

CITY DEVELOPMENT BOARD
STATE OF IOWA
CASE NO. 79-A-1

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DIVISION OF
MUNICIPAL AFFAIRS

ALGONA

ANNEXATION

PROPOSAL

1978

Ind. Rec. Comp.

ED NO. 424
BK 17 PAGE 447-488
Miscellaneous
FEB 20 PM 1:30

126.00

DELORES BESCH
RECORDER
KOSSUTH COUNTY, IOWA
Elmora Espe, Dep

NIACOG



niacog

north iowa area council of governments
202 1st street southeast
mason city iowa 50401
ph. 515-423-0491

June 21, 1978

Mr. Larry Tuel
Administrative Assistant
City Development Board
523 East Twelfth Street
Des Moines, Iowa 50319

Dear Mr. Tuel,

Please find enclosed a copy of the City of Algona's Petition for Annexation. This petition has been completed by the City of Algona and submitted to the Kossuth County Board of Supervisors, the North Iowa Area Council of Governments, and the City Development Board of the State of Iowa for their review and comment.

If you or any members of the City Development Board have any questions or comments concerning this petition, please feel free to contact me.

Sincerely,

Jerry Green
Senior Planner
North Iowa Area Council of
Governments

enc.

Ind. ✓ Rec. ✓ Comp. ✓

424

FILED NO. _____
BOOK 17 PAGE 447-488
Miscellaneous
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KOSSUTH COUNTY, IOWA
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Book T7 Page 448



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North Iowa Area Council of
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enc.



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202 1st street southeast
mason city iowa 50401
ph. 515-423-0491

June 21, 1978

Mr. Lawrence Newbrough, Chairman
Kossuth County Board of Supervisors
Kossuth County Courthouse
Algona, Iowa 50511

Dear Mr. Newbrough,

Please find enclosed a copy of the City of Algona's Petition for Annexation. This petition has been submitted to the City Development Board of the State of Iowa for their review and comment. After their review of this proposal, you will be contacted with regard to the County's role in completing the local review process for the proposed annexation.

If you or any of the Supervisors have any questions concerning this petition, please feel free to call upon me.

Sincerely,

Jerry Green
Senior Planner

enc.



niacog

north iowa area council of governments
202 1st street southeast
mason city iowa 50401
ph. 515-423-0491

June 21, 1978

Mr. Conrad Meints, Chairman
North Iowa Area Council of Governments
202 First Street S.E.
Mason City, Iowa 50401

Dear Mr. Meints,

Please find enclosed a copy of the City of Algona's Annexation Petition. This petition has been completed by the City of Algona with the assistance of the NIACOG staff and is being submitted to the City Development Board of the State of Iowa for their review.

This petition was reviewed and endorsed by the NIACOG Board of Directors at their meeting on June 12, 1978.

If you have any questions regarding the petition, please feel free to contact me.

Sincerely,

Jerry Green
Senior Planner

enc.

NORTH IOWA AREA COUNCIL OF GOVERNMENTS
RESOLUTION ON PROPOSED ANNEXATION

This resolution has been acted upon by the North Iowa Area Council of Governments, hereinafter referred to as NIACOG, in response to an annexation proposal submitted by the City of Algona, hereinafter referred to as the CITY.

WHEREAS, NIACOG is the designated regional planning agency for AREA II; and

WHEREAS, the CITY and the area proposed for annexation to the CITY are located within AREA II; and

WHEREAS, the CITY'S annexation proposal has been reviewed and been found in conformance with existing local and areawide plans;

NOW, THEREFORE, BE IT RESOLVED, that the North Iowa Area Council of Governments concurs in the proposed annexation of territory to the City of Algona; and


BE IT FURTHER RESOLVED that the North Iowa Area Council of Governments recommends that a petition for said annexation be submitted to the City Development Board for consideration pursuant to the Code of Iowa.

Approved this 12th day of June 1978.



Conrad Meints
Chairman
North Iowa Area Council of Governments

ATTEST:



Tom Simmering
Executive Director
North Iowa Area Council of Governments

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INTRODUCTION

This document has been compiled for the Algona City Council for submission to the City Development Board of the State of Iowa. This proposal contains the necessary information pursuant to Chapter 368 of the Code of Iowa as pertaining to the following petition for involuntary annexation to the City of Algona, Iowa.

PETITION FOR THE ANNEXATION OF TERRITORY
SITUATED IN KOSSUTH COUNTY, IOWA, AND
LYING CONTIGUOUS TO THE CITY OF ALGONA, IOWA

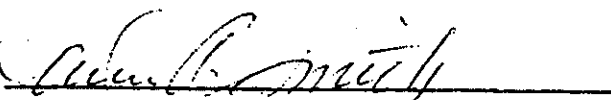
We the City Council of Algona, Iowa, do petition the City Development Board of the State of Iowa for an Annexation more specifically described as and involving land described as:

By annexation to extend the city limits of the City of Algona, Iowa, beginning at a point where the West line of the NW $\frac{1}{4}$ of Section 2, T95N, R29W crosses the South bank of the East Fork of the Des Moines River; thence North on West line of Section 2, T95N, R29W to the NW Corner of Section 2, T95N, R29W; thence continuing North on the West line of Section 35, T96N, R29W to the NW Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T96N, R29W; thence East to the N.E. Corner of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, T96N, R29W; thence continuing East to the N.E. Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, T96N, R29W; thence continuing East to the NE Corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, T96N, R28W; thence South to the N.E. Corner of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, T95N, R28W; thence continuing South on quarter section line for 850.0 feet; thence West length of the quarter section to the existing City Limits of the City of Algona, Iowa.

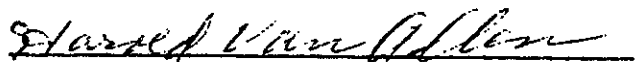
This petition for annexation is being proposed to ensure the health, safety, and general welfare of existing and future residents of the City is preserved and protected, and further to enable the efficient provision of municipal services to the existing community and areas of expanding development through planning and programming of improvements for the imminent community area.

Passed by the Algona City Council this 14 day of June 1978.

ATTEST:



