 20, 2012	\$2,463.52	0.00	\$0.00	\$0.00	\$0.00	26.43
12	May 20, 2013	\$2,611.33	0.00	\$0.00	\$0.00	\$0.00	26.43
13	May 20, 2014	\$2,768.01	0.00	\$0.00	\$0.00	\$0.00	26.43
14	May 20, 2015	\$2,934.09	0.00	\$0.00	\$0.00	\$0.00	26.43
15	May 20, 2016	\$3,110.14	0.00	\$0.00	\$0.00	\$0.00	26.43
16	May 20, 2017	\$3,296.75	0.00	\$0.00	\$0.00	\$0.00	26.43
17	May 20, 2018	\$3,494.56	0.00	\$0.00	\$0.00	\$0.00	26.43
18	May 20, 2019	\$3,704.23	0.00	\$0.00	\$0.00	\$0.00	26.43
19	May 20, 2020	\$3,926.48	0.00	\$0.00	\$0.00	\$0.00	26.43

\$97,902.80      << Total Remaining Fee as of April 9, 2020

Notes:  
Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
Blue Text = Confirmed data  
Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.12

Name: North Highway 65/69 Sanitary Sewer  
 Ordinance Date: January 6, 2003  
 Original Connection Fee: \$2,911.45/acre  
 Annual Rate: 6.00%  
 Compound Frequency: Annual      Acres Available: 222.47  
 Min. Agricultural Footage: -      Interest Accrual Start: -  
 Min. Residential Footage: -      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	January 6, 2003	\$2,911.45	0.00	\$0.00	\$0.00	\$0.00	222.47
2	January 6, 2004	\$3,086.14	0.00	\$0.00	\$0.00	\$0.00	222.47
3	January 6, 2005	\$3,271.31	0.00	\$0.00	\$0.00	\$0.00	222.47
4	January 6, 2006	\$3,467.59	0.00	\$0.00	\$0.00	\$0.00	222.47
5	January 6, 2007	\$3,675.65	0.00	\$0.00	\$0.00	\$0.00	222.47
6	January 6, 2008	\$3,896.19	0.00	\$0.00	\$0.00	\$0.00	222.47
7	January 6, 2009	\$4,129.96	0.00	\$0.00	\$0.00	\$0.00	222.47
8	January 6, 2010	\$4,377.76	0.00	\$0.00	\$0.00	\$0.00	222.47
9	January 6, 2011	\$4,640.43	0.00	\$0.00	\$0.00	\$0.00	222.47
10	January 6, 2012	\$4,918.86	0.00	\$0.00	\$0.00	\$0.00	222.47
11	January 6, 2013	\$5,213.99	0.00	\$0.00	\$0.00	\$0.00	222.47
12	January 6, 2014	\$5,526.83	0.00	\$0.00	\$0.00	\$0.00	222.47
13	January 6, 2015	\$5,858.44	0.00	\$0.00	\$0.00	\$0.00	222.47
14	January 6, 2016	\$6,209.95	0.00	\$0.00	\$0.00	\$0.00	222.47
15	January 6, 2017	\$6,582.55	0.00	\$0.00	\$0.00	\$0.00	222.47
16	January 6, 2018	\$6,977.50	0.00	\$0.00	\$0.00	\$0.00	222.47
17	January 6, 2019	\$7,396.15	26.17	\$193,557.25	\$0.00	(\$193,557.25)	196.30
18	January 6, 2020	\$7,839.92	0.00	\$0.00	\$0.00	\$0.00	196.30

**\$1,538,976.30**

<< Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land. Unable to determine if residential properties currently in sewer district are hooked up to the sewer system.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.13

