

**MINNESOTA STATE DEMOGRAPHER
2008 POPULATION AND HOUSEHOLD ESTIMATES**

KOOCHICHING COUNTY	2008 POPULATION	2008 HOUSEHOLDS
International Falls, City	6,179	2,924

PLEASE PROVIDE THE INFORMATION REQUESTED BELOW
WITHIN THE NEXT TEN DAYS WITH ANY ATTACHMENTS TO:

Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, Minnesota 55164-0620

REC'D BY
MBA

DEC 03 2009

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Rodney Otterness who is the City Administrator of the Petition filed under Minnesota Statutes § 414. _____

The term "subject area" refers to the area that is proposed for the boundary adjustment.

1. Present population and number of households, past population and projected population growth of the subject area:

	Subject Area	City	Township/ Other City
1980 Population	<u>0</u>	<u>8417</u>	_____
1990 Population	<u>0</u>	<u>8301</u>	_____
Current Population	<u>0</u>	<u>6179</u>	_____
Current Households	<u>0</u>	<u>2924</u>	_____
Projected in 5 years	_____	<u>5850</u>	_____
Source of Data	<u>MN Dept of Admin census data</u>		

2. Geographic Features:

a.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage	<u>4371</u>	_____	<u>590</u>	_____

- b. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts): _____

see c. below

- c. Are the waterways subject to any State or Federal regulation?

Describe if yes: wetlands in subject area are subject to state and federal regulation

d. Generally describe the soils in the subject area: soils are varied and include clay, rock, granular, and peat

e. Describe the terrain in the subject area: predominantly flat

3. Contiguity: The perimeter of the subject area is approximately 10 % bordered by the municipality and 90 % by the ~~township~~ XXXX % by county and 0 % Ranier

4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

see attached

a. The land uses are: (Fill in approximate acreage or percentages if available instead of yes or no.)

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
<u>Residential</u>						
<u>Institutional (tax exempt)</u>						
<u>Commercial/Retail</u>						
<u>Industrial</u>						
<u>Agricultural</u>						
<u>Vacant Lands</u> (current zoning)						

b. What type of development is proposed for the subject area?
Road to foreign trade zone and development of FTZ

c. What are the current adjacent land uses and/or zoning?
see attached

5. The present transportation network:

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets, and Roads	<u>58.66</u>		

b. Are any transportation changes planned in the subject area? yes x no ___
in the city? yes x no ___ in adjacent areas? yes ___ no x

c. What are the major roads/highways that serve the subject area and adjoining areas? TH 332 abuts subject area on the southwest
TH 11 abuts subject area on the northeast

6. Land Use Controls and Planning: see attached

a. Comprehensive Plan (Attach copy of portion that applies to subject area):

	City	Township	County	Region
Adoption Date	_____	_____	_____	_____
Status of Plan	_____	_____	_____	_____
No Existing Plan	_____	_____	_____	_____

b. Have any area planning authorities adopted an official position on the proposed boundary adjustment? (planning commissions, boards, joint boards, Met Council, Regional Development Commissions, county, etc.)

yes _____ no supportive _____ non-supportive _____

If yes, describe and attach copy of position document: _____

c. Please check where the following exists and give any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible that two or more ordinances attempt to regulate the same area, please circle whose ordinance presently applies to the subject area.)

	City		Township		County		Date Adopted		
	Yes	No	Yes	No	Yes	No	City	Town	County
Zoning									x
Subdivision Regulations									x
Official Map									x
Capital Improvements/ Budget									x
Fire Code									x
Shoreland Ordinance									x
Floodplain Ordinance									x
Wild & Scenic Rivers Ord.									x
Sanitation Ordinance (on-site sewage treatment)									x

Attach copies of maps and portions of ordinances that apply to subject area.

* If city does not provide water to the subject area, who does? _____

What is the percentage of capacity currently being used by the city? _____
40 - 50% depending upon time of year

* Would city take over or allow existing use? City is petitioning to annex subject area to promote development of foreign trade zone

** If city does not provide sewer to the subject area, who does? The city has the trained staff necessary to maintain sewer service in the subject area as it does in the city.

What is the percentage of capacity currently being used by the city? _____
see attached

** Would city take over or allow existing use? see attached

8. Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.) _____

An abandoned dump under the jurisdiction of MPCA exists in the subject property. City consulting staff have the capacity to deal with any potential environmental problems or refer such problems to appropriate state or federal environmental agencies.

9. Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services:

The City of International Falls plans to deliver governmental services to the subject area of a similiar nature to services provided in the city at present.

