

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

Thomas J. Simmons	Chairman
Robert W. Johnson	Vice Chairman
Robert J. Ferderer	Member
Martin Hachfeld	Ex-Officio Member
Roger Wutschke	Ex-Officio Member

IN THE MATTER OF THE JOINT RESOLUTION)	
BETWEEN THE CITY OF NORTHFIELD AND THE)	
TOWN OF NORTHFIELD FOR THE ORDERLY)	<u>FINDINGS OF FACT,</u>
ANNEXATION OF CERTAIN LAND TO THE CITY)	<u>CONCLUSIONS OF LAW</u>
OF NORTHFIELD)	<u>AND ORDER</u>

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on May 4, 1979, at Northfield, Minnesota. The hearing was conducted by Terrence A. Merritt, Executive Director pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were County Commissioners Martin Hachfeld and Roger Wutschke, ex-officio members of the Board. The City of Northfield appeared by and through Lance Jacobson, the Township of Northfield appeared by and through Marjorie Randolph. Testimony was heard, and records and exhibits were received.

After due and careful consideration of all evidence, together with all records, files and proceedings, the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

I. That a joint resolution for orderly annexation was adopted by the City of Northfield and the Township of Northfield and duly accepted by the Minnesota Municipal Board.

II. A resolution was filed by one of the signatories to the joint resolution, The City of Northfield, on February 12, 1979 requesting annexation of certain properties within the orderly annexation area. The resolution contained all the information required by statute including a description of the territory subject to annexation which is as follows:

The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 111 North, Range 19 West, According to the government survey thereof subject to highway easements of record.

III. Due, timely and adequate legal notice of the hearing was published, served and filed.

IV. Geographic Features

- A. The area subject to annexation is unincorporated and abuts the City of Northfield.
- B. The total area of the City of Northfield is 3,400 acres. The total area of the territory subject to annexation is 73.5 acres.
- C. The perimeter of the area to be annexed is 25% bordered by the municipality.
- D. The natural terrain of the area, including general topography, major watersheds, soil conditions, rivers, lakes and major bluffs is: relatively flat open land.

V. Population Data

- A. The City of Northfield
 - 1. In 1970, there were 10,235 residents.
 - 2. The present estimated population is 12,423.
 - 3. By 2000, the projected population is 20,000.
- B. The area subject to annexation:
 - 1. In 1970, there were two residents.
 - 2. The present population is -0-.
 - 3. By 1990, the projected population is 746.
- C. The Township of Northfield:
 - 1. In 1970, there were 699 residents.
 - 2. The present estimated population is 797.
 - 3. By 2000, the projected population is 700.

VI. Development Issues

- A. The pattern of physical development, including land already in use, in the process of being developed, and remaining for various uses.
 - 1. Area in Use
 - a. In the City of Northfield:
 - 1. Residential: 936 acres
 - 2. Institutional: 822 acres
 - 3. Commercial: 62 acres
 - 4. Industrial: 82 acres
 - 5. Agricultural and Vacant Land: 1,070 acres

Note: Acreage does not include streets, highways, railroad, and other transportation land uses.
 - b. In the area subject to annexation:
 - 1. Commercial: 1 acre
 - 2. Agricultural: 72.5 acres
 - c. In the Township of Northfield:
 - 1. Agricultural: 100%
 - 2. Area Being Developed
 - a. In the City of Northfield: not ascertainable

- b. In the area subject to annexation: upon annexation the developers intend to construct residential dwellings on the vast majority of the property, along with some commercial development.

B. Transportation

- 1. The present transportation network is:
 - a. In the City of Northfield: Municipal street network, public bus system, private bus and rail service
 - b. In the area subject to annexation: none
- 2. Potential transportation issues include: The location of Jefferson Parkway as it extends eastward, Internal street network poses no problem.

C. Land use controls and planning, including comprehensive plans, in the city and area subject to annexation:

- 1. In the City of Northfield:
 - a. Zoning - yes
 - b. Subdivision Regulations - yes
 - c. Comprehensive Plan - yes
 - d. Official Map - no
 - e. Capital Improvements Program - will be adopted by June 1, 1979
 - f. Fire Code - yes
 - g. Building Inspector - yes, Paul Berg
 - h. Planning Commission - yes
 - i. Other - several committees and commissions - Environmental Quality Commission, Design Advisory Board, Park Board, Civil Service Commission
- 2. In the Township of Northfield:
 - a. Zoning - Rice County
 - b. Subdivision Regulations: Rice County
 - c. Comprehensive Plan - no
 - d. Official Map - no
 - e. Capital Improvements Program - no
 - f. Fire Code - Rural Fire Department
 - g. Building Inspector - Rice County
 - h. Planning Commission - Rice County
- 3. In the County of Rice:
 - a. Zoning - yes
 - b. Subdivision Regulations - yes
 - c. Comprehensive Plan - yes
 - d. Official Map - yes
 - e. Capital Improvements Program - no
 - f. Fire Code - no
 - g. Building Inspector - yes
 - h. Planning Commission - yes
- 4. There is no inconsistency between the proposed development and the planning and land use controls for the area.

