

ORDINANCE NO. 65, THIRD SERIES

IN THE MATTER OF THE ORDINANCE EXTENDING
THE CORPORATE LIMITS OF THE CITY OF REDWOOD FALLS
TO INCLUDE CERTAIN UNINCORPORATED TERRITORY
PURSUANT TO MINNESOTA STATUTES § 414.033, subd. 2(3)

THE CITY OF REDWOOD FALLS DOES ORDAIN:

WHEREAS, a certain petition dated 9-18, 2001, requesting that the property as hereinafter described be annexed to the City of Redwood Falls, Minnesota, was duly presented to this Council on the 4 day of DECEMBER, 2001; and

WHEREAS, said petition was signed by all owners of the property; and

WHEREAS, said property is unincorporated and abuts the City of Redwood Falls on its Easterly boundary; and

WHEREAS, said property is less than 60 acres; and

WHEREAS, said property is not located within a flood plain or shoreland area; and

WHEREAS, said property is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, said property is currently vacant; and

WHEREAS, to facilitate the future development of the property, the property owner has requested city services be extended to said property; and

WHEREAS, notice of public hearing was given to those parties specified in Minnesota Statutes § 414.033, subd. 2b; and

WHEREAS, a public hearing was duly held by the Redwood Falls City Council on the 20th day of November, 2001; and

WHEREAS, provisions of Minn.Stat. § 414.033, subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD FALLS HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described is or is about to become urban in nature in that the property owners desires to develop the property for commercial purposes the development of which needs or will need

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city services, including public sewer facilities, and that none of property is now included within the limits of any city.

2. Territory Annexed. The corporate limits of the City of Redwood Falls, Minnesota, are hereby extended to include the following described territory, said land abutting the City of Redwood Falls and being 60 acres or less in area, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

Lot 1, Block 3 of PAXTON 5, Part of the Northwest Quarter (NW1/4) of Section 5, Township 112 North, Range 35 West, Redwood County, Minnesota;

EXCEPTING THEREFROM:

The North 185.00 feet of the South 509.00 feet of Lot 1, Block 3 of PAXTON 5, Part of the Northwest Quarter (NW1/4) of Section 5, Township 112 North, Range 35 West, Redwood County, Minnesota, containing 1.06 acres, more or less,

The above described property consists of a total of 5.14 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and an appropriate plat map are attached hereto.

3. Population. There are no people residing on the above described land.

4. Property Taxes. Pursuant to Minnesota Statutes §414.033, subd. 12, the property taxes payable on annexed land in the year 2001 shall be paid to the Township of Paxton, Minnesota. Thereafter, the City of Redwood Falls shall make a cash payment to the Township of Paxton in accordance with the following schedule:

a. 2002 - an amount equal to ninety percent (90%) of the property taxes distributed to the town in regard to the annexed area in 2001;

b. 2003 - an amount equal to seventy percent (70%) percent of the property taxes distributed to the town in regard to the annexed area in 2001;

c. 2004 - an amount equal to fifty percent (50%) of the property taxes distributed to the town in regard to the annexed area in 2001;

d. 2005 - an amount equal to thirty percent (30%) of the property taxes distributed to the town in regard to the annexed area in 2001; and

e. 2006 - an amount equal to ten percent (10%) of the property taxes distributed to the town in regard to the annexed area in 2001.

5. Zoning. Upon annexation to the City, --the Property shall be zoned "B-2", Limited Community Retail Business District pursuant to Section 11.41, Redwood Falls Code of Ordinances, which allows for the use of the Property for the provision of low intensity, retail or serviced outlets which deal directly with the customer for whom the goods or services are furnished.

6. Special Tax District. In order to alleviate the impact of the City mill levy rate on the Property until such time that it becomes developed, the City establishes a Rural Service Tax District for the Property pursuant to Minn.Stat. § 272.67. The Rural Service Tax District shall be taxed at a mill levy rate compatible with the appropriate township mill levy rate. The Property shall remain within the established Rural Service Tax District until such time that it is subdivided, in whole or in part, and application is made for a permit for the construction of a commercial, industrial, or urban residential development or improvement to be situated on the Property, or any part thereof. Only that part of the Property on which the development or improvement is to be situated shall be transferred from the rural service district.


7. Filing. The city clerk is directed to file certified copies of this ordinance with the Secretary of State, the County Auditor of the county in which the property is located, the Town Clerk of the affected township, and Minnesota Planning.

8. Effective date of annexation. This ordinance takes effect upon passage and publication and the filing of certified copies as directed in paragraph 5 and approved by Minnesota Planning.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 4 day of December, 2001.


