



MBA Unit Docket Number: D-493

This form is being completed by:

Name:

Representing:

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

1. Population and Households:

Subject Area	City	Township/Other City
2000 Population	278	
2010 Population	278	
Current Population	272	
Current Households	109	
Projected in 5 Years	same	
Source of Data	MN State Demographer	

2. Geographic Features:

A.

Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	160	635	23040 Echo Twp Sioux Agency Twp (N side)

B. Describe any waterways within or adjacent to the subject area (rivers, streams, shore lands, protected water or wetlands, watershed districts):

NONE

C. Are the waterways subject to any State or Federal regulations? If yes, please describe:

NA

D. Describe the soils in the subject area:

Agricultural topsoil

E. Describe the natural terrain in the subject area:

Flat

3. The perimeter of the subject area is bordered approximately:

50 % by the city
50 % by the Township
0 % by other unit of government

4. Present pattern of physical development, planning, and intended land use(s):

A. Fill in the approximate acreage for each land use type.

	Subject Area	City	Township
Residential	0	147	0
Institutional	0	11	0
Commercial/Retail	0	13	0
Industrial	0	0	0
Agricultural	700 160 AC	Echo City 464	0
Vacant Land	0	0	0

B. What type of development/zoning is proposed for the subject area?

Agricultural

C. What are the current land use(s)/zoning in the adjacent area(s)?

Agricultural with residential SW corner of property abutting

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	<u>1/2 mi</u>	0	<u>1/2 mile</u>

B. Are there any transportation changes planned:

In the subject area? Yes No
 In the city? Yes No
 In the adjacent area(s)? Yes No

C. What are the road/highways that serve the subject area?

City Road to Area / Township Road

6. Land Use Controls and Planning:

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

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

B. If any area planning authorities (planning commissions, Met Council, Regional Development Commissions, etc.) have adopted an official position on the proposed boundary adjustment, please describe and attach a copy of the position:

Does not apply

C. Please note where the following exists and provide any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible to have two or more ordinances attempt to regulate the same area, please indicate whose ordinance presently applies to the subject area.) **Attach copies of maps and portions of ordinances that apply to the subject area.**

	City Adoption Date	Township Adoption Date	County Adoption Date	Which Applies to Subject Area?
Zoning Regulations				?
Subdivision Regulations				NO
Official Map				YES
Capital Improvements/ Budget				?
Fire Code				?
Shoreland Ordinance	_____	_____	_____	_____
Floodplain Ordinance				
Wild and Scenic Rivers Ordinance				NO
Sanitation Ordinance				?

D. Is the subject area, or any portion thereof, eligible for "Green Acres" (Minn. Stat. § 273.111)? If yes, please describe:

E. Has the city established separate "Urban and Rural Taxing Districts" (Minn. Stat. § 272.67) in the subject or adjacent area(s)? If yes, please describe:

ordinance for current issue pending

7. Government services being provided:
Please place check marks where appropriate:

	City provides to the city	City provides to the subject area	City will provide to the subject area	Township provides to the township	Township provides to the subject area
Water	✓				
Sanitary Sewer/Wastewater Treatment	✓				
Storm Sewer	✓				
Solid Waste Collection & Disposal	✓				
Fire Protection	✓	✓			
Law Enforcement	✓	✓			
Street Improvements	✓	✓			
Street Maintenance	✓	✓			
Administrative Services	✓	✓			
Recreational Services					
Other					

access to fields

A. Please provide any additional relevant information regarding the above mentioned government services:

- *quick response with law enforcement within 1 mile radius*
- *quick response with fire department*
- *roads are access to fields*
- *Clerk/Treasurer City Office for Administrative Services*

B. Are new services necessary for the subject area?

NO

C. What is the current capacity of the sewer and water systems? How much is being used and by whom?

50%

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

Yes/ residents & business

8. Describe any existing or potential environmental problems and whether the proposed boundary adjustment is likely to improve or resolve these problems: (Example: ground or surface water, sewage treatment, air pollutants, noise and/or odors; effect on fish and/or wildlife; effect on historical, archaeological, and/or aesthetic resources; impairment of park lands, prime farmlands, wild or scenic rivers, and/or critical habitat; dump and/or disposal sites, etc.):

None

9. Will the proposed boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS) If so, please explain why:

NO

10. Describe the plan of the receiving unit of government for providing governmental services to the subject area as well as the impact on those services:

responses time

11. Describe the relationship and the effect of the proposed boundary adjustment on affected and adjacent school districts and communities:

12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity		<i>81,821</i>	<i>836,389</i>	

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County				
Local Unit of Gov't				
School District				
Special Tax District				
Insurance Rating (Fire)				
Levy Limit				
Actual Current Levy		136,000		
Total Bonded Indebtedness		629,000		

13. If the proposed boundary adjustment were approved:

A. Would the city/township suffer any undue hardship? If yes, please describe:

See enclosed (A)

B. Would the symmetry of the city/township be affected? If yes, please describe:

160 ^{acres} would be removed from 1 mile square.

C. Should the subject area be increased or decreased? If yes, please describe and attach a revised area map:

Stay the same (with adaption of New ordinance)

14. Has the city/township provided any improvements to the subject area? If so, what improvements were provided and when:

Yes, city, street reconstruction & mill & overlay to the streets

15. Has the city/township assessed the subject area for the improvements? If yes, please describe:

Yes, last year see attachment (A)

16. Will the subject area be assuming any city/township indebtedness? If yes, please describe:

Yes, \$ 26,000 divide equal between all tax payers in the city & rural service district

17. Has there ever been a previous boundary adjustment filed for this property or substantially the same property? If yes, when and what was the outcome?:

No

JUL 25 2012

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

SUBMITTED BY:

City of Echo, this 24 day of July, 20 12

James Busack
Mayor

Sandra Skennen / Jane Pederson
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

A

Calculation 1: Pay 2012 Tax Statement.
Portion of Non-Debt Levy (Revenue) and
proportionate share of Debt Levy

Calculation 2: Rural Service District
assigned Township Rate on Non-Debt
Levy (Revenue) and proportionate share
of Debt Levy

Tax Capacity	
2012 New Mrkt Value Excl. Meth.	
Rural	18,826.00 23%
Urban	62,995.00 77%
	<u>81,821.00</u>

2012 New Mrkt Value Excl. Meth.	
	18,826.00 23%
	62,995.00 77%
	<u>81,821.00</u>

City Levy	
2012 Actual	
Revenue	110,000.00
Debt	26,000.00
	<u>136,000.00</u>

2012 Actual	
	110,000.00
	26,000.00
	<u>136,000.00</u>

City Tax Rate		
2012 MV Excl & Debt		
	Urban	Rural
Revenue	164.769	32.954
Debt	31.777	31.777
	<u>196.546</u>	<u>64.730</u>

2012 City & Twp Assgmt			
	Urban	Rural	
	171.759	9.565	1,800.71
	31.777	31.777	5,982.28
	<u>203.535</u>	<u>41.342</u>	<u>7,782.99</u>

City Taxes Calculated

33-103-1010 (160 Acres)		4,912.39		3,137.42
TC	7589		7589	
Per Acre Tax		30.70		19.61
% of City Levy		3.61%		2.31%
33-103-2010 (154 Acres)		4,089.67		2,611.97
TC	6318		6318	
Per Acre Tax		26.56		16.96
% of City Levy		3.01%		1.92%
33-103-4010 (90 Acres)		2,592.45		1,655.73
TC	4005		4005	
Per Acre Tax		28.81		18.40
% of City Levy		1.91%		1.22%
33-103-4020 (40 Acres)		591.64		377.86
TC	914		914	
Per Acre Tax		14.79		9.45
% of City Levy		0.44%		0.28%
TOTAL CITY TAXES - RURAL		12,186.15	8.96%	7,782.99
TOTAL CITY TAXES - URBAN		123,813.85	91.04%	128,217.01
				5.72%
				94.28%

*A change in the calculation would shift approximately \$4,400 from the RSD to the Urban parcels.

- A \$30,000 home would have approximately \$12 in additional taxes with this change.
- A \$50,000 home would have approximately \$21 in additional taxes with this change.
- A \$75,000 home would have approximately \$31 in additional taxes with this change.
- A \$150,000 business would have approximately \$157 in additional taxes with this change.
- A \$200,000 business would have approximately \$227 in additional taxes with this change.

Yellow Medicine County
Pay 2012 Final Tax Capacity

REC'D BY
MEA

JUL 25 2012

District	Taxable MV (Line 1036)	Ref MV (Line 1039)	Tax Capacity (Line 1031)	TIF Captured TC (Line 1040)	Adjusted TC (Li 1031- Li 1040)
Townships					
Burton	87,854,100	5,110,900	671,344	-	671,344
Echo	105,838,800	5,955,800	836,389	-	836,389
Florida	57,358,400	5,841,000	467,505	-	467,505
Fortier	51,315,300	3,192,400	410,075	-	410,075
Friendship	92,301,600	10,557,700	707,402	-	707,402
Hammer	74,546,600	8,505,700	559,375	-	559,375
Hazel Run	94,275,600	11,475,800	778,282	-	778,282
Lisbon	91,120,500	11,066,700	757,009	-	757,009
Minnesota Falls	68,202,000	15,495,300	573,315	-	573,315
Norman	67,684,500	11,018,100	531,237	-	531,237
Normania	96,292,000	7,641,100	786,866	-	786,866
Omro	86,288,200	4,059,000	665,903	-	665,903
Oshkosh	84,051,900	6,832,200	582,889	-	582,889
Posen	106,213,600	9,275,700	822,758	-	822,758
Sandnes	96,752,500	15,926,700	867,672	-	867,672
Sioux Agency	102,336,500	10,355,600	793,878	-	793,878
Stony Run	103,748,300	23,928,800	868,524	-	868,524
Swede Prairie	100,303,100	5,552,000	848,782	-	848,782
Tyro	94,415,100	6,660,000	757,490	-	757,490
Wergeland	71,621,000	5,956,300	514,137	-	514,137
Wood Lake	99,305,100	10,007,600	782,229	-	782,229
Cities					
Canby	51,426,100	62,815,000	593,582	49,835	543,747
Clarkfield	20,622,600	24,985,300	257,673	-	257,673
Echo	7,218,300	6,489,100	81,821	-	81,821
Granite Falls	71,365,300	85,350,000	829,692	46,701	782,991
Hanley Falls	4,401,500	5,832,000	49,638	-	49,638
Hazel Run	2,600,300	1,360,800	23,741	-	23,741
Porter	8,866,700	6,389,300	87,692	-	87,692
St. Leo	1,988,300	2,150,300	19,547	-	19,547
Wood Lake	11,311,000	12,966,400	128,768	-	128,768
Schools					
SD# 129 - Montevideo	35,125,700	12,258,300	294,316	-	294,316
SD# 378 - Dawson/Boyd	54,375,000	2,243,700	411,178	-	411,178
SD# 402 - Hendricks	550,000	53,500	5,698	-	5,698
SD# 414 - Minneota	75,514,500	4,711,900	606,063	-	606,063
SD# 891 - Canby	534,607,000	117,197,000	4,249,392	-	4,249,392
SD# 2167 - Lakeview	270,261,800	38,821,000	2,203,742	-	2,203,742
SD# 2190 - Yellow Medicine East	1,036,796,200	227,269,600	8,845,340	-	8,845,340
SD# 2897 - Redwood Area	4,394,600	197,600	39,486	-	39,486
School Debt Districts					
Old SD # 892 - Clarkfield	464,203,700	64,155,900	3,881,724	-	3,881,724
Old SD # 894 - Granite Falls	371,839,700	141,844,400	3,379,724	-	3,379,724

