

# CITY OF PERHAM

125 Second Avenue N.E. • P.O. Box 130 • Perham, Minnesota 56573 • www.cityofperham.com  
Phone 218-346-4455 • Fax 218-346-9364 • Toll Free 877-864-7963 • MN Relay Service TDD 800-627-3529

## ORDINANCE NO. 251

REC'D BY  
M M B

NOV 08 2006

**AN ORDINANCE OF THE CITY OF PERHAM ANNEXING LAND  
LOCATED IN THE PERHAM TOWNSHIP, OTTER TAIL COUNTY, MINNESOTA  
TO THE CITY OF PERHAM, OTTER TAIL COUNTY, MINNESOTA,  
PURSUANT TO MINN. STAT. § 414.033, SUBD. 2(3),  
PERMITTING ANNEXATION BY ORDINANCE**

THE CITY OF PERHAM DOES HEREBY ORDAIN:

Section 1. That the unincorporated land legally described in Exhibit A, which is attached hereto and incorporated herein by reference, located in the Perham Township, Otter Tail County, Minnesota, is land that is contiguous to and abuts the municipal corporate limits of the City of Perham, Otter Tail County, Minnesota; is land that is 120 acres or less in size; is land that is not presently served by public wastewater facilities, and for which public wastewater facilities are not otherwise available than through the City of Perham; and is land that is existing or proposed for immediate urban or suburban development.

Section 2. That the property-owner of the property legally described in Exhibit A has requested annexation for purposes of immediately developing the land for additional urban or suburban commercial uses and has submitted a petition to the City Council of the City of Perham for annexation of said land.

Section 3. That the City of Perham held a public hearing pursuant to Minn. Stat. § 414.033, subd. 2b, on October 30, 2006, following thirty (30) days written notice by certified mail to the Perham Township and to all landowners within and contiguous to the area, legally described in Exhibit A, to be annexed.

Section 4. That the corporate limits of the City of Perham are hereby extended to include the land legally described in Exhibit A, and shown on the map attached hereto and incorporated herein by reference as Exhibit B, containing 21.54 acres, and the same is hereby annexed to be included within the City of Perham, Otter Tail County, Minnesota.

Section 5. That the population of the area legally described in Exhibit A, and hereby annexed, is zero (0).

Section 6. That with respect to the property taxes payable on the area legally described in Exhibit A, hereby annexed, the total Township taxes payable 2006 are at or near \$22.62. The City of Perham recommends that it be ordered to make a cash payment to Perham Township for the period and in accordance with the following schedule:

- a. In the first year following the year the City of Perham would pay to Perham Township Two Hundred Dollars (\$200.00), representing eight years of Perham Township property tax reimbursement for these 21.54 acres.



**EXHIBIT A**  
**Legal Description**

The Subject Area to be annexed in the attached Ordinance is legally described as follows:

Land description:

That part of the Northwest Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Northeast Quarter, and that part of the Southeast Quarter of the Northeast Quarter in Section 9 and that part of the Southwest Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter and that part of the West Half of the Southwest Quarter of the Northeast Quarter in Section 10, all in Township 136 North, Range 39 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

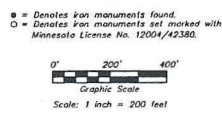
Commencing at a found iron monument which designates the north quarter corner of said Section 9; thence North 89 degrees 47 minutes 11 seconds East 120.14 feet on an assumed bearing along the north line of said Section 9 to the northeasterly line of the Burlington Northern and Santa Fe Railroad; thence South 50 degrees 16 minutes 41 seconds East 144.90 feet along the northeasterly line of said Burlington Northern and Santa Fe Railroad to an iron monument, said point is the point of beginning; thence North 89 degrees 47 minutes 11 seconds East 50.00 feet to an iron monument; thence North 00 degrees 12 minutes 49 seconds West 60.02 feet to an iron monument; thence continuing North 00 degrees 12 minutes 49 seconds West 33.00 feet to an iron monument on the north line of said Section 9; thence North 89 degrees 47 minutes 11 seconds East 1269.54 feet along the north line of said Section 9 to an iron monument; thence South 00 degrees 24 minutes 22 seconds East 150.01 feet to an iron monument; thence continuing South 00 degrees 24 minutes 22 seconds East 1024.94 feet to an iron monument; thence South 50 degrees 16 minutes 41 seconds East 257.99 feet to an iron monument; thence North 89 degrees 50 minutes 32 seconds East 4191.64 feet to an iron monument on the east line of said West Half of the Southwest Quarter of the Northeast Quarter; thence South 00 degrees 20 minutes 12 seconds West 20.00 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to an iron monument; thence South 89 degrees 50 minutes 32 seconds West 4198.73 feet to an iron monument on the northeasterly line of said Burlington Northern and Santa Fe Railroad; thence North 50 degrees 16 minutes 41 seconds West 248.38 feet along the northeasterly line of said Burlington Northern and Santa Fe Railroad; thence continuing North 50 degrees 16 minutes 41 seconds West 1726.19 feet along the northeasterly line of said Burlington Northern and Santa Fe Railroad to the point of beginning. The above described tract contains 21.54 acres.

