

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

Thomas J. Simmons	Chairman
Robert W. Johnson	Vice Chairman
Robert J. Ferderer	Member
James Kennedy	Ex-Officio Member
Gerald Hollenkamp	Ex-Officio Member

IN THE MATTER OF THE JOINT RESOLUTION)	
BETWEEN THE CITY OF NORTHFIELD AND)	
THE TOWN OF GREENVALE 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 June 22, 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 James Kennedy and Gerald Hollenkamp, ex-officio members of the Board. The City of Northfield appeared by and through Lance Jacobson, the Township of Greenvale appeared by and through Orville Nasby, Town Board Clerk. 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 Greenvale and duly accepted by the Minnesota Municipal Board.

II. A resolution was filed by one of the signatories to the joint resolution, City of Northfield, on April 6, 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 south 1,320 feet of that part of the southeast quarter of Section 25, Township 112, Range 20, Dakota County, Minnesota, lying west of the right-of-way of the Minneapolis, Northfield and Southern Railway.

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 33.5 acres.
- C. The perimeter of the area to be annexed is 26% bordered by the municipality.
- D. The natural terrain of the area, including general topography, major watersheds, soil conditions, rivers, lakes, and major bluffs is: rolling open terrain, with a clay base.

V. Population Data

- A. The City of Northfield:
 - 1. In 1970 there were 10,235 residents.
 - 2. The present estimated population is 11,987.
 - 3. By 2000, the projected population is 20,000.
- B. The area subject to annexation:
 - 1. In 1970 there were 0 residents.
 - 2. The present estimated population is 0.
 - 3. By 1990, the projected population is 335.
- C. The Township of Greenvale:
 - 1. In 1970 there were 624 residents.
 - 2. The present estimated population is 750.
 - 3. By 2000, the projected population is 1,000.

IV. 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, railroads, and other transportation land uses.
 - b. In the area subject to annexation:
 - 1. Residential: 33 acres
 - 2. Institutional: 0 acres
 - 3. Commercial: 0 acres
 - 4. Industrial: 0 acres
 - 5. Agricultural: 0 acres
 - 6. Vacant land: 0 acres

c. In the Township of Greenvale:

1. Residential: 286 acres
2. Institutional: 0 acres
3. Commercial: 5 acres
4. Industrial: 11 acres
5. Agricultural: 18,254 acres
6. Vacant Land: 540 owned by St. Olaf

B. Transportation:

1. The present transportation network is: Municipal Street network, public bus system, private bus and rail service.

- a. In the City of Northfield:
- b. In the area subject to annexation: none

2. There are no potential transportation issues.

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

1. In the City of Northfield:

- a. Zoning - yes
- b. Subdivision Regulations - yes
- c. Comprehensive Plan - yes
- d. Official Map - yes
- e. Capital Improvements Program - yes
- f. Fire Code - yes
- g. Building Inspector - yes
- h. Planning Commission - yes
- i. Other - Environmental Quality Commission, Design Advisory Board, Park Board, Civil Service Commission, Library Board, Human Rights Commission.

2. In the Township of Greenvale:

- a. Zoning - yes
- b. Subdivision Regulations - yes
- c. Comprehensive Plan - yes - in process
- d. Official Map - Greenvale map
- e. Capital Improvements Program - no
- f. Fire Code - rural fire department
- g. Building Inspector - yes
- h. Planning Commission - yes

3. In the County of Dakota:

- a. Zoning - yes; only shoreland
- b. Subdivision regulations - no
- c. Comprehensive Plan - yes, not complete
- d. Official Map - yes
- e. Capital Improvements Program - yes, though not servicing Townships
- f. Fire Code - no
- g. Building Inspector - no
- h. Planning Commission - yes

4. The Metropolitan Council provides the following planning and land use services: information, but no technical assistance; monetary assistance.