Above numbers reflect Yellow Medicine County Values only.

Prepared by YMC Property Public Services Dept
05/01/2012

Yellow Medicine County
Pay 2012 Final Tax Capacity

REC'D BY
MBA

JUL 25 2012

District	Taxable MV (Line 1036)	Ref MV (Line 1039)	Tax Capacity (Line 1031)	TIF Captured TC (Line 1040)	Adjusted TC (Li 1031- Li 1040)
County	2,011,624,800	402,752,600	16,655,215	96,536	16,558,679
Miscellaneous					
Upper MN RDC	2,011,624,800	402,752,600	16,655,215	96,536	16,558,679
Yellow Medicine HRA	2,011,624,800	402,752,600	16,655,215	96,536	16,558,679
Watershed Districts					
Lac Qui Parle - Yellow Bank	416,650,600	98,276,100	3,387,750	49,835	3,337,915
Yellow Medicine River	649,901,600	71,156,000	5,226,443	-	5,226,443
Hospital Districts					
Canby Hospital - Towns	366,117,400	46,692,900	2,762,382	-	2,762,382
Canby Hospital - City	51,426,100	62,815,000	593,582	49,835	543,747
Rural Service Districts					
RSD#32 - Clarkfield	1,421,400	245,800	10,702	-	10,702
RSD#33 - Echo	2,119,800	-	18,826	-	18,826
RSD#36 - Hazel Run	1,557,400	108,800	12,260	-	12,260
RSD#37 - Porter	3,826,000	219,500	21,774	-	21,774
RSD#39 - Wood Lake	1,355,800	195,800	8,288	-	8,288

Above numbers reflect Yellow Medicine County Values only.

Prepared by YMC Property Public Services Dept
05/01/2012



Echo

These data are provided on an 'AS-IS' basis, without warranty of any type, expressed or implied. Including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Monday, Jul. 16, 2012 at 3:01 PM

REC'D BY
MBA

JUL 25 2012

YELLOW MEDICINE COUNTY LINKINXG

Layers **Transparency**

- 2008 FSA Imagery
- 2009 FSA Imagery
- 2010 FSA Imagery
- 2010 FSA Imagery
- Parcels
 - Lot Anno
 - Parcel Anno
 - Water Accesses
 - PLSS Corners
 - Railroads
 - Boundary Lines**
 - Roads
 - Ditches
- State Data Layers
- Hydrology
 - Rivers
 - Streams
 - Lakes
 - Wetlands
 - Public Water Inventory
 - Minor Watersheds
 - Major Watersheds
- ROW
- Subdivision Features
 - Subdivisions
 - Blocks
 - Lots
- PLSS Lines
- Municipality Boundaries
- Parcels
- PLSS
- Soils
- Townships
- County Boundary

Navigation **View** **Search** **Tools** **Print Map** **Reports** **Identify**

Buffer **X/Y** **Map Tips** **Draw** **Measure**

Print Map

Map Title: Echo
 Map Subtitle:
 Preserve Scale:
 Print Map

154 AC 160 AC
 90 AC
 51 AC

YELLOW MEDICINE COUNTY

Scale 1: 12000

REC'D BY
MBA JUL 25 2012

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MBA

JUL 25 2012

City of Echo

Land Use Plan

Adopted May 8th, 2001

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Introduction

"Comprehensive municipal plan" means a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs" (Mn State Statute **462.352**)

Purpose of the Comprehensive plan

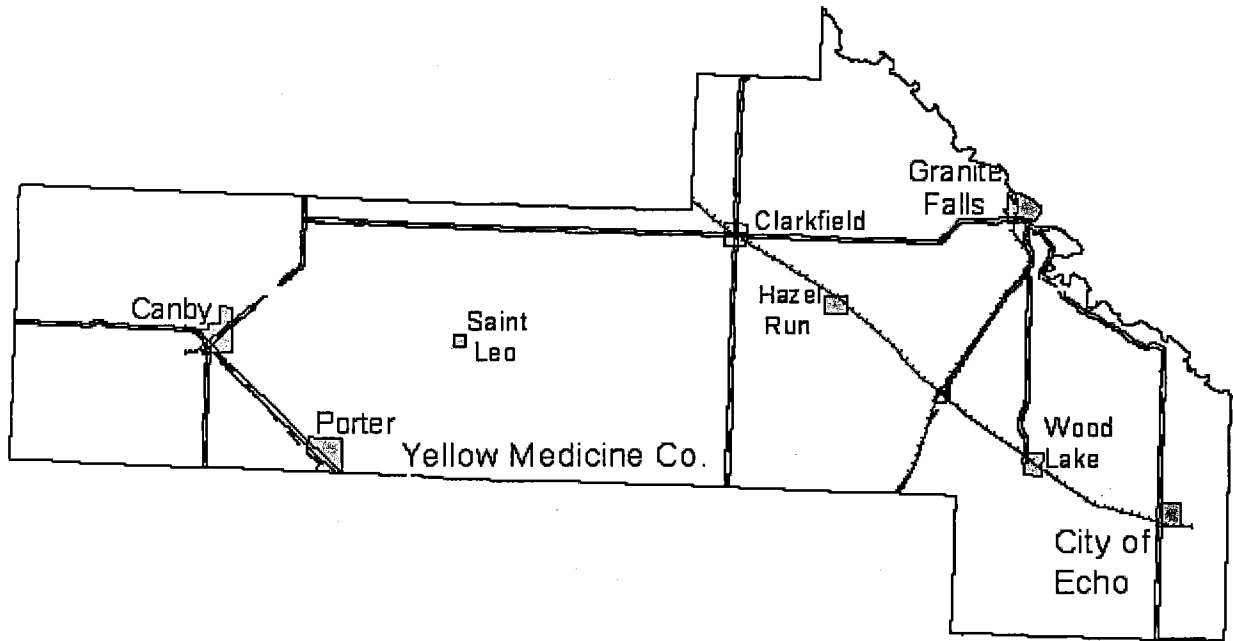
A Comprehensive Plan is a *legal document* stating the goals and intentions of a city. It's the city's official statement used to guide development, redevelopment, and preservation in the community. It is used as the basis for determining planning methods, such as zoning, and provides documented proof of the City's intentions and strategies. Courts consult the Comprehensive Plan during legal matters on land use. A Comprehensive Plan also lays the framework for growth management, addressing strategies that may help contain urban sprawl. The plan may include "statements of policies, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, and recommendations for plan execution. A comprehensive plan represents the planning agency's recommendations for the future development of the community." It is a *communication device* between the city, other public and private agencies and private individuals or organizations with a stake in the development of the community.

Even though the State of Minnesota does not require cities to adopt a Comprehensive Plan as a matter of law, many Minnesota cities have chosen to prepare such a plan to guide them in their development process, which is *allowed under state law*. The State statutes indicate that the purpose for a comprehensive plan is "to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities, to preserve agricultural and other open lands, and to promote the public health, safety, and general welfare" of the citizens of the community.

The Comprehensive Plan also serves several other purposes.

- To promote the public interest in establishing a more functional, healthy, interesting, and efficient community by serving the interest of the community at large;
- To treat the entire community under a single system and inject long-range consideration into determinations affecting short-range action;
- To provide a framework for policies and actions leading to the improvement of the physical, financial, and social environment of the city. This will provide a good place to live, and to work, and provide a setting conducive for new development;
- To include citizen driven goals into the future planning process;
- To develop lands wisely so they can serve citizens more effectively and provide public services for less cost, creating a more secure tax base; and
- To serve as a legal foundation for zoning and subdivision ordinances.

Echo Location Map - Yellow Medicine County



Planning Process:

Data collected during this process is summarized below. The comprehensive planning process for Echo included census data research and the following activities:

1. creation of an existing land use map;
2. facilitation of a visioning process with citizens of community with City Council and staff;
3. a work session with City Council, staff, and residents in which goal statements, activities, and a future plan map were drafted; and a
4. public hearing before the City Council.

EXISTING LAND USE

As is found in all cities, residential uses dominate land use in Echo. Most of the city's housing stock exists as single family homes. Just one single family home in the City is a manufactured home type. Poor quality homes have been removed during the past ten years. Multi-family housing, an ever increasing source of alternative housing, has been established in Echo in recent years. High density housing is located along Fourth Street and at the corner of Third Street and Second Avenue.

There is a small commercial core found primarily along Second Avenue (County Road #20) at city center. Most of these uses are in older buildings that were built 50 or more years ago. Some demolition of commercial buildings has occurred in the city. This was because as some of the buildings became vacant, no commercial entity could be found to re-establish a presence in the building and reinvest maintenance dollars in the

structure. Existing commercial uses in the downtown area include a bank, a grocery store, a café, a tavern, a body shop, and a dentist's office.

