

ORDINANCE NO. 21-02**AN ORDINANCE FOR THE ANNEXATION OF CERTAIN
PROPERTY LOCATED IN PELICAN TOWNSHIP TO
THE CITY OF PELICAN RAPIDS, MINNESOTA**

WHEREAS, a petition signed by all the property owners, requesting that the property legally described as: That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter in Section 22, Township 136 North, Range 43 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Section 22; thence South 89 degrees 20 minutes 28 seconds East 742.50 feet on an assumed bearing along the north line of said Section 22 to the point of beginning; thence continuing South 89 degrees 20 minutes 28 seconds East 742.50 feet along the north line of said Section 22; thence South 00 degrees 39 minutes 32 seconds West 660.00 feet to an iron monument; thence North 89 degrees 20 minutes 28 seconds West parallel with the north line of said Section 22 for a distance of 149.56 feet to an iron monument on the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 89 degrees 13 minutes 21 seconds West 592.94 feet along the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter to an iron monument on the easterly line of Roger and LouAnn Schleske's land as described in Document No. 1055022; thence North 00 degrees 39 minutes 32 seconds East 658.77 feet along the easterly line of said Schleske's land to the point of beginning. The above described tract contains 11.24 acres.

SUBJECT TO an easement for public road purposes for 430th Street over, under and across that part of the above tract which lies within 33.00 feet of the north line of said Section 22.

All of said lands being located in Otter Tail County, Minnesota, be annexed to the City of Pelican Rapids, Minnesota, was duly presented to the Council of the City of Pelican Rapids, Minnesota, on the 12th day of October, 2021; and

WHEREAS, said property is unincorporated and abuts the City of Pelican Rapids on said City's northwesterly boundary; is less than 120 acres; is not presently served by public water and sewer facilities or public water and sewer facilities are not otherwise available; and

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

WHEREAS, said annexation is requested to facilitate the extension of city services for the commercial development of the property; and

WHEREAS, the City of Pelican Rapids held a public hearing pursuant to Minn. Stat. 414.033 Subdivision 2(b) on **October 12, 2021**, following thirty (30) days written notice by certified mail to the Town of Pelican and to all landowners within and contiguous to the area legally described herein, to be annexed; and

WHEREAS, the petitioner and sole owner of all of the property requested to be annexed, namely Otter Tail County has provided an acknowledgment and waiver, attached hereto as Exhibit "A", setting forth that he fully understands the City's obligations pursuant to Minn. Stat. 414.033 (subdivision 13), and that they voluntarily waives any opportunity or right to assert that the City failed to comply with the requirements set forth in Minn. Stat. 414.033 (subdivision 13).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PELICAN RAPIDS, MINNESOTA, HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature in that commercial use is being proposed for said property, the construction of which requires or will need city services, including but not limited to public water and sewer facilities.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minn. Stat. 414.0325.
3. The corporate limits of the City of Pelican Rapids, Minnesota, are hereby extended to include the property described below, said land abutting the City of Pelican Rapids and being 120 acres or less in area, and is not presently served by public water and sewer facilities or public water and sewer facilities are not otherwise available, and the City of Pelican Rapids having received a petition for annexation from all the property owners of the land, to wit:

That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter in Section 22, Township 136 North, Range 43 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Section 22; thence South 89 degrees 20 minutes 28 seconds East 742.50 feet on an assumed bearing along the north line of said Section 22 to the point of beginning; thence continuing South 89 degrees 20 minutes 28 seconds East 742.50 feet along the north line of said Section 22; thence South 00 degrees 39 minutes 32 seconds West 660.00 feet to an iron monument; thence North 89 degrees 20 minutes 28 seconds West parallel with the north line of said Section 22 for a distance of 149.56 feet to an iron monument on the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 89 degrees 13 minutes 21 seconds West 592.94 feet along the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter

to an iron monument on the easterly line of Roger and LouAnn Schleske's land as described in Document No. 1055022; thence North 00 degrees 39 minutes 32 seconds East 658.77 feet along the easterly line of said Schleske's land to the point of beginning. The above described tract contains 11.24 acres.

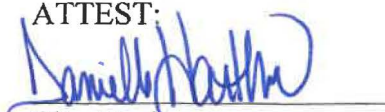
SUBJECT TO an easement for public road purposes for 430th Street over, under and across that part of the above tract which lies within 33.00 feet of the north line of said Section 22.

The above described property consists of a total of 11.24 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto as Exhibit "B".

