

JOINT RESOLUTION AND ANNEXATION AGREEMENT

IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN THE CITY OF RANIER AND THE COUNTY OF KOOCHICHING PURSUANT TO MINNESOTA STATUTES § 414.0325

WHEREAS, the City of Ranier (the "City") and the County of Koochiching ("the County") designate for orderly annexation, the lands described in Exhibit A hereto within the County of Koochiching, Minnesota (the "Annexation Area"); and

WHEREAS, the City of Ranier and the County of Koochiching are in agreement as to the orderly annexation of the Annexation Area; and both believe it will be to their mutual benefit and to the benefit of their respective residents; and

WHEREAS, Minnesota Statutes § 414.0325 provides a procedure whereby the City and the County may agree on a process of orderly annexation of a designated area; and

WHEREAS, on June 12, 2009 a Notice of Intent, attached hereto as Exhibit G, to include property in an orderly annexation area was published pursuant to the requirements of Minnesota Statutes § 414.0325 Subd. 1b; and

WHEREAS, the City and the County have agreed to all the terms and conditions for the annexation of the Annexation Area as outlined in this Joint Resolution and request an order consistent with this Joint Resolution, but, pursuant to Minn. Stat. § 414.0325 subd. 2, wish to have a public hearing and consideration by the Chief Administrative Law Judge of the Office of Administrative Hearings - Municipal Boundary Adjustments (the "Office") within 30 to 60 days of the filing of this Joint Resolution pursuant to Minn. Stat. § 414.09.

NOW, THEREFORE, BE IT RESOLVED, jointly by the City Council of the City and the Board of Commissioners of the County as follows:

1. **Property.** The Annexation Area is subject to orderly annexation pursuant to Minnesota Statutes § 414.0325, and that the parties hereto designate the Annexation Area for orderly annexation.

2. **Acreage/Population/Usage.** The Annexation Area consists of approximately 1,142 acres. The population in the Annexation Area is approximately 450 persons. The land type in the Annexation Area is suburban with rural open areas. The area of the City consists of approximately 98 acres. The City's population is approximately 173 persons (2006). The land type in the City is generally suburban and residential, with local businesses generally providing services for those recreating on Rainy Lake.

3. **Jurisdiction.** The County does, upon adoption of this Joint Resolution by the Board of Commissioners, and the City does upon adoption of this Joint Resolution by the City Council, upon acceptance by the Office, confer jurisdiction upon the Chief Administrative Law Judge of the State Office of Administrative Hearings so as to accomplish said orderly annexation in accordance with the terms of this Joint Resolution.

4. **Need.** The Annexation Area is suburban with platted and rural open areas and is unincorporated. Since the City is currently providing services to a portion of the Annexation Area and is capable of providing additional services to the Annexation Area within a reasonable time, the annexation would be in the best interest of the Annexation Area. Further, the annexation will serve to provide water service to part of the Annexation Area, the residents of which have petitioned for the same, namely, the residents of Jameson Addition, French Addition and Three Points North area. Copies of said petitions are attached hereto as Exhibit C. All of the petitioners reside in the annexation area as shown on the map attached hereto as Exhibit B.

5. **Planning and Zoning.**

a. *Ranier Community Plan.* On February 17, 2009 the City Council approved the *Ranier Community Plan*, a copy of which is attached hereto as Exhibit D (the "Plan"). The Plan lays out recommendations for achieving the City's goals, including an implementation checklist that lists the action steps and timeline for each recommendation. Timelines for implementation vary from three months to several years. The implementation checklist follows page 28 of the attached Plan. The planning process utilized in developing the Plan focused on the City and the area in the County surrounding the City, including the areas in which the residents have petitioned the City for annexation and water service. (Exhibit C: Petition), as permitted by Minnesota Statutes § 414.0325 subd. 5, which grants the City planning authority over the Annexation Area. The planning process provided multiple opportunities for the public to provide advice and comments on the City's future development plans (*see* ¶6 below). The structure of the planning process included a review of community assets, vision-setting, and development of recommendations, resulting in the Plan. The City will use the Plan to guide decision making, set goals, and measure progress in the upcoming years.

b. *Zoning.* Recommendation C7 contained in the Plan is consideration by the City of development of a Planning and Zoning Ordinance. Currently, land use and zoning regulation in the City is pursuant to the City's Ordinance No. 64. The County has a Zoning Ordinance which governs the Annexation Area (along with the rest of the County not incorporated into Cities). It should be noted that in adopting a Planning and Zoning Ordinance, 2008 changes to Minnesota Statutes § 462.357, subd. 9 require the consideration of the development controls and objectives set forth in the Plan, among others.

The City and the County agree that the County will retain its zoning control over the Annexation Area until the City has adopted a new City Zoning Ordinance ("City Zoning Ordinance") as recommended in the Plan. It is the intent of the City that upon adoption of a City Zoning Ordinance, the City Zoning Ordinance will control zoning in the Annexation Area and the City.

6. **Public Process.** This Joint Resolution is the result of substantial work and cooperation by both the City and the County. Significant public input on the annexation was solicited in a series of public meetings and discussion sessions. A chronology for all public meetings and discussion sessions is attached hereto as Exhibit E.

7. **Tax Rate.** The City and the County have estimated tax consequences of the potential annexation on residents of the City and Annexation area. The estimates for various levy amounts are attached hereto as Exhibit F.

8. **Municipal Reimbursement of Assessments and Debt.** Pursuant to Minnesota Statutes § 414.036, the City and County agree that there will be no reimbursement from the City to the County for the Annexation Area. Further, pursuant to Minnesota Statutes § 414.036, with respect to any special assessment assigned by the County to the Annexation Area and any portion of debt incurred by the County prior to the annexation and attributable to the Annexation Area, there are no such special assessments or debt, and therefore, the City will not reimburse the County for the same.

9. **Sanitary Sewer Service.** The City requests, pursuant to Minnesota Statutes § 116A.01 subd. 4, and the parties mutually understand, that the Annexation Area is to continue to receive sanitary sewer service as administered by the North Koochiching County Waste Water Treatment Board and as provided through the North Koochiching Area Sanitary District. The City will continue its current service unaltered, as administered by the North Koochiching County Waste Water Treatment Board and as provided through the North Koochiching Area Sanitary District.

10. **Road Maintenance.** The City and the County have estimated anticipated road maintenance and construction costs resulting from this Joint Resolution. The City and the County agree that the City will contract for snow removal in the Annexation Area under separate contract.

11. **Electric Utility Service.** Electric utility service is currently provided by Minnesota Power in the Annexation Area. The parties understand that Minnesota Power will remain the electrical provider following the proposed annexation. The City and the County hereby waive the electric utility service notice contemplated by Minn. Stat. § 414.0325 Subd. 1a.

12. **Public Hearing and Order.** The City and the County agree that upon receipt of this Joint Resolution, passed and adopted by each party, the Chief Administrative Law Judge of the Office of Administrative Hearings, shall set a time and place for a public hearing, as contemplated by Minn. Stat. § 414.0325 subd. 2. Following this hearing, the City and County agree that the Chief Administrative Law Judge shall make an order and set forth the factors which are the basis for the Chief Administrative Law Judge's order, pursuant to Minn. Stat. § 414.0325 subd. 3.

13. **Adopt and Enforce Regulations.** The City and County agree to enact, adopt and strictly enforce all such resolutions, ordinances, or regulations, as may be or shall be necessary to give full effect to the stipulations contained in this Joint Resolution.

14. **Governing Law.** This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.

15. **Modification/Amendment.** This Joint Resolution shall not be modified, amended, or altered except upon the written joint resolution of the City and the County duly executed and adopted by the City Council and the County Board of Commissioners and filed with the Chief Administrative Law Judge of the Office of Administrative Hearings or his or her successor.

16. **Term.** This Joint Resolution shall be in full force and effect perpetually, unless terminated by mutual written joint resolution of the City and County. This Joint Resolution shall

be filed by the City with Chief Administrative Law Judge of the Office of Administrative Hearings after adoption by the parties.

17. **Severability.** In the event that any provision of this Joint Resolution is determined and adjudged to be unconstitutional, invalid, illegal or unenforceable by a court of competent jurisdiction, the remaining provisions of this Joint Resolution shall remain in full force and effect, and the parties hereto shall negotiate in good faith and agree to such amendments or modifications of or to this Joint Resolution or other appropriate actions as shall, to the maximum extent practicable in light of such determination, implement and give effect to the intentions of the parties hereto. Such actions shall include both the City and County supporting special legislation to reinstate any material provisions of this Joint Resolution which may be declared invalid by Minnesota Courts.

18. **Headings and Captions.** Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.

19. **Entire Agreement.** The terms, covenants, conditions and provisions of this Joint Resolution, including the present and all future exhibits and attachments, shall constitute the entire agreement between the parties hereto, superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the City and the County.