Other than those businesses along Second Avenue in the downtown area, two newer commercial type ventures have been established in residential areas. At the corner of North Avenue and Second Street is a building used for the Sunset Burial Association. Finally, one other commercial use is the Kulow Funeral Service, located at the corner of North Avenue and Third Street.

A variety of industrial uses exist in Echo. The usual grain handling business is found south of the commercial strip and along the rail line. A lot of storage buildings exist in Echo to house the equipment and supply storage needs. Existing industrial uses in Echo include a large number buildings for the Farmer's Co-op Oil Company and a building used by the Echo Granite Works.

A crematorium is located along highway #67, just south of the cemetery. Three churches are found within Echo. They are the Peace Ev. Lutheran Church, the American Lutheran Church, and the Echo Alliance Church.

Given the small size of this community, there are few public uses. City Hall is located in the community center on the south side of Second Avenue in the downtown area. A parking lot for the building is just west of the community center. The well house and water tower are found along Second Street, just north of the rail tracks. A city shop is in the same location as is a building owned by the city but which is leased to the cable provider. A City Shop is also located along County Road #1. The Fire Hall is in a building at the corner of Second Avenue and Fourth Street. The police have an office in a building just south of the Fire Hall and west of City Hall. The school is in a building on the east side of town, along East Street and north of Third Avenue. The City has a new post office structure. It is located at the corner of Second Avenue and Fourth Street, next to the bank.

Echo has significant amounts of city park land. A small park area is found on the west side of the City just south of Second Avenue. A larger tract of land north of Second Avenue and just west of Fifth Street contains a ballfield. A golf driving range is found along East Street, just north of the school building. Tennis courts are found on the school grounds. Another large park area is at the intersection of Second Street and Fourth Avenue on the north side of town.

Large tracts of land used for agricultural purposes border the developed areas of Echo. When growth occurs, these agricultural tracts will be converted to urban uses. Future use areas are identified on the plan map.

City of Echo

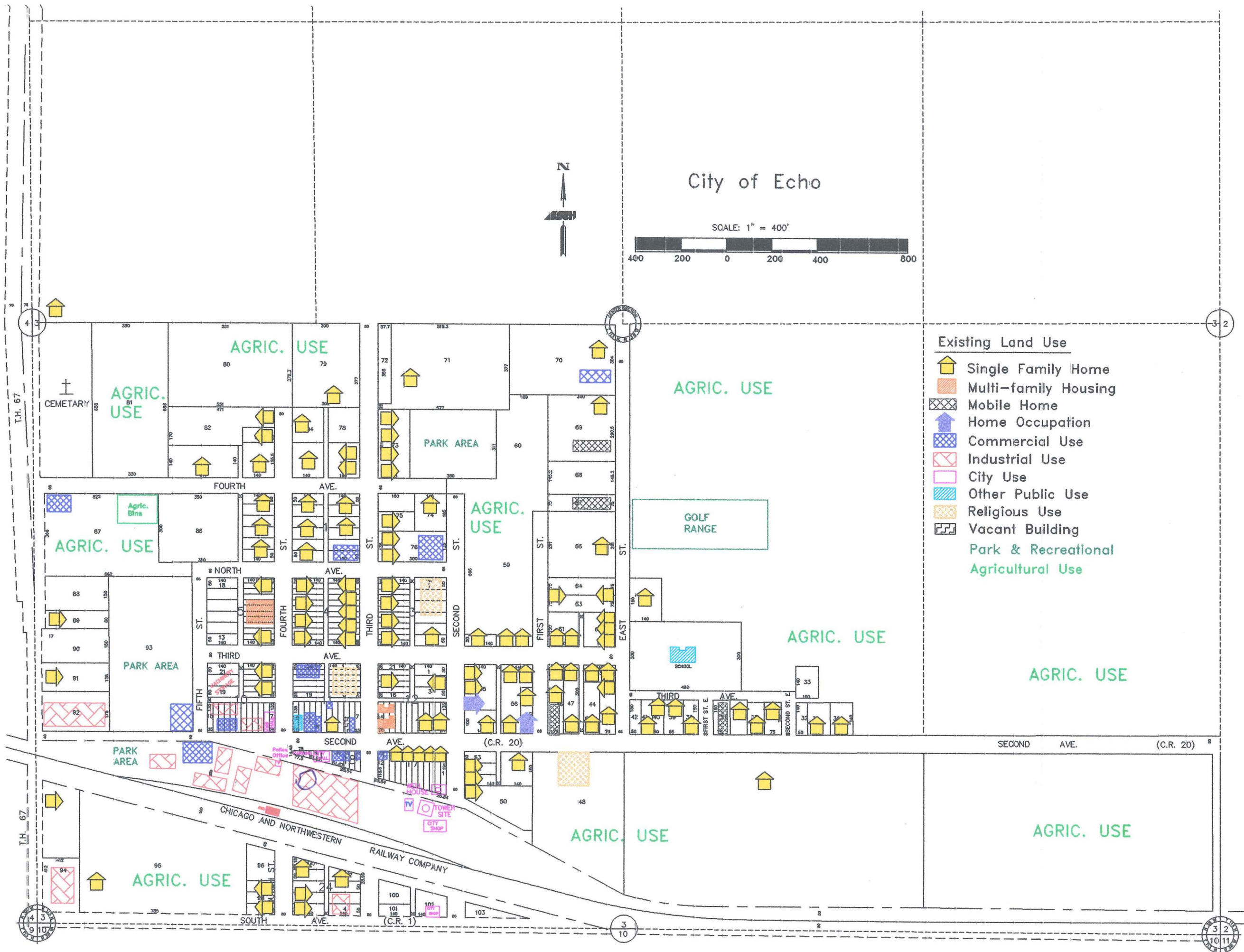


SCALE: 1" = 400'



Existing Land Use

-  Single Family Home
-  Multi-family Housing
-  Mobile Home
-  Home Occupation
-  Commercial Use
-  Industrial Use
-  City Use
-  Other Public Use
-  Religious Use
-  Vacant Building
-  Park & Recreational
-  Agricultural Use



Brainstorming Session Summary:

Participants were asked to think about their city and to describe the aspects of Echo they thought of as being the community's strengths. Public and semi-public buildings and facilities such as the school, the three churches, the cemetery/crematorium & mortuary, the community center in which senior meals are served and in which city offices are located, the parks and recreation areas, and the new post office all were mentioned as being important to the community. The people living in the City and the fact that they perceive themselves as a close knit community, staffing of organizations (Lions), city services such as the Fire Department, First Responders, and street maintenance crew, law enforcement, and the members comprising leadership positions were seen as a strength of the city. The local businesses, described as being extremely varied and numerous for a city the size of Echo, were seen as a strength of the area. Being served by an active rail spur is still an advantage not enjoyed by a lot of cities the size of Echo. The fact that residents keep their property in good condition and in neat order is a local strength. The low cost of housing is seen as an advantage to local residents. The small size of the community is perceived as a strength as is its relative close location to major employment centers.

Following the listing of the community's strengths, participants were asked their opinions about Echo's weaknesses. The first problem mentioned and of most concern at this point in time is the quality of the water supply. Other weaknesses mentioned also fell within the realm of public infrastructure problems. The condition of public streets has been a concern for many years as has the condition of existing sidewalks and curb and gutters. A number of concerns were expressed about business in general. Even if someone were to want to locate a business in the community, there is little to no existing commercial space within which a prospect could undertake such a startup. There is limited shopping opportunities in the community and feedback from retail owners within the community indicate there is little local support for their business. While the regional casinos offer employment for several residents of the city, the overall impact of their presence is perceived as a source that takes money outside of the community. The television cable provider is unresponsive to residents complaints about the quality of their signal. There is a lack of employment opportunities in Echo. While Echo still has the presence of a local school, children in the upper grades still are traveling outside the community to go to school. This condition contributes to the fact that older children do not have anyplace to hang out. The City has seen population declines during the past 30 years and has settled into a static population level. This is seen as a weakness. In addition, to the static population threshold, the general population is becoming an aging group, as is found in so many rural communities. Given the aging trend, one of the housing aspects being perceived as a weakness is the lack of affordable rental units, perhaps for both aging empty nesters and for younger persons who might want to explore the character of the community before buying a home. While low cost housing was seen as a benefit, a weakness that comes along with it is depressed property values. Finally, there is nothing in Echo that can be pointed to as a tourist attraction. Not only is Echo not a destination place, it is not even a turnoff place in any travel guide or brochure.

Following the discussions of local concerns, a number of activities were suggested as possible actions that the community and council should support to improve the City's future. After listing the activities, participants were asked to choose the three activities on the list that they perceived to be most important. The list below comprises all activities discussed, listed in their order of importance:

1. Program future street improvement activities (7 votes);
2. Main Street (2nd Ave.) improvements (6 votes), such as:
 - Street lights
 - Landscaping and plantings
 - Benches
 - Small streetscape park
 - Gazebo
3. Conduct a business needs assessment (5 votes);
4. Encourage and support a habitat for humanity rehabilitation project (3 votes);
5. Search for developer and owner for a car wash (2 votes);
6. Build a structure to house the City's police (2 votes);
7. Establish a local financial allocation to fund a revolving loan fund for economic development projects proposed within the City (1 vote);
8. Increase recreational opportunities in Echo, perhaps through building a recreational center (1 vote);
9. Encourage the development of a convenience store (1 vote);
10. Support the development or establishment of an arcade for the enjoyment of local children and gamers (1 vote);
11. Support the continued viability of the local golf driving range (1 vote); needs include:
 - Maintenance concerns will arise in the near future
 - new flags are needed
 - signage is needed along main traffic arteries to direct attention to the space
12. Search for a developer and owner/operator of a laundromat (1 vote);
13. Compile a comprehensive list of available lots, buildings, owners, and utility information for development contacts;
14. Identify sidewalk sections and curb and gutter locations needing future repairs;
15. Search for and encourage the development of a hardware store;
16. Establish a small local library;
17. Establish a quarterly newsletter explaining available local resources and services;
18. Create an Echo web page containing local resource listings;
19. Support improvements to tennis courts at school site; and
20. Make contact with the regional CAP agency for the purpose of indicating local interest in development of affordable rental housing.

