

BEFORE THE MUNICIPAL COMMISSION
OF THE STATE OF MINNESOTA

Joseph Robbie	Chairman
Robert W. Johnson	Vice Chairman
Terrance O'Toole	Member
Idor A. Peterson	Ex Officio
Roy F. Johnson	Ex Officio

IN THE MATTER OF THE PETITION OF THE VILLAGE
OF NORTH ST. PAUL, RAMSEY COUNTY, MINNESOTA,
TO ANNEX CERTAIN ADJOINING UNINCORPORATED
TERRITORY TO THE VILLAGE

The Minnesota Municipal Commission on January 7, 1963, received a petition for the annexation of the Township of Northdale, Washington County, Minnesota to the Village of North St. Paul accompanied by a census and an annexation resolution.

The matter came on for hearings before the Commission on February 14, 1963, April 23, 1963, and June 19, 1963. A Commission discussion was held November 23, 1964. There was a quorum of the Municipal Commission present at all hearings. All members of the Commission have read and examined the record.

The Commission having duly considered the testimony of the witnesses, the exhibits received in evidence and all other evidence, upon all the files and records, being fully advised in the premises, makes and enters the following:

FINDINGS OF FACTS

I.

Due, timely and adequate legal notices of the hearings herein, including adjourned sessions thereof, were posted, published, served and mailed.

II.

The territory proposed for annexation abuts upon the village limits at the eastern boundary thereof, and none of it is presently a part of any incorporated city, village, or borough.

III.

The 1960 census of the Village of North St. Paul was 8,520 and the special 1962 census taken of Northdale Township was 1,354. In 1965 the relative populations were still about the same, with the Village of North St. Paul at about 10,500 and Northdale Township at about 1,500.

IV.

The Village of North St. Paul has an area of approximately 1,954 acres and Northdale Township has approximately 2,011 acres.

V.

The assessed 1962 valuation for the Village of North St. Paul was \$4,039,692.00 compared to Northdale Township's assessed valuation of \$449,776.00.

VI.

Out of a total of 1,954 acres in the Village of North St. Paul there are 850 acres of vacant land suitable for construction. The 1980 projection is for North St. Paul to have a population of 16,000 with 4,510 dwelling units as compared to the 1960 population of 8,520 and 2,307 dwelling units. The projected population of the Village of North St. Paul fully developed is 20,000 to 22,000, and this is expected about the year 2000.

VII.

North St. Paul is lacking good buildable industrial land and has a shortage of large areas for residential growth. It is because of these shortages that the full development of the Village will be retarded.

VIII.

It is estimated that the taxes in Northdale Township would increase \$14.21 per year per \$1,000.00 assessed valuation; and that in exchange for this tax increase the residents of the Township of Northdale would receive the following benefits:

1. Office and full-time government staff
2. Twenty-four hour local police protection
3. Local full-time engineering services
4. Comprehensive planning through services of a consulting engineer and a consulting professional planner
5. Street lighting and utility services
6. Recreational services and developed parks
7. Street department maintenance
8. A municipal court
9. Library
10. Improved fire protection
11. Lower interest rates on bond issues.

IX.

The Township of Northdale does not have any sewer or central water system. There is currently a contamination problem of the individual water supplies in the township though not yet serious. The Township of Northdale recognizes the fact that they need sewer and water for part of their area now, and that in the not too far distant future will need it for the whole area. The least expensive way of providing the residents of Northdale sewer and water would be to combine with the Village of North St. Paul.

Although Northdale is presently in the Central Washington County Planning Group, as for Zoning, the far better procedure would be to integrate their zoning with the Village of North St. Paul. This is because they are now a single social, economic and physical community and the proposed Highway 694 will divide Northdale Township from the rest of Washington County.

The streets in Northdale are a continuation of the street pattern in North St. Paul.

It is recognized that Northdale is in need of twenty-four hour police protection. Because Northdale has only two constables, who are not available at all times, they have to rely mainly on the Washington County Sheriff Department, which is

located at Stillwater, Minnesota, approximately fifteen miles away. From 5:00 P.M. until 8:00 A.M. there is only one sheriff's car on duty for all of Washington County and it therefore is not often available for help to Northdale. Because of this the North St. Paul Police Department has made calls to Northdale at the request of the residents and the Washington County Sheriff Department. However, these services are not considered adequate.

The North St. Paul Fire Department is now serving Northdale through a contract. However, the contract states that North St. Paul is to have priority in case of a fire. The granting of annexation would give Northdale better fire protection and a better fire rate classification in their fire insurance.

X.

The feasibility and practicability of Northdale providing the necessary services is severely limited by three facts: One the Township form of government greatly restricts governmental operations and limits the services it can provide; Two - assessed valuation of the township limits the amount received by taxation and its borrowing power; and Three - the population is small, 1,354, with the additional problem that they are grouped together, near the present border with North St. Paul.

XI.

The Township form of government is inadequate to cope with the problems facing Northdale.

CONCLUSIONS

1. The Township of Northdale is considered to be suburban and urban in character.

2. The township form of government for Northdale is now or is about to become inadequate to handle the problems caused by their change from rural to suburban and urban character.

3. The Township of Northdale and the Village of North St. Paul are basically a single social, economic and physical community.