20. **Disputes and Remedies.** The City and County agree as follows:

a. *Negotiation.* When a disagreement over the interpretation of any provision of this Joint Resolution shall arise, the City and the County will direct staff members to meet at least one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.

b. *Arbitration.* When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, or are unable to negotiate an interpretation of any provision of this Joint Resolution, the parties may mutually agree in writing to seek relief by submitting their respective grievances to binding arbitration. Either party may seek relief through initiation of an action in a court of competent jurisdiction. In addition to the remedies provided for in this Joint Resolution and any other available remedies at law or equity, in the case of a violation, default or breach of any provision of this Joint Resolution, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Joint Resolution in accordance with its terms.

c. *Attorney's fees to prevailing party.* In the event a court action is brought to enforce any of the terms of this agreement, the prevailing party, if any, shall be entitled to payment of all its court costs, including reasonable attorney's fees.

d. *Jointly drafted Agreement.* In the event of litigation involving this Joint Resolution, the parties shall deem this Joint Resolution to have been jointly drafted by the City and the County.

RECEIVED
AUG 07 2009

21. **Notice.** Any notices required under the provisions of this Joint Resolution shall be in writing and shall be deemed sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to the City:	City of Ranier	If to the County:	Koochiching County
	Attn: Clerk-Treasurer		Attn: Coordinator
	2099 Spruce Street		Courthouse
	P.O. Box 186		715 4 th Street
	Ranier, MN 56668		International Falls, MN 56649

22. **Exhibits.** The Exhibits to this Joint Resolution are the following:

Exhibit A: Legal Description;

Exhibit B: Map of Annexation Area;

Exhibit C: Petition for annexation by property owners;

Exhibit D: Ranier Community Plan;

Exhibit E: Chronology;

Exhibit F: Estimates for various levy amounts; and

Exhibit G: Notice of Intent and Affidavit of Publication.

REC'D BY
MB

AUG 07 2009

Adopted by affirmative vote of the Koochiching County Board of Commissioners this
28th day of July, 2009.

COUNTY OF KOOCHICHING

By: Mike Hanson
Chairperson

By: Teresa Palsa
County Coordinator

REC'D BY
BDA

AUG 07 2009

Adopted by affirmative vote of the City Council of Ranier this 20th day of July, 2009.

CITY OF RANIER

By: 

Mayor

ATTEST/

By: 

City Clerk-Treasurer

REC'D
2009

AUG 07 2009

EXHIBIT A

RECORDED
MISS
AUG 07 2009

All of Section 36, Township 71 North, Range 24 West, EXCEPT those parcels in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ which are in the International Falls City Limits and EXCEPT the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of SE $\frac{1}{4}$.

All of Section 25, Township 71 North, Range 24 West, EXCEPT those parcels previously incorporated by the City of Ranier.

NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 31, Township 71 North, Range 23 West.

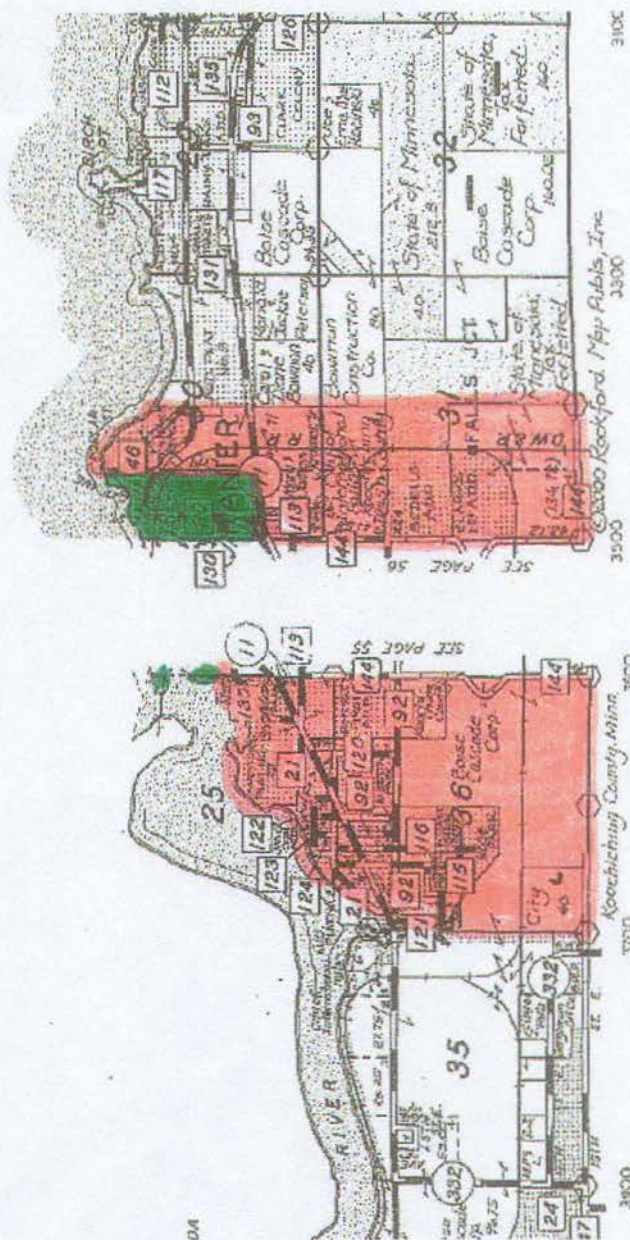
NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 30, Township 71 North, Range 23 West, EXCEPT those parcels previously incorporated by the City of Ranier.

M:\DOCS\16948\000001\RESL97171.DOC

REC'D
MBA

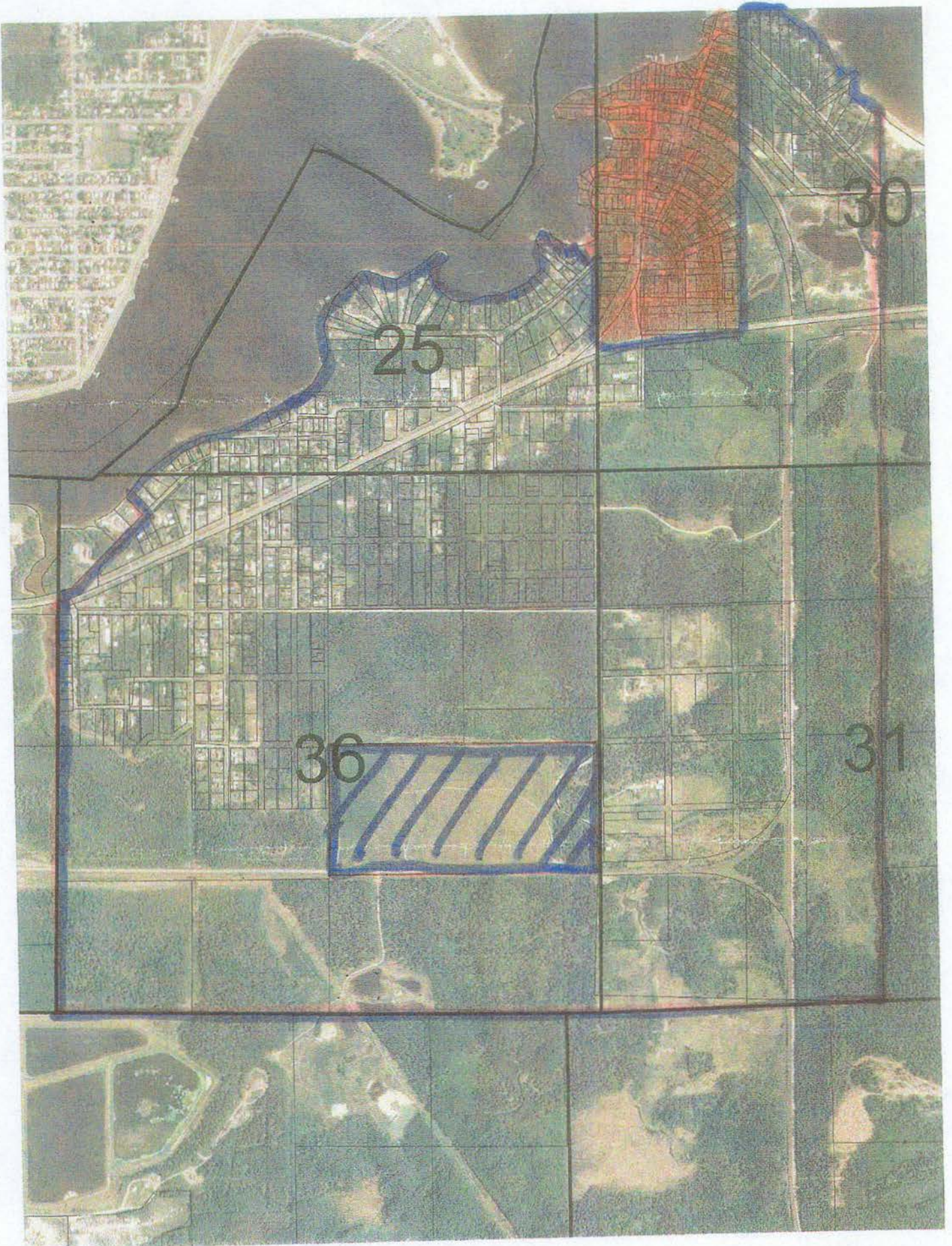
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EXHIBIT B