ECHO GOALS & POLICIES

The following narrative includes a number of goal statements followed by activity statements. The order in which the activity statements fall indicates the priority ranking as established during the planning process. Several maps are included throughout to illustrate activity locations.

Housing Goal Statement: The City of Echo will support the development of housing to meet its population needs. In addition, with the growing attention to and concern for our past, the best interests of Echo would be served with the City undertaking and supporting those activities focused upon the preservation and improvement of existing housing stock. Housing considerations addressed will be (see following map for preferable housing development sites):

1. The City will seek financing options, or developers for the development of affordable rental housing units. A location along Second Avenue was discussed as a possible site for a duplex or four-plex type of development.
 - Responsibility: City Council
 - Timing: ongoing or as opportunities arise
2. The City will support and encourage groups such as Habitat for Humanity to take on rehabilitation projects in Echo.
 - Responsibility: City Council
 - Timing: 2003 and beyond

Transportation Goal Statement: The City of Echo will make strong efforts to bring improvements to its street system to facilitate efficient traffic flows and increase the safety along transportation routes. In addition, it will look for continued opportunities to enhance pedestrian or bike routes within the City and regionally. The activities for this goal include:

1. Following the successful funding of a water system application which will also bring improvements to nearly half of the City streets, the City leadership will evaluate the need to adopt a transportation network comprehensive improvement program. This would program the remaining street sections in Echo that need reconstruction efforts.
 - Responsibility: City Council
 - Timing: 2005 and beyond
2. The City should evaluate needs for pedestrian or non-motorized transportation needs such as sidewalks or other trail systems. Repairs should be made to sections of sidewalks that are determined to be hazardous. If opportunities arise to connect the City of Echo with regional trail systems, Echo should support investing in these kinds of activities.
 - Responsibility: City Council, City Staff
 - Timing: as opportunities arise

Other City Infrastructure Improvement Goal: The City of Echo will seek opportunities for financing additional city facilities providing employees the facilities they need to conduct city business. The activities for this goal include:

1. Make improvements to the Echo downtown area, including new street lighting, undertaking landscaping and flower planting, installing a bench or two, creating a small streetscape park area with a gazebo, for example.
 - Responsibility: City Council
 - Timing: start in 2001
2. The City of Echo will look for ways to help with the financing of a police station.
 - Responsibility: City Council, financial advisors, city staff
 - Timing: 2001 - 2002

Park Improvement Goal: The City of Echo shall maintain and enhance its park facilities. It is important that park areas feature and offer an atmosphere for people of all ages.

1. The City of Echo will support the continued viability of the golf driving range. There are concerns for the future of the range, especially in regards to continued maintenance of the site, the replacement of flags, and signage directing visitors to the site.
 - Responsibility: Community Ed/Echo Charter School
 - Timing: 2001
2. The City of Echo will support efforts bringing recreational improvements to the City, for both children and adults. Opportunities should be explored about developing a recreational center in the City. An arcade area could be incorporated into the facility design for gameplayers to take advantage of. It could serve as a place for local young people to hang out at, while also being a multi-purpose facility serving all ages.
 - Responsibility: Echo Charter School/volunteer organizations
 - Timing: 2001 - 2002
3. The City of Echo will support improvements made to the tennis courts located at the school. The condition of the nets is always a concern.
 - Responsibility: Echo Charter School/School District/Community Ed
 - Timing: 2001

Economic Development Goal: The City of Echo shall undertake economic development activities with a focus on helping small local business expansions, stimulating the development of services the local residents need, and other types of investments that the community can support. The activities for this goal include:

1. The City of Echo, as part of an active economic development plan, will develop and fund a financial incentives program that could be used to help facilitate future commercial or industrial developments.
 - Responsibility: City Council, City Staff
 - Timing: 2002
2. The City of Echo would like to see its commercial base grow to serve local and rural residents needs. Commercial developers should incorporate nice storefronts in their designs and build in locations along Second Avenue. Among the services identified as being needed are a convenience store, a car wash, a laundromat, and a hardware store.
 - Responsibility: City Council
 - Timing: as opportunities arise
3. The City of Echo will conduct a business needs assessment to determine if local business people need help with expansion activities. The City will also compile a complete list of available land, parcels, buildings, owners names, and all other pertinent information for potential developers.
 - Responsibility: City Council & City Staff
 - Timing: 2001

Other City Initiated Activities Goal: There are specific kinds of actions the City can do itself to help move the vision of the City forward. At times, the City must become an initiator of change and other times a protective force. Activities for this goal include:

1. Interest has been expressed for a small lending library to be established in Echo. The City is already served by a library located in the Echo Charter School. People just need to be made aware of it and encouraged to use the facility.
 - Responsibility: City Staff
 - Timing: 2001
2. Often, available local resources and services remain a mystery to many residents. The City, as part of its communications program, should initiate a quarterly newsletter listing contacts and programs that can be accessed in the region. In addition, given the increased electronic nature of our world, the City should create a city webpage containing the same type of information.
 - Responsibility: City Staff & volunteers
 - Timing: 2002

LAND USE PLAN MAP

A land use plan can be defined as a compilation of policy statements, goals, standards, maps, and action programs for guiding the future development of private and public property. This map designates types of uses for the entire city showing specific areas intended for residential, commercial, industrial, public or semi-public uses and other combination of such uses. This map shows only a preliminary view of where certain types of development may occur. Identification of land needed for future public uses permits both the public and private property owners to adjust their building plans equitably and conveniently before investments are made which will make such adjustments difficult to accomplish.

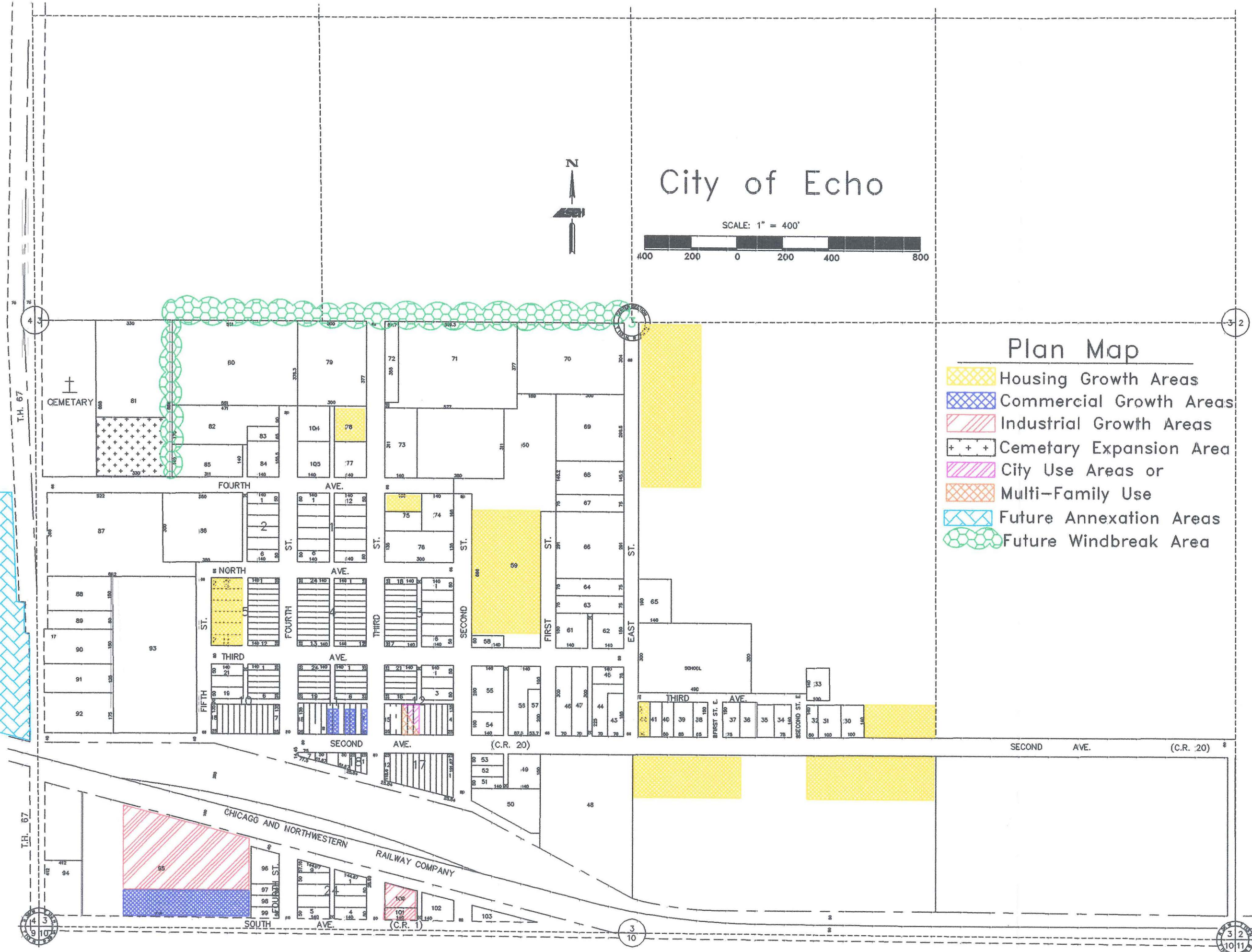
City of Echo

SCALE: 1" = 400'



Plan Map

- Housing Growth Areas
- Commercial Growth Areas
- Industrial Growth Areas
- Cemetary Expansion Area
- City Use Areas or
- Multi-Family Use
- Future Annexation Areas
- Future Windbreak Area



Implementation of Goals

To fully implement this land use plan, the City will consider the drafting and adoption of ordinances that regulate the use of land.

Conventional Zoning

This is the most common device for guiding development. As development conflicts or land use conflicts arise, the City should adopt a Zoning Ordinance and Map that governs the use of land. The general purpose of zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses. The Zoning Ordinance and Map should conform with the adopted Land Use Plan.

Subdivision Ordinance

As development pressures increase within the City of Echo, it should also consider adopting a subdivision ordinance that controls how a developer must undertake the division of land. The regulations provide for the preparation of plats and the required information to be included, the procedures for the approval and recording of plats, design standards for the installation of streets and other improvements, and specifies penalties for violations of the ordinance. Standards for the dedication of park and open space are also specified as is the requirements for the maintenance of open space.

