

BEFORE THE MUNICIPAL COMMISSION
OF THE STATE OF MINNESOTA

Robert W. Johnson	Chairman
Arthur R. Swan	Vice Chairman
Robert J. Ford	Member
Harry Diercks	Ex-Officio Member
Henry Peterson	Ex-Officio Member

IN THE MATTER OF THE JOINT RESOLUTION)	<u>AMENDED</u>
DESIGNATING AN UNINCORPORATED AREA OF)	FINDINGS OF FACT
THE TOWNSHIP OF CENTRAL POINT AS IN NEED)	CONCLUSIONS OF LAW
OF ORDERLY ANNEXATION TO THE CITY OF LAKE)	AND ORDER
CITY AND CONFERRING JURISDICTION OVER SAID)	
AREA TO THE MINNESOTA MUNICIPAL COMMISSION))	

A joint resolution of the Town Board of the Town of Central Point, Goodhue County, Minnesota (Town) and the Common Council of the City of Lake City, Wabasha County, Minnesota (City) designating a certain area as in need of orderly annexation was received by the Minnesota Municipal Commission on March 25, 1970. The matter came on for hearing on July 8, 1970, of the commission's own motion. The Board of Commissioners of Goodhue County appointed Mr. Harry Diercks and Mr. Henry Peterson as ex-officio members of the commission for the proceeding herein. The commission convened by lawful quorum, all of the commissioners being present.

The only appearance of record was made by Mr. Milton I. Holst, attorney for objectors to annexation.

Evidence was taken and testimony heard from all those appearing and indicating a desire to be heard. Certain exhibits were received in evidence. The commission having carefully considered all of the evidence included in all of the testimony and exhibits, being fully advised in the premises, upon all of the records, files and proceedings herein, hereby makes the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. A joint resolution of the Town of Central Point, Goodhue County, Minnesota, and the City of Lake City, Wabasha County, Minnesota, designating the entire territory of the town as in need of orderly annexation and conferring jurisdiction over annexations in said territory to the Minnesota Municipal Commission was filed with said commission on March 25, 1970. Said resolution was in all respects proper in form, content and execution.

2. Due, timely and adequate legal notice of the hearing ordered by the Minnesota Municipal Commission was published, served and filed pursuant to law.

3. The Town comprises an area of approximately 1330 acres with the following uses: 675 acres are agricultural; 130 acres are residential; 20 acres are commercial and industrial; 360 acres are semi-public and recreational; and 145 acres are road and railroad. The agricultural uses are concentrated West and South of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way (Railroad right-of-way). The residential, commercial and industrial uses are concentrated to the East and North of the Railroad right-of-way, and adjacent to the northerly boundary of the City.

4. Municipal services presently provided by the Town are road construction and maintenance, snow removal and street lighting. Police protection is provided to the residents of the Town by the Goodhue County Sheriff's office. Fire protection is provided to the Town by the City volunteer fire department on a contract basis. The City provides electric service to the southern portion of the Town. Additional services are needed in the urbanized area of the

Town, particularly public sewer and water.

5. Municipal services presently provided by the City are police and fire protection, hospital and library facilities, schools and recreation, sanitary sewer, storm sewer, electric power, and street construction and maintenance. The organization and plant of the City can be expanded to serve the Town.

6. The population and projected populations for the Town and City are as follows:

<u>POPULATION TRENDS</u>						
<u>Community</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Central Point Township	173	195	236	385	470	600
City of Lake City	3204	3457	3494	3591		

7. The City comprises approximately 2230 acres. Approximately 900 acres are urban with industrial, commercial, residential, and institutional uses. The remaining land is devoted to agriculture, forestry and open space.

8. The comprehensive plan of Goodhue County depicts the Town as an urban development area by 1990.

9. The mill rate history of the Town and the City is as follows:

<u>MILL LEVIES, 1964-1970</u>					
<u>Municipal Mill Rates</u>	<u>1964</u>	<u>1966</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Central Point Twp.	30.00	29.13	33.08	32.96	37.00
City of Lake City	89.27	86.67	101.89	98.61	95.49
<u>School District Mill Rate</u>	<u>1964</u>	<u>1966</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Central Point Twp.	140.04	133.09	134.21	160.71	179.29
City of Lake City	115.04	133.09	134.21	160.71	179.29