4. The governmental problems facing Northdale can best be solved by their joining North St. Paul as one municipality.

5. The primary motive for this annexation is not to increase revenues for North St. Paul and any increase in taxes in Northdale is more than offset by the benefits they will receive in return.

6. It is in the best interests of both North St. Paul and Northdale that this annexation be granted.

ORDER FOR ELECTION

ANNEXATION OF NORTHDALÉ TOWNSHIP TO THE VILLAGE
OF NORTH ST. PAUL, MINNESOTA

IT IS ORDERED: An election be held pursuant to Minn. Stat. 414.03 upon the proposition of whether or not all of the Township of Northdale, Washington County, State of Minnesota, should be annexed to the Village of North St. Paul and that such election shall be held on the 29th day of June, 1964, at the following described polling place which shall be open from 8:00 A.M. to 8:00 P.M.

Place: Castle Greens Country Club located on Century Avenue in Northdale Township

Judges: Mrs. Richard Jahn, 2885 Richard Avenue 777-3528
Mrs. Marvin Masterman, 2734 Century Avenue 777-3337
Mrs. Richard Fontaine, 2834 Richard Avenue 777-3621


Alternate Judge Mr. C. W. Springborn, 2808 Allis Avenue 777-2349

IT IS FURTHER ORDERED: That such election be conducted insofar as practicable in accordance with the election of town officers. Only qualified voters residing in the territory herein described shall be entitled to vote. The ballot shall bear the words "For Annexation" and "Against Annexation" with a square before each of the phrases, in one of which the voters shall make a cross to express his opinion. The ballots and necessary supplies shall be provided by the Village of North St. Paul.

IT IS FURTHER ORDERED: That the Village of North St. Paul shall cause a copy of this Order to be posted not less than 20 days before June 29th, 1965, in three public places in the area proposed for annexation and to be published in a medium of official and legal publication of general circulation in the area proposed for annexation two weeks before June 29, 1965.

IT IS FURTHER ORDERED: That all proper expenses incurred in the election shall be borne by the Village of North St. Paul.

Dated this 28th day of May, 1965
BY THE FULL COMMISSION
MINNESOTA MUNICIPAL COMMISSION
51 State Office Building
St. Paul 1, Minnesota


Irving R. Keldsen
S e c r e t a r y

MEMORANDUM OPINION

The Village of North St. Paul petitioned to annex all of the unincorporated property in Northdale Township on January 7, 1963. Extensive hearings were held by the Municipal Commission in North St. Paul. The presentation by the Village in support of annexation was one of the most careful and exhaustive which has been made before the Commission since it was created in 1959. It appeared from the evidence that the property within Northdale Township can be best served by annexation. This territory is a normal extension of the Village of North St. Paul. It has little to mark it differently as a separate entity except for an artificial political boundary. The needs, requirements, and interests of the people living within the village and the township are virtually identical. The most reasonable method of providing municipal services appears to be by a common government for the entire area.

The purpose of the Municipal Commission Act is to extend municipal boundaries to include population which has settled beyond the boundaries of existing municipalities and thus to strengthen existing units of government and to provide municipal services in the most reasonable and effective manner. The proposed annexation satisfies this principle.

If the annexation is accomplished, it will be one of the most constructive annexations to occur since this Commission was established in 1959. The City of Albert Lea has been materially strengthened and the outlying areas have been improved by the separate annexations of the Wedgewood area and other residential additions and the Wilson and Company Plant and surrounding residential areas. The City of Chaska has extended its boundaries to include Hazeltine Golf Course to the mutual benefit of the city and the annexed area. The proposed merger of North St. Paul and Northdale Township ranks with these annexations as an example of the kind of constructive solution to problems of urban growth which was contemplated by the legislature when the Municipal Commission Act was adopted.

It is significant that when the hearings were held officials and residents of Northdale Township were reluctant to support annexation. Since then the problems which were shown by evidence at the hearings in support of the petition of North St. Paul have become sufficiently acute so that extensive studies have been made and the officials of North St. Paul and Northdale Township have jointly counseled in their solutions. The result is that the Municipal Commission has now received a resolution from the Northdale Town Board requesting that an order be entered to provide a vote on the proposition of annexation. While this board studiously avoids recommending for or against annexation, the request that an election be held is recognition that steps must be taken immediately to meet the problems of urban growth which continue to confront Northdale as new population settles in the unincorporated area. This is heartening evidence of the increasing acceptance by the residents of the Twin Cities Metropolitan Area of the necessity of using existing municipal facilities to extend services to people who settle in unincorporated pockets adjacent to municipal boundaries within the metropolis.

It is unnecessary to review the Findings of Fact which are attached to this order in support of an annexation election suffice to say that the extent of urban growth in Northdale requires municipal services; that those services can be best performed by North St. Paul; that annexation is in the mutual interest of the township and village; that the public interest will be thereby served; and that annexation will suit the purposes of the law and the cause of orderly urban growth.

We express the hope that all relevant information will be placed in the hands of the voters so that they can make their choice based upon information instead of emotion. The people of North St. Paul and Northdale and of the entire surrounding area live side by side and have a common interest in decisions arrived at by information and deliberation which take into account their common goals.