Other land use regulations the City may consider:

Conditional Use Zoning

Under this zoning technique, the City would approve a use which subjects the property to conditions in exchange for a desired zoning change and is specific regarding the use. Conditional Use zoning involves limitations on and concessions from a developer, but it does not include a reciprocal obligation on the part of the local government to change or forgo any aspect of its regulatory power.

Performance Standards

These are standards which will be included in the zoning ordinance and are based on the permissible effects of a development upon the environment and other factors. Used extensively in industrial areas to set standards on noise, glare, dust, toxic emissions, vibration, heat, odors, etc. This will give the City a way to control undesirable aspects of development that usually cannot be controlled by conventional zoning techniques.

Site Plan Review

This would allow the City to review the site plans and maps of a developer to assure that they meet the stated purposes and standards of the zone, provide for the necessary public facilities such as roads, protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping, and protect and preserve environmentally sensitive areas through dedications of open space or employing innovative zoning techniques. The process allows considerable discretion to be exercised by the City and its communities, since it may deal with hard to define design considerations.

Cluster Zoning

Dwellings are clustered in order to avoid other less developable portions of the site or to preserve environmentally sensitive areas.

Overlay Zoning

A set of zoning requirements that is described in the ordinance text, is identified on the zoning map, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Capital Improvements Program

A capital improvements program is drafted by City Staff and City Council as a schedule for City initiated improvements or maintenance. The program typically looks out at a five year window. Each year has activities and a budgeted amount to be expected for undertaking the activities. This program is incorporated into the City's budget process.

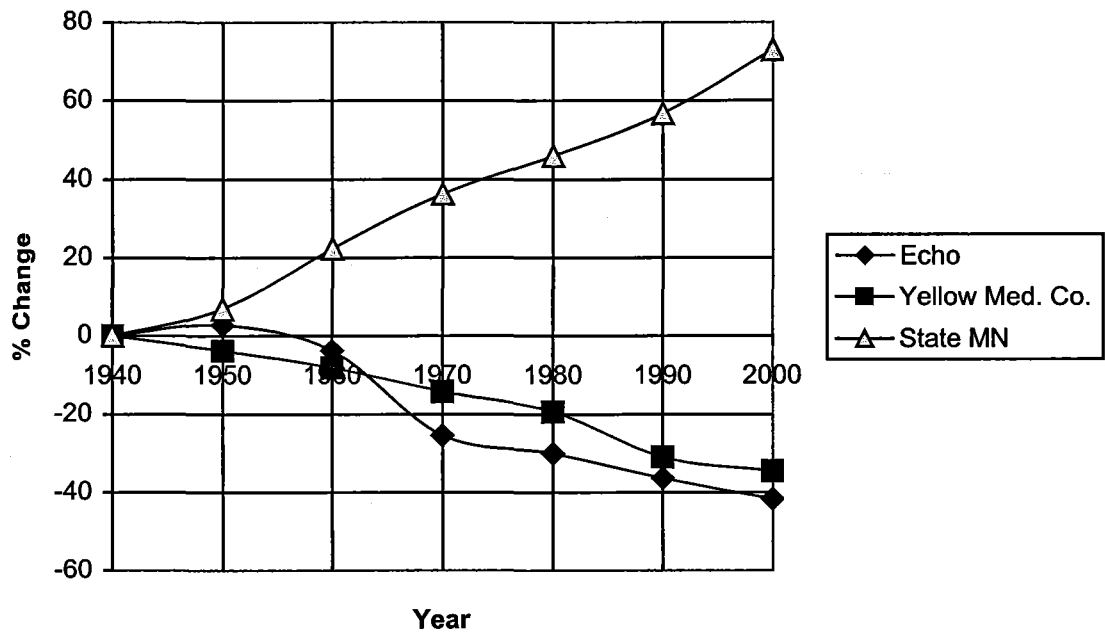
APPENDIX: Demographic Analysis of Echo

Population Change – 1940 to 2000

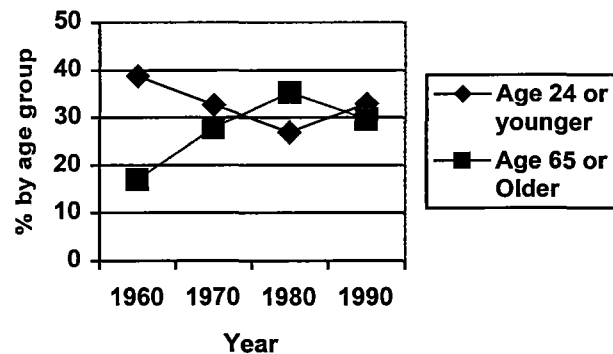
	1940	1950	1960	1970	1980	1990	1998 est.	% change
Echo City	477	490	459	356	334	304	278	-41.7%
Yellow Medicine Co.	16917	16279	15523	14523	13653	11684	11080	-34.5%

Source: U.S. Census - 1940 to 2000.

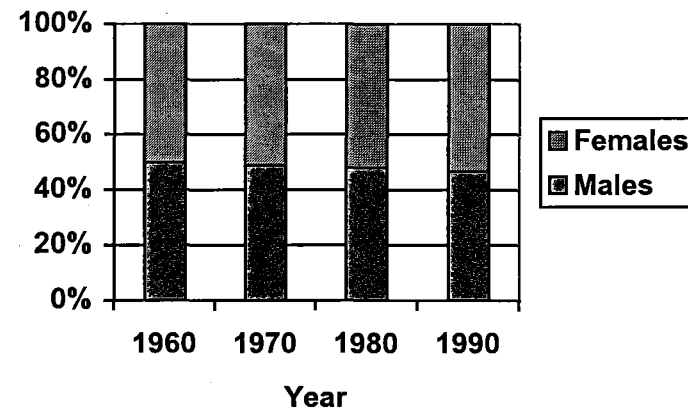
Comparison of Population Changes by %



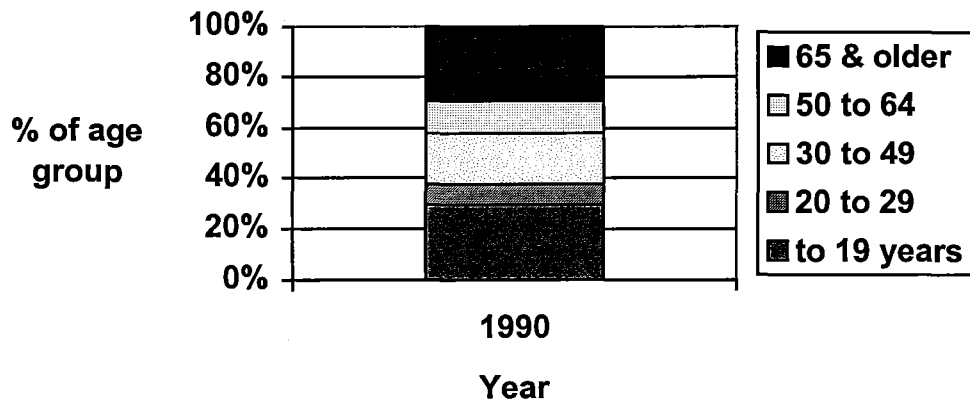
Change in % of Persons by Age Group

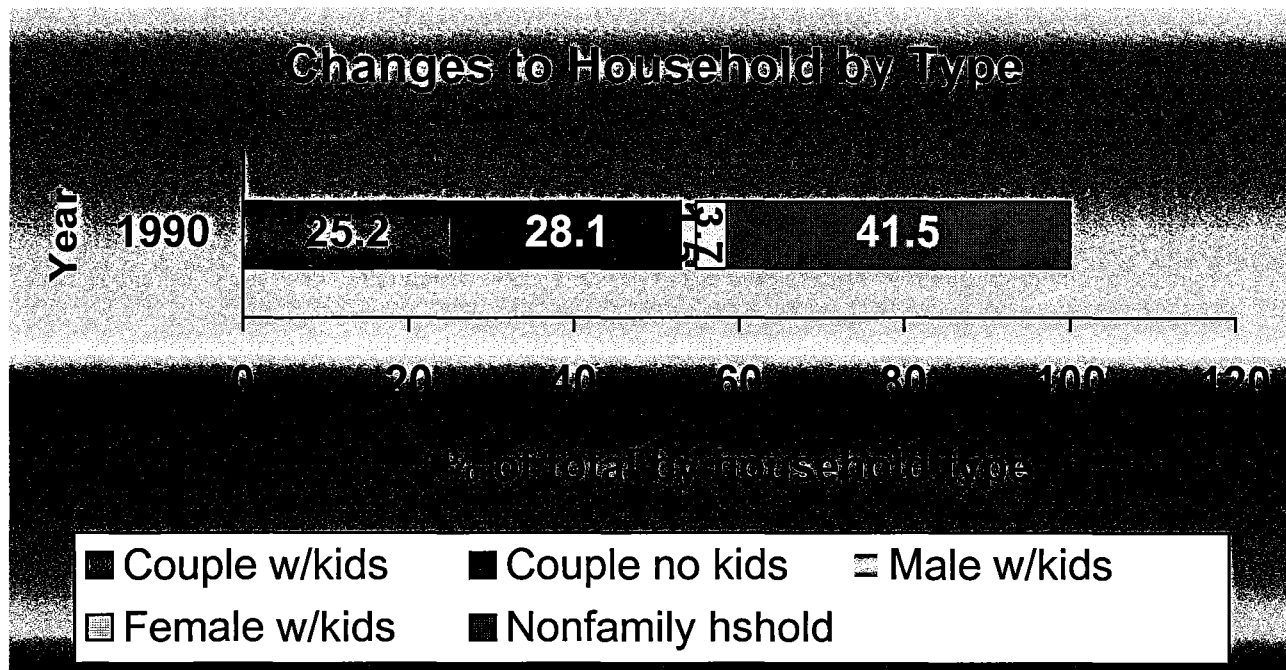


Population by Sex



Population by Age Group (%)