County Mill Rate	1964	1966	1968	1969	1970
Central Point Twp.	54.50	56.33	51.03	65.78	67.45
City of Lake City	68.38	70.74	81.36	89.91	93.85

10. The bonded indebtedness for the Town and the City is as follows:

BONDED INDEBTEDNESS (December 31, 1969)

	Streets	Sewers & Sewage Disposal	Funding & Refunding	Marine	Hospital	Total
Central Point Twp.	17,000					17,000
City of Lake City	350,000	110,000	250,000	517,000	250,000	1,477,000

11. The assessed valuations for the Town and the City is as follows:

ASSESSED VALUATION TRENDS, 1964-1970

Community	1963 for 1964	1965 for 1966	1967 for 1968*	1968 for 1969*	1969 for 1970*
Central Point Twp.	123,092	137,343	167,014	233,541	246,072
City of Lake City	1,639,743	1,698,655	1,843,696	2,019,563	2,077,066

* Includes personal property exempted by 1967 tax reform (9,965 for Central Point Township; 137,758 for City of Lake City.)

12. The Town has a zoning ordinance and a sanitation ordinance. The City has a zoning ordinance and a proposed subdivision ordinance is being prepared by the City of Lake City Planning Commission. Neither the Town nor the City has a comprehensive plan, although Goodhue County has adopted such a plan and Wabasha County is developing one. Goodhue County has a subdivision ordinance which applies to the Town. Development could logically be controlled by an expanded City.

13. That area of the Town East and South of the Railroad right-of-way borders the City from said right-of-way Easterly to the Mississippi River, and no major terrain features separate or isolate said area of said Town from said City.

14. On site sewage disposal systems in the Southeast part of the Town have caused pollution problems due to a fairly high water table and small lot development.

15. A petition of legal voters of that area of the Town West and South of the Railroad right-of-way for attachment of said area to the Town of Florence has been filed with the Goodhue County Board of Commissioners. If said petition is granted, said area will be adequately provided with presently needed governmental services.

CONCLUSIONS OF LAW

1. The Minnesota Municipal Commission duly acquired and now has jurisdiction of this proceeding.

2. That area of the Town of Central Point West and South of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way is not now in need of municipal services, nor will such services be needed within a reasonable time.

3. That area of the Town of Central Point East and North of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way is now or is about to become urban or suburban in nature.

4. The Town form of government is not adequate to provide the needed municipal services to the area described in Conclusion of Law #3.

5. The City of Lake City is capable of providing required municipal services to the area described in Conclusion of Law #3 over a period of three years.

6. That area described in Conclusion of Law #3 should be annexed to the City of Lake City, and the mill levy of the City of Lake City on said area shall be increased in substantially equal proportions over a period of three years to equality with the mill levy on the property already within said city, and that the population of the City of Lake City should be established for all purposes.

O R D E R

IT IS HEREBY ORDERED: That that part of the Town of Central Point East and North of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way, including said right-of-way, be annexed to the City of Lake City.

IT IS FURTHER ORDERED: That the mill levy of the City of Lake City on the property herein ordered annexed be increased in substantially equal proportions over a period of three years to equality with the mill levy on the property already within said city.

IT IS FURTHER ORDERED: That the population of the City of Lake City as herein expanded shall be ~~3,976~~^{3,857} for all purposes until the next federal census.

IT IS FURTHER ORDERED: That the annexation herein ordered be effective immediately.

Dated this 23rd day of November, 1970

MINNESOTA MUNICIPAL COMMISSION
610 Capitol Square Building
St. Paul, Minnesota 55101



Bruce Rasmussen
Executive Secretary

Amended Order Dated 6-30-72
MINNESOTA MUNICIPAL COMMISSION



Howard L. Kaibel, Jr.
Executive Secretary

MEMORANDUM

By ordering the annexation herein, a small area of the Town of Central Point has been left in an unincorporated status. The requisite number of legal voters of this area have petitioned the Goodhue County Board for attachment to the Town of Florence. We take official notice of this petition, and strongly urge that it be granted. Such action will assure residents of the area of needed services, until urban development sets in. We wish to note that we are continuing jurisdiction over this area as required by law, however, and at such time as it is shown that all or a part of the area is urban or suburban in nature and that the City of Lake City is capable of providing needed services, further annexation to the City of Lake City will be granted.