CITY CLERK



MAYOR, CITY OF ALGONA, IOWA

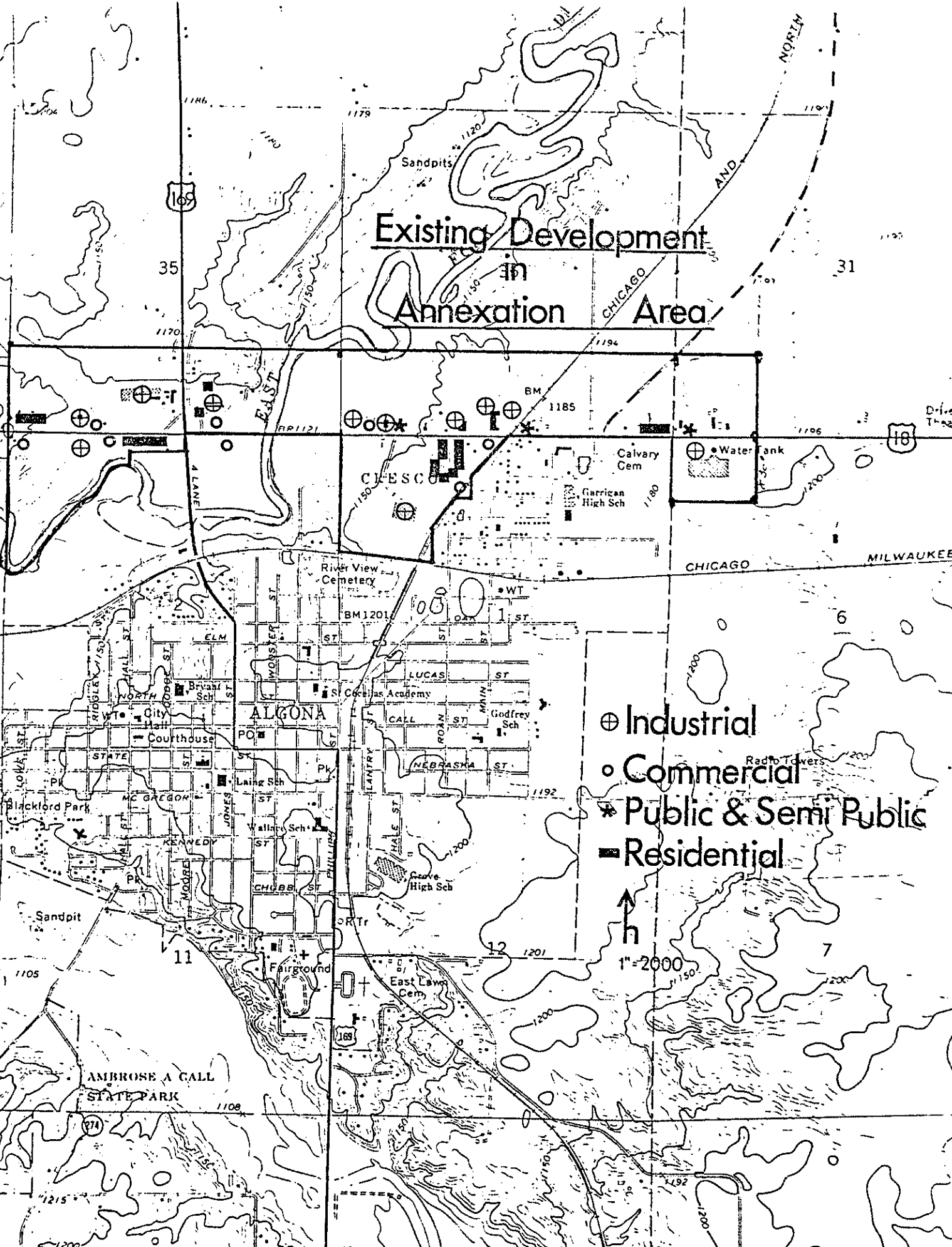
Exhibit 1

MAP OF THE AFFECTED AREA

The map on the following page has been compiled to show the types and locations of existing land uses within the proposed annexation area. In certain cases, farm residences may represent a residential use of a "farmstead" acreage and may not represent an operating farm.

A large scale facsimile of the Exhibit 1 map has been drafted for presentation at informational meetings and public hearings. This map reflects the proposal in greater detail and includes an identification of specific activities.

Existing Development in Annexation Area



- ⊕ Industrial
- Commercial
- ★ Public & Semi Public
- Residential



1" = 2000'

EXHIBIT 2

ASSESSED VALUATIONS OF PROPERTY AND NAMES OF PROPERTY OWNERS

The following part of this exhibit identifies the specific areas by which valuations and ownership of property are listed.

The assessed valuations in this exhibit reflect total real estate values from the County Assessor's records and do not include personal property and utilities. Property classes are identified from the Assessor's tax list. Properties classified as residential primarily comprise parcels of ten acres or less.

Certification of the assessed valuations is attached as part of this exhibit.

EXHIBIT 2

PROPERTY OWNERS IN AREA PROPOSED FOR ANNEXATION TO ALGONA, IOWA AS OF JANUARY 1, 1978

NAME	TOTAL AFFECTED AREA WITHIN SECTION (Acres)	TOTAL ASSESSED VALUATION \$
1. United Home Bank & Trust	27.90	283,276
2. Terry & Marilyn Olsen	4.02	29,352
3. Adolph & Elsie Knobloch	4.14	30,559
4. Max N. & Joycelyn Reed	4.95	31,844
5. Build-A-Rama Inc.	17.42	69,702
6. Earl & Carol Elmore	29.01	22,552
7. Kossuth Co. Farm Bureau	.48	14,166
8. Charles Elmore	.48	680
9. Charles & Mary Elmore	Same as above	
10. Pioneer Hi Bred Corn Co.	26.50	1,141,899
11. Frank P. & Leila Ann Caughy	3.67	29,352
12. State of Iowa	Not Assessed	
13. Eugene W. Elien Muller	1.25	9,334
14. Dean Meyer	1.25	22,466
15. Ernest E & Clara M. Logue	.15	13,876
16. Kyle Keith	3.04	91
17. Thomas J. Lensing	.92	115,850
18. John & Carol Hjelmeland	1.48	64,519
19. Hjelmeland Truss Corp.	2.16	281
20. John E. & Marilyn Graham	1.19	31,659

NAME	TOTAL AFFECTED AREA WITHIN SECTION (Acres)	TOTAL ASSESSED VALUATION \$
21. Lyle Anderson	24.97	141,479
22. Robert L. & Shirley L. Schmitt	10.00	148,946
23. Helen Limbaugh	74.16	132,841
24. Jack W. Limbaugh	4.13	133,741
25. Chrome Truck Stop Inc.	.23	10,406
26. Directory Service Co.	3.82	290,682
27. The Regular Baptist	Exempt	
28. Glenn J. & Carrie Johnson	1.33	12,603
29. O. B. Harmes	1.90	150,332
30. Doerfer Corp.	1.36	7,010
31. Brougham Industries Inc.	18.30	483,251
32. Hormel	56.00	2,769,821
33. Mark T. McGuire	3.00	20,441
34. Hillcrest Trailer Court	18.13	77,363
35. Don's Oil Co.	1.93	14,562
36. Algona Industrial Corp.	8.71	7,099
37. Iowa State Highway Comm.	Exempt	
38. Leslie C. & Adra M. Faber	2.00	7,756
39. Donald, David & Daryl Johnson (Mildred L. Johnson L. E.)	37.91	30,862
40. State of Iowa	Exempt	
41. Avlo Friederes & Lloyd M. Schilmoeller	.45	20,239

NAME	TOTAL AFFECTED AREA WITHIN SECTION (Acres)	TOTAL ASSESSED VALUATION \$
42. Ray B. Schilmoeller	40.45	43,883
43. Ruth C. Garman	.46	30,854
44. Marvin J. & Mary Ann Kollasch	.46	34,390
45. Elvin E. & Nelda L. Steenhard	.46	35,142
46. Leonard L. & Evelyn E. Warner	.46	30,470
47. Helen Heaton	.38	30,053
48. Knights of Columbus Hall	3.15	19,291
49. Ernie Williams	8.76	237,662
50. Weidenhoff Inc.	24.06	2,481,533
51. Algona Building Corp.		1,161
52. Ellis Mains		87
53. Chicago & Northwestern RR		
Total	476.98	9,315,418

CERTIFICATION OF ASSESSED VALUATION

I hereby certify that the assessed valuations of all property within the area being proposed for annexation by the City of Algona, Iowa, are accurately reflected in this petition for annexation and further, that the total assessed valuations established and reflected in the tax list as of November 1, 1978.

Signed this 16 day of June 1978.



County Assessor
Kossuth County, Iowa

EXHIBIT 3

POPULATION DENSITIES

Inclusion of the annexation area into the City of Algona will not have a great impact on the total City population. The following population figures indicate the extent of influence that will result from this annexation.

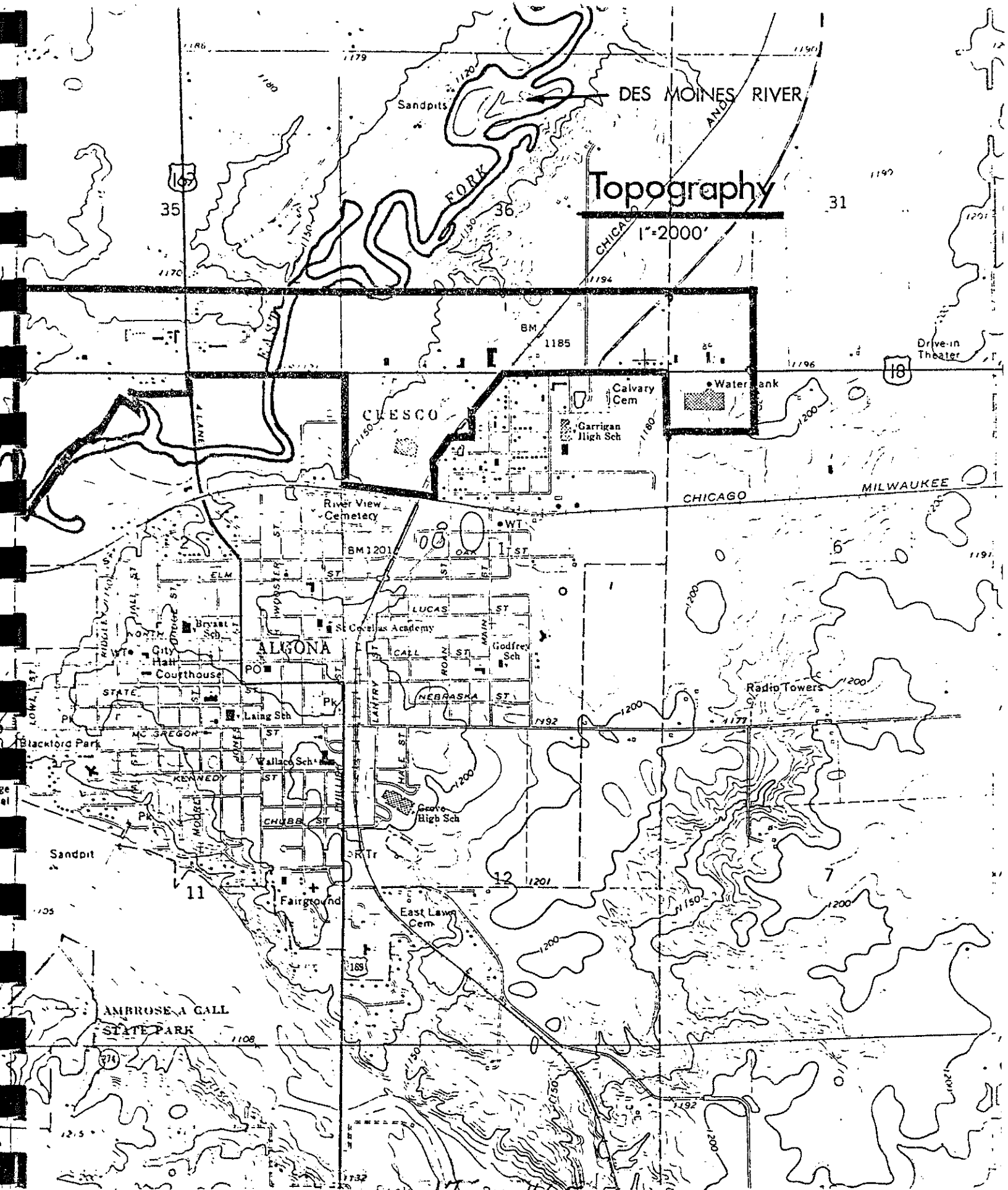
	Algona	Annexation Area	Combined Total
Population	6,361 ¹	144 ²	6,505
Acres	1,680	476.98	2,156.98
Persons/acres	3.8	.30	3.3