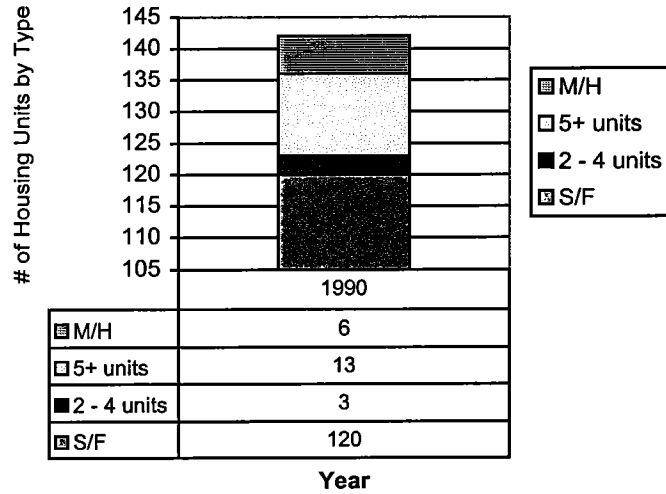




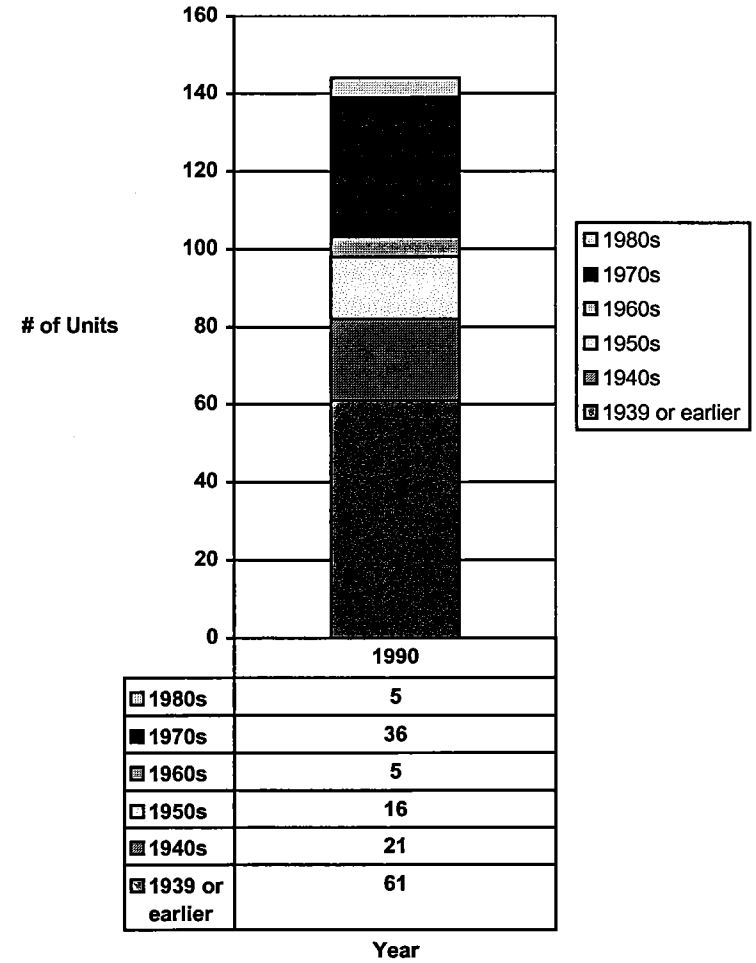
Echo Household & Housing Unit Change					
Year	1960	1970	1980	1990	1998 est.
# of Households	153	139	152	135	133
Persons per Household	3.0	2.4	2.2	2.25	2.2
# of Housing Units	na	151	159	145	na

Source: U.S. Census - 1960 to 1990. The 1998 estimate was provided by the MN State Demographer