4. That the current population of the area described above is zero, as said area is currently unoccupied, although owned by said petitioner.
5. That the City of Pelican Rapids, pursuant to Minn. Stat. 414.033, shall not provide a reimbursement to the town of Pelican for all of the taxable property annexed as part of this action, as said property taxes levied have already been collected and will be distributed by Otter Tail County to the town of Pelican.
6. That there are no special assessments or debt incurred by the Town of Pelican on the subject property for which reimbursement is required. The foregoing statement is based on the information contained in the 2020 property tax statement attached hereto as Exhibit "C". This provision is intended to address the special assessment and debt reimbursement matters set forth in Minn. Stat. 414.036.
7. That the City Clerk of the City of Pelican Rapids is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Minnesota Office of Administrative Hearings, and if necessary, the Minnesota Secretary of State, the Otter Tail County Auditor, and the Pelican Township Clerk, and any other entities or departments that are required to receive a copy of said Ordinance.
8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

Passed and Adopted by the City Council of Pelican Rapids, Minnesota, this 12th day of October, 2021.

ATTEST:


City Clerk

SIGNED:


Mayor

EXHIBIT "A"

Acknowledgment and Waiver

I, Otter Tail County, am the Petitioner with respect to the annexation of certain property located in Pelican Township to the City of Pelican Rapids, Minnesota; and said property requested to be annexed is legally described as follows:

That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter in Section 22, Township 136 North, Range 43 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Section 22; thence South 89 degrees 20 minutes 28 seconds East 742.50 feet on an assumed bearing along the north line of said Section 22 to the point of beginning; thence continuing South 89 degrees 20 minutes 28 seconds East 742.50 feet along the north line of said Section 22; thence South 00 degrees 39 minutes 32 seconds West 660.00 feet to an iron monument; thence North 89 degrees 20 minutes 28 seconds West parallel with the north line of said Section 22 for a distance of 149.56 feet to an iron monument on the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 89 degrees 13 minutes 21 seconds West 592.94 feet along the south line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter to an iron monument on the easterly line of Roger and LouAnn Schleske's land as described in Document No. 1055022; thence North 00 degrees 39 minutes 32 seconds East 658.77 feet along the easterly line of said Schleske's land to the point of beginning. The above described tract contains 11.24 acres.

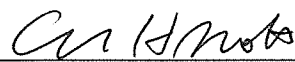
SUBJECT TO an easement for public road purposes for 430th Street over, under and across that part of the above tract which lies within 33.00 feet of the north line of said Section 22, all of said lands being located in Otter Tail County, Minnesota.

I understand that, pursuant to Minn. Stat. 414.033, Subdivision 13, the City of Pelican Rapids was to provide me notice that the cost of electric utility service to me may change if the land is annexed to the City, and that such notice was also to include, but not be limited to, an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