1. Federal Revenue Sharing estimate
2. Estimate based on survey conducted in annexation area

EXHIBIT 4

DESCRIPTION OF TOPOGRAPHY

The accompanying map illustrates the topography of Algona and the proposed annexation area. The area's topography varies from flat uplands through steep and very steep slopes to bottomland and floodplains. A portion of the annexation area is prone to flooding. The East Fork of the Des Moines River influences a considerable area adjacent to and within the annexation site. Generally the River area contained in the annexation site can be characterized by broad, flat floodplains and bounded by severe slopes in several locations. The topography of land adjacent to the city has been considered in the development of this proposal, as it relates to storm water drainage and potential for extension of gravity flow sanitary sewer lines.



Topography

1"=2000'

EXHIBIT 5

PLAN FOR THE DISPOSAL OF ASSETS AND ASSUMPTION OF LIABILITIES

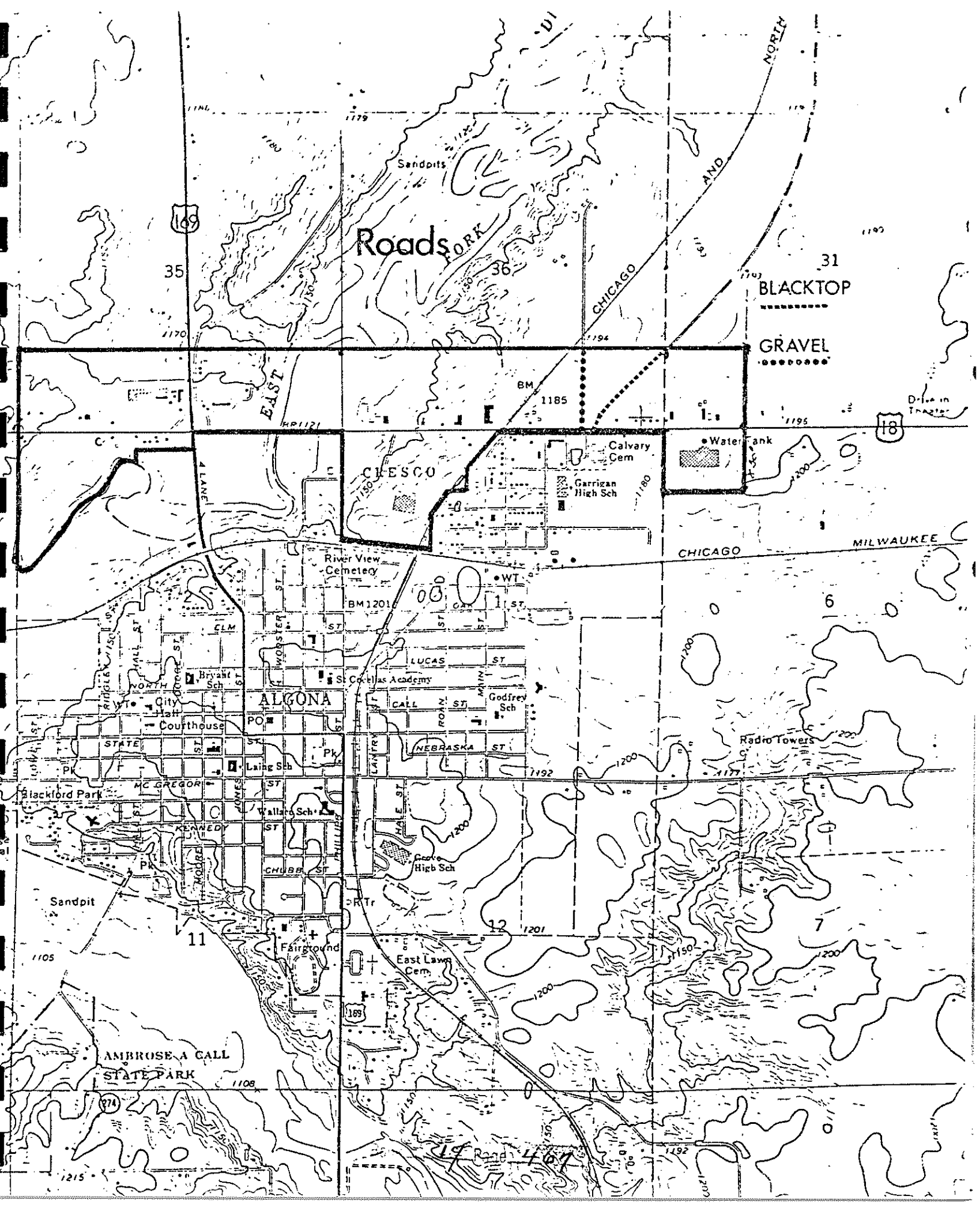
A review of the area proposed for annexation indicates that the transfer of assets or liabilities will involve the transfer of responsibility for maintenance and improvement of the street and road system (excluding State and Federal primary routes), from county to city jurisdiction.

Upon passage of the annexation, the following breakdown of county roads and dedicated streets will come under the city's jurisdiction as reflected in the map on the following page.

0.3 Miles Hard-Surfaced
0.3 Miles Gravel
0.6 Miles Total

Of this total mileage, approximately 0.6 miles are located within the annexation area. Currently, the city and county carry out a complementary program of road maintenance which in some cases disregards corporate boundaries and is based upon the most economical means of maintenance for both jurisdictions. The plan for Algona's assumption of maintenance responsibility is based on the continuance of this program and includes the following features:

- The city will maintain all public roads and streets within the annexation area.
- Maintenance of public roads within the annexation area will continue as a commitment by the city to the annexation area.
- As development occurs along existing gravel roads in the annexed area, the city will incorporate seal-coating improvements into their street surfacing program. At current prices, it will cost approximately \$5,000 to surface the 0.3 miles of gravel roads.



DESCRIPTION OF EXISTING MUNICIPAL SERVICES

Currently, the following services are provided by the City of Algona:

- Police Protection
- Ambulance Service
- Fire Protection
- Public Works
 - Street Maintenance
 - Sanitary Sewer
 - Water System
 - Solid Waste Pick-up
 - Storm Sewers
- Municipal Library
- Parks and Recreation
 - Golf Course
 - Swimming Pool
 - Summer Recreation Programs
- Municipal Hospital
- Municipal Airport
- Building and Zoning Administration
- Municipal Cemetery
- Municipal Electric Utility

The City has annually reviewed these services and maintained a budget for their maintenance and expansion, notably current improvements are underway or anticipated for the city's sewer and water systems within the annexation area.

Some of the city's services are presently available to citizens in the annexation area, and include: electrical service, airport, hospital, recreation programs, library, fire protection, ambulance service, water and sewer.

COMMUNITY PROTECTION

Currently the City of Algona has a nine-member police force which periodically patrol the annexation area. The annexation of this additional land will not require the City to expand the police force.