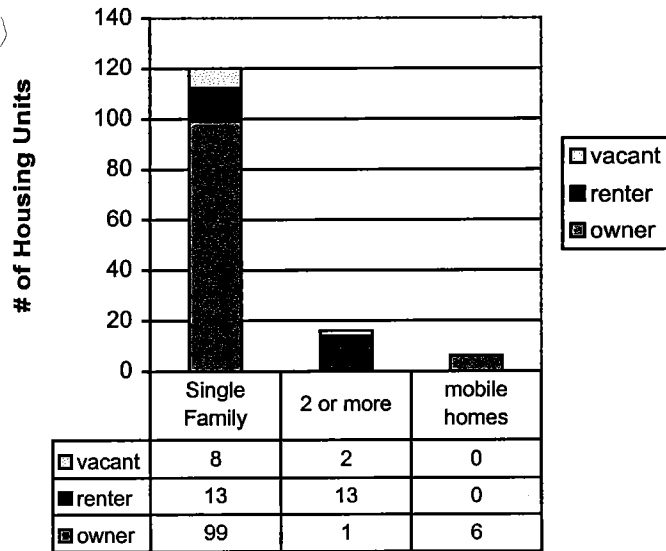
Comparison of Housing Types by Decade



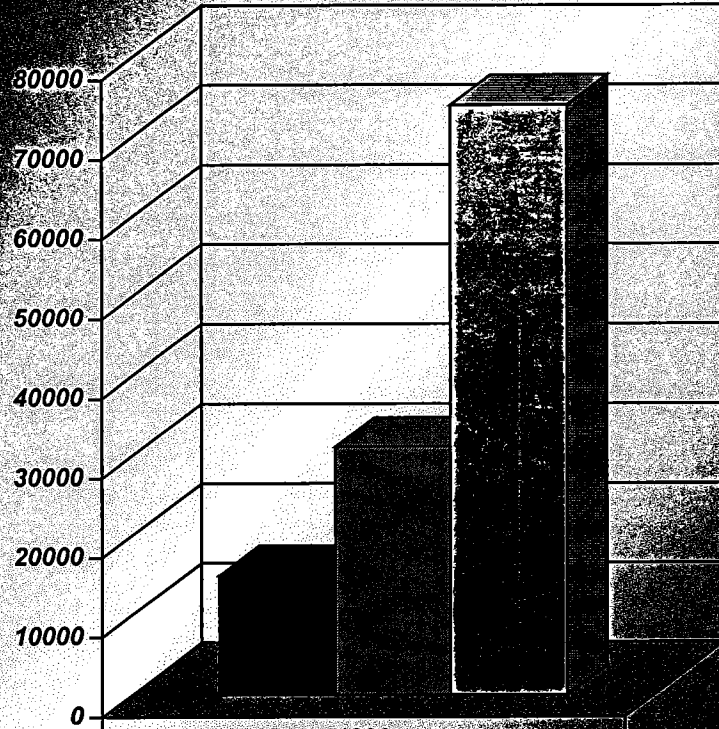
Housing by Year Built - 1980 & 1990



Occupancy Status Echo - 1990



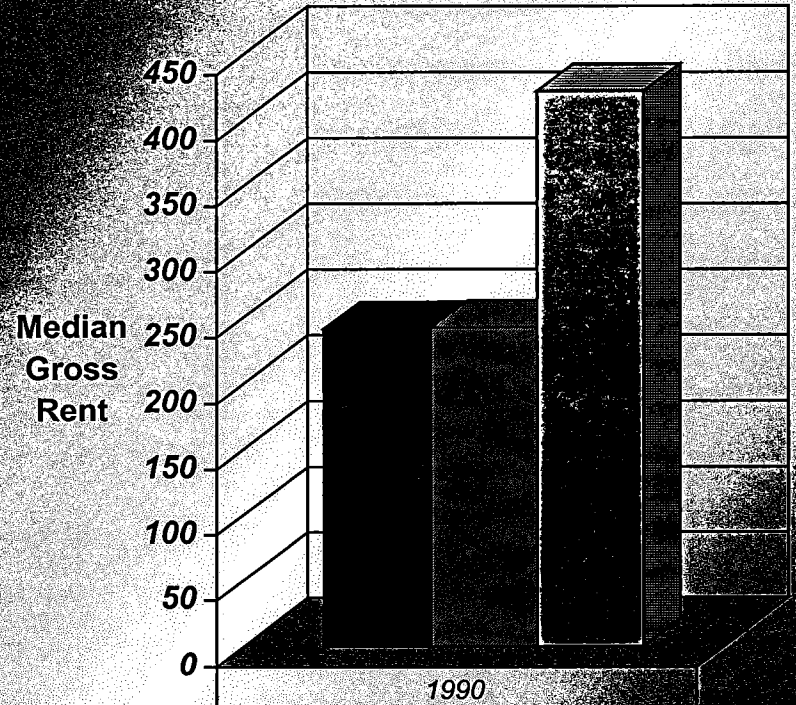
Median Housing Values - 1990



■ Echo	14999
■ Yellow Med. Co.	31100
□ State MN	74000

Median Value

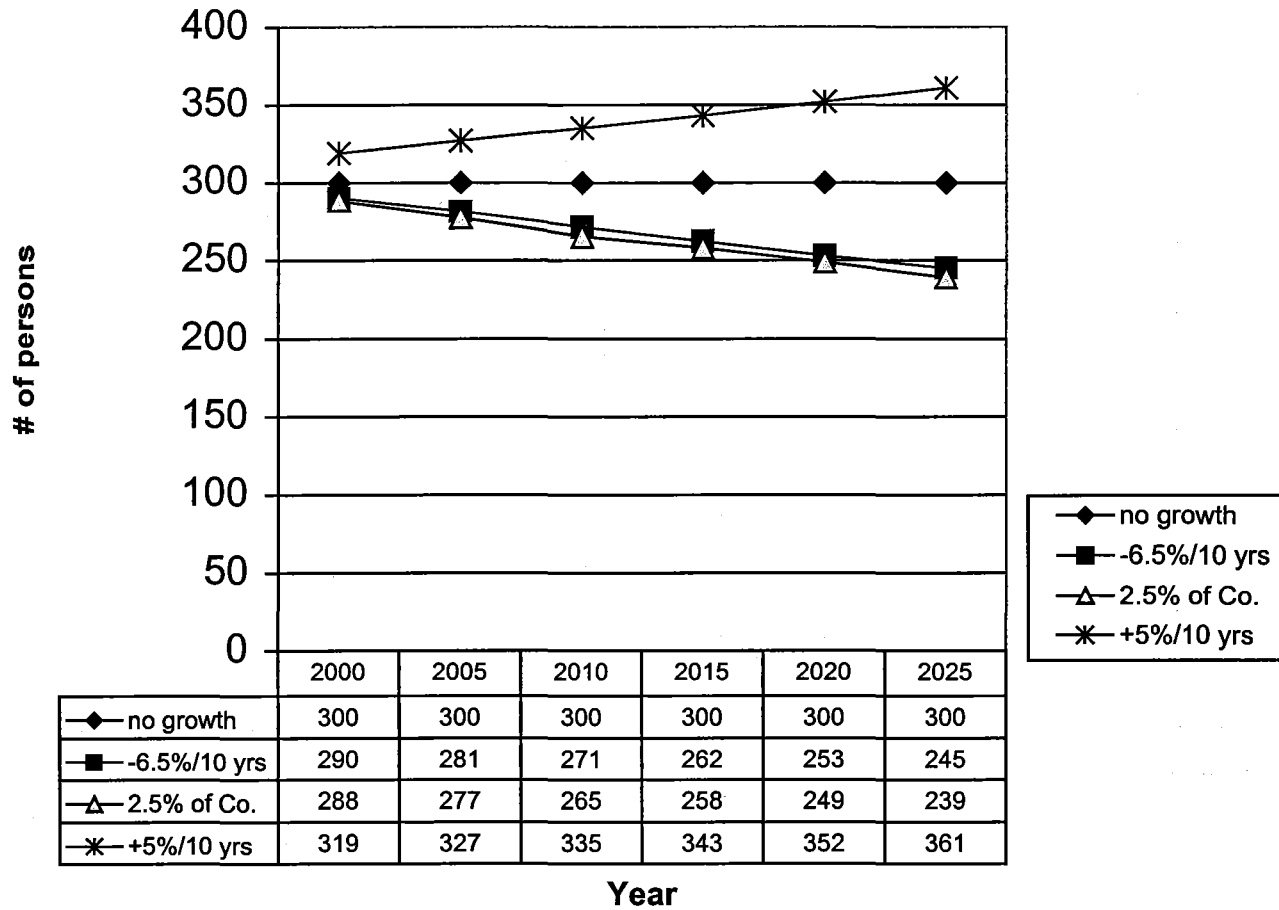
Median Rents - 1990



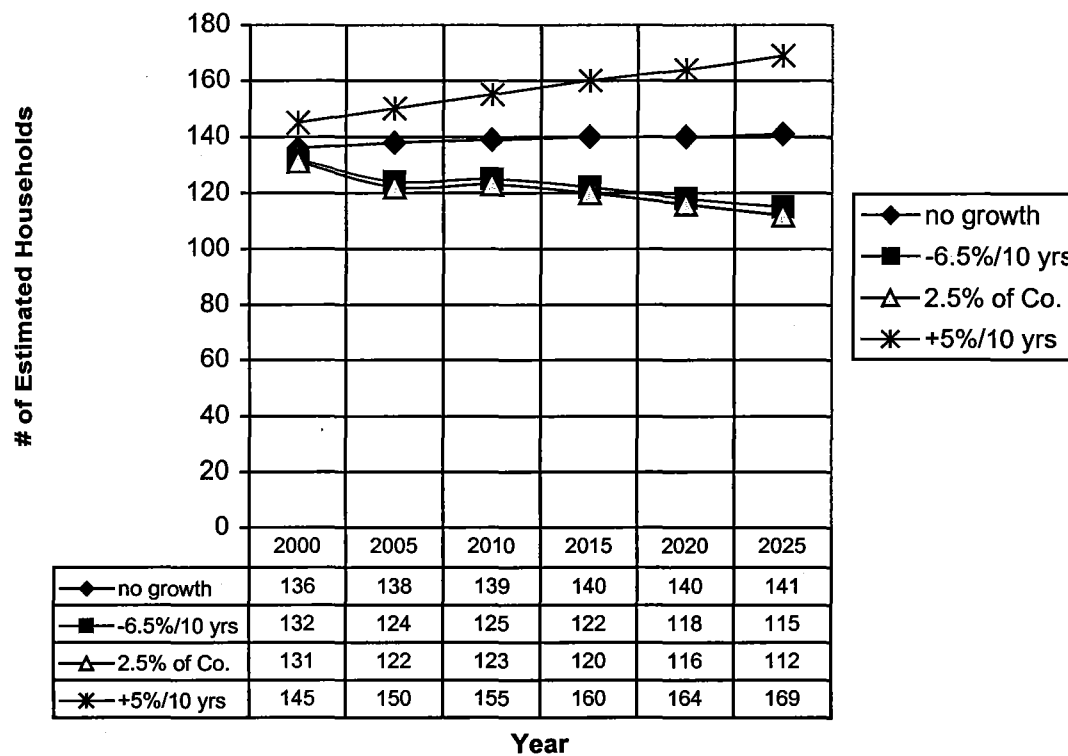
■ Echo	241
■ Yellow Med. Co.	242
□ State MN	422

Rent Levels

Population Projections



Household Projections Based Upon Population Projections



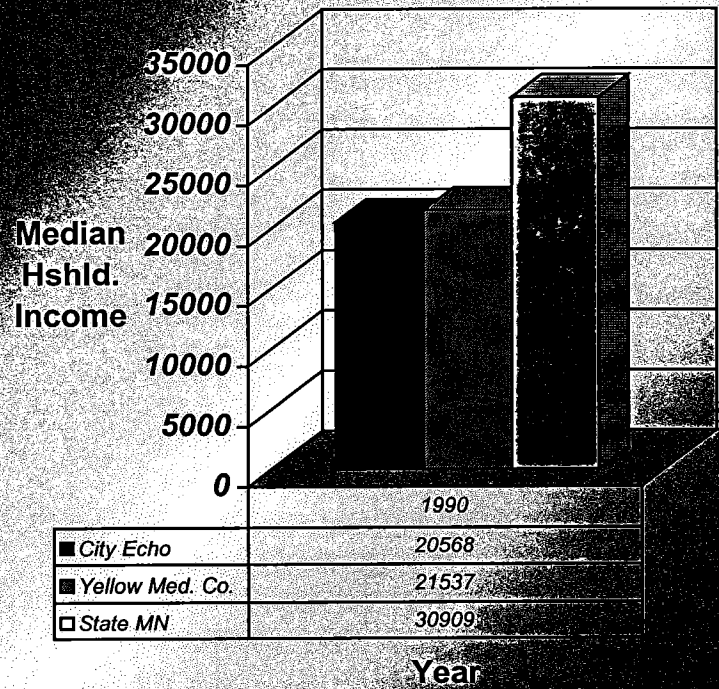
Housing Costs as a Percentage of Household Income - 1990				
	Renters		Homeowners	
	<u># of units</u>	<u>% of total</u>	<u># of units</u>	<u>% of total</u>
24% or less	15	52%	74	87%
25% to 34%	8	28%	5	6%
35% or more	6	20%	6	7%
not computed	0	0%	0	0%

Labor Force Statistics - 1990	
	1990
Labor Force	170
# of males	119
# of females	51
# of employed persons	217
# who worked in County	129
# who worked outside Co.	86
# not reporting	2

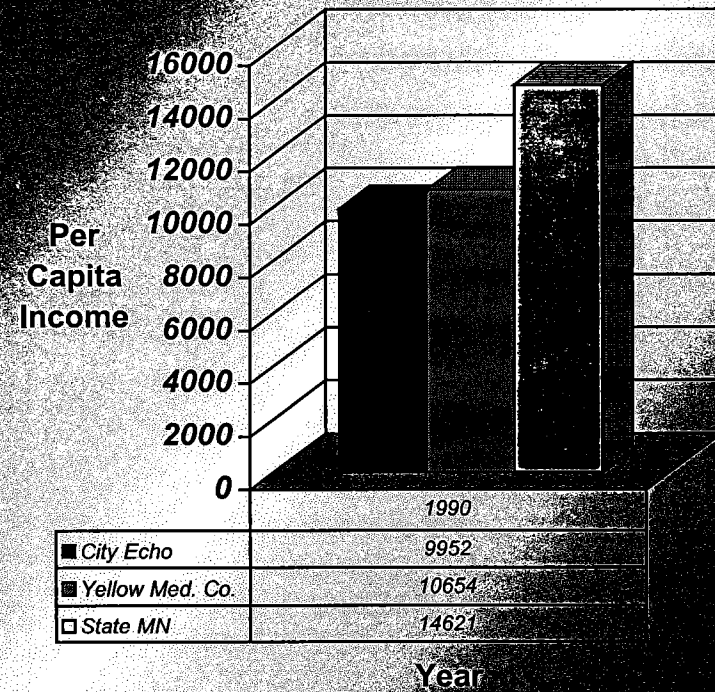
Source of Income - 1990	
Income Type by Household	1990
Wage or Salary	68
Self Employment (non-farm)	8
Self Employment (farm)	8
Interest, dividends, rents	65
Social Security	69
Public assistance	9
Other	34

Persons Living in Poverty 1990	
	1990
# of Persons Above	281
# of Persons Below	21
# unaccounted for	2