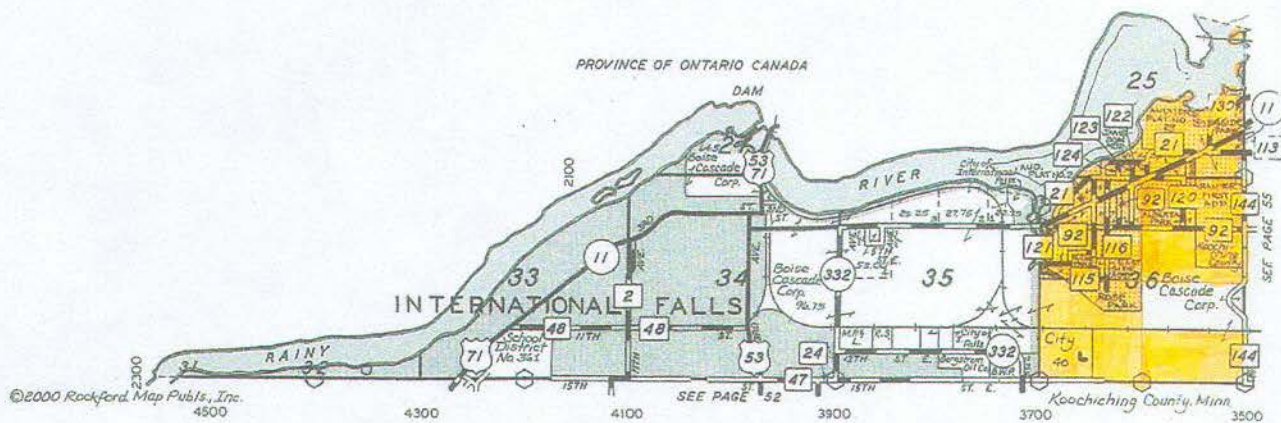
Ranier Annexation

Current City of Ranier



56

T.71N.-R.24W.



T 71N.-R.23W.

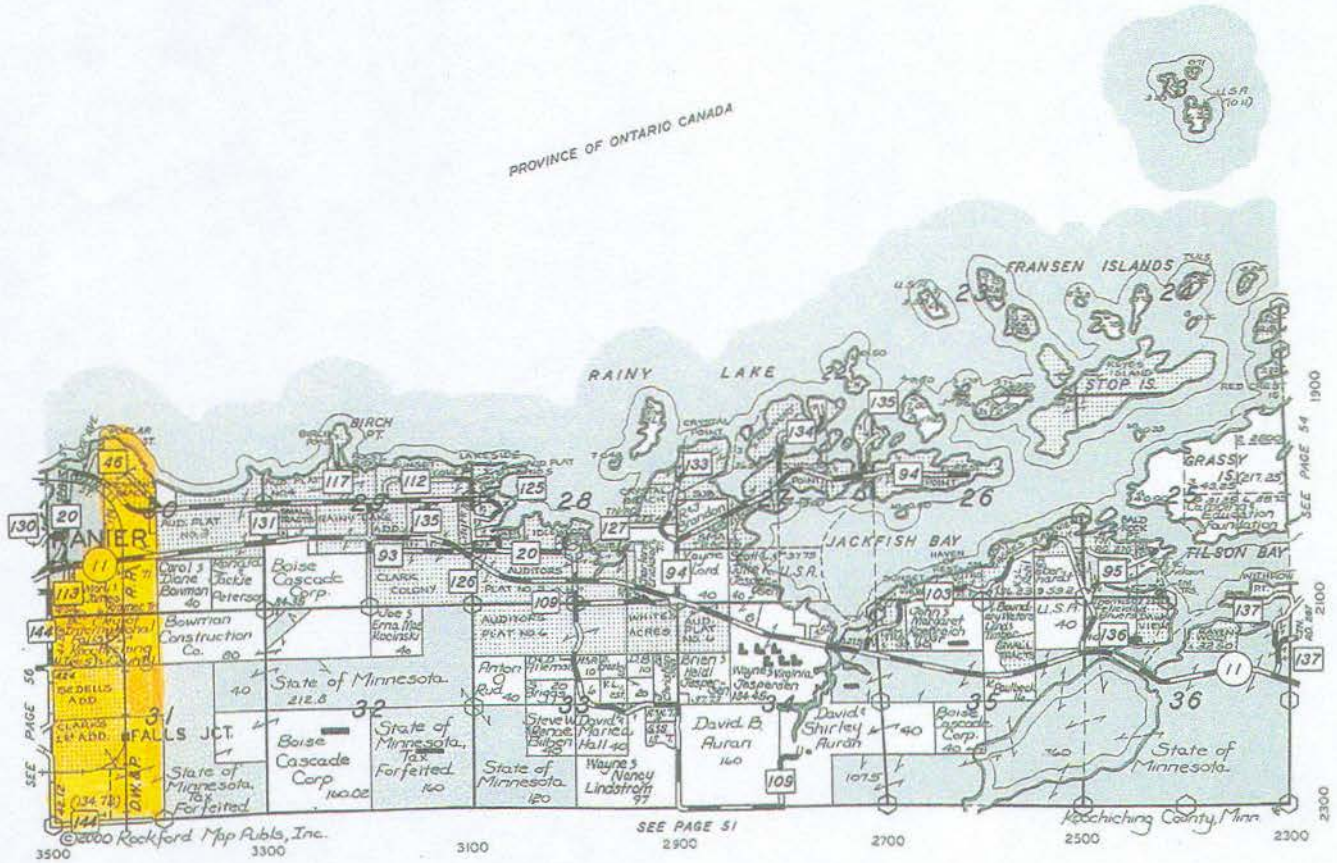


EXHIBIT C

REC'D
AUG 07 2009

AUG 07 2009

French Addition

We, the undersigned, wish to be adopted by the "City of Ranier"

Name

Physical Address

Norman Rissanen	3586 County Rd 120 E
Phyllis Rissanen	3586 County Rd 120 E
Norman Rissanen	3572 Co Rd 120 E
Sherry Rissanen	3541 Co Rd 120
Steve Rissanen	3541 Co Rd 120
Richard Holmstedt	3607 Co Rd 92
Sandra Holmstedt	3607 Co Rd 92
Paula Holmstedt	3605 CR 92
Bobbie Holmstedt	2143 CR 123
Shirley Holmstedt	2143 CR 123
Allen Sals	504 CR 123
John Sals	2125 Co Rd 123
John Sals	Co Rd 123 FIR-6 E 181

NOV 1981 AUG 07 1983

Frank Add

We, the undersigned, wish to be adopted by the "City of Ranier"

Name	Physical Address
Lily Stone	2179 Co. Rd. 121
William Williams	2178 Co. Rd. 121
Michael & Kler	3685 City Rd. 121
Deanne & Kler	3685 City Rd 121
Anton S. S. Jr.	3684 City 121
Ann Ruel	3684 City 121
Ann Ruel (Oscar Hexum)*	3656 City Rd 121
Carla Thomason	3663 Co. Rd 121
Dave Thomason	3663 Co. Rd 121
Brenda Long	2176 Co Rd 115
Lester Long	2164 Co Rd 115
Virginia & Joseph	2164 Co Rd 115
George Miller	2155 Co Rd 115
Shirley A. Christiansen	2181 Co Rd 115
Arden M. Christiansen	2181 Co Rd 115
Gail Myra	2191 Co. Rd 115
Walter Kittelra	3669 Co. Rd. 92
Alfred Kittelra	3669 Co. Rd. 92
Rita Marie	3690 County Rd 92
W. J. Jones	2176 City Rd 115
Gymis Hecchumoff	3682 Co. Rd. 121
Geoffrey Jonsteng	2203 City Rd 115
John Jonsteng	2203 Co Rd 115
William Earley	2205 - " 115
Ronald Earley	2205 - City Rd 115
Maylo Keeney	2171 Co Rd 116
Cameron Keeney	" "
Edward Green	3666 Co. Rd. 92 (3666 Co Rd 92)
Sue Olson	3664 Co Rd 121
Ron Butterfield	3680 Hwy 11 E.
Arvid W. Wum	3696 City Rd 121
Arvid W. Wum	3696 City Rd 121
John F. Wum	2206 City Rd 115
Wayne Holmstad	2130 CR 123
Margaret M. Holmstad	2130 CR 123

*Oscar Hexum - deceased - ann is heir.

French
add.