Name: Highway 92 West Sewer - Subdistrict No. 1  
 Ordinance Date: September 20, 2004  
 Original Connection Fee: \$2,019.79/acre  
 Annual Rate: 4.50%  
 Compound Frequency: Annual                      Acres Available: 176.18  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	September 20, 2004	\$2,019.79	0.00	\$0.00	\$0.00	\$0.00	176.18
2	September 20, 2005	\$2,110.68	0.00	\$0.00	\$0.00	\$0.00	176.18
3	September 20, 2006	\$2,205.66	0.00	\$0.00	\$0.00	\$0.00	176.18
4	September 20, 2007	\$2,304.91	0.00	\$0.00	\$0.00	\$0.00	176.18
5	September 20, 2008	\$2,408.63	0.00	\$0.00	\$0.00	\$0.00	176.18
6	September 20, 2009	\$2,517.02	0.00	\$0.00	\$0.00	\$0.00	176.18
7	September 20, 2010	\$2,630.29	0.00	\$0.00	\$0.00	\$0.00	176.18
8	September 20, 2011	\$2,748.65	22.44	\$61,679.71	\$100,543.63	\$38,863.92	153.74
9	September 20, 2012	\$2,872.34	0.00	\$0.00	\$0.00	\$0.00	153.74
10	September 20, 2013	\$3,001.60	0.00	\$0.00	\$0.00	\$0.00	153.74
11	September 20, 2014	\$3,136.67	0.00	\$0.00	\$0.00	\$0.00	153.74
12	September 20, 2015	\$3,277.82	0.00	\$0.00	\$0.00	\$0.00	153.74
13	September 20, 2016	\$3,425.32	0.00	\$0.00	\$0.00	\$0.00	153.74
14	September 20, 2017	\$3,579.46	0.00	\$0.00	\$0.00	\$0.00	153.74
15	September 20, 2018	\$3,740.54	0.00	\$0.00	\$0.00	\$0.00	153.74
16	September 20, 2019	\$3,908.86	0.00	\$0.00	\$0.00	\$0.00	153.74
17	September 20, 2020	\$4,084.76	0.00	\$0.00	\$0.00	\$0.00	153.74

\$600,948.14      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.14

Name: Highway 92 West Sewer - Subdistrict No. 2  
 Ordinance Date: September 20, 2004  
 Original Connection Fee: \$2,421.29/acre  
 Annual Rate: 4.50%  
 Compound Frequency: Annual  
 Min. Agricultural Footage: -  
 Min. Residential Footage: -

Acres Available: 52.91  
 Interest Accrual Start: -  
 Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	September 20, 2004	\$2,421.29	34.40	\$83,292.38	\$83,292.38	\$0.00	18.51
2	September 20, 2005	\$2,530.25	0.00	\$0.00	\$0.00	\$0.00	18.51
3	September 20, 2006	\$2,644.11	0.00	\$0.00	\$0.00	\$0.00	18.51
4	September 20, 2007	\$2,763.09	0.00	\$0.00	\$0.00	\$0.00	18.51
5	September 20, 2008	\$2,887.43	0.00	\$0.00	\$0.00	\$0.00	18.51
6	September 20, 2009	\$3,017.36	0.00	\$0.00	\$0.00	\$0.00	18.51
7	September 20, 2010	\$3,153.14	0.00	\$0.00	\$0.00	\$0.00	18.51
8	September 20, 2011	\$3,295.03	0.00	\$0.00	\$0.00	\$0.00	18.51
9	September 20, 2012	\$3,443.31	0.00	\$0.00	\$0.00	\$0.00	18.51
10	September 20, 2013	\$3,598.26	0.00	\$0.00	\$0.00	\$0.00	18.51
11	September 20, 2014	\$3,760.18	0.00	\$0.00	\$0.00	\$0.00	18.51
12	September 20, 2015	\$3,929.39	0.00	\$0.00	\$0.00	\$0.00	18.51
13	September 20, 2016	\$4,106.21	0.00	\$0.00	\$0.00	\$0.00	18.51
14	September 20, 2017	\$4,290.99	0.00	\$0.00	\$0.00	\$0.00	18.51
15	September 20, 2018	\$4,484.08	0.00	\$0.00	\$0.00	\$0.00	18.51
16	September 20, 2019	\$4,685.86	0.00	\$0.00	\$0.00	\$0.00	18.51
17	September 20, 2020	\$4,896.72	0.00	\$0.00	\$0.00	\$0.00	18.51

\$86,735.27      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.15

Name: East Highway 92 Sanitary Sewer  
 Ordinance Date: September 5, 2006  
 Original Connection Fee: \$8,307.09/acre  
 Annual Rate: 5.00%  
 Compound Frequency: Annual  
 Min. Agricultural Footage: -  
 Min. Residential Footage: -