VII. Governmental Services

- A. The Town of Northfield provides the area subject to annexation with the following services:
- a. water: no
 - b. sewer: no
 - c. fire protection and rating: yes, Rural Fire Department
 - d. police protection - no
 - e. street improvements - no
 - f. street maintenance - no streets in area
 - g. recreational - no
 - h. administrative service - Town Board
- C. The City of Northfield provides its residents with the following services:
- a. water: yes
 - b. sewer: yes
 - c. fire protection and rating - 6
 - d. police protection - yes
 - e. street improvements: yes, paid by benefited properties
 - f. street maintenance - yes
 - g. recreational - through school
 - h. administrative services - yes
- D. The City of Northfield provides the area subject to annexation with the following services: none
- D. There are no existing or potential environmental problems.
- E. Plans and programs by the annexing municipality to provide needed governmental services for the area proposed for annexation include: up date sanitary sewer plant
- F. The following services will be available to the annexed area within three years: sewer, water, police and fire protection

VIII. Tax Base

- a. In the City of Northfield, the tax base includes the following:
- 1. Residential property in 1978 was valued at \$64,244,067 estimated value and \$17,653,567 market value, generating \$1,912,764 in taxes or 64.3% of the total.
 - 2. Commercial property in 1978 was valued at \$15,659,858 estimated value and \$6,733,739 market value, generating \$729,601 in taxes or 24.5% of the total.
 - 3. Industrial property in 1978 was valued at \$3,433,616 estimated value and \$1,476,455 market value, generating \$159,974 in taxes or 5.4% of the total.
 - 4. Agricultural property in 1978 was valued at \$747,880 estimated value and \$219,604 market value generating \$23,794 in taxes or 0.8% of the total.
 - 5. Vacant land in 1978 was valued at \$777,630 estimated value and \$334,381 market value, generating \$36,230 in taxes or 1.2% of the total.
- b. In the Township of Northfield, the tax base includes the following:
- 1. Residential property in 1978 was valued at \$1,801,514, generating \$33,881 in taxes or 8.58% of the total.
 - 2. Commercial property in 1978 was valued at \$88,347, generating \$2,422 in taxes or .43% of the total.

3. Agricultural property in 1978 was valued at \$19,099,430 generating \$380,352 in taxes or 90.8% of the total.
4. Vacant land in 1978 was valued at \$42,357, generating \$1,090 in taxes or 0.01% of the total.
5. Non-taxable property
 - a. Institutional use in Northfield included 821.91 acres.

Fiscal Data

- a. In the City of Northfield:
 1. Mill rate in 1979 is 108.35.
 - b. In the Township of Northfield:
 1. Mill rate in 1979 is 91.18.
 - c. In the area subject to annexation:
 1. Mill rate in 1979 is 91.18.
 - d. Mill rates of Governmental units affecting the City of Northfield:
 1. County in 1979 is 25.53.
 2. School district in 1979 is 59.73.
 3. Township in 1979 is 5.92.
- IX. The city will bear increased costs as a result of this annexation. These include: the cost of further expansion of the sewer facilities, as well as increased personnel to deliver the necessary services.
- X. Annexation to the City of Northfield is the best alternative.
- A. The relationship and effect of the proposed annexation on area school districts and on adjacent communities is a maintenance of an otherwise declining student population.
 - B. The town government is adequate to deliver services to the area proposed for annexation if it is developed minimally but not adequate for full development.
 - C. Necessary governmental services could not best be provided by incorporation or annexation to an adjacent municipality.
 - D. Northfield Township can continue to function without the area subject to annexation.
- XI. The annexation is consistent with the joint agreement.

CONCLUSIONS OF LAW

- I. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.
- II. The area subject to annexation is now or is about to become urban or suburban in nature and the annexing municipality is capable of providing the services required by the area within a reasonable time.

III. The existing township form of government is not adequate to protect the public health, safety, and welfare.

IV. The annexation would be in the best interests of the area proposed for annexation.

V. The annexation does not conflict with terms of the joint agreement.

VI. Because of increased costs, the City of Northfield may qualify for a special levy.

VII. Three years will be required to effectively provide full municipal services to the annexed area.

VIII. An order should be issued by the Minnesota Municipal Board annexing the area described herein.

O R D E R

I. IT IS HEREBY ORDERED: That the property described herein situated in the County of Rice, State of Minnesota, be and the same is hereby annexed to the City of Northfield, Minnesota, the same as if it had been originally made a part thereof:

The West $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of Section 7, Township 111 North, Range 19 West, According to the government survey thereof subject to highway easements of record.

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

III. IT IS FURTHER ORDERED: That the Minnesota Municipal Board hereby retains jurisdiction for the purpose of allowing a special levy pursuant to Minnesota Statutes 414.01, Subd. 15.

IV. IT IS FURTHER ORDERED: That the effective date of this order is September 28, 1979.

Dated this 28th day of September, 1979.

MINNESOTA MUNICIPAL BOARD
165 Metro Square Building
St. Paul, Minnesota 55101

Terrence A. Merritt

Terrence A. Merritt
Executive Director