

CHAPTER 100

SEWER CONNECTION CHARGES AND FEES

100.01 Purpose
100.02 Subdistrict 1
100.03 Subdistrict 2
100.04 Subdistrict 3
100.05 Subdistrict 4
100.06 Subdistrict 5
100.07 Subdistrict 6
100.08 Subdistrict 7

100.09 Subdistrict 8
100.10 Subdistrict 9
100.11 Subdistrict 10
100.12 Subdistrict 11
100.13 Properties Outside Subdistricts
100.14 Extensions – New Subdistricts
100.15 Payment
100.16 Limitation On Amount

100.01 PURPOSE. The purpose of this chapter is to establish a connection charge or fee for the privilege of making a connection to a sanitary sewer when the property served has not paid its equitable portion of the total cost of the sewer, or it has not been charged to the property, so that all persons using sanitary sewer facilities will pay substantially their equitable portion of the cost of any such sanitary facility.

100.02 SUBDISTRICT 1.

1. Established. A Sanitary Sewer Subdistrict Number 1 is created which includes all area within the following described boundaries of the City:

All of Jongewaard's Addition to Jefferson, Iowa;

All of Jongewaard's Second Addition to Jefferson, Iowa;

Lots 1, 2, 3, & 4 of S. C. Judy's Addition, and all of the following described area: commencing at the Northwest Corner of Lot 1 of S. C. Judy's Subdivision to Jefferson, Iowa, thence east 363.1 feet, thence south 80 feet, thence west 50 feet, thence south 200 feet, thence east 50 feet, thence south 1337 feet, thence west 216 feet, thence south 162 feet, thence west 264 feet, thence south 15 feet, thence west to the Southeast Corner of Lot 1, Jongewaard's Second Addition to Jefferson, Iowa, thence north 210 feet to the north edge of Sunset Road, thence east to the Southeast Corner of Lot 19, Jongewaard's Addition to Jefferson, Iowa, thence northwesterly to the North Vertex of said Lot 19, Jongewaard's Addition, thence east to a point 150 feet west and 150 feet north of the Southeast Corner of Lot 2, in the N¹/₄ of SE¹/₄NE¹/₄ 18-83-30, thence north to the place of beginning.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 1 the sewer connection charge shall be the sum of deficiency previously established against the lot where the sewer is proposed to be connected. If the amount of deficiency is not ascertainable, the sewer connection charge shall be one hundred fifty

dollars (\$150.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.03 SUBDISTRICT 2.

1. Established. A Sanitary Sewer Subdistrict Number 2 is created which includes all of the area within the following described boundaries of the City:

Blocks 1 through 16, Gray's Addition to the City of Jefferson;

All of the subdivision of Outlot 1 of Gray's Addition to the City of Jefferson;

All of Potter's subdivision of Outlot 1, Manning's Addition to the City of Jefferson;

Blocks 13 and 14 and Outlot 10 and 13 Manning's Addition to the City of Jefferson;

All of the land lying north of the Chicago Northwestern Railroad right-of-way in the SW¹/₄ of SE¹/₄ of 5-83-30, Greene County, Iowa.

A plat showing the district described in this subsection shall be maintained in the office of the Clerk.

2. Amount of Charge. For Subdistrict Number 2 the connection charge for commercial or business connection shall be the sum of five hundred dollars (\$500.00), or for residential connections the sum of three hundred dollars (\$300.00), which sums are deemed to be the equitable portion of the total original cost of each sanitary sewer for each residential or business property.

100.04 SUBDISTRICT 3.

1. Established. A Sanitary Sewer Subdistrict Number 3 is created which includes all of the area within the following described boundaries within the City:

Lots 1, 2, 3, 4, 5, 6, 7 all in Block 1 of Sunnyside Addition to the City of Jefferson, Iowa, and Lots 11, 12, 13, 14, 15, 16, 17 all in Block 2 of Sunnyside Addition to the City of Jefferson, Iowa.