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

	Present City Year: 2009	Present Township Year:	Subject Area Year:	Trend over last 3 yrs.
Net Tax Capacity	\$3,164,407			
<u>Tax Rates:</u>				
County	36.057			
Local Unit of Gov't (city)	55.154			
School District	16.993			
Special Tax District (ARDC)	0.149			
Insurance Rating (fire)	5			
Levy Limit	\$1,745,307			
Actual Current Levy	1,745,307			
Total Bonded Indebtedness	\$0			

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes ___ no X Describe if yes: _____

12. Are new services necessary for the subject area?

yes X no ___ If so, which ones: The foreign trade zone in the subject area needs sewer, water, and other governmental services which the city is able to provide. A road to the FTZ is needed, also.

What is the current capacity of the sewer and water systems, how much is being used and by whom?

see 7 above

13. Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?

yes X by proposed action no ___ by _____

14. If the boundary adjustment were approved:

a. Would the city/township suffer any undue hardship? yes ___ no x

Describe if yes: _____

b. Would the symmetry of the city/township be effected? yes ___ no x

Describe if yes: _____

c. Should the subject area be increased or decreased? yes ___ no x

Describe if yes, and attach a revised area map: _____

15. Has the city/township provided any improvements to the subject area? yes x no ___

If so, which ones and when: The city through Koochiching Economic Development Authority has provided significant planning and financial resources to develop the foreign trade zone.

16. Has the city/township assessed the subject area for the improvements? yes ___ no x

Describe if yes: _____

17. Will the subject area be assuming any city/township indebtedness? yes ___ no x

Describe if yes: _____

18. Has there ever been a previous boundary adjustment filed for this property or substantially the same property before? yes x no ___ Describe if yes: see pending file

OA-1449-1 Ranier in which the City of International Falls filed objection and is named a party

19. Why have you filed a petition/objection for boundary adjustment? _____

see 18

20. Will the boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS)? yes ___ no x

If so, why? _____

Attach any additional information which you believe is important. If you have not supplied some information, please explain why.

SUBMITTED BY:

City of International Falls, this 25th day of November, 2009

[Signature]
Mayor

[Signature]
City Clerk

Township of _____, this _____ day of _____, 20____

Township Chair

Township Clerk

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

Complete the form as fully and completely as possible. Any information that is not supplied, and is readily available, and must be obtained by the Office of Administrative Hearings - Municipal Boundary Adjustments will be charged back against the party who did not supply it. A jointly completed form is also acceptable.

If you have any questions, contact the Municipal Boundary Adjustments Office at (651) 361-7900.

ATTACHMENT TO FACTUAL INFORMATION FORM FOR CITY OF INTERNATIONAL FALLS PETITION FOR ANNEXATION

Question #4a and #4c

North of the subject area the land use is residential and vacant wetlands while south of the subject area the land use is rural.

Question #6

Pursuant to Minnesota laws 1987 chapter 182, the Koochiching Economic Development Authority has the primary responsibility for planning for economic development and has designated this area as the location for a foreign trade zone/industrial railroad park. The FTZ is jointly owned by the City of International and Koochiching County.

Question #7

The City of International Falls provides potable water to everyone in the area and has the personnel and budget capacity to meet water needs for the subject area including expansion for planned manufacturing/industrial development in the foreign trade zone/industrial railroad park.

International Falls provides sanitary sewer collection service for property within the city and has the personnel and budget capacity to provide new sewer service to planned development in the subject area. As of October 2009, the City of International Falls had \$896,000 in its water and sewer reserve for capital outlays fund and \$1,619,000 in funds dedicated to economic development.

North Koochiching Sanitary Sewer District (NKSSD) provides wastewater treatment for the area. NKSSD is governed by a board of 8 members, 6 of the 8 board members are appointed by the City of International Falls pursuant to the enabling laws creating the district.

International Falls provides fire protection and ambulance services to the entire area including the subject area and the City of Ranier. Recreational services are provided by the International Falls Recreation Board which is a joint powers board operated jointly by the city and ISD #361. International Falls provides storm sewer, law enforcement, street improvements, street maintenance, and administrative services to the city and will do so to the subject area if annexed to the city. Solid waste disposal services are provided by the county to both the city and subject area. The county provides law enforcement, street improvements, street maintenance, and administrative services to the subject area at present. The City of Ranier provides no services to the subject area.

Regarding the capacity of the existing wastewater treatment plant, as noted above NKSSD provides treatment services for the area including the City of International Falls. Existing capacity exists to service planned development at the foreign trade zone and additional use at the foreign trade zone would be allowed by NKSSD.