Ambulance service is provided through an 18-member volunteer group that already serves the annexation area. This service also includes rescue and emergency aid.

The fire department for the City consists of a 25-member volunteer force, which currently has agreements with the surrounding townships, including the annexation area, for fire protection.

The fire station is located adjacent to City hall, and is a two stall facility that houses three (3) pumper trucks, one (1) water tank truck, and one (1) rescue unit. Recent improvements include replacement of the garage doors with wider doors to facilitate vehicle movement.

PUBLIC WORKS

Water Distribution System

The capacity of Algona's water distribution system has improved appreciably during the past ten years due to new and ongoing construction and expansion which has included new wells, a new storage tank and an extended treatment plant.

Algona's water source is pumped from the Dakota Sandstone aquifer through four wells which range in depth from 150 to 180 feet. This aquifer supplies an excellent source of high quality water, which is delivered at a rate of 1,600 gallons per minute to the treatment plant. In turn, the plant delivers 1,500 gallons per minute to the system or 2,160,000 gallons per day. Water storage facilities consist of a 350,000 gallon clear well at the treatment plant, a 300,000 gallon storage tank near city hall and a 500,000 gallon storage tank located on the north side of Commercial Street one-half block east of Union Street.

The average daily use for 1976 was 650,000 gallons, with a maximum demand of 1,250,000 gallons. Both of these demands were dramatic increases over the 1967 levels of 491,500 gallons and 825,000 gallons, respectively.

Based on these capacities, it is possible to estimate a general demand-supply comparison for meeting both personal and fire protection needs for the city. It should be remembered, though, that this is only a general estimate to use for comparison purposes.

1976 Demand	
Fire Reserve (2,300 G.P.M. flow for nine hour duration)	1,242,000 gals.
Domestic Demand (Maximum demand for nine hour duration)	<u>468,750 gals.</u>
Total 1976 Demand	1,710,750 gals.
1976 Supply	
Plant Production	900,000 gals.
Storage Capacity	<u>1,100,000 gals.</u>
Total 1976 Supply	2,000,000 gals.
Total 1976 Demand	<u>1,710,750 gals.</u>
Total 1976 Surplus	289,250 gals.

This comparison shows that Algona had the capacity to meet all existing demands as estimated by using only 85 percent of its total available existing supply.

Estimated population projections for 1990 create an estimated need for a fire reserve of 1,600,000 gallons and a domestic maximum demand of approximately 562,000 gallons, or a total 10-hour duration demand of 2,162,000 gallons. While present supply capacities may not be sufficient to meet this projected need, it should cause no major problem for the city. Future supply capacities can be expanded to sufficient capabilities.

Electric Distribution

Electric power in Algona is supplied through a municipal power plant which contains seven dual fuel diesel engines with a nameplate capacity of 13,504 kilowatts. This is an increase of 4,100 kilowatts over 1967, or 44 percent. Peak demand for 1976 was 13,200 kilowatts.

Future demands have been adequately provided for through the joint ownership with other utilities of a 576 MW generating plant referred to as Neal -4. Algona Municipal Utilities (AMU) also has completed the construction of a new 28,000 KVA sub-station on-site to receive the block of power available in late 1978 or 1979. The new sub-station facility also provides AMU excess for a tie line connection to the Northwest Iowa Municipal Electric Coop Association (NIMECA) which is a member of Corn Belt Power Cooperative. AMU owns a 15 MW, 2.6 percent share in the Neal -4 project. Other owners of Neal -4 are:

Member Utilities	Ownership Percentage
Iowa Public Service Company	43.403
Interstate Power Company	17.361
Corn Belt Power Cooperative	4.861
Northwest Iowa Power Cooperative	17.361
Bancroft Municipal Utilities	.347
Coon Rapids Municipal Utilities	.521
Graettinger Municipal Light Plant	.174
Laurens Municipal Light & Power Plant	.521
Milford Municipal Utilities	.347
Spencer Municipal Utilities	1.215
City of Webster City, Iowa	2.604
Northwestern Public Service Company	8.681

Gas Distribution

Algona is sufficiently supplied with gas from the North Central Public Service, who in turn is supplied by Northern Natural Gas. The border stations which provide the gas are located east of the city.

North Central Public Service is a modern intermediate pressure system of welded steel pipe. It serves Algona with a 3,000 Mcf volume per day and has no problems fulfilling the present needs of Algona. While future needs are expected to be met, the supply of natural gas has become a national concern. Future shortages may cause gas supplies to dwindle and costs to rise. These problems are not foreseen to happen in Algona, however, in the near future.

Sanitary Sewer System

The sanitary sewer system in Algona consists of approximately 31 miles of 6-inch through 21-inch diameter pipe, with an average diameter of 9.5 inches. The original collection system was constructed before 1950 and serves most of the city.

The sanitary sewer lines are considered public sewers maintained by the city and are located, for the most part, on public land. In addition to the public sewer lines, private service lines connect users to the public mains. The service lines involve a total length of sewer nearly equal to that of the public lines.

Collection System

There are three bypass structures on the interceptor sewers within the system. During current high wastewater flow, wastewater is bypassed through these structures which causes pollution of the river. It is Federal and State policy that bypass structures will be eliminated if possible. If bypass structures cannot be eliminated, detention facilities or some other means of control or treatment and disinfection of overflows will be considered. A Wastewater Facility Plan was completed for Algona in 1976.

Wastewater Treatment Plant

The sewage treatment plant is located on the western edge of the city and was designed to serve a population of 9,000 persons or an average daily flow of 655,000 gallons. The plant is a sedimentation type facility, using a trickling filter and a separate digester, with a capacity of 1,500,000 gallons. The average daily flow is 892,000 gallons per day, with a peak flow of 1,050,000 gallons per day, both of which are well below the plant's capacity.

Storm Sewers

Storm sewers are those conduits, or pipes, constructed to carry storm water runoff from various collection points, or inlets, to a point of discharge such as a stream, lake or river. Storm sewers are required when the amount of surface runoff cannot be safely carried in streets and gutters or when topography dictates that a particular area does not have adequate natural drainage.

The present system contains 12.2 miles of conduits ranging in diameter from 8 inches to 60 inches. The present system is quite extensive for a city the size of Algona and are well designed. Future additions to the system will be required primarily in newly developed areas. The existing trunk system appears adequate for future growth, so only local service extensions will need to be constructed.

Solid Waste Pickup

Currently the City of Algona has a private agency that collects solid waste. This agency presently serves the annexation area. The county landfill site is used to dispose of Algona's solid waste.

COMMUNITY SERVICES

Airport Terminal

A sharp increase in airport usage at Algona is a very reasonable possibility at the present time. However, until this possibility becomes more definite, it is extremely difficult to determine the amount of terminal expansion (if any) that is necessary. The present terminal building is adequate to handle current demand.

Library

Located on the south side of Nebraska Street, between Dodge and Moore Streets, the library was built in 1904. The building is in very good condition and expansion of the present facility is not necessary at this time.

Parks and Recreation

At present, the City of Algona has a well developed park system with an accompanying recreation program. The city has 44 acres in its park system. A golf course is located on the western edge of Algona, which serves the community and surrounding rural area.

Plans for Agreements with Special Service Districts

Presently fire protection is contracted from the city by township trustees for the annexation area and beyond. Operating expenses of the fire station are shared and one vehicle is owned and reserved for rural protection. Based upon the proportion of area affected by annexation, this contract will be revised with costs for the expanded corporate area to be funded from the city's general fund.

EXHIBIT 7

STATEMENT THAT NONE OF THE AREA IS CURRENTLY INCORPORATED

I hereby certify that none of the area proposed for annexation as described in this petition is currently incorporated, and furthermore that all land affected by this proposal is isolated within or contiguous to the present corporate boundaries of Algona, Iowa.

Signed this 16 day of June 1978.

ATTEST:

Robert C. Smith
CITY CLERK

Harold Van Allen
MAYOR - CITY OF ALGONA

CONSIDERATIONS FOR THE ANNEXATION PROPOSAL

Algona's attractiveness as a community has been reflected in past trends of population, housing, and economic growth rates, which are anticipated to continue in the future. Past growth has resulted in substantial development occurring within Algona and in surrounding areas.

Concentrated residential, commercial, and industrial development adjacent to Algona's corporate limits has created a "perceived" community area that is much larger than the actual city area, defined by an invisible corporate boundary. However, the location of the current boundary has placed increasing constraints upon the community's ability to program and provide city services in an efficient manner to existing concentrated development around the city, and further to facilitate the effective expansion of city services to provide for anticipated future development.