A plat of the district described in this subsection shall be maintained in the office of the Clerk.

2. Amount of Charge. In Subdistrict Number 3 the sewer connection charge shall be the deficiency previously established against the lot where the sewer is proposed to be connected. If the amount of the deficiency is not ascertainable, the sewer connection charge shall be one hundred fifty dollars (\$150.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.05 SUBDISTRICT 4.

1. Established. A Sanitary Sewer Subdistrict Number 4 is created which includes all of the area within the following described boundaries within the City:

The W $\frac{1}{2}$ of Blocks, 4, 5, 12, & 13 of Gray's Addition to the City of Jefferson, Iowa; the east 150 feet of Lots 9 and 10 in the SW $\frac{1}{4}$ of 5-83N-30, west of the 5th P.M., a strip of land 150 feet wide lying south of Lot 10 in said Section 5, and north of the Chicago Northwestern Railway right-of-way abutting the west line of North Wilson Avenue; a strip of land 183 feet north and south by 300 feet east and west in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of 5-83N-30, west of the 5th P.M.

A plat of the district described in this subsection shall be maintained in the office of the Clerk.

2. Amount of Charge. In Subdistrict Number 4 the sewer connection charge shall be the deficiency previously established against the lot where the sewer is proposed to be connected, or the connection fee hereinafter established, whichever is less. If the amount of deficiency is not ascertainable, the sewer connection charge shall be three hundred dollars (\$300.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.06 SUBDISTRICT 5.

1. Established. A Sanitary Sewer Subdistrict Number 5 is created, which includes all of the area within the following described boundaries within the City:

E. 50 feet Lot B & Lot C & D, Sub-D, Lot 2, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 13, Sub-D, Lot 3, NW $\frac{1}{4}$ Sec. 17-83-30; Lot 4 except Lots A & C of said Lot 4, NW $\frac{1}{4}$ Sec. 17-83-30; Lot 5, NW $\frac{1}{4}$ Sec. 17-83-30; Lots A & B, N $\frac{1}{2}$ of Lot 6, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 20, Sub-D, Lot 6, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 10, Sub-D, Lot 8, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 10, Sub-D, Lot 9, NW $\frac{1}{4}$ Sec. 17-83-30; Lots A & B, Lot C (ex. S 271.25 feet of W 152 feet) and W 155 ft. of Lot 10, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 24, Sub-D, Lot 11, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 5, Sub-D, Lot 12, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 13, Sub-D, Lot 13, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 4 through 7 of Lot B, Lot C, Sub-D, Lot 14, NW $\frac{1}{4}$ Sec. 17-83-30; Lots 1 through 38, Sub-D, Lot 15, NW $\frac{1}{4}$ Sec. 17-83-30; N 198 feet of E 150 feet of Lot M, NW $\frac{1}{4}$ Sec. 17-83-30; Block 4, Exc. E 61 feet of Lots 7 & 8, Turrill's Addition to Jefferson, Iowa, Lots 5 through 16, Kendall's Addition to Jefferson, Iowa.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 5 the sewer connection charge shall be the deficiency previously established against the lot where

the sewer is proposed to be connected. If the deficiency is not ascertainable, the sewer connection charge shall be one hundred seventy-five dollars (\$175.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.07 SUBDISTRICT 6.

1. Established. A Sanitary Sewer Subdistrict Number 6 is created which includes all of the area within the following described boundaries within the City:

Lots 6 through 8, Block 2, Marker's Subdivision of Lot 9, NW-SE, Section 7-83-30;