Acres Available: 40.15  
 Interest Accrual Start: Year 11  
 Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	July 1, 2006	\$8,307.09	0.00	\$0.00	\$0.00	\$0.00	40.15
2	July 1, 2007	\$8,722.44	0.00	\$0.00	\$0.00	\$0.00	40.15
3	July 1, 2008	\$9,158.56	0.00	\$0.00	\$0.00	\$0.00	40.15
4	July 1, 2009	\$9,616.49	0.00	\$0.00	\$0.00	\$0.00	40.15
5	July 1, 2010	\$10,097.31	0.00	\$0.00	\$0.00	\$0.00	40.15
6	July 1, 2011	\$10,602.18	0.00	\$0.00	\$0.00	\$0.00	40.15
7	July 1, 2012	\$11,132.29	0.00	\$0.00	\$0.00	\$0.00	40.15
8	July 1, 2013	\$11,688.90	0.00	\$0.00	\$0.00	\$0.00	40.15
9	July 1, 2014	\$12,273.35	0.00	\$0.00	\$0.00	\$0.00	40.15
10	July 1, 2015	\$12,887.02	0.00	\$0.00	\$0.00	\$0.00	40.15
11	July 1, 2016	\$13,531.37	0.00	\$0.00	\$0.00	\$0.00	40.15
12	July 1, 2017	\$14,207.94	0.00	\$0.00	\$0.00	\$0.00	40.15
13	July 1, 2018	\$14,918.34	0.00	\$0.00	\$0.00	\$0.00	40.15
14	July 1, 2019	\$15,664.26	0.00	\$0.00	\$0.00	\$0.00	40.15
15	July 1, 2020	\$16,447.47	0.00	\$0.00	\$0.00	\$0.00	40.15

\$628,920.04      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.16

Name: Highway 65/69 Sanitary Sewer - Zone 2  
 Ordinance Date: January 7, 2008  
 Original Connection Fee: \$6,106.23/acre  
 Annual Rate: 4.50%  
 Compound Frequency: Annual                      Acres Available: 54.20  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	January 7, 2008	\$6,106.23	0.00	\$0.00	\$0.00	\$0.00	54.20
2	January 7, 2009	\$6,381.01	0.00	\$0.00	\$0.00	\$0.00	54.20
3	January 7, 2010	\$6,668.16	0.00	\$0.00	\$0.00	\$0.00	54.20
4	January 7, 2011	\$6,968.23	0.00	\$0.00	\$0.00	\$0.00	54.20
5	January 7, 2012	\$7,281.80	0.00	\$0.00	\$0.00	\$0.00	54.20
6	January 7, 2013	\$7,609.48	0.00	\$0.00	\$0.00	\$0.00	54.20
7	January 7, 2014	\$7,951.91	0.00	\$0.00	\$0.00	\$0.00	54.20
8	January 7, 2015	\$8,309.75	0.00	\$0.00	\$0.00	\$0.00	54.20
9	January 7, 2016	\$8,683.69	0.00	\$0.00	\$0.00	\$0.00	54.20
10	January 7, 2017	\$9,074.46	0.00	\$0.00	\$0.00	\$0.00	54.20
11	January 7, 2018	\$9,482.81	0.00	\$0.00	\$0.00	\$0.00	54.20
12	January 7, 2019	\$9,909.54	0.00	\$0.00	\$0.00	\$0.00	54.20
13	January 7, 2020	\$10,355.47	0.00	\$0.00	\$0.00	\$0.00	54.20

\$561,266.47      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.17

Name: Highway 65/69 Sanitary Sewer - Zone 3  
 Ordinance Date: January 7, 2008  
 Original Connection Fee: \$6,524.69/acre  
 Annual Rate: 4.50%  
 Compound Frequency: Annual                      Acres Available: 33.95  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	January 7, 2008	\$6,524.69	0.00	\$0.00	\$0.00	\$0.00	33.95
2	January 7, 2009	\$6,818.30	0.00	\$0.00	\$0.00	\$0.00	33.95
3	January 7, 2010	\$7,125.12	0.00	\$0.00	\$0.00	\$0.00	33.95
4	January 7, 2011	\$7,445.75	0.00	\$0.00	\$0.00	\$0.00	33.95
5	January 7, 2012	\$7,780.81	0.00	\$0.00	\$0.00	\$0.00	33.95
6	January 7, 2013	\$8,130.95	0.00	\$0.00	\$0.00	\$0.00	33.95
7	January 7, 2014	\$8,496.84	0.00	\$0.00	\$0.00	\$0.00	33.95
8	January 7, 2015	\$8,879.20	0.00	\$0.00	\$0.00	\$0.00	33.95
9	January 7, 2016	\$9,278.76	0.00	\$0.00	\$0.00	\$0.00	33.95
10	January 7, 2017	\$9,696.30	0.00	\$0.00	\$0.00	\$0.00	33.95
11	January 7, 2018	\$10,132.63	0.00	\$0.00	\$0.00	\$0.00	33.95
12	January 7, 2019	\$10,588.60	0.00	\$0.00	\$0.00	\$0.00	33.95
13	January 7, 2020	\$11,065.09	0.00	\$0.00	\$0.00	\$0.00	33.95