Three analyses have been completed to insure that the impacts of the annexation proposal were fully considered prior to the submission of this petition. These are presented in Appendix I, Planning Analysis; Appendix II, Administrative/Financial Analysis; Appendix III; Overall Impact Analysis. The findings of these analyses have been used in the development of the exhibits attached to this petition.

APPENDIX I
Planning Analysis

Relationship to Existing Comprehensive Plans

Regional Plan

NIACOG, the Area II regional planning agency, has developed a region-wide land use plan which addresses the future development consideration of Algona. The Region II Comprehensive Development Plan outlines growth centers for the eight-county region. These growth center communities have been identified because of their existing economic base. These centers will draw the bulk of any new economic development coming into the region and will serve as the major employment centers. As a result, service operations will tend to concentrate in these areas which will draw the rural population. All of these areas contain varied amounts of undeveloped land within their corporate limits that are served by adequate utility services. Therefore, these centers are physically and environmentally capable of supporting this growth. An individual analysis of each growth center has been completed.

The City of Algona has been singled out as a regional growth center.

Algona serves as a local trade and service center for the surrounding rural area and provides health, commercial, employment and cultural opportunities for surrounding communities.

The surrounding local region is predominantly agricultural in nature. Algona's economy depends strongly on the construction and manufacturing industries for its basic employment. However, a strong service trade element has been indicated over the past few years. The types of increased land usage which can be most expected are retail service, manufacturing and the accompanying residential growth.

Estimated Land Use Requirements-1980, 1990

Category	Existing		1980		1990	
	Acres Developed	Acres/100 Population	Population Change (100)	Acres Needed	Population Change (100)	Acres Needed
Residential	555	9.20	5.44	50.05	9.21	84.73
Commercial	36	60	5.44	3.27	9.21	5.53
Industrial	109	1.81	5.44	9.85	9.21	16.67
Transportation	320	5.31	5.44	28.89	9.21	48.91
Recreation	80	1.33	5.44	7.24	9.21	12.25

Local Plans

A Comprehensive Development Plan was prepared for Algona in 1969, and updated for the community in 1976 by the NIACOG staff. The Plan Update reviewed existing development within Algona and established a plan to guide future growth to the year 2000.

Population projections in the Update anticipate a community population of 8,000-9,000 persons by the end of the century.

A concept for long range land use development is shown in Figure I-A. This plan was based upon anticipated land area needs and considered future street and highway needs, efficient extension of sewer and water system, flood-prone areas, and soil suitability for structural development. The plan emphasized the need to direct future growth primarily toward the east, northeast and southeast of existing developed areas and to be compatible with existing concentrated development around the city.

The annexation proposal corresponds very closely with anticipated future growth areas in the Algona Plan. Although no development is anticipated in the proposed annexation area northwest of the city, this area has been included inasmuch as it contains a substantial drainage basin from which any runoff flows through the city. This drainageway has previously created flash flooding problems within the city. As a result, the area is being proposed for annexation to insure the prevention of development which would increase the rate of runoff.

Existing Development Pattern

Existing land use within Algona is shown in Figure I-B. The current development pattern of the area proposed for annexation is shown in Exhibit 1 of the petition.

The following is a breakdown of the various land use categories that exist in Algona.

Existing Land Use Inventory

	Acres	% of Total
Single-family	678	42%
Multi-family	80	5%
Public/Semi-public	300	18%
Commercial	36	2%
Industrial	109	7%
Agricultural or vacant	<u>427</u>	<u>26%</u>
Total	1,630	100%

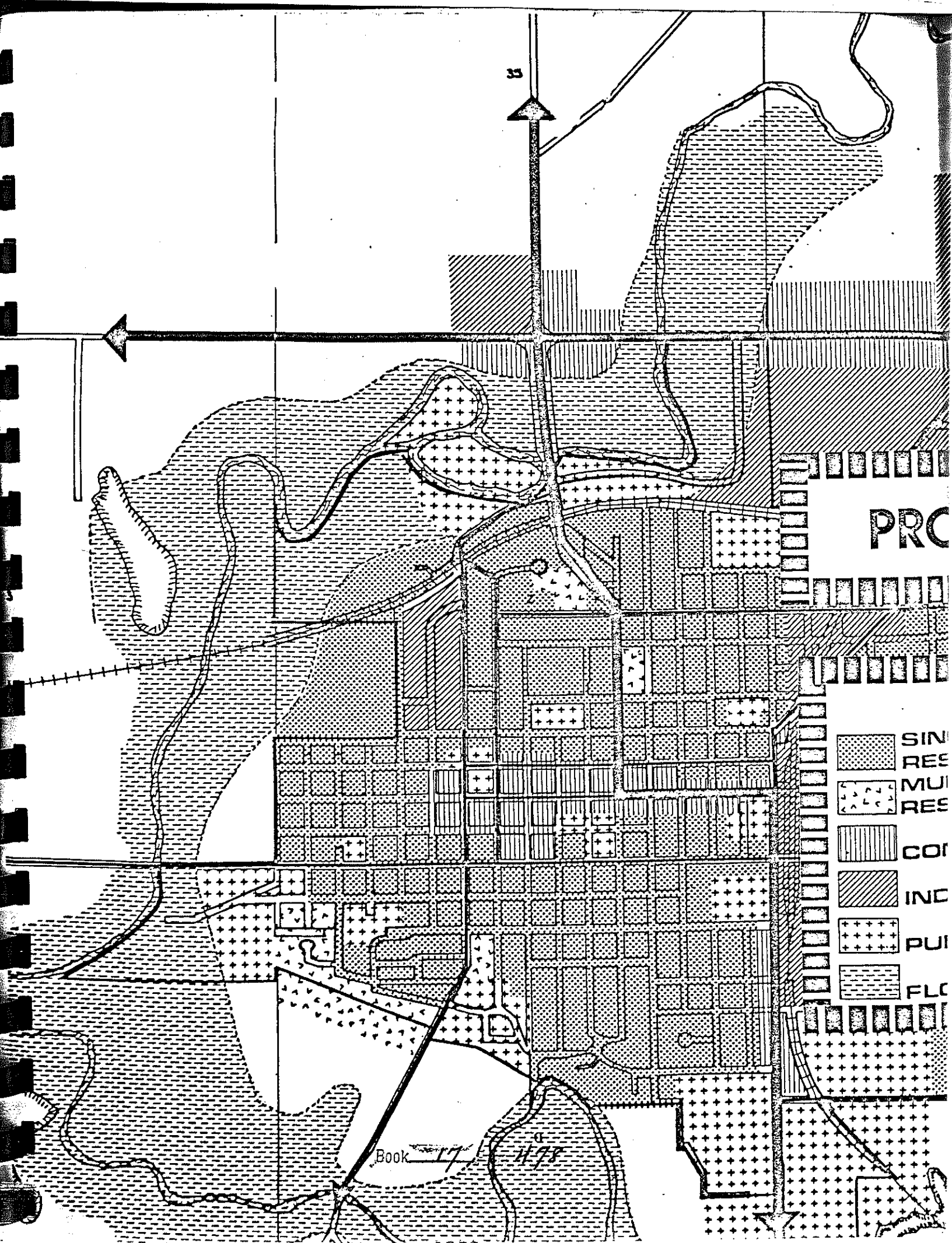
Capital Improvement Plans and Budgets

Algona has annually revised and developed an annual program and budget for major expenditures within the city. Although the costs of capital improvements in the proposed area for annexation have been generally estimated, they cannot be fully incorporated into the city's programming-budgeting process until annexation is successfully undertaken. The City Council will be undertaking a more comprehensive approach toward capital programming in fiscal year 1979, which will include the establishment of fiscal policies, ranking of improvement priorities, and on-going maintenance of Algona's capital improvement program. This approach will assist the effective development of future programs for the expanded corporate area upon approval of the annexation proposal.


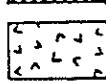


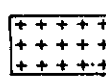
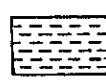


Northside Water Study

In 1977 the City of Algona received a preliminary report concerning the feasibility of water main extension to the annexation area. The report summarized the estimated cost of the project, the attitudes of the individuals located in the annexation area, and general course that the City should undertake. The following is a description of the three project areas and the cost to construct the mains and laterals into the area.