Lots 18 through 24 and W 60 feet of Lots 1 through 3, Block 1, Fair Acres Addition; Lots 1 through N 20 feet Lot 8 and Lots 13 through 24, Block 2, Fair Acres Addition; Blocks 3, 4, 8 & 9, Fair Acres Addition; South 9 feet Lot 3 and all of Lots 4 through 24, Block 5, Fair Acres Add.; W $\frac{1}{2}$ Block 6, Fair Acres Add.; Lots 5 through 16, Block 7, Fair Acres Add.; Lots 6 through 9, Block 2, Jefferson Land & Loan Co. 1st Add.; Lots 8 through 14 except the N $\frac{1}{2}$ of Lots 13 & 14, Block 3, Jefferson Land & Loan Co. 1st Add.; all of Pett's Add.; E 250 feet of S $\frac{1}{2}$ N $\frac{1}{2}$, NE-SW 7-83-30; N 82.5 feet of E 250 feet of N $\frac{1}{2}$, S $\frac{1}{2}$ NE-SW 7-83-30; E 250 feet Lot A, NE-SW Sec. 7-83-30; S 92 feet of N 224 feet of E 243 feet of E 338 feet N $\frac{1}{2}$, S $\frac{1}{2}$ NE-SW Section 7-83-30 except Lots A & B; Lot A of Lot 20, SE-NW Sec. 8-83-30; W 95 feet of E 338 feet N $\frac{1}{2}$, S $\frac{1}{2}$ NE-SW Sec. 7-83-30 except Lots A & B; W 881 feet of N 233 feet of SW-SE Sec. 7-83-30; N 200 feet Lot A of Lot 4 NW $\frac{1}{4}$ Sec. 7-83-30; Lots 7 through 13, and W $\frac{1}{2}$ alley abutting thereto, Block 1, Sunnyside Add.; Lots 1 through 10 and 16 through 23, Block 2, Sunnyside Add. E 74.3 feet of S 18 feet Lot 2 and all of 3 through 13, Block 3 Sunnyside Add.; Block 1 & 2 J. F. Head's Add.; McCain's Sub-d., Block 4, J. F. Head's Add.; McCully's Sub-d., Block 5, J. F. Head's Add. except Lots 5 & 6; W $\frac{1}{2}$ Block 6, J. F. Head's Add. except Lot 5 of Sub-d. of W $\frac{1}{2}$; S 90 feet of E $\frac{1}{3}$ of Outlot 12 and all Outlot 13 & 14, Original Town; S $\frac{1}{2}$ Block 26, except N $\frac{1}{2}$ Lot 209, S $\frac{1}{2}$ Block 27, Block 28, 29, 40 and 41, Original Town; Lot 225, Block 30, Original Town.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 6 the sewer connection charge shall be the deficiency previously established against the lot where the owner is proposed to be connected, or the connection fee hereinafter established, whichever is less. If the deficiency is not ascertainable the sewer connection charge shall be one hundred fifty dollars (\$150.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.08 SUBDISTRICT 7.

1. Established. A Sanitary Sewer Subdistrict Number 7 is created which includes all the area within the following described boundaries within the city:

All of Blocks 3, 6, 8, 9, 10, 11, 15, 16, 17, 18, 19, 20, Albert Head's Add.;

The W $\frac{1}{2}$ of Blocks 2, 7, Albert Head's Add.;

The S $\frac{1}{2}$ of Blocks 23, 24, 13, Albert Head's Add.;

The N $\frac{1}{2}$ of Blocks 21, 22, Albert Head's Add.;

The S 100 feet of Block 25, Albert Head's Add.;

Block 12 exc. the NW $\frac{1}{4}$, Albert Head's Add.;

Block 26 exc. the W 140 feet of N 162.6 feet, Albert Head's Add.;

The N 90 feet and the E $\frac{1}{2}$ of Block 5, Albert Head's Add.;

The S 170 feet of Block 14, Albert Head's Add.;

The S 200 feet of E 65.5 feet of Block 4, Albert Head's Add.;

The S $\frac{3}{4}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 6-83-30;

All of NE $\frac{1}{4}$ NE $\frac{1}{4}$ north of CNW Railroad, Sec. 7-83-30;

Lot 17, NE $\frac{1}{4}$, Sec. 7-83-30;

The North $\frac{1}{2}$ of Block 7, Gray's Addition;

The NW $\frac{1}{4}$ of Block 8, Gray's Addition;