Name

David Bzdek
Cym Bzdek
Beverly Bzdek
Helen Holmstedt
Vernor Holmstedt
Carol Clement
Wallace Clement
Bob Kroske
Richard Kroske
Allen Kroske
Tracy Soto
Gina Soto
Robert C. Soto
Barbara R. Soto
Julie Mannausau
Robert Mannausau
Darryl O'Loughlin
Kimberly O'Loughlin

3629 County Rd 92
" " " "
2144 " " 92
2128 Co. Rd. 92
2128 Co. Rd. 92
2131 Co Rd 92
2131 CO RD 92.
2137 Co RD 92
2137 Co. RD 92.
2137 CO RD 123
2137 CO RD 123
2128 CO RD 92
2181 Co. Rd. 116 Int'l Falls MN
2181 Co Rd 116 Int'l Falls
2207 Co Rd 116 Int'l Falls
2207 Co Rd 116 Int'l Falls
3633 Co Rd 92 T. Falls
3633 Co Rd 92. T. Falls

AUG 07 2009

3 points
North

We, the undersigned, wish to be adopted by the "City of Ranier"

Name

Physical Address

Teresa Niss
Burt E. Niss
John E. Niss
Robert Van Schick
John C. Klon
Bernice M. Blawie
John M. Depue
John Gustafson
Floyd Gustafson
Richard P. Lavigne
Sandra J. Lavigne

3601 Ch Rd 123
" " "
3536 - C.R. 130
3535 - C.R. 130
3525 - C.R. 130
" " "
2013 Town Road 416
3504 Co Rd. 130
" " "
2014 Town Rd 416
" " " "

Jameson
add

We, the undersigned, wish to be adopted by the "City of Ranier"

Name

Physical Address

Michael Neknierz

3638 Co. Rd 21

Wen R Bellen

3642 Town Rd 420

Beverly Smith

3640 Co Rd 120

Randy Smith

3640 Co Rd 120

Edna Davis

3641 Town Rd 420

Joe Barret

3641 Town Rd 420

Thomas J Kantos

3647 County Rd 21

Maria Thorpe

3649 Co. Rd. 21

Ray Thorpe

3649 Co Rd 21

Michelle Wilson

3631 Co Rd 120

Stella Sandbeck

3637 Cr. 21 -

Maria Sandbeck

3641 Cr 21

Becky Nelson

3657 Town Rd 420

REASURES & TRINKETS Antiques

Hwy 11 East

DARRIE TOMCZAK & Dana Tomczak

3663 Co. Rd. 21

Myrna Mangelsen

3672 Co. Rd. 21

Gordon Bahr

3673 Co. Rd. 21

Patty Bahr

3673 Co. Rd. #21

David Mannan

3672 Co. Rd. 21

Darryl O. Ovesen

3646 Town Road 420

Kelli Silvers

3617 Cty. Rd 21 until Falls

Tom Fisher

3653 TOWN RD 420 I FALL.

Pamela Bell

3665 Hwy 11 E. I. FALLS

Richard Victor LePage

3661 Hwy 11 E. I. FALLS

Frank Anderson (LOSSARD)

3651 Town Rd 420, I. Falls

Rita Anderson

3625 County Road 21

Brenda Bahr

2108 Co. Rd 115

Marianne Mannan

2108 Co Rd 115 Jameson add.

Louise Gustafson

3660 Co Rd 115

Brad Gustafson

3677 Hwy 11 E.

Melanie Rambo

3626 Co Rd 120 JAMESON, NE

Derek Olson

3631 Hwy 11 East

Brian J. Brugg

" " " "

Josephine K. Lomax

3627 Co. Rd. 120

Reid Tomate

3631 County Rd 120

3675 COUNTY ROAD 21

3603 UT 419

3603 UT 419

2 different locations in Jameson

We, the undersigned, wish to be adopted by the "City of Ranier"

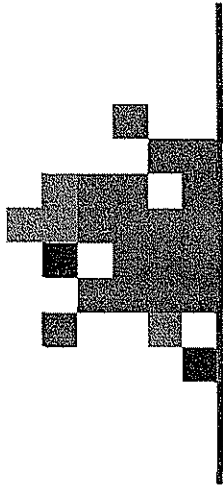
Name

Physical Address

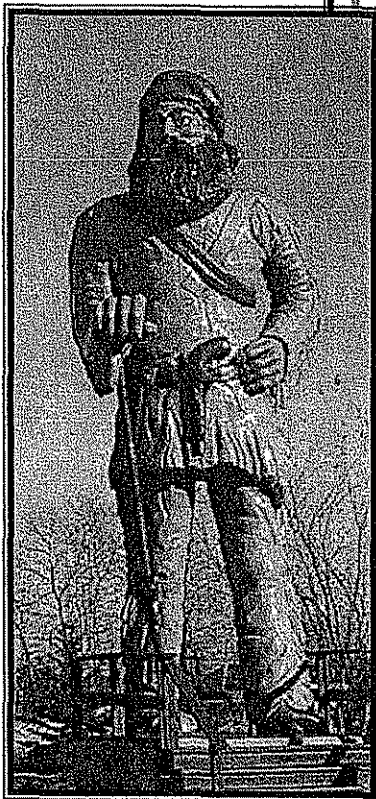
Cioni Skrifstrom
Sawyer
Mary
Brynn
Darrell Hobson

3671 County Rd 21 - Falls
3671 County Rd 21 - Little Falls
3651 Town Rd 430 - Little Falls
3589 COUNTY ROAD 21 - MT FALLS
3626 Co Rd 21

EXHIBIT D



RANIER COMMUNITY PLAN



February 2009

Developed by the *City of Ranier* with funding from Koochiching County and assistance from the *Arrowhead Regional Development Commission*.



Ranier Community Plan

Adopted by:

City of Ranier

2008 Council Members:

Ed Oerichbauer, Mayor

Brenda Bauer, Councilor

John Walls, Councilor

Fred Woods Sr., Councilor

Dan Klocek, Councilor

Kim Nuthak, City Clerk

Prepared by:

Arrowhead Regional Development Commission

Pat Henderson, Executive Director

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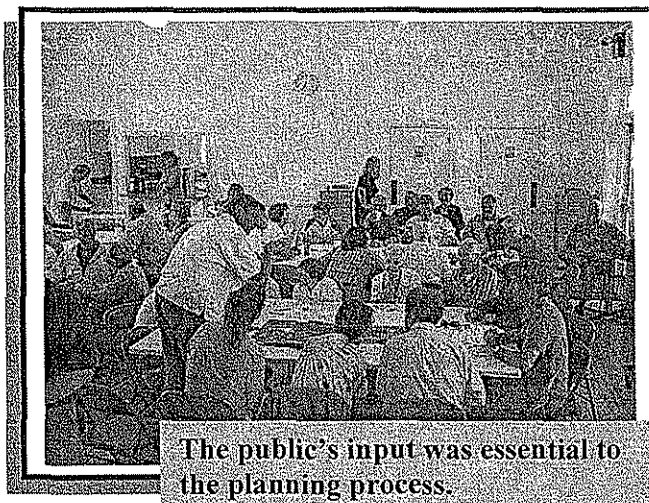


SECTION 1: INTRODUCTION

The City of Ranier is located in Northeast Koochiching County along the northern Minnesota Border with Canada. The city is located on Rainy Lake and surrounds the railroad that spans the mouth of Rainy River. Ranier's economy is largely based on tourism, especially businesses that utilize Rainy Lake, one of the most popular lakes in Minnesota.

Project Background

In May 2008, the Arrowhead Regional Development Commission (ARDC) staff spoke with the Ranier Mayor and City Clerk, as well as representatives of Koochiching County, regarding land use planning in and around the City of Ranier. The City and County officials asked ARDC to prepare a proposal for facilitating a Community Plan process for the Ranier area. ARDC prepared a proposal to complete the planning process which was approved by Ranier and work began in July 2008 to complete the process.




The plan for completing the Community Plan included the following basic format:

- A. Public Visioning Session
- B. Background Development
- C. Issue Identification
- D. Recommendation Development
- E. Implementation and Publishing

ARDC began the process by holding a Public Visioning Session, in which invitations were sent to the residents in and around Ranier. This session was held to gather information for the City Council to help develop a vision statement that guided the process as the document was drafted. Also collected at the session were assets and concerns of the community.

At the following the Public Visioning Session, the City Council reviewed the input given and began developing issues to address during the process. The City Council first reviewed the issues, and then started to identify solutions and develop recommendations. The recommendations were made available for the public to review and a second Public Review Meeting was held, giving another opportunity for comments on the plan. Further revisions were then made with the council and it was submitted for adoption by the Ranier City Council.



Ranier History (from History of Koochiching County¹)

Artifacts found at Houska's Point indicate that many generations of Native Americans considered this place near where Rainy Lake tumbles over the rapids and becomes Rainy River to be an attractive and pleasant spot to tarry. But the natives of this area never tarried in one place for long and it was not until 1898, when John Holler took a forty acre homestead and built a cabin, that Ranier had its first permanent residence. John Holler didn't stay long either. He soon found that commuting two miles to his job as US Customs Officer at Koochiching was too tough, so he and his family soon moved to that village.

In 1906 Holler sold his homestead and cabin to Cook & O'Brien, the company that surveyed the Ranier townsite. At that time the railroad was being built to Ranier and Holler's cabin was used as an engineer's camp. Before the coming of the railroad and for a while afterwards, woods trails, and river boats were the only means of transportation between Ranier and Koochiching.