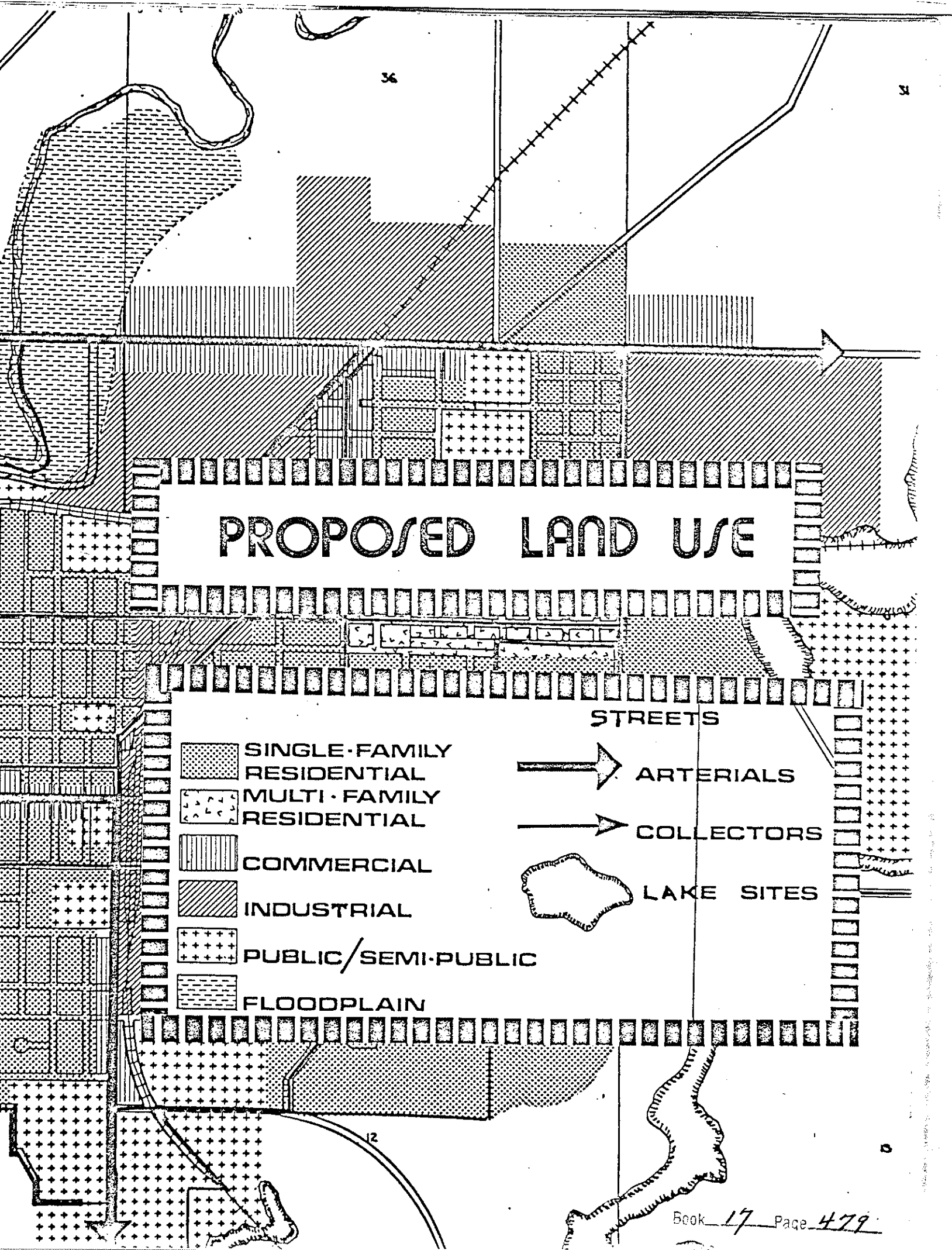
1. City water to Highway 18 and 169 intersection.
2. City water through Highway 18 and 169 intersection to Druggists Mutual Insurance Company.









PRO

-  SING
-  RES
-  MUL
-  RES
-  COI
-  INC
-  PUI
-  FLC




Book 17 1178



PROPOSED LAND USE

-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  FLOODPLAIN

STREETS

-  ARTERIALS
-  COLLECTORS
-  LAKE SITES

34

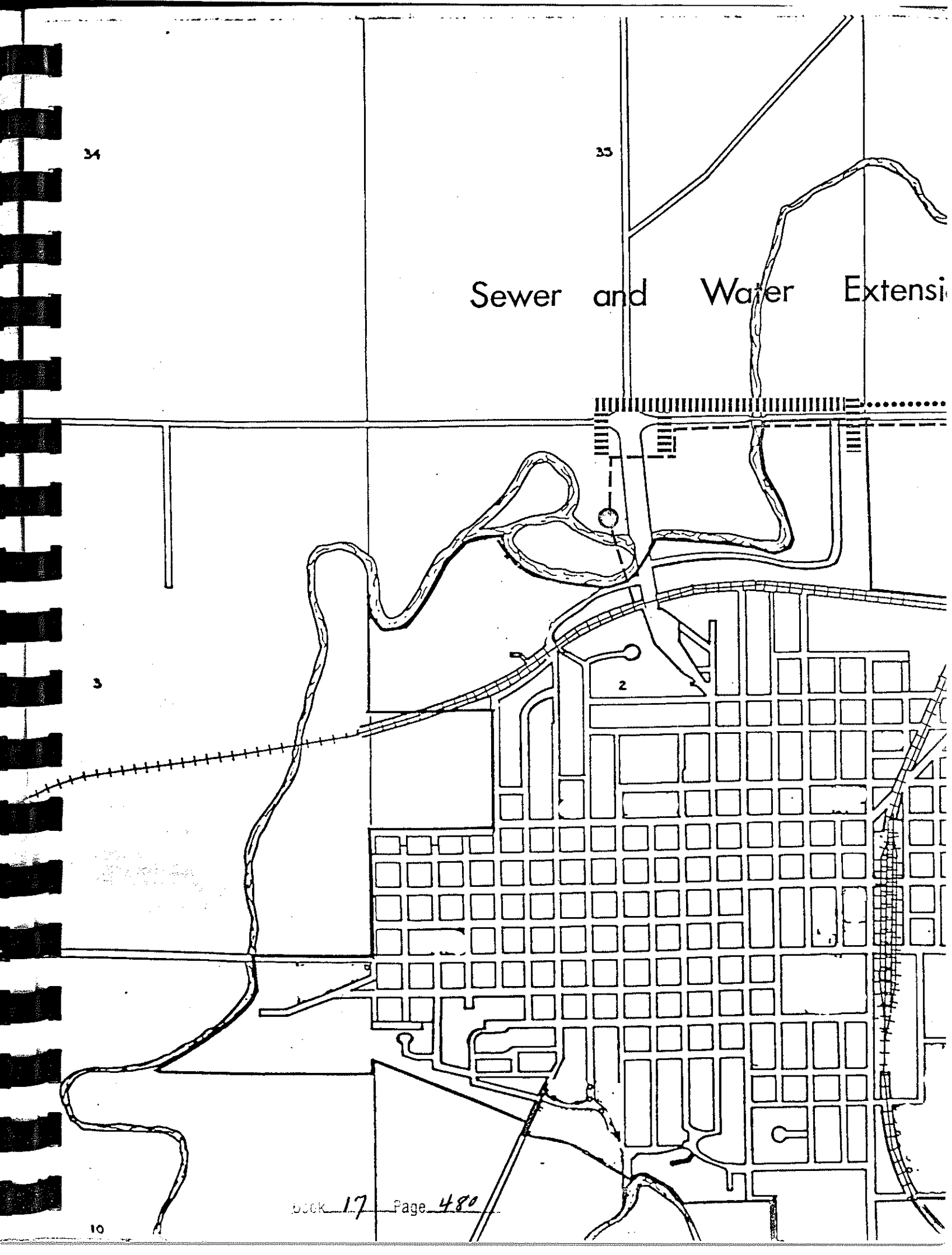
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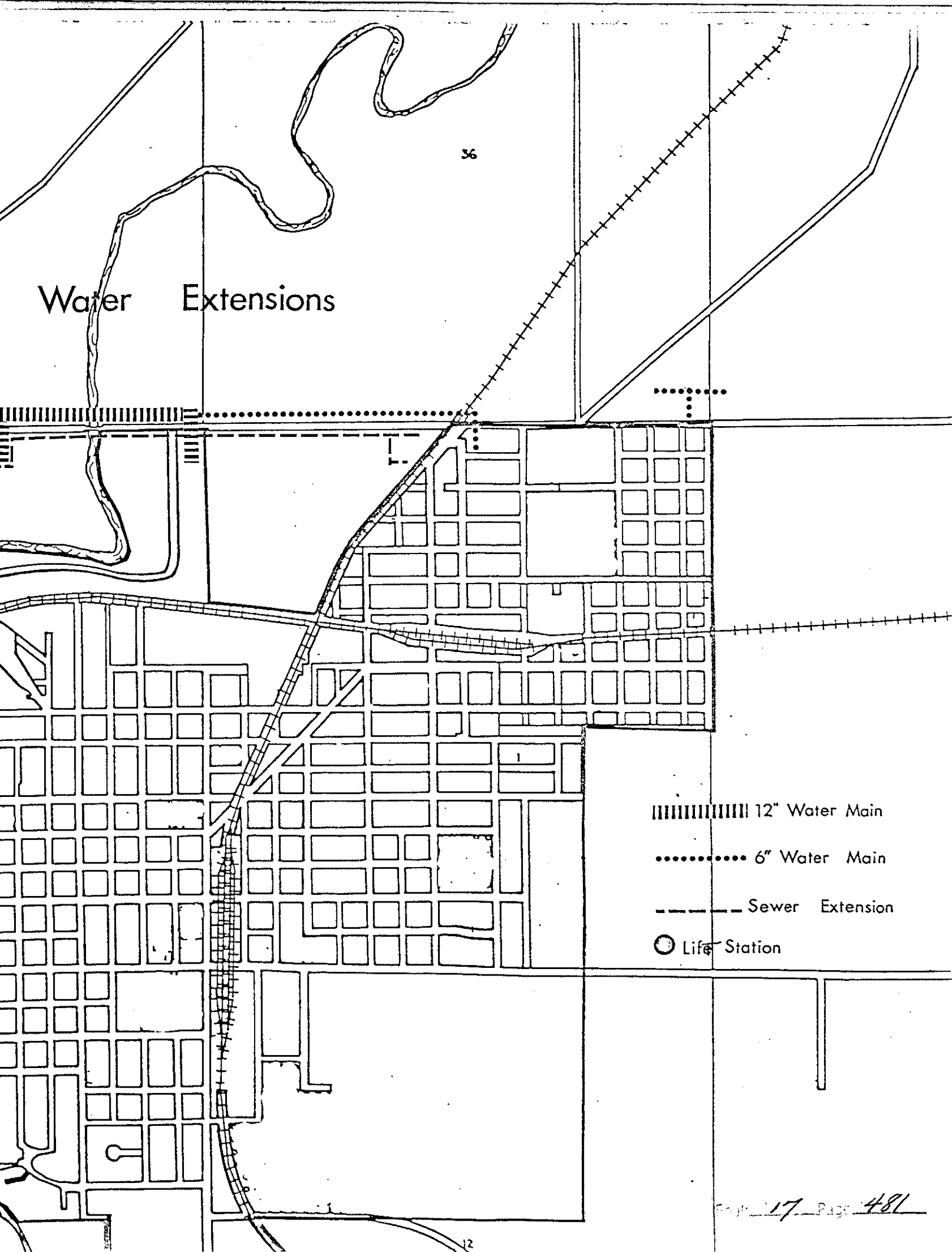
Sewer and Water Extensi