Sara A. Triplett
Mayor

Attest:


Jeffrey W. Weldon
City Administrator

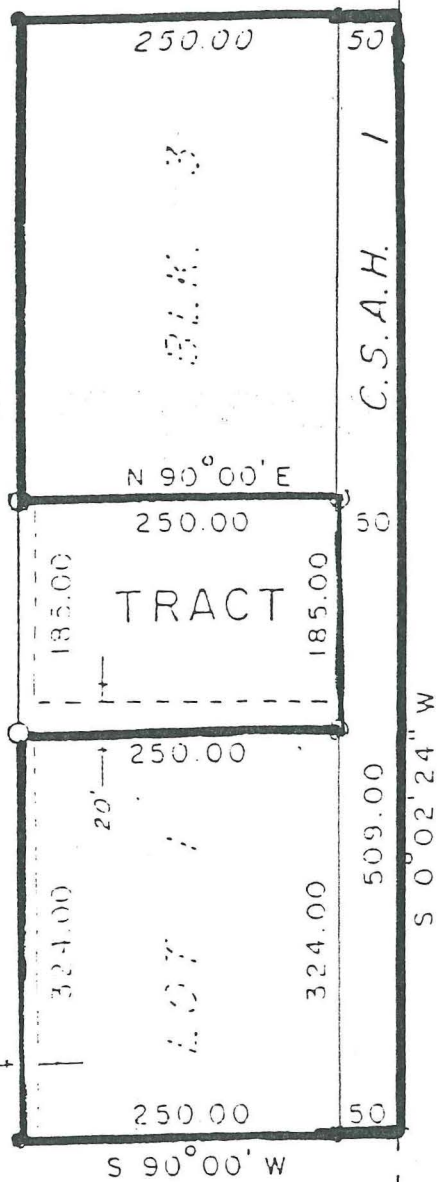
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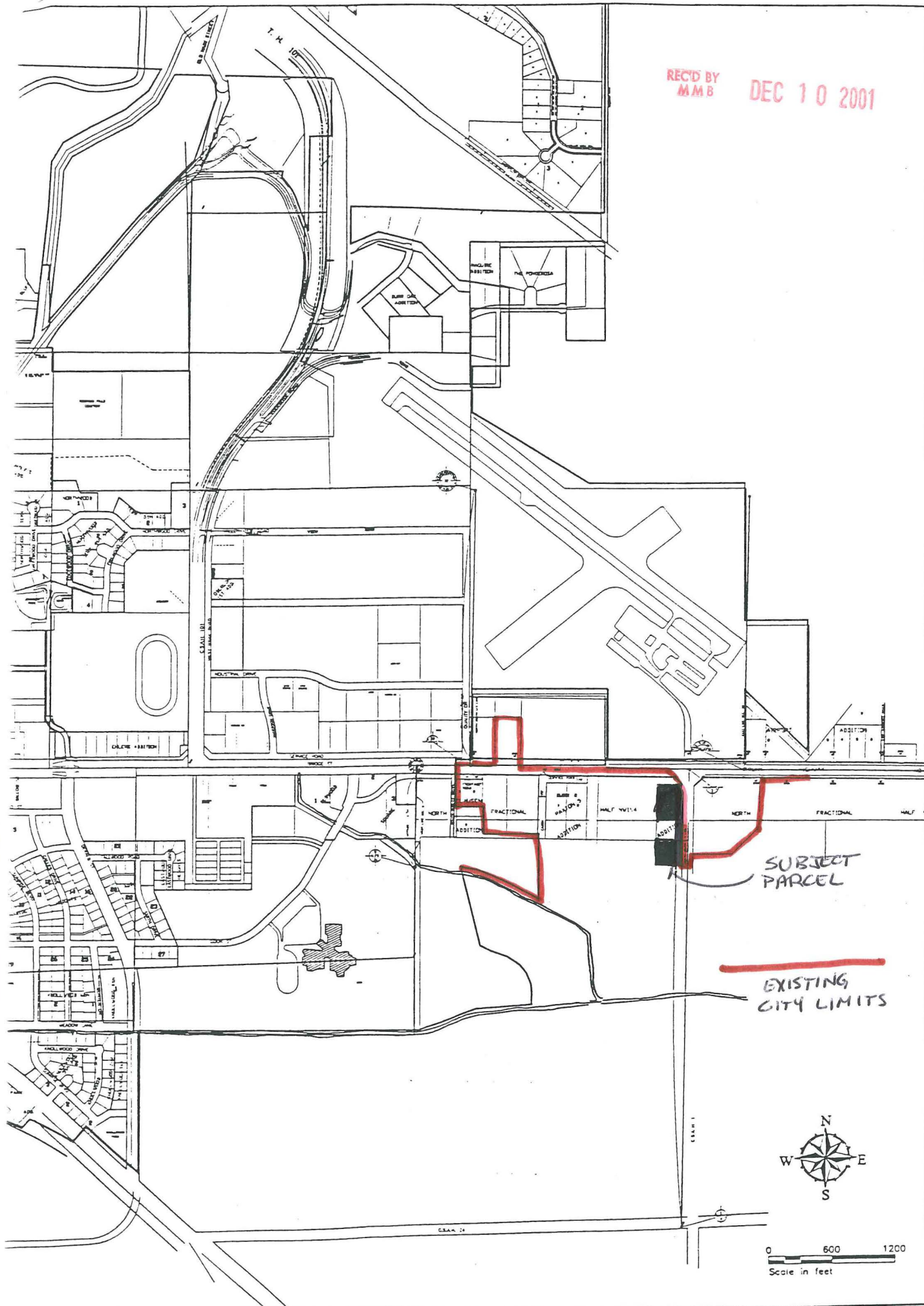
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Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects

CITY OF RDWOOD FALLS, MN
BASE MAP



SUBJECT
PARCEL

EXISTING
CITY LIMITS



0 600 1200
Scale in feet