The South $\frac{1}{2}$ of Blocks 1 & 2, Gray's Addition;

The W $\frac{2}{5}$ of O.L. 3; the E $\frac{1}{2}$ of O.L. 4, Original Town;

Lots 13, 14 and N. 50.7 feet of Lot 44 & S $\frac{1}{2}$ adj. alley adj. Lot 44 Block 4, Original Town;

Lots 2, 3, 4, 5, Block 20, Blair's Addition;

Lots 6, 7, 8 and S $\frac{1}{2}$ 9, Block 19, Blair's Addition;

Lots 1 & 2, Block 29, Blair's Addition;

The W 660.7 feet, NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 5-83-30;

The S. 200 feet of Vac. Pinet Street between Blocks 3 & 4, Albert Head's Add.;

Lots 12 & N 60 feet of Lot 45, Block 3, Original Town.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 7, the sewer connection charge shall be the deficiency previously established against the lot where the sewer is proposed to be connected, or the connection fee hereinafter established, whichever is less. If the deficiency is not ascertainable the sewer connection charge shall be seven hundred fifty dollars (\$750.00) for

business connection or five hundred dollars (\$500.00) for residential connection, which sum is deemed to be the equitable portion of the total original cost of such sewer for each residential or business property.

100.09 SUBDISTRICT 8.

1. Established. A Sanitary Sewer Subdistrict Number 8 is created which includes all the area within the following described boundaries within the City:

All property within 300 feet of the north corporate limits of the City of Jefferson, Iowa, lying north of said corporate limits and adjacent to U.S. Highway No. 30 from State Highway No. 4 to the east corporate limits of the City of Jefferson, Iowa;

All of Wilson's Addition including vacated Flack Avenue Lot 1;

West Frl. $\frac{1}{2}$, NE $\frac{1}{4}$, Section 5-83-30; West Frl. $\frac{1}{2}$, NW $\frac{1}{4}$ lying south of the Chicago, Milwaukee, St. Paul, and Pacific Railroad;

West Frl. $\frac{1}{2}$, NW $\frac{1}{4}$ lying north of the Chicago, Milwaukee, St. Paul and Pacific Railroad.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 8, the sewer connection charge shall be the deficiency previously established against the lot where the sewer is proposed to be connected, or the connection fee hereinafter established, whichever is less. If the deficiency is not ascertainable the sewer connection charge shall be two thousand five hundred dollars (\$2,500.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.10 SUBDISTRICT 9.

1. Established. A Sanitary Sewer Subdistrict Number 9 is created which includes all of the area within the following described boundaries within the City:

Block Twenty-five (25) in Blair's Addition to Jefferson, Greene County, Iowa (except the east 132 feet thereof);

Lot "A" of Gallaher's Addition to Jefferson, Greene County, Iowa;

Lot Two (2) of Block Twenty-four (24), in Blair's Addition to Jefferson, Greene County, Iowa.

A plat showing the district described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 9, the sewer connection charge shall be twenty-five percent of the cost of installation of the City

sewer main installed by the City to connect this subdistrict to the existing sanitary sewer.

100.11 SUBDISTRICT 10.

1. Established. A Sanitary Sewer Subdistrict Number 10 is created which includes all of the following described property within the City:

The south 120 feet of the north 320 feet of the west 333 feet of the S $\frac{1}{2}$ W $\frac{9}{16}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, except road, of Section 5-83-30, Greene County, Iowa.

The S $\frac{1}{2}$ W $\frac{9}{16}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, except the north 470 feet of the west 333 feet thereof, except the east 250 feet thereof and except road, of Section 5-83-30, Greene County, Iowa.

The north 200 feet of the west 333 feet of the S $\frac{1}{2}$ W $\frac{9}{16}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, except road, of Section 5-83-30, Greene County, Iowa.

The south 33 feet of Lot 7 and the south 26.2 feet of Lot A of Lot 7, except road, of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5-83-30, Greene County, Iowa.