3

2

10





Water Extensions

56

- ||||| 12" Water Main
- 6" Water Main
- Sewer Extension
- Life Station

3. City water through Highway 18 and 169 intersection to Druggists Mutual Insurance Company and to Haas Subdivision.

Cost information is summarized below.

	SERVICE AREA		
	<u>1</u>	<u>2</u>	<u>3</u>
Estimated Project Cost	\$168,000	\$255,000	\$335,000
Equivalent 6-inch System	129,200	206,300	269,500
Front Footage Served	3,140	6,873	10,667
Assessment Policy (\$/ft.)	41.15	30.02	25.27

Northside Sanitary Sewer Study

In conjunction with the aforementioned water study on appraisal of providing the annexation area with sanitary sewer services was conducted in 1976. This study provided the City with two alternatives. Various segments of the alternatives are in the construction stage, at this time. The following map gives a graphical illustration of the various project locations, both water and sewer.

Zoning Considerations

The transfer of the proposed annexation area from county to city zoning restrictions will be made in an orderly manner and will not leave the area vulnerable to undesirable development. The Algona Zoning Ordinance provides that all land annexed to the city will automatically be classified "AG" Agricultural until appropriate zoning amendments can be made. Amendments will be made by the city and/or citizen petitioners and will respect existing development and the land use plan for the area.