\$375,659.81      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.18

Name: Highway 65/69 Sanitary Sewer - Zone 6  
 Ordinance Date: January 7, 2008  
 Original Connection Fee: \$3,672.60/acre  
 Annual Rate: 4.50%  
 Compound Frequency: Annual  
 Acres Available: 13.93  
 Min. Agricultural Footage: - Interest Accrual Start: -  
 Min. Residential Footage: - Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	January 7, 2008	\$3,672.60	0.00	\$0.00	\$0.00	\$0.00	13.93
2	January 7, 2009	\$3,837.87	0.00	\$0.00	\$0.00	\$0.00	13.93
3	January 7, 2010	\$4,010.57	0.00	\$0.00	\$0.00	\$0.00	13.93
4	January 7, 2011	\$4,191.05	0.00	\$0.00	\$0.00	\$0.00	13.93
5	January 7, 2012	\$4,379.65	0.00	\$0.00	\$0.00	\$0.00	13.93
6	January 7, 2013	\$4,576.73	0.00	\$0.00	\$0.00	\$0.00	13.93
7	January 7, 2014	\$4,782.68	0.00	\$0.00	\$0.00	\$0.00	13.93
8	January 7, 2015	\$4,997.90	0.00	\$0.00	\$0.00	\$0.00	13.93
9	January 7, 2016	\$5,222.81	0.00	\$0.00	\$0.00	\$0.00	13.93
10	January 7, 2017	\$5,457.84	0.00	\$0.00	\$0.00	\$0.00	13.93
11	January 7, 2018	\$5,703.44	0.00	\$0.00	\$0.00	\$0.00	13.93
12	January 7, 2019	\$5,960.09	0.00	\$0.00	\$0.00	\$0.00	13.93
13	January 7, 2020	\$6,228.29	0.00	\$0.00	\$0.00	\$0.00	13.93

**\$86,760.08** << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available estimated using City-provided sewer district maps and Warren County Assessor's website showing undeveloped land.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.19

Name: North Howard Street Sanitary Sewer  
 Ordinance Date: February 19, 2008  
 Original Connection Fee: \$10,148.00  
 Annual Rate: 4.50%  
 Compound Frequency: Annual                      Acres Available: 0.29  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	February 19, 2008	\$10,148.00	0.00	\$0.00	\$0.00	\$0.00	0.29
2	February 19, 2009	\$10,604.66	0.00	\$0.00	\$0.00	\$0.00	0.29
3	February 19, 2010	\$11,081.87	0.00	\$0.00	\$0.00	\$0.00	0.29
4	February 19, 2011	\$11,580.55	0.00	\$0.00	\$0.00	\$0.00	0.29
5	February 19, 2012	\$12,101.67	0.00	\$0.00	\$0.00	\$0.00	0.29
6	February 19, 2013	\$12,646.25	0.00	\$0.00	\$0.00	\$0.00	0.29
7	February 19, 2014	\$13,215.33	0.00	\$0.00	\$0.00	\$0.00	0.29
8	February 19, 2015	\$13,810.02	0.00	\$0.00	\$0.00	\$0.00	0.29
9	February 19, 2016	\$14,431.47	0.00	\$0.00	\$0.00	\$0.00	0.29
10	February 19, 2017	\$15,080.89	0.00	\$0.00	\$0.00	\$0.00	0.29
11	February 19, 2018	\$15,759.53	0.00	\$0.00	\$0.00	\$0.00	0.29
12	February 19, 2019	\$16,468.71	0.00	\$0.00	\$0.00	\$0.00	0.29
13	February 19, 2020	\$17,209.80	0.00	\$0.00	\$0.00	\$0.00	0.29

\$17,209.80      << Total Remaining Fee as of April 9, 2020

Notes:  
 Remaining acres available assumed to equal original amount. Unable to determine if residential properties currently in sewer district are hooked up to the sewer system. Flat fee as opposed to per acre fee.