5. 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 Greenvale provides the area subject to annexation with the following services:
 - 1. Water - no
 - 2. Sewer - no
 - 3. Fire protection and rating - yes
 - 4. Police protection - Dakota City Sheriff
 - 5. Street improvements - yes
 - 6. Street maintenance - yes
 - 7. Recreational - no
 - 8. Administrative services - Township Board
- B. The City of Northfield provides its residents with the following services:
 - 1. Water - yes
 - 2. Sewer - yes
 - 3. Fire protection and rating - yes - 6
 - 4. Police protection - yes
 - 5. Street improvements - yes
 - 6. Street maintenance - yes
 - 7. Recreational - yes
 - 8. Administrative services - council and mayor
- C. 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: extension of sewer and water, police and fire protection.
- F. The following services will be available to the annexed area within three years: extension of sewer and water.

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 assessed and \$17,653,567 market generating \$1,912,764 in taxes or 64.3% of the total.
 - 2. Commercial property in 1978 was valued at \$15,659,858 assessed and \$6,733 market generating \$729,661 in taxes or 24.5% of the total.
 - 3. Industrial property in 1978 was valued at \$3,433,616 assessed and \$1,476,455 market generating \$159,974 in taxes or 5.4% of the total.
 - 4. Agricultural property in 1978 was valued at \$747,880 assessed and \$219,604 market, generating \$23,794 in taxes or 0.8% of the total.
 - 5. Vacant land in 1978 was valued at \$777,630 assessed and \$334,381 market, generating \$36,230 in taxes or 1.2% of the total.
- B. In the Township of Greenvale, the tax base includes the following:
 - 1. Residential property in 1978 had an assessed market value of \$575,454 generating \$34,431 in taxes.
 - 2. Commercial and industrial property in 1978 had an assessed market value of \$3,053 generating \$252 in taxes.
 - 3. Agricultural proeprty in 1978 had an assessed market value of \$2,601,102, generating \$150,044 in taxes.

- C. In the area subject to annexation, the tax base includes the following:
 - 1. Agricultural property in 1978 had an assessed market value of \$4,665, generating \$337.92 in taxes or 100% of the total.

IX. Tax Data

A. In the City of Northfield:

- 1. The total mill rate in 1978 is 108.35.
- 2. Bonded indebtedness in 1978 is \$4,440,250.

B. In the Township of Greenvale:

- 1. The total mill rate in 1978 is 082.582
- 2. Bonded indebtedness in 1978 is 0.

C. In the area subject to annexation:

- 1. The total mill rate in 1978 is 082.582.
- 2. Bonded indebtedness in 1978 is 0.

D. Mill rate for the individual governmental units:

- 1. County in 1978 is 25.53.
- 2. School district in 1978 is 59.73.
- 3. Township in 1978 is 82.582.

- X. The City will bear increased costs as a result of this annexation. These include: costs of increased fire and police protection and of furnishing sewer and water.

XI. Annexation to the City of Northfield is the best alternative.

- A. There is no effect on area school districts and on adjacent communities from this annexation.
- B. The town government is inadequate to deliver services to the area proposed for annexation that are presently needed, namely water and sewer.
- C. Necessary governmental services could not best be provided by incorporation or annexation to an adjacent municipality.
- D. Present assessed valuation of the Town of Greenvale: \$3,197,712.
Present assessed valuation of proposed annexation area: \$4,655.
New valuation of the Town of Greenvale if entire area is annexed: \$3,193,057.
- E. Greenvale Township can continue to function without the area subject to annexation.

XII. 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 Dakota, 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 south 1,320 feet of that part of the southeast quarter of Section 25, Township 112, Range 20, Dakota County, Minnesota, lying west of the right-of-way of the Minneapolis, Northfield and Southern Railway.

II. 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.

III. 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.

IV. IT IS FURTHER ORDERED: That the effective date of this order is October 29, 1979.

Dated this 29th day of October, 1979.

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

Terrence A. Merritt
Terrence A. Merritt
Executive Director