The railroad and rumors of the railroad brought many people to Ranier. In 1905 news of its coming convinced Harry Erickson that Ranier would be a good place to carry on a fur trade with the Indians. 1907 brought Mr. and Mrs. Fred Couture and their boarding house for railroad workers to town.

1908 was a big year for Ranier. The railroad was completed and the first train, carrying Dr. M.E. Withrow, first through passenger from Duluth, reached town. A building boom ensued. Besides a depot, many homes, several hotels and a number of saloons went up in a hurry. Paul Perkins, agent for the Ranier Townsite Company did a land office business. The first church, Methodist-Episcopal, was organized. Early settlers included the Adolph Lessard family, Michael Schiesl, the Adolph Hilke family, Clifford DeMars, the Art Schmidt family, Harry Erickson's brother, John, the John Shelrud family, Jim Brennan and the John Houska family.

R.M. Johnson is given credit for opening the town's first store but he wasn't far ahead of Harry and John Erickson who opened a general store and traded with the Indians. Later the Erickson brothers dissolved the partnership and Harry built another store. Harry and John also ran passenger and freight boats on the lake. Berger and Malloy built a hardware store near the river dock and John Shelrud, with his son Edgar, had a sash and door factory as well as having an interest in the Erickson store.

The Hilkes, Lessards, Schmidts and others engaged in commercial fishing, an important industry in Ranier. For a number of years the commercial fishermen

¹ Ranier History excerpt from *History of Koochiching County*, 1983. Taylor Publishing Company

operated a fish hatchery the purpose of which was to restock the lake and so ensure a continued good catch. Management of the hatchery was turned over to the State of Minnesota, Department of Conservation, which ran it until the hatchery closed about 1944.

In 1908 a bridge over the Ranier Rapids connected Ranier with Fort Frances and the Canadian Railway system. This gave Ranier port of entry status. P.H. Fogarty was appointed first Collector of Customs.

1909 was the year the school was built by Kinsella & Setterland, contractors. The cost - \$2340.00. The original heating system, two stoves, was installed by Waters Metal Construction Co. at a cost of \$218.23. Later a wood fired furnace and two wash rooms with running water and flush toilets were installed in the basement. The school was a two-story structure with three classrooms, a small library and an auditorium or "big room." Two grades in each room meant that, when you finished sixth grade, you went somewhere else, if you wanted more education. Almost everybody went on to Falls High. The school educated Ranier's scholars until it closed in 1944. Some of the teachers who presided over Ranier classes were; Miss Good, Miss Roringen, Mrs. Correll, Miss Boehm, Miss Peterson and nobody will ever forget Mr. Granger, the school's last principal.

In 1910 the American Tramways Company built a streetcar line from the Falls to Ranier. They operated two electric cars and one, which seemed to be most satisfactory, that used gasoline. One way fare was only 5 cents but the line went out of business in 1913 because of a shortage of passengers.

1910 also saw the opening of the American State Bank in the imposing brick building that still stands at the corner of Duluth and Spruce Streets. The bank continued in business until 1929 when the Wall Street crash closed it and many of the other small banks around the country.

The Virginia & Rainy Lake Lumber Company played an important role in the economic life of Ranier in the years before and after World War One. The VRL logged the pine from the Kabetogama Peninsula and much of the rest of the American side of the Rainy Lake watershed. A good deal of the timber was rafted down the lake to hoisting facilities located near the present International Falls city beach. The logs, loaded onto railroad cars, were transported via a short spur line and the Duluth, Winnipeg and Pacific to the company's mills in Virginia. The hoisting operation ended when the company finished logging the pine in 1927.

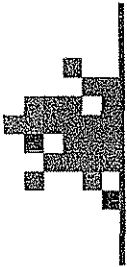
During prohibition, Ranier, due to its proximity to Canadian whiskey, became a port of entry for a good deal of illegal booze. This gave the village a somewhat

unsavory reputation and, for a time, the nickname, "Little Chicago." One of the highlights of the winter of 1932 occurred when a railroad car, ostensibly loaded with lumber consigned to a Chicago firm, was found to have, under its legal cargo, eighty kegs of Canadian liquor. The contraband cargo seized by Federal Agents and transported to the river ice. There the kegs were opened with axes and the contents set afire. This event was observed with mixed emotions by Ranier residents; one of whom is said to have threatened to sue the Feds for allowing the whiskey to pollute his water hole.

In the early days a number of hotels, rooming houses and saloons made Ranier a pretty lovely place. This changed somewhat with the advent of prohibition; but, when prohibition was repealed in 1933, several bars opened their doors. The biggest and most flourishing of these was Bob Williams' Night Club, located where the Post Office now stands. Across the road from Williams Night Club, Hubert Oster built and operated the Greylight Tavern.

The Auto- Marine Shop, build by Jim DiOnne before the First World War and later bought by George Finstad, kept many of Rainy Lake 's fleet of pleasure and work boats in top shape ever since. The Auto-Marine shop was recently named a historic site by the National Register of Historic Places. Several brokerage firms have located in Ranier over the years (e.g. Norman G. Jensen, FedEx).

Ranier has always been an interesting, sometimes exciting, place to be. In 2006, Ranier's population fluctuated to 173 people and continues to be a quiet, bedroom community with great amenities and a tourist destination, welcoming visitors into the area. The local businesses continue to provide a variety of services for those recreating on Rainy Lake.



Project Vision

At the beginning of the planning process a vision statement was developed that was used to guide the entire process. Ideas from the visioning session were put together for the following vision:

In the future, Ranier will continue to be a unique community with a small-town feel and a strong sense of its history and identity. The area will be a great place to raise families, with many recreational opportunities, clean air, quality public access to Rainy Lake, and increased activities and park facilities.

Ranier will have a strong economy that utilizes Rainy Lake and has business opportunities. The area will have critical service entities that meet the residents' needs. The community will be an international business center and will have several transportation opportunities connecting the region.

The City of Ranier will be able to provide essential, affordable services and infrastructure and will be financially stable and well staffed. Ranier will be a well planned community which works closely with neighboring entities to protect the area's integrity.

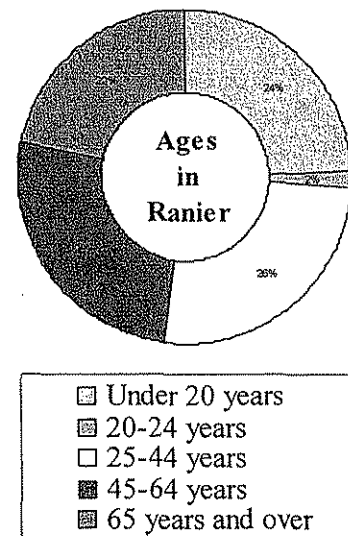
This vision was developed to guide the City Council through the process and to give basic goals to address during the planning process. Each recommendation included in the plan will work to assist in making this vision a reality in the process.

Demographics

The City of Ranier had a population of 188 in 2000, however this number decreased to 173 in 2006. This population was evenly divided between male and female. The median age of the community is 43.3 years old. Approximately twenty-two percent of the population is under the age of 18 years old. In 2000, there were 76 households within the City of Ranier. The average household size is 2.3 persons.

In 2000 there were a total of 88 housing units. Seventy-six (86 percent) of the housing units were occupied. Of the vacant units, four units were considered for seasonal, recreational, or occasional use. Over eighty-five percent (65 units) of the housing units in Ranier are owner-occupied units.

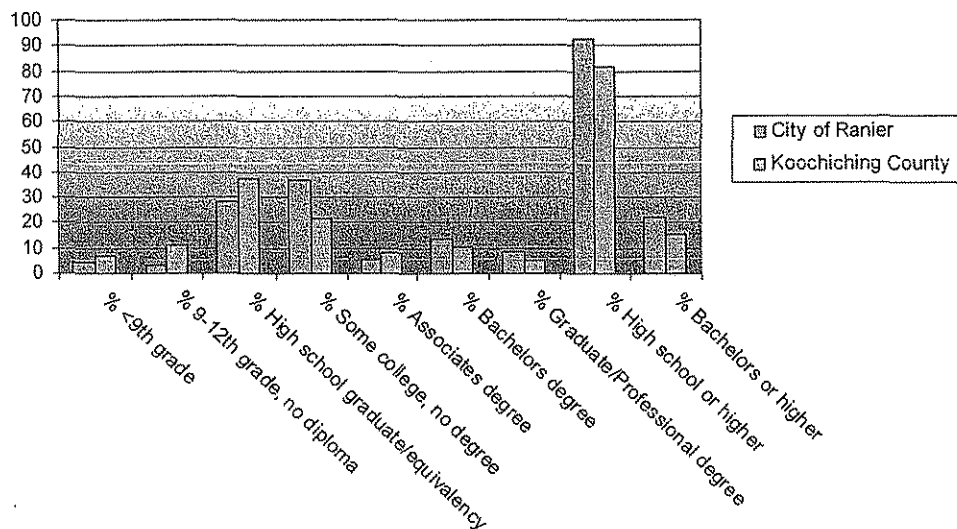
Figure 1. Ages in Ranier



Average household size of the owner-occupied units in Ranier is 2.38 persons, while the average for renter-occupied units is 1.82 persons.