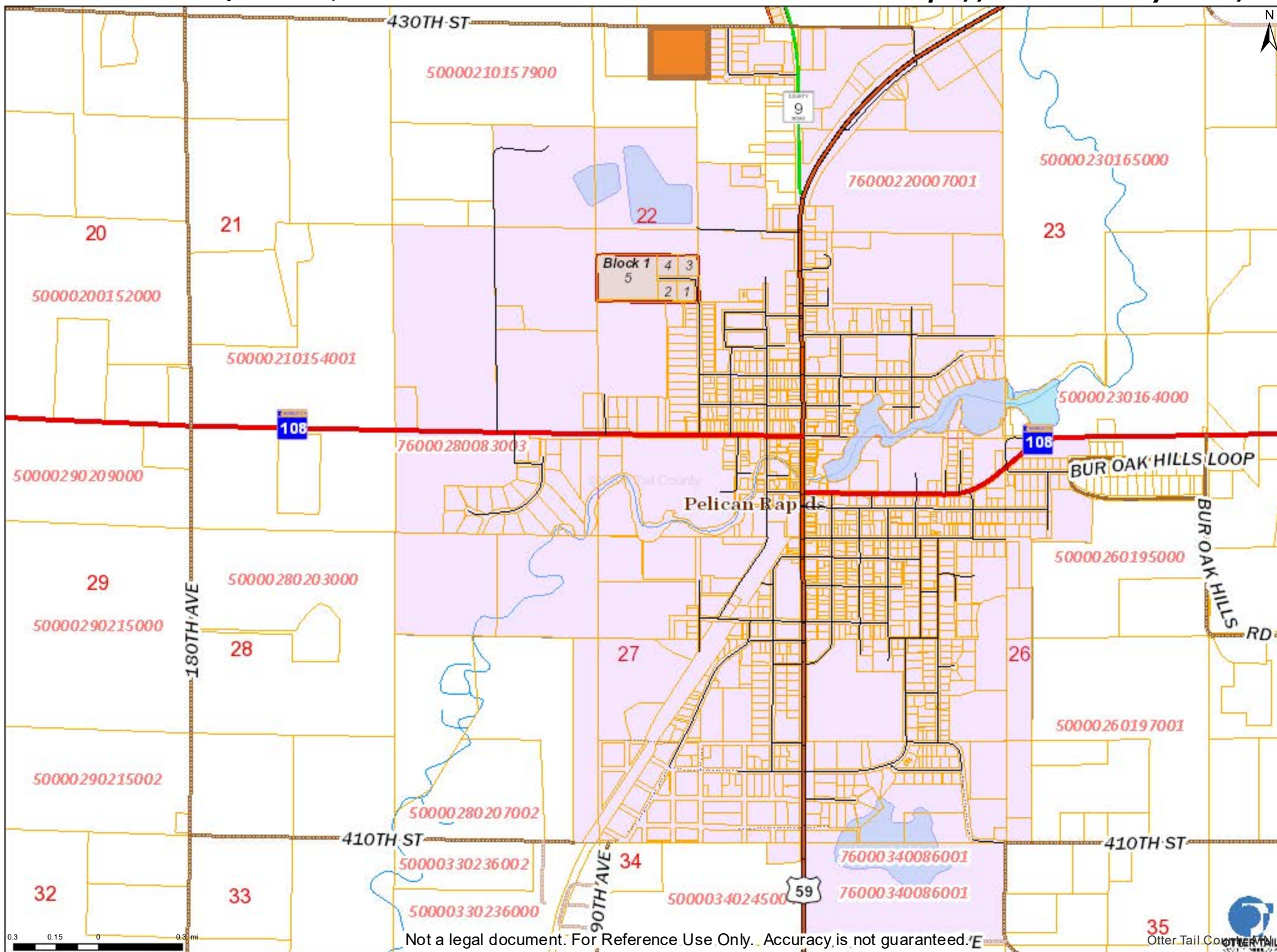
I have been provided the opportunity to review Minn. Stat. 414.033 in order to fully understand the obligations of the City; and I have been advised to seek my own independent attorney to determine my rights set forth in Minn. Stat. 414.033, Subdivision 13, and that by signing this document, I am verifying that I have discussed this matter with my own attorney, or have decided to sign this document without the advice of my own attorney; and

By signing this Acknowledgment and Waiver, I hereby state that either the City has provided the notice as contemplated by Minn. Stat. 414.033, Subdivision 13, or that I waive the requirement that the City provide such notice as contemplated in Minn. Stat. 414.033, Subdivision 13.

Date: Aug 27, 2021

Sign: 
Authorize Representative of Otter Tail County





OTTER TAIL COUNTY, MN
Wayne Stein, Auditor-Treasurer

570 Fir Avenue West
 Fergus Falls, MN 56537-1364
 218-998-8295
 www.co.otter-tail.mn.us

EXHIBIT C

PROPERTY ID#: R 50000220158004

ID#: 14920

Bill#: 31783

Taxpayer:

CURTIS K & ADELE THOMPSON

PO BOX 525

PELICAN RAPIDS MN 56572-0525

Tax Desc:

Sect-22 Twp-136 Range-043
 N660' OF N1/2 NW1/4

ELY 742 1/2' OF W 1485' OF

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REFUNDS?

*You may be eligible for one or even two
 refunds to reduce your property tax.
 Read the back of this statement to
 find out how to apply.*

PROPERTY ADDRESS: 19248 430TH ST

PELICAN RAPIDS MN

PELICAN RAPIDS MN 56572

2020 Property Tax Statement

VALUES AND CLASSIFICATION

Step 1

Taxes Payable Year Classification	2019 RES NON-H	2020 RES NON-H
Estimated Market Value	66,100	68,000
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	66,100	68,000
New Improvements		
Expired Exclusions		

Sent in March 2019

Step 2

Proposed Tax	646.00
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Sent in November 2019

Step 3

PROPERTY TAX STATEMENT

First-half Taxes	370.00
Second-half Taxes	370.00
Total Taxes due in 2019	740.00

Taxes Payable Year:

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

3. Property taxes before credits
4. A. Agricultural and rural land credits
B. Other credits to reduce your property tax
5. **Property taxes after credits**