The south 1 acre of Lot 7, except the south 26.2 feet thereof and except road, of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5-83-30, Greene County, Iowa (which includes the north 5.80 feet of Lot A of Lot 7).

Lot 7, except the south 1 acre thereof and except road; and Lot 8, except the north 33 feet and the south 33 feet thereof and except road; all in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5-83-30, Greene County, Iowa.

A plat showing the subdistrict described in this subsection, which is on file in the office of the Clerk, is by reference made a part of this section.

2. Amount of Charge. In Subdistrict Number 10 the sewer connection charge shall be four thousand dollars (\$4,000.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.12 SUBDISTRICT 11.

1. Established. A Sanitary Sewer Subdistrict 11 is created which includes all of the following described property within the City:

Lot Two Hundred Six (206) (except the west 18.25 feet thereof) in Block Twenty-five (25) in the Original Town of Jefferson, Greene County, Iowa, and the West Half (W $\frac{1}{2}$) of vacated alley running north and south between Lots 206 and 207 in Block 25 in the Original Town of Jefferson, Greene County, Iowa;

Lot Two Hundred Seven (207) and the East Half (E $\frac{1}{2}$) of the vacated alley lying adjacent to and abutting upon the west side of Lot 207, all in Block Twenty-five (25) in the Original Town (now City) of Jefferson, Greene County, Iowa;

Lot Two Hundred Eight (208) in Block Twenty-five (25) in the Original Town (now City) of Jefferson, Greene County, Iowa;

Lot Two Hundred Twenty-six (226), Block Thirty (30) in the Original Town (now City) of Jefferson, Greene County, Iowa;

Lot Two Hundred Twenty-seven (227), except the west 4 feet thereof, Block Thirty (30), Original Town (now City) of Jefferson, and the west 8 feet of the vacated alley running north and south between Lots 226 and 227, all in Block 30, Original Town (now City) of Jefferson, Greene County, Iowa; and

Lot Two Hundred Twenty-eight (228) and the west 4 feet of Lot Two Hundred Twenty-seven (227) in Block Thirty (30) of the Original Town (now City) of Jefferson, Greene County, Iowa.

2. Amount of Charge. In Subdistrict Number 11 the sewer connection charge shall be five thousand nine hundred fifty dollars (\$5,950.00), which sum is deemed to be the equitable portion of the total original cost of such sanitary sewer for each hookup.

100.13 PROPERTIES OUTSIDE SUBDISTRICTS. There is hereby established a sewer connection fee of one thousand dollars (\$1,000.00) for each connection to a sanitary sewer main which has been paid for by the City that serves and adjoins a property for which property a sanitary sewer assessment has not been paid and which property is not in a subdistrict for which a specified connection fee is otherwise established, which connection fee shall be paid before a permit is issued. The connection fee provided by this section shall only cover the right to connect to the sanitary sewer and does not cover the cost of any pipes or fittings which may be required to connect to the sanitary line. A separate connection fee shall be charged for each dwelling, each apartment unit of an apartment house and each living unit of any other type of multi-family dwelling regardless of whether each connects separately to the sanitary line or by a common line which serves more than one dwelling or unit.

100.14 EXTENSIONS – NEW SUBDISTRICTS. All future extensions of sanitary sewer shall likewise be covered by this chapter, and it shall not be necessary to create subdistricts defining the boundaries; but the Council may establish subdistricts if there is a need to do so.

100.15 PAYMENT. Sewer connection charges or fees as established by this chapter shall be due and payable when a sewer connection application is filed. Should any connection be made first, without filing application and paying the fee, the City may recover the sewer connection charge by ordinary proceedings, or by certifying the charge to the County Auditor to be collected as a special assessment.

100.16 LIMITATION ON AMOUNT. Irrespective of any of the provisions of this chapter, no connection charge or fee shall exceed the equitable portion of the total original cost to the City of extending the sanitary utilities to the near vicinity of the property, less any part of the cost which has been previously assessed or paid to the City.