Legend:  
 Blue Text = Confirmed data  
 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.20

Name: East Hillcrest Sanitary Sewer  
 Ordinance Date: July 19, 2010  
 Original Connection Fee: \$1,090.51/acre  
 Annual Rate: 4.00%  
 Compound Frequency: Annual  
 Acres Available: 56.22  
 Min. Agricultural Footage: - Interest Accrual Start: -  
 Min. Residential Footage: - Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	July 19, 2010	\$1,090.51	33.77	\$36,826.52	\$36,822.39	(\$4.13)	22.45
2	July 19, 2011	\$1,134.13	0.00	\$0.00	\$0.00	\$0.00	22.45
3	July 19, 2012	\$1,179.50	0.00	\$0.00	\$0.00	\$0.00	22.45
4	July 19, 2013	\$1,226.68	0.00	\$0.00	\$0.00	\$0.00	22.45
5	July 19, 2014	\$1,275.75	0.00	\$0.00	\$0.00	\$0.00	22.45
6	July 19, 2015	\$1,326.78	0.00	\$0.00	\$0.00	\$0.00	22.45
7	July 19, 2016	\$1,379.85	0.00	\$0.00	\$0.00	\$0.00	22.45
8	July 19, 2017	\$1,435.04	0.00	\$0.00	\$0.00	\$0.00	22.45
9	July 19, 2018	\$1,492.44	0.00	\$0.00	\$0.00	\$0.00	22.45
10	July 19, 2019	\$1,552.14	9.26	\$14,372.82	\$0.00	(\$14,372.82)	13.19
11	July 19, 2020	\$1,614.23	0.00	\$0.00	\$0.00	\$0.00	13.19

**\$20,472.73**

<< Total Remaining Fee as of April 9, 2020

**Notes:**

Remaining acres available estimated using City-provided sewer district maps, City and developer maps and Warren County Assessor's website showing undeveloped land.

**Legend:**

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 Red Text = Unable to confirm data

**City of Indianola, Iowa**  
**Benefited District**  
**Sewer Connection Charges Analysis**

EXHIBIT 1.21

Name: West Highway 92 Sanitary Sewer  
 Ordinance Date: November 21, 2011  
 Original Connection Fee: \$11,492.04/acre  
 Annual Rate: 5.25%  
 Compound Frequency: Annual                      Acres Available: 4.00  
 Min. Agricultural Footage: -                      Interest Accrual Start: -  
 Min. Residential Footage: -                      Interest Accrual End: -

<u>Year</u>	<u>Date Beginning</u>	<u>Fee</u>	<u>Acres Purchased</u>	<u>Calculated Price</u>	<u>Fee Received</u>	<u>Difference</u>	<u>Acres Available</u>
1	July 1, 2011	\$11,492.04	0.00	\$0.00	\$0.00	\$0.00	4.00
2	July 1, 2012	\$12,095.37	0.00	\$0.00	\$0.00	\$0.00	4.00
3	July 1, 2013	\$12,730.38	0.00	\$0.00	\$0.00	\$0.00	4.00
4	July 1, 2014	\$13,398.72	0.00	\$0.00	\$0.00	\$0.00	4.00
5	July 1, 2015	\$14,102.15	0.00	\$0.00	\$0.00	\$0.00	4.00
6	July 1, 2016	\$14,842.51	0.00	\$0.00	\$0.00	\$0.00	4.00
7	July 1, 2017	\$15,621.74	0.00	\$0.00	\$0.00	\$0.00	4.00
8	July 1, 2018	\$16,441.88	0.00	\$0.00	\$0.00	\$0.00	4.00
9	July 1, 2019	\$17,305.08	0.00	\$0.00	\$0.00	\$0.00	4.00
10	July 1, 2020	\$18,213.60	0.00	\$0.00	\$0.00	\$0.00	4.00

\$69,220.32      << Total Remaining Fee as of April 9, 2020

Notes:

Remaining acres available assumed to equal original amount. Unable to locate any historical data.

Legend:

Blue Text = Confirmed data  
 Red Text = Unable to confirm data