Property Tax by Jurisdiction

6. Otter Tail County	275.47	284.18
7. City or Town PELICAN TOWNSHIP	145.35	136.01
8. State General Tax		
9. School District 0548	45.61	85.33
	129.97	124.68
10. Special Taxing Districts OTTER TAIL COUNTY HRA	8.64	9.34
PELICAN VALLEY HEALT	30.96	30.46

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments Principal: 70.00 Interest:	70.00	70.00
SOLID WASTE 70.00		

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

706.00	740.00
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PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 15

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 50000220158004

Bill #: 31783

Classification RES NON-H

SECOND 1/2 TAX AMOUNT DUE:	370.00
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PENALTY:

TOTAL:

Taxpayer: 14920

CURTIS K & ADELE THOMPSON

PO BOX 525
PELICAN RAPIDS MN 56572-0525

Otter Tail County Treasurer
570 Fir Avenue West
Fergus Falls, MN 56537-1364

RE TAX

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

↑
DETACH HERE AND RETURN THIS STUB
WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 50000220158004

Bill #: 31783

Classification: RES NON-H

FULL TAX AMOUNT:	740.00
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FIRST 1/2 TAX AMOUNT DUE:	370.00
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PENALTY:

TOTAL:

Taxpayer: 14920

CURTIS K & ADELE THOMPSON

PO BOX 525
PELICAN RAPIDS MN 56572-0525

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

RE TAX

↑
DETACH HERE AND RETURN THIS STUB
WITH YOUR FIRST HALF PAYMENT.



Otter Tail County

Property Information, Owner, Legal Description, and Assessed Values displayed below are taken from the Tax Statements (good as of the date the tax statements were printed).

The Taxes, Special Assessments, Penalty, Interest, Paid To Date, Balance Due, Installment, Receipt information, and History is live information (accessed live from the County's Tax System dynamically).

Property Information

Parcel Number 50000220158004

Payable Year: 2020

Property Address

19248 430TH ST PELICAN RAPIDS

Tax Roll Type: Real Estate

Jurisdiction : PELICAN TOWNSHIP

School District: PELICAN RAPIDS 548

Owner Information

Primary Taxpayer/Owner

CURTIS K & ADELE THOMPSON

PO BOX 525

PELICAN RAPIDS MN 56572-0525

Legal Description

Sect-22 Twp-136 Range-043 ELY 742 1/2' OF W 1485' OF
N660' OF N1/2 NW1/4

Plat:

Real Estate and Personal Property Taxes are determined using the previous year assessment value. Mobile Home Taxes are determined using the current year assessment value.

***Additional reductions in taxable value may apply due to special tax deferrals, This Old House, Plat Laws, etc.*

Property Classification: RES NON-H

Assessment Year

Est. Market Value - Total	\$68,000
Taxable Market Total	\$68,000

Payable Year

Total Tax	\$670.00
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Special Assessments

[PAYABLE 2020 SOLID WASTE FEE](#) \$70.00

Penalty	\$40.70
Interest	0000000117P
Fee	0000000600}

Tax/Asmts	\$740.00
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Total	
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Paid To Date	\$852.47
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Unpaid Balance	\$0.00
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Installments**Installments****Due Date****Due Amount**

Taxes/Assessments 1st Half	05/15/2020	\$0.00
Taxes/Assessments 2nd Half	10/15/2020	\$0.00

Receipts

Receipt#	Date	Amount
1489926	05/12/2020	\$370.00
0084064	03/19/2021	\$482.47

History

Payable Year	Tax	Special Assessment	Penalty Interest & Fees	Amount Paid	Total Due	Add To cart
2020	\$670.00	\$70.00	\$112.47	\$852.47	\$0.00	Paid
2019	\$636.00	\$70.00	\$31.77	\$737.77	\$0.00	Paid
2018	\$649.00	\$55.00	\$0.00	\$704.00	\$0.00	Paid
2017	\$641.00	\$55.00	\$0.00	\$696.00	\$0.00	Paid
2016	\$933.50	\$42.50	\$0.00	\$976.00	\$0.00	Paid
2015	\$993.50	\$42.50	\$0.00	\$1,036.00	\$0.00	Paid
2014	\$975.50	\$42.50	\$0.00	\$1,018.00	\$0.00	Paid
2013	\$861.50	\$42.50	\$0.00	\$904.00	\$0.00	Paid
2012	\$841.50	\$42.50	\$0.00	\$884.00	\$0.00	Paid