SUBJECT TO an easement for public road purposes (450th Street) over, under and across that part of the above tract which lies within 33.00 feet of the north line of said Section 9.

Annexed property

REC'D BY  
MME

NOV 08 2006



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date \_\_\_\_\_ License No. \_\_\_\_\_

NOTE: No vicinity map is necessary for this drawing since all significant 1/16th lines are shown.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: MEADOWLAND@LAKESNET.NET

STEVE CAMPBELL  
P.O. BOX 10218  
FARGO, ND 58106

COMP FILE:	9campbell
CRD FILE:	9CAMPBELL
DWG FILE:	9campbell_cos
DRAWN BY:	DSH/JPP

REVISION	DESCRIPTION	DATE
Original	Original tract boundary	08-10-06
1	Split into Tracts A and B	08-15-2008
2	Revised Tract A	09-19-2008

**DRAWING NUMBER:** T7322-15R

DRAWING NUMBER: T7322-15R





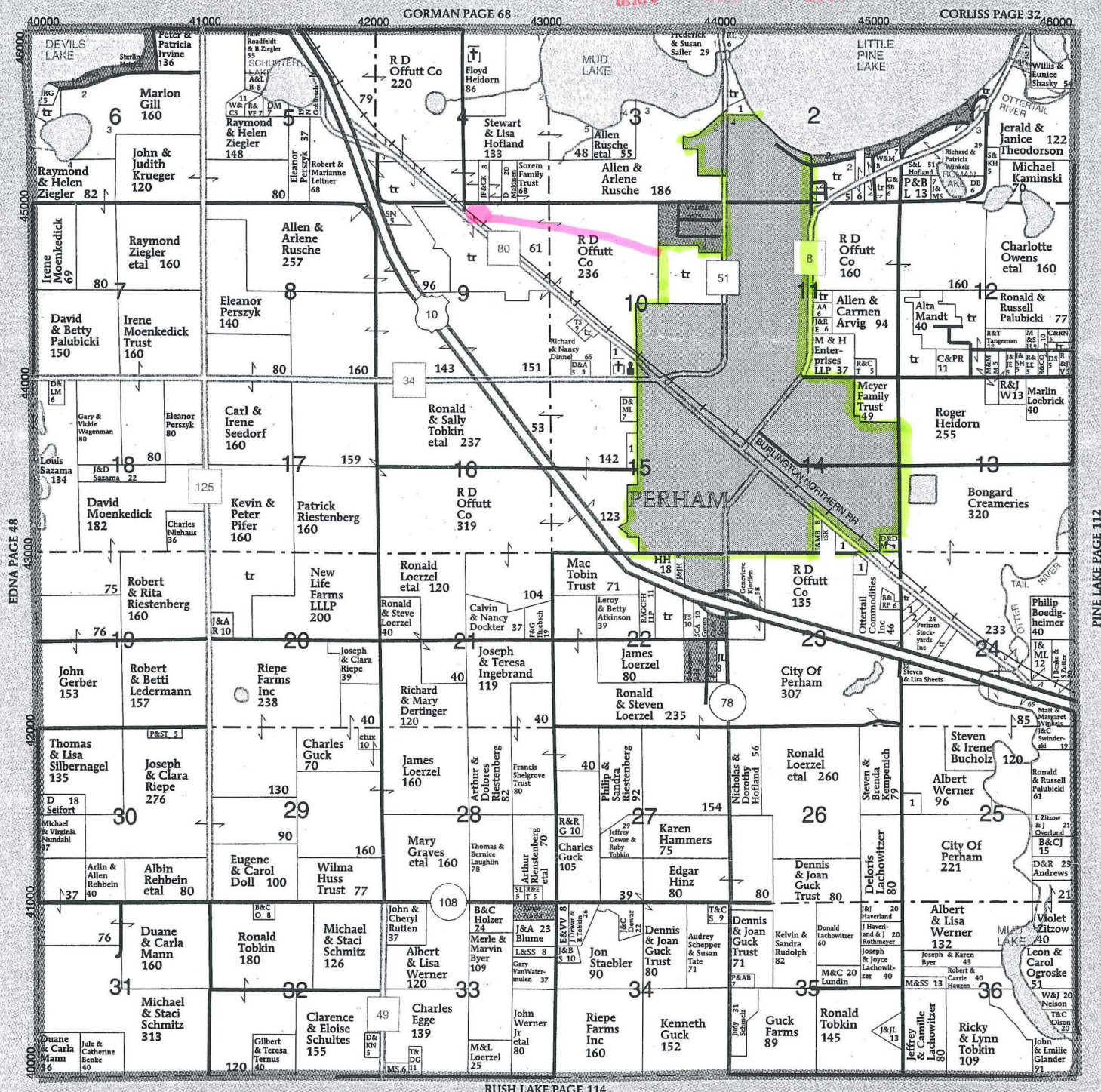
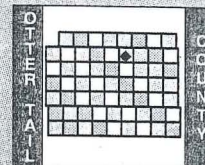
© Farm & Home Publishers, Ltd.