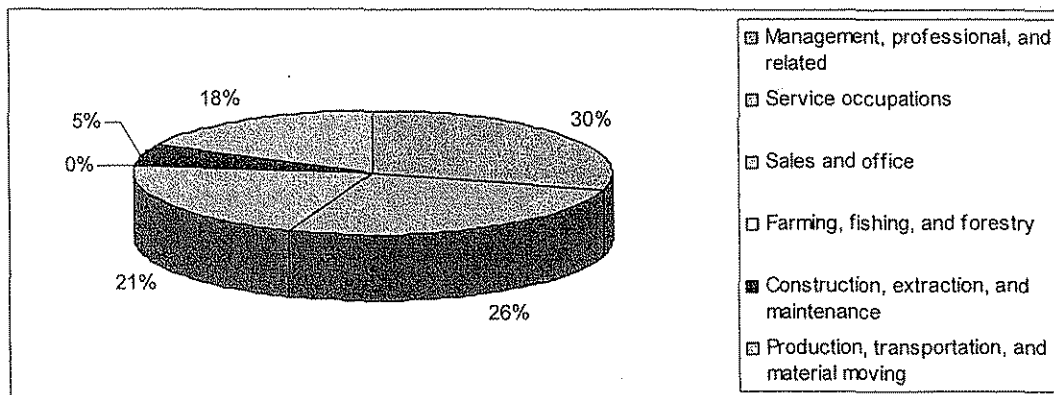
School enrollment for the City of Ranier in 2000 was at 40 persons, this includes preschool through college students. Ranier is slightly above the Koochiching County percentages for adults over 25 years old that have High school degree or higher. Ranier also has a higher percentage of those with Bachelors degree or higher.

Figure 2. Education in Ranier and Koochiching County



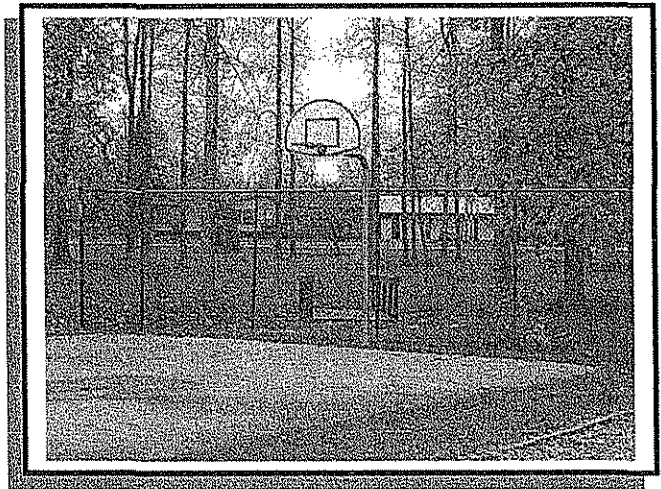
Approximately 62 percent of the population over 16 years old is in the labor force. A majority of the residents (80 percent) in Ranier commuted to work by vehicle. Ten percent walked to their employment. The median household income for Ranier is \$39,375.

Figure 3. Occupations in Ranier



SECTION 2: RECREATION

Ranier is located on Rainy Lake, which is one of the most popular lakes in Minnesota. The lake forms the border between Canada and the United States, and is well known for its sport fishing. A large part of Rainy Lake is located within the boundaries of Voyageurs National Park and attracts houseboat and camping enthusiasts. Ranier has areas where residents and visitors can enjoy the lake or picnic facilities including the Ranier Beach and Ranier Park (located near the community entrance). Ranier also has access to the Rainy Lake Bike Trail that stretches from International Falls along Highway 11 East out to Voyageurs National Park's Rainy Lake Visitor Center. The recreation assets of Ranier provide for a strong tourism influence within the City.



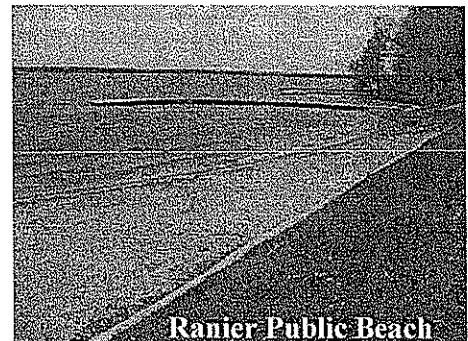
Assets, Concerns, and Recommendations

- **Asset: Public access to waterfront**
 - Description: Ranier has several public access points to Rainy Lake. These locations all have docks. The Duluth Street and Spruce Street city docks have short term boat parking and allow for pedestrian access to the lake. The only current public boat ramp in Ranier is located at the end of Spruce Street. Currently none of the public water areas have long-term public boat parking, but serve as places for the public viewing, swimming, and short-term lake access. While fishing boats and houseboats are common in most seasons, snowmobiles are the preferred mode of transportation on Rainy Lake in the winter months.
 - Concerns: When visitors enter Ranier there is insufficient wayfinding to these public areas for accessing the lake. It can sometimes be difficult to find these areas and for visitors to know which areas are public and which are private. There is also a shortage of public dock space that could be utilized by people visiting Ranier from Canada, Voyageurs National Park, or residents living on the lake. When the dock spaces are full or over-night parking is desired, visitors are forced to find other places along the lake.

Ranier is located at the beginning of Rainy River where it connects to Rainy Lake. The current that flows past Ranier keeps the ice from forming solidly in areas and can be a potential hazard when accessing the lake by snowmobile. The International Voyageurs Snowmobile Club has identified the shore near Ranier as unsafe ice conditions throughout winter.

- Existing Approaches: Currently Ranier maintains the existing docks for boat day-use. In the winter, snowmobiles are forced to either chance the unsafe ice conditions or access Rainy Lake from somewhere else.
- Recommended Actions: The City of Ranier has identified the following actions regarding public access to waterfront.

- **Recommendation R1: Develop a way-finding system that will direct visitors and residents to the public waterfront areas. Identify and adequately mark all public water areas with signs.** Prominently marking the public areas is needed for informing both the residents and visitors of public lake areas are important. A way-finding system could consist of making maps of the city parks available or road signs that give direction to those seeking access to the lake, but would need to fit with the feel of the area. Ranier may want to use a similar way-finding system that was designed by the Gateway Corridor Task Force or a new system using a similar method. Ranier should stay updated on the Task Force's progress. Way-finding could also help direct snowmobile traffic and identify access to the lake.



- **Recommendation R2: Seek funding or materials for maintaining the current dock system, and identify the need for expansion.** Funding for piers and other water recreational facilities is available through different grant programs offered by the MN Department of Natural Resources. The City could look into these grants and develop a plan of action for acquiring funding and expanding current water dock use. Having increased dock space would help attract business from other

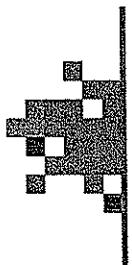
areas of the lake. The City could evaluate the need for long-term or overnight boat docking space once the day-use space is developed.


- **Recommendation R3: Work with the DNR and International Snowmobile Club to educate snowmobilers about safe areas to access Rainy Lake by snowmobile.** Ranier could work with the DNR and area snowmobile clubs to identify areas that are generally safe access points and areas that are trouble spots and should be avoided. Such an effort could also include developing a route from Highway 11 East to the lake within Ranier. This would keep a snowmobile presence in town, but would organize a safe place for them. The safe routes and access points could be identified on maps and also included in the way-finding system.


The local **International Voyageurs Snowmobile Club** maintains 134 miles of trails that travel through forests and over lakes around the region. This includes connections to Voyageurs National Park and other regional trail systems.

- **Asset: Parks and recreational areas**

- Description: Currently the City of Ranier has many recreational opportunities. Beyond fishing and camping, Ranier provides access to, other amenities including; a swimming beach, small parks for barbecuing and picnicking, tennis courts, ice rinks, and other recreational opportunities.
- Concerns: While these facilities are a great asset to the Ranier area there is a cost to keep them maintained at a safe and usable level. The tennis court is in disrepair and the other parks are in need of continued maintenance. Parking and u-turns near Seven Oaks Park create access barriers to this park for pedestrians. There are many attractions that draw visitors and residents of Ranier into Canada; however there isn't a customs phone connection point in Ranier, which is required for boats to contact customs if planning to cross the national border. This means those needing to contact customs often use other ramps along Rainy Lake that are near the phone connection points.
- Existing Approaches: These facilities are maintained when needed however funding limits the upgrades that can be completed.
- Recommended Actions: The City of Ranier has identified the following actions regarding parks and recreation areas.

