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August 28, 2023

Worth County Board of Supervisors
1000 Central Ave.
Northwood, IA 50459

Re: Annexation Letter
Drainage District No. 14
Worth County, IA
Project No.: OT7.130615

Board of Trustees,

Our engineer's report filed today includes all the lands draining to the drainage district facilities. It is a necessary part of the engineer's report to study the entire watershed to design a system to best serve the landowners of the district. The tiles proposed were sized to serve agricultural land.

In our engineer's report, we recommend the Board pursue annexation, and the Board has appointed us to file an annexation and reclassification report. It is our opinion that in this district, all the lands that drain to the district facilities benefit from the district facilities to at least some small degree. Some parcels' benefit is very small.

One must consider the costs and benefits of each parcel being annexed to the drainage district. Whenever a parcel is annexed into a drainage district, that parcel receives full rights to drainage within the district. This includes the right to attend hearings, petition for improvements and repairs, a right to tile/drain their land to the district tile, and a right to object to any decision of the district.

In this district, approximately 80 acres of the land that drain to the district facilities are residential or commercial properties within the city limits of Northwood. This represents 7% of the land studied for improvement and includes 53 of the 97 total parcels. If annexed, this drainage district would become a majority owned urban drainage district.

We included in our report an estimate of costs for the proposed improvements. The estimated construction cost of all the improvements is \$1,028,000. We also included an estimate of the breakdown for each individual parcel's costs. In total, we estimate the urban parcels would contribute approximately 2% of the total project cost. Each residential and commercial parcel would pay on average approximately \$350.

When weighing the costs and benefits of annexing these urban parcels, I recommend these urban parcels not be included in the annexation report to be filed at a later date. This district is primarily designed to serve agricultural land and is owned by the landowners of the district it serves. A change of the demographics of the district could result in more expense, and unnecessary misalignment of priorities not in the best interests of the existing landowners within the district.

It is our understanding that the city has no storm sewer in this part of Northwood. The land is drained via a natural sand layer. If annexed, the city could construct a storm sewer, or the urban landowners could improve their drainage and connect to the drainage district facilities as an outlet. The proposed tile improvement is sized for agricultural land use, and any further improvements in town could put a strain on the system. If not annexed, the Board has the right to review and deny any request to connect to the district facilities.

This letter is not stating that the urban parcels should never be annexed. The district maintains the right to annex these lands following Iowa Code 468 at any time in the future. If you have any questions or concerns, you may contact me at (712)-250-4318.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Hagan', with a long horizontal flourish extending to the right.

Jacob L. Hagan, P.E.