# PERHAM

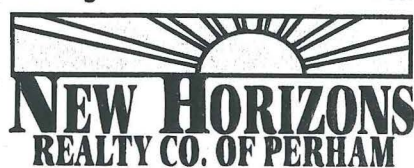
T-136-N • R-39-W

REC'D BY  
MMS

See Pages 174-176 For Additional Names.



Serving Perham & the Lakes Area



**NEW HORIZONS**  
REALTY CO. OF PERHAM  
423 West Main, Perham, MN 56573  
218-346-7767  
Fax: 218-346-9053 • e-mail: horizons@eot.com  
website: www.perhamrealestate.com



## Beauty For Every Room

145 2nd Ave SE • Perham, MN 56573

Richard Winkels

Office: (218) 346-2924 • Home: (218) 346-7090



Wallpaper  
Linoleum  
Carpet  
Tile



## CITY OF PERHAM

125 Second Avenue N.E. • P.O. Box 130 • Perham, Minnesota 56573 • www.cityofperham.com  
Phone 218-346-4455 • Fax 218-346-9364 • Toll Free 877-864-7963 • MN Relay Service TDD 800-627-3529

November 6, 2006

Perham Township  
Roberta Sachs, Clerk  
45257 Jack Pine Drive  
Perham, Mn 56573

Dear Roberta,

As you are aware, the Perham City Council adopted an ordinance October 30<sup>th</sup> annexing 21.54 acres of land for property on which the Redline production facility will be located.

Under Minnesota Statute 414.036, the City of Perham is required to reimburse Perham Township for property taxes on the annexed parcel for between 2 and 8 years. The City of Perham will be reimbursing for the maximum of 8 years.

Portions of two parcels are involved in the annexation, both have ag tax designation:

- Parcel # 5100010009100 is 160 acres and has taxes of \$5 per acre taxes in 2006
  - The township's portion of property tax is 20.17% of this total
- Parcel # 5100019009000 is 60.88 acres and has \$4.27 per acre taxes in 2006.
  - The township's portion of property taxes is 21% of the total

In our calculations for township reimbursement, we assumed the higher of the two figures for both parcels. Thus we figured property taxes at \$5 per acre and township portion of 21% for both parcels.

Thus total taxes at \$5 per acre on the 21.54 acres would be \$107.70, with the township's portion (21%) at \$22.62.

To simplify the 8-year reimbursement process, the city proposes a single payment instead of issuing annual checks for \$22.62. The 8-year reimbursement at \$22.62 per year would be \$180.96.

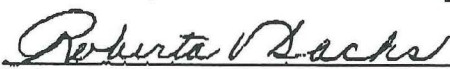
This single-payment proposal is for \$200.00. We hope this simplified method of reimbursement is acceptable to Perham Township. I would like to appear on the Perham Township agenda November 14<sup>th</sup>, to seek approval from the town board for this one-time \$200 reimbursement.

Sincerely yours,



Chuck Johnson, EDA Director, City of Perham

\$200 reimbursement method acknowledged



Roberta Sachs,  
Clerk, Perham Township

11-14-06  
Date

11/15/06

To: Star

At: Minnesota Boundary Adjustment Group

Fax # 651-284-3545

# of pages, includes cover sheet (2)

I'm enclosing a signed copy of letter from Perham Township, authorizing a one-time payment of \$200 for reimbursement of property taxes related to the 21.54 acre annexation ordinance passed by the Perham City Council October 30<sup>th</sup>.

This was passed unanimously by the Perham Township Board November 14, 2006.

Please contact me if you have questions.

Thanks,

Chuck Johnson

218-346-9798

[cjohnson@cityofperham.com](mailto:cjohnson@cityofperham.com)

A handwritten signature in black ink, appearing to read "Chuck Johnson", is written over the printed name and email address.