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- **Recommendation R4:** Seek affordable upgrades and volunteers to help with maintaining the park, as use dictates. When maintenance is performed the impact on surrounding residences should be considered and limited. Ranier should continue to maintain and upgrade facilities that are being utilized, (i.e. tennis court and ice rink) to continue to draw visitors into the city. These facilities are also good amenities for the residents in Ranier.
 - **Recommendation R5:** Monitor parking and traffic near Seven Oaks Park and address issues related to congestion and pedestrian safety. Adjustments should be considered including appropriately signing the area.
 - **Recommendation R6:** Work with Customs to get a phone connection point in Ranier and explore the possibilities of utilizing the local customs office staff, for checking in Canadian water traffic.
- **Asset: Fresh air and water**
 - Description: Part of the attraction of Ranier is the "fresh air" quality that it possesses as a small community on a great lake. Visitors and residents are drawn to areas like Ranier, often to get away from the noise and pollution of large cities. Visitors see Ranier as a retreat with big lakes, trees, and access to the outdoors.
 - Concerns: Ranier has a prime location on Rainy Lake; however this location is near paper mills in International Falls and Fort Frances, Canada. These plants are important to the area's economy, but can release foul-smelling emissions into the air. The abundance of fresh and clean water helps attract visitors from all over the nation. If the lake became polluted or threatened, the economic and overall quality of life for residents would be negatively affected.
 - Existing Approaches: Both paper mills have been responsive to issues and concerns in the past. Some changes have been made to eliminate pollution. Currently the Minnesota Pollution Control Agency monitors the air in International Falls and Voyageurs National Park. The National Atmospheric Deposition Program also measures acid rain levels in Voyageurs National Park.
 - Recommended Actions: The City of Ranier has identified the following actions regarding parks and recreation areas.

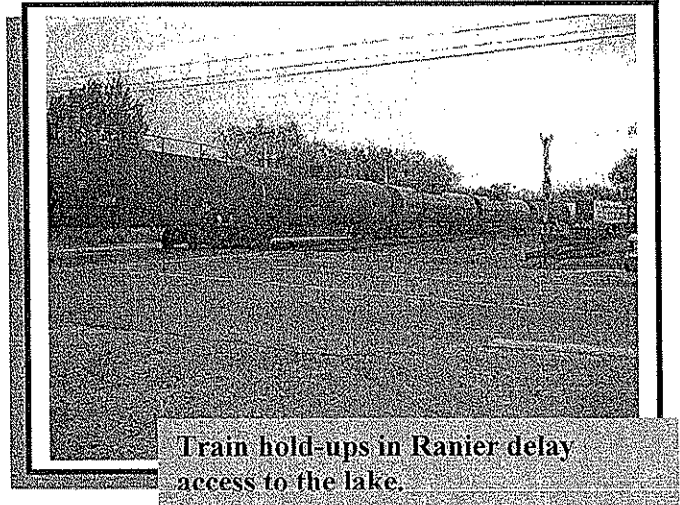
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- **Recommendation R7:** Ranier should advocate to the Minnesota Pollution Control Agency the need for continued air quality monitoring, including monitoring emissions from the railroad. This could include monitoring previous air quality reports or advocating for a new study lead by the MPCA.
 - **Recommendation R8:** Ranier should advocate to the Minnesota Pollution Control Agency the need for continued and proactive water protection of Rainy Lake. This includes the lagoon in Canada that could be a threat to the water in Rainy Lake.
 - **Recommendation R9:** Ranier should communicate with the paper mills the need for clean air and water in the area. The MPCA should also be encouraged to look at the emissions from the trains traveling through Ranier. Other options should be explored that could provide greater air quality analysis.
- **Asset: Lake recreational opportunities**
 - Description: The major attraction to Ranier is the multitude of lake recreational opportunities.
 - Concerns: Residents or visitors interested in traveling west of Ranier via water are often prevented because of the railroad bridge that stretches from Ranier to the Canadian side of the river. Although this bridge has the capability of rising to let larger boats, houseboats, and pontoons pass though, it has permanently remained in the down position. This prevents larger boats from getting from one side to the other. The development of the Voyageur Center planned on the riverfront in International Falls will likely increase boat traffic underneath the bridge.
 - Existing Approaches: The bridge that spans Rainy River is owned by CN Railroad which has not prioritized lifting the bridge. Ranier is currently working with Koochiching County in drafting ordinances that will help to address railroad issues.
 - Recommended Actions: The City of Ranier has identified the following actions regarding lake recreation opportunities.

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- **Recommendation R10: Partner with the City of International Falls, Koochiching County, and Canadian First Nations to communicate with CN Railroad the need for allowing access underneath the bridge. Continue to work with Koochiching County in developing ordinances that address the railroad issues. Stay updated on CN Railroads plans for bridge upgrades and advocate for a bridge that continues to allow access for boats.**

SECTION 3: COMMUNITY LIFE

The character and feel of Ranier keeps visitors returning and residents content. The small-town and close-knit feeling is a trait for which many communities strive. Ranier also has a strong sense of history by continuing to have historic buildings and the feeling of a port town.

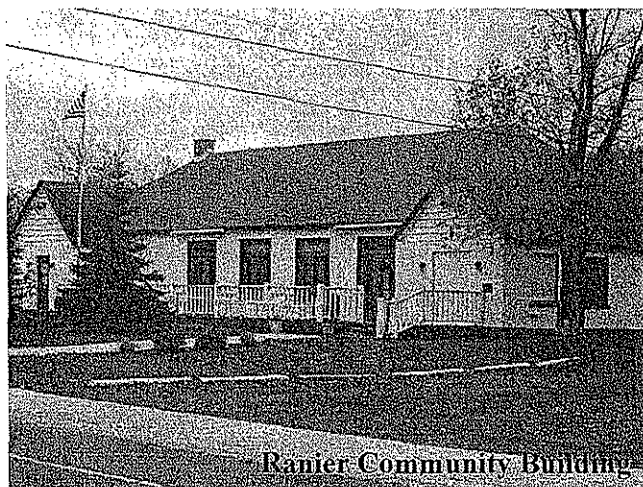
Assets, Concerns, and Recommendations



- **Asset: Strong History and Identity**
 - Description: Ranier was established in the early 1900's and has continued to keep the image of a port and water-based community. Rainy Lake is a great asset and many of the businesses and residents have located in the area because of this great resource. The history is instrumental to the charm of the city.
 - Concern: While generations grow older, the history of the area could be lost without efforts to preserve it. There are also historic places in the area that are privately owned (i.e. Finstads shop) that are great assets and would be greatly missed if lost. The City does not currently have a historical center or readily available place to learn about the history of the city.
 - Existing Approaches: The City continues to maintain the Ranier Voyageur welcome sign.
 - Recommended Actions: The City of Ranier has identified the following actions regarding the history and identity of the area.
 - **Recommendation C1:** Ranier should explore options to develop a way to share with residents and visitors the history of the city. Depending on the interest level and resources available this could be developing a history area within the Community Building or other location. Volunteers and donations could be encouraged to help the success of the history center. A partnership could be

developed with the Koochiching County Historical Society or similar organization. Adding interpretation panels to the Ranier welcome area or other areas within the city could be a good opportunity for expanding history education.

- **Recommendation C2: Communicate with the owners of historic facilities the importance of keeping the history of the community intact.** This could result in possible partnerships or efforts to make these properties available for residents and visitors to learn about the history of Ranier, but at the least encourage historic facility owners to continue to maintain these facilities.
- **Recommendation C3: Continue to maintain the Ranier Welcome Sign and Statue.** The Voyageur statue has become a signature of the area and is important to the history and identity of the city. Interpretation panels could add historical education and additional Ranier information.
- **Asset: Small-town Atmosphere**
 - Description: Ranier has many qualities that residents appreciate that are not always present in larger cities. These include qualities such as having active volunteers, holding community events, and the absence of leash laws. Ranier also has a Community Building that is in good condition and serves as a place for the community members to meet and hold events. The building was recently updated and should continue to be a great asset for years to come.





- Concerns: Qualities like these and others are what keep residents living in the area.
- Existing Approaches: The city continues to administer the dog licensing process to make it possible to not have leash laws.
- Recommended Actions: The City of Ranier has identified the following actions to keep the small-town atmosphere.
 - **Recommendation C4:** Ranier should continue the dog licensing program and make any adjustments or changes as issues arise. This is one of the assets that was stressed at the public meeting and is highly valued by the residents.
 - **Recommendation C5:** Ranier should continue to hold celebration events that gathers residents and attracts visitors into the city. Depending on the type of event the City could partner with other organizations or businesses to plan events.
 - **Recommendation C6:** Ranier should continue to maintain and utilize the Community Building for providing a place for residents to meet and recreate.
- **Asset: Opportunity for Planning and Zoning**
 - Description: Ranier is made up of mostly one and two story buildings adding to the character of the city. Planning and zoning enforcement is a tool that communities can use for preserving the character of an area and shaping future development and growth that occurs. A planning and zoning ordinance is a tool that enables a city to implement the recommendations and community visions identified in a comprehensive plan. Planning and zoning in Ranier would ensure that the assets of the City remain as time goes on. It not only serves as a tool for protecting private property, it also provides protection for the city from law suits.
 - Concern: The absence of a planning and zoning ordinance limits Ranier's ability to regulate the size, height, and type of businesses and buildings that locate in the city. Zoning ordinances that are properly written and adopted are a powerful tool in law and disputes between local governments and developers. The costs of

administering planning and zoning can be a barrier for communities.