Change in Median Household Incomes



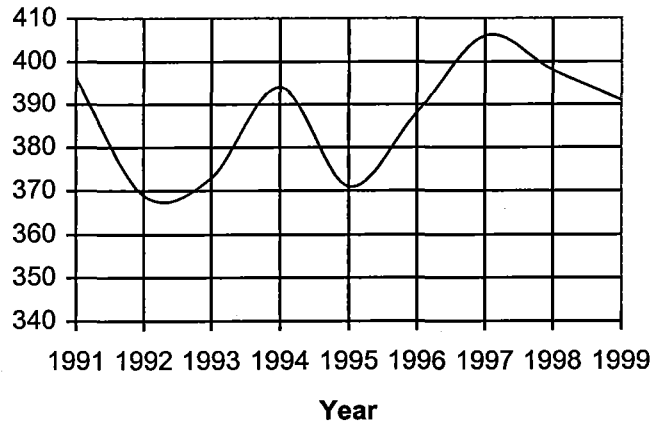
Change in Per Capita Incomes



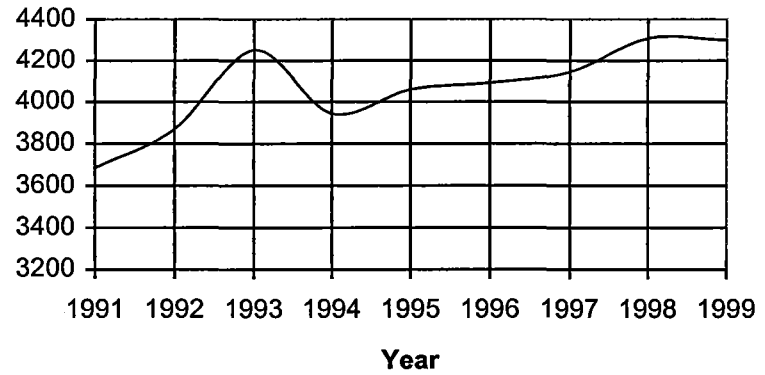
**EMPLOYMENT SECTORS OF
CITY OF ECHO LABOR FORCE**

Employment Sector	1990	% of total
farming/forestry/mining	15	13.8%
construction	4	3.7%
manufacturing (nondurables)	9	8.3%
manufacturing (durables)	19	17.4%
transportation	3	2.8%
communications/public utilities	0	0%
wholesale trade	11	10.1%
retail trade	12	11%
finance/insurance/real estate	10	9.2%
business repair services	0	0%
personal, entertainment, recreation	1	0.9%
health services	11	10.1%
education services	9	8.3%
other professional services	4	3.7%
public administration	1	0.9%
totals	109	100%

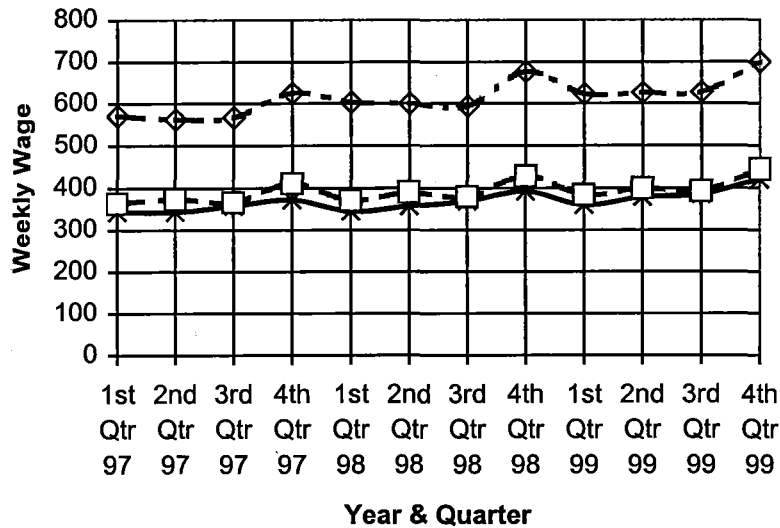
Change in No. Firms in County



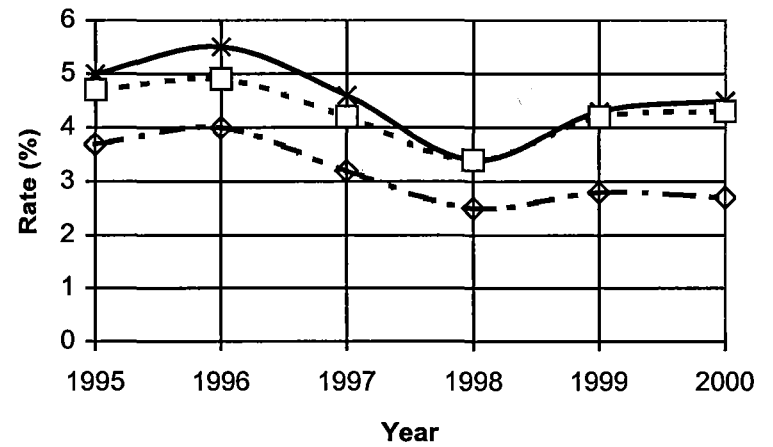
Change in No. Employees in County



Average Weekly Wages by Quarter



Comparison Unemployment Rates (1995 to 2000)



—x— Yellow Med. Co. —□— Region 6W —◇— State MN

—x— Yellow Med. Co. - □ - Region 6W —◇- State MN



OFFICE OF ADMINISTRATIVE HEARINGS
Municipal Boundary Adjustment Unit
Factual Information Form

MBA Unit Docket Number: D-493

REC'D BY
MBA
From Echo Township
JUL 20 2012

This form is being completed by:

Name:

Representing:

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

1. Population and Households:

	Subject Area	City	Township/Other City
2000 Population	—		
2010 Population	—		155
Current Population	—		142
Current Households	—		62
Projected in 5 Years	—		140
Source of Data			Demographer's Report

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	160			

B. Describe any waterways within or adjacent to the subject area (rivers, streams, shore lands, protected water or wetlands, watershed districts):

Boiling Springs Creek

C. Are the waterways subject to any State or Federal regulations? If yes, please describe:

N/A

D. Describe the soils in the subject area:

Siboyi, silty clay, bes storden, loams, normania

E. Describe the natural terrain in the subject area:

flat / level

3. The perimeter of the subject area is bordered approximately:

REC'D BY
MBA

JUL 20 2012

____ % by the city
25 % by the Township
 ____ % by other unit of government

4. Present pattern of physical development, planning, and intended land use(s):

A. Fill in the approximate acreage for each land use type.

	Subject Area	City	Township
Residential			
Institutional			
Commercial/Retail			
Industrial			
Agricultural	<u>160</u>		
Vacant Land			

B. What type of development/zoning is proposed for the subject area?

C. What are the current land use(s)/zoning in the adjacent area(s)?

agriculture

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	<u>.5 miles</u>		<u>road</u>

B. Are there any transportation changes planned:

In the subject area? Yes No

In the city? Yes No

In the adjacent area(s)? Yes No

C. What are the road/highways that serve the subject area?

620th Street

6. Land Use Controls and Planning:

REC'D BY
MBA

JUL 20 2012

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

	City	Township	County	Region
Adoption Date				
Status of Plan				
No Existing Plan		none		

B. If any area planning authorities (planning commissions, Met Council, Regional Development Commissions, etc.) have adopted an official position on the proposed boundary adjustment, please describe and attach a copy of the position:

N/A

C. Please note where the following exists and provide any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible to have two or more ordinances attempt to regulate the same area, please indicate whose ordinance presently applies to the subject area.) **Attach copies of maps and portions of ordinances that apply to the subject area.**

	City Adoption Date	Township Adoption Date	County Adoption Date	Which Applies to Subject Area?
Zoning Regulations		N/A		
Subdivision Regulations				
Official Map				
Capital Improvements/ Budget				
Fire Code				
Shoreland Ordinance				
Floodplain Ordinance				
Wild and Scenic Rivers Ordinance				
Sanitation Ordinance				

D. Is the subject area, or any portion thereof, eligible for "Green Acres" (Minn. Stat. § 273.111)? If yes, please describe:

E. Has the city established separate "Urban and Rural Taxing Districts" (Minn. Stat. § 272.67) in the subject or adjacent area(s)? If yes, please describe:

N/A

7. Government services being provided:
Please place check marks where appropriate:

	City provides to the city	City provides to the subject area	City will provide to the subject area	Township provides to the township	Township provides to the subject area
Water					
Sanitary Sewer/Wastewater Treatment					
Storm Sewer					
Solid Waste Collection & Disposal					
Fire Protection					
Law Enforcement					
Road Street Improvements				✓	✓
Road Street Maintenance				✓	✓
Administrative Services					
Recreational Services					
Other					

A. Please provide any additional relevant information regarding the above mentioned government services:

B. Are new services necessary for the subject area?

none

C. What is the current capacity of the sewer and water systems? How much is being used and by whom?

none

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

8. Describe any existing or potential environmental problems and whether the proposed boundary adjustment is likely to improve or resolve these problems: (Example: ground or surface water, sewage treatment, air pollutants, noise and/or odors; effect on fish and/or wildlife; effect on historical, archaeological, and/or aesthetic resources; impairment of park lands, prime farmlands, wild or scenic rivers, and/or critical habitat; dump and/or disposal sites, etc.):

none foreseen

9. Will the proposed boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS) If so, please explain why:

no

10. Describe the plan of the receiving unit of government for providing governmental services to the subject area as well as the impact on those services:

road adjacent is currently being maintained by township

11. Describe the relationship and the effect of the proposed boundary adjustment on affected and adjacent school districts and communities:

none

12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity				

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County				
Local Unit of Gov't				
School District				
Special Tax District				
Insurance Rating (Fire)				
Levy Limit				
Actual Current Levy				
Total Bonded Indebtedness				

13. If the proposed boundary adjustment were approved:

A. Would the city/township suffer any undue hardship? If yes, please describe:

none

B. Would the symmetry of the city/township be affected? If yes, please describe:

none

C. Should the subject area be increased or decreased? If yes, please describe and attach a revised area map:

none

14. Has the city/township provided any improvements to the subject area? If so, what improvements were provided and when:

Rebuilt 620th Street in 1991 Graveled every other year

15. Has the city/township assessed the subject area for the improvements? If yes, please describe:

none

16. Will the subject area be assuming any city/township indebtedness? If yes, please describe:

no

17. Has there ever been a previous boundary adjustment filed for this property or substantially the same property? If yes, when and what was the outcome?:

no

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

SUBMITTED BY:

City of _____, this _____ day of _____, 20____

Mayor

City Clerk

Township of Echo, this 17th day of July, 2012

Ronald Inycke
Township Chair

Lynn Kuehn
Township Clerk

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

Property Owner

Property Owner

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

Property Owner

Property Owner

Rev. 2/2012

MINNESOTA STATE DEMOGRAPHER
2011 POPULATION AND HOUSEHOLD ESTIMATES

YELLOW MEDICINE COUNTY	POPULATION	HOUSEHOLDS
Echo, City	272	109
Echo, Township	142	62