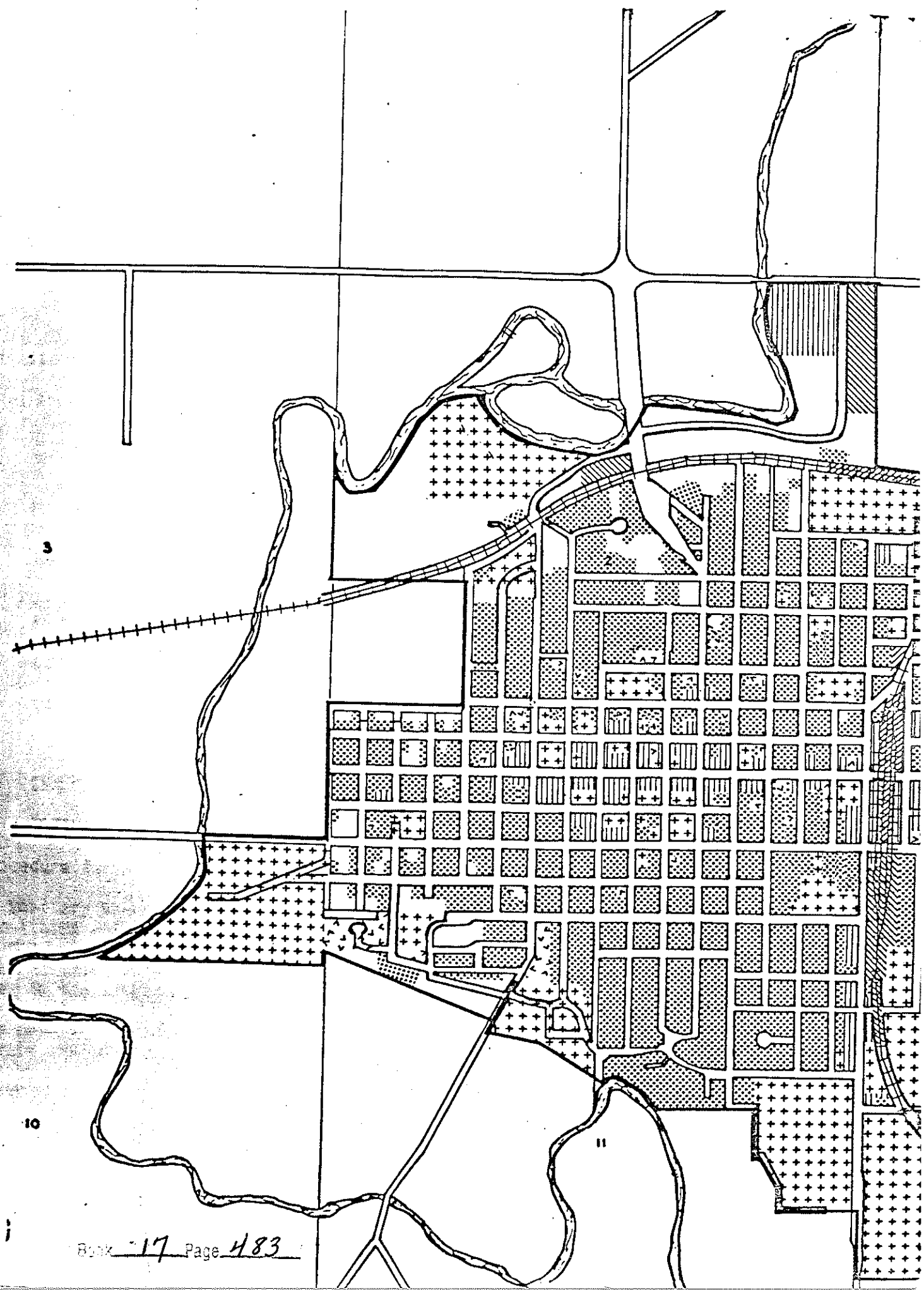
Impact on Blighted Areas

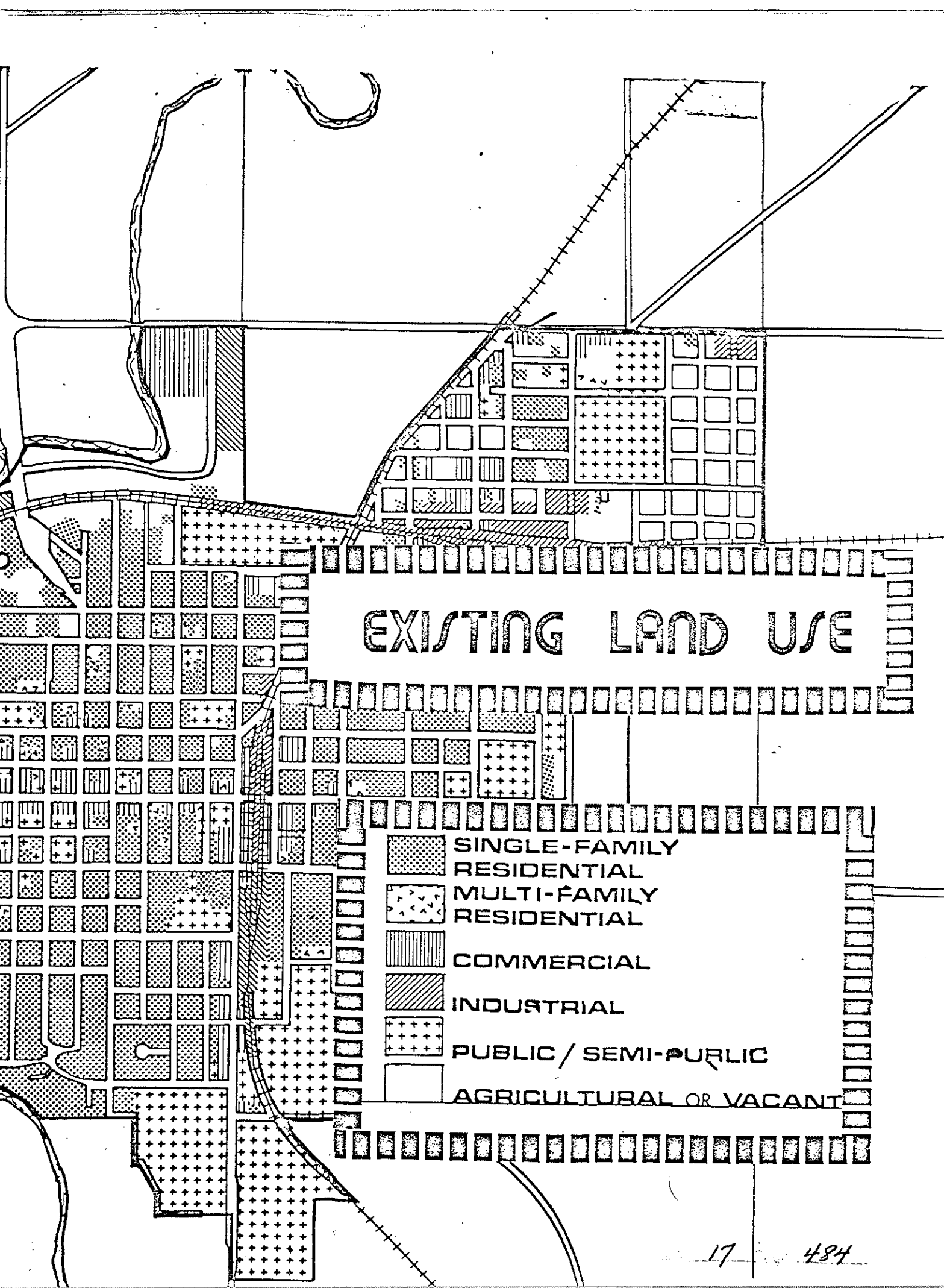
No substantial areas of deterioration exist within the proposed annexation area. Incorporation of this area into the city along with the provision of city services and utilities will have the favorable impact of providing expanded alternatives for the development or redevelopment of property in the area.

Formal Policies of the Regional Planning Agency







NIACOG'S overriding objective is to "strengthen local governments" within Area II. This objective is implemented through the development of plans, encouraging the effective utilization of State and Federal funds by local units of government, and by providing technical assistance to local governments for comprehensive planning and establishment of regulations to implement local plans.

Several policies have been adopted by the NIACOG Board of Directors to address the concerns of growth and economic development within the region. These policies were reflected in the Region II Comprehensive Development Plan and include:





EXISTING LAND USE

-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC / SEMI-PUBLIC
-  AGRICULTURAL OR VACANT

1. Encourage and promote local comprehensive land use planning based on individual community and county needs.
2. Continue growth in an orderly manner to permit the efficient provision or extension of services where needed.

APPENDIX II

Administrative/Financial Analysis

Assessed Valuation and Bonding Capacity

IMPACT OF PROPOSED ACTION ON CITY'S:

	<u>ASSESSED VALUATION X .05 =</u>	<u>BONDING CAPACITY</u>
BEFORE:	<u>62,375,244.</u>	<u>3,118,762.</u>
AFTER:	<u>71,690,662.</u>	<u>3,584,533.</u>
NET DIFFERENCE (gain/loss)	<u>9,315,418.</u>	<u>465,771.</u>

APPROXIMATE PROPERTY TAX CAPACITY TAKEN FROM OR ADDED TO MUNICIPAL

LEVY (at current aggregate rate) \$88,000. added to municipal

LOCAL RESIDENTIAL FIRE INSURANCE RATES FOR TERRITORY BEFORE	<u>09</u>
AFTER	<u>06</u>

CHANGE IN FEDERAL REVENUE SHARING FORMULA ALLOCATION _____

ESTIMATED GAIN (loss) \$ 1,200.00 gain

Procedure for Financing Major Capital Improvements

As sanitary sewer lines are extended into the annexation area, the cost of such facilities will be financed with a percent of the total cost being assessed back to the property owners in that sewer district and the balance would be assumed by the city with a general obligation bond issue. The estimated cost of the facilities to the annexation area will be \$437,300.00.

The following guidelines have been developed to determine water main extensions within and outside of the City of Algona.

Water main extensions shall be determined on the following method, whereby the Water Department customer, property owner, or developer property owner assume the following associated costs:

1. Water Main Extension Within Corporate Limits

The cost shall be calculated on the basis of a 6" water main, all associated fittings and related equipment including all installation and digging. A deposit for the total of the project may be required prior to commencement of extensions.

2. Water Main Extension Outside City Corporated Limits

No water main extensions shall be made outside City Corporate Limits effective December 23, 1977, excluding City of Algona Airport Property or other City property. No additional water taps or increase in size of present water taps shall be allowed on any existing water mains outside the City Corporate Limits effective December 23, 1977, excluding City of Algona Airport Property or other City property. Water Main Extensions may be made outside City Corporate Limits to serve a customer or customer within the City Corporate Limits when design of the water main extension requires same. In no event shall property outside City Corporate Limits be allowed service from this type of installation.

Water Main Extension Ownership

All water main extension shall become the property of the Algona Municipal Utilities after installation has been completed and accepted. Repair and maintenance shall be the responsibility of the Water Department.

APPENDIX III
OVERALL IMPACT ANALYSIS

Activities Encouraged by the Proposed Annexation

One of the major considerations that was put forth in the Algona General Development Plan was to provide for orderly growth and development which will hopefully result in anticipated and planned development patterns.

Sewer and water service will be extended to critical areas of concentrated development, after annexation is approved. These utilities will be engineered to meet anticipated demands from currently undeveloped or partially developed portions of the proposed annexation area based upon long range planning projections. As growth pressures continue in the Algona area, the availability of city utilities will allow for more intensive land use developments to occur as utility services are programmed and extended.

Noise and Pollution Characteristics of Such Activities

Zoning and subdivision regulations and other city, State, and Federal regulations will effectively limit adverse environmental affects of future land activities developed in the proposed annexation area. Traffic volume increases may result from future development dependent upon the levels of "trip attractions" generated by land activity uses. These increases may affect noise and auto emission levels on existing and future streets in the affected area, but their impact is anticipated to be negligible, and no substantial impacts will be evidenced upon the more populous parts of Algona.

Impact of City Sewer and Water Service and Storm Run-off Protection

Concentrated development within the annexation area has resulted in the creation of existing and potential health hazards resulting from soil types inadequate for septic systems, improper for septic system, improper installation of septic tanks and/or their proximity to wells, and the density of residential developments. These problems have been recognized and the proper steps to alleviate the situation will be undertaken upon annexation.

Soils

A soil survey has been completed for the City of Algona and surrounding rural areas. Information obtained from the survey has been used as a factor in determining future land use potential in Algona. Overall soil suitability for all types of development within the annexation area would be considered fair. Because of the large amount of development and the various cut and fill patterns that have taken place because of this development soil types within the annexation area have seriously been altered. The East Branch of the Des Moines River

is the only limitation towards utilization for commercial, industrial and residential development. At the present time the city has engaged a consulting firm to ascertain flood plain limits.