- Existing Approaches: Currently the City of Ranier has no planning and zoning ordinance to regulate development.

- **Recommendation C7: Ranier should identify a process and consider developing a Planning and Zoning Ordinance.** This will give Ranier the ability to regulate new development and ensure that the small-town atmosphere in Ranier is preserved. The City should factor in the costs of administering a planning and zoning ordinance and begin to budget for this expense. Steps for initiating Planning and Zoning could include organizing a planning commission, developing a written zoning ordinance, and establishing a zoning administrator.

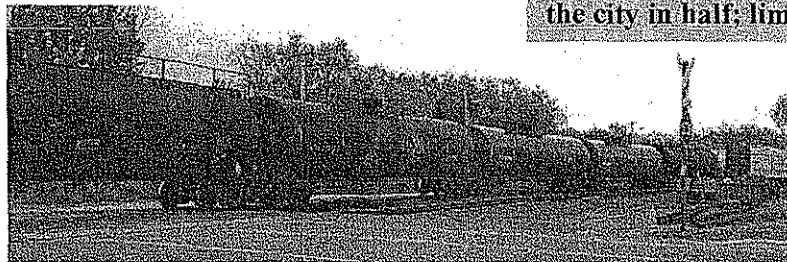
- **Asset: Resident Safety**

- Description: Ranier does not currently have its own emergency services, but relies upon the International Falls Ambulance, Rural Fire Protection, and the Koochiching County Sheriff's Department to provide emergency services to the area.
- Concerns: While the International Falls and Koochiching emergency services provide quality service, response time can be an issue especially with the railroad through the city. When the trains park over the bridge and spread through Ranier dividing the city in half, there is safety access issues. Emergency vehicles are forced to go further East on Highway 11 to access County Road 20, and travel back into Ranier. This would add several minutes onto emergency vehicle response time. There are approximately 32 trains passing through Ranier a day that are up to two miles long. Due to Homeland Security scanning the trains go at a very slow speed. The Homeland Security scanning systems includes bright lights that can be a nuisance to surrounding home owners.

Currently, Rural Fire Protection provides emergency fire services to Ranier and other rural areas in Koochiching County. Rural Fire Protection is currently under contract to continue these services, but this contract expires at the end of 2009, which could put Ranier's fire protection at risk.

- Existing Approaches: Ranier has asked CN Railroad to keep standstills limited in the City. Koochiching County has reviewed the cost for a road between Highway 11 and County Road 20 just east of the bridge. They have also looked at the possibility of an activated sign on Highway 11 that would warn emergency vehicles and other highway users when the crossing is blocked in Ranier. There have also been discussions on using Ranier water accesses for lake emergencies.
- Recommended Actions: The City of Ranier has identified the following actions regarding safety access.
 - **Recommendation C8:** Ranier should work with Koochiching County Sheriff's Department in advocating for fewer train hold-ups through the City of Ranier. This partnership will provide a louder voice to the requests and should help clarify the need for emergency access to all of Ranier. Koochiching County and Ranier are working on developing ordinances that will address the train hold-ups through the city.

Slow-moving trains often divide the city in half, limiting access.



- **Recommendation C9:** Work with Koochiching County to develop an alert system that will give emergency vehicles more warning about trains blocking the road. This may include installing a warning system that will alert vehicles on Highway 11 of train crossings, allowing the emergency vehicles to use alternative routes if necessary. It is imperative to make sure that whatever system is developed, that it continues to efficiently solve delays. Working with the CN Railroad to explore solutions to train holdups should also be a priority.

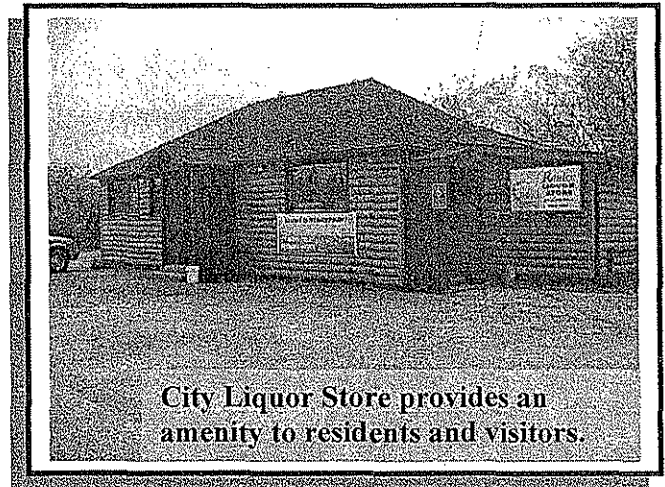
- **Recommendation C10:** Advocate that Homeland Security activities, including the scanning equipment and other property be screened, so as not to disturb surrounding properties.
- **Recommendation C11:** Ranier should work with Koochiching County to continue to provide fire protection for Ranier.

- **Asset: Transit**

- **Description:** Ranier is currently serviced by Arrowhead Transit, which is a branch of the Arrowhead Economic Opportunity Agency. Arrowhead Transit offers service in the Ranier area, which allows riders to connect into the regional bus system. Arrowhead Transit currently has service from Ranier into International Falls on the first and third Tuesday and second and fourth Wednesday of the month. Riders can connect to other routes around the region from International Falls.
- **Concerns:** Many residents in Ranier are unaware of the current service and are in need of further transit opportunities to connect them to the rest of the region. The community needs transportation connections that would aid the "aging in place" philosophy that allows the elderly to continue to live in Ranier.
- **Existing Approaches:** Service is currently provided by Arrowhead Transit.
- **Recommended Actions:** The City of Ranier has identified the following actions regarding Transit.
 - **Recommendation C12:** Work with Arrowhead Transit to provide information to residents regarding current services offered.

SECTION 4: CITY INFRASTRUCTURE AND AMENITIES

The City of Ranier, with a population of 173, has six employees. The City boundaries cover an area of approximately 128 acres. The City currently provides water service to the entire City as well as the surrounding communities including Jameson and French additions. Ranier currently purchases the water from the City of International Falls. Wastewater is managed by the East Koochiching Sanitary District. Ranier manages their own roads and performs maintenance on them as needed.



Assets, Concerns, and Recommendations

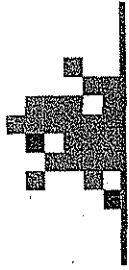
- **Asset: Walkability**

- Description: Since Ranier is a small community there are many amenities that are within walking distance for residents and visitors. This is a great asset to the community as residents can walk rather than use their vehicles to travel to the local establishments. Also connected to the Ranier sidewalk system is the Rainy Lake Bike Trail that stretches from International Falls to Voyageurs National Park along Highway 11 East (also known as the Waters of the Dancing Sky State Scenic Byway). This allows for residents and visitors to easily connect to that system for extended bicycling or walking in a scenic environment.
- Concerns: The roads, shoulders, and sidewalks are well maintained; however the rapidly rising costs in road construction costs could be an issue in the future with rising bituminous prices and inflation.
- Existing Approaches: Currently the sidewalks, roads, and shoulders are in good condition, and Ranier schedules road construction/maintenance as needed.
- Recommended Actions: The City of Ranier has identified the following actions regarding walkability.

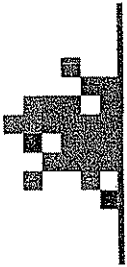
- **Recommendation A1:** Continue to maintain walking facilities throughout town and continue the connection to the Rainy Lake Bike Trail. This includes making walking connections a priority by making decisions which advocate for safe pedestrian travel in the city. The bike trail should also be included in with the City way finding system.

- **Asset: Water service**


- Description: Ranier currently owns and maintains the water system in Ranier. The water is purchased from International Falls who treats the water after extracting it from Rainy River. Ranier not only provides water to its residents, but also to many of the surrounding residences.
- Concerns: The water that Ranier is purchasing is very expensive and relates to higher water rates for the Ranier residents. Providing water to the surrounding communities has raised issues including the deterioration of the water infrastructure. Replacing or upgrading the pipes in these areas would be expensive, especially considering that the City's water service area is much larger than the tax base. The water pipes that are outside of the city limits are in poor condition and it would likely be expensive to replace and repair water main breaks. Water main breaks within the City limits would also be expensive and there are minimal funds currently set aside for repairs.
- Existing Approaches: Ranier is currently working to identify engineering costs and replacement cost for the water lines that the city services. They are also working with Rural Development (a division of the United States Department of Agriculture) to identify possible routes to take. Currently water repairs are paid for by an escrow fund which does not have a balance to cover a catastrophic break.
- Recommended Actions: The City of Ranier has identified the following actions regarding water service.
 - **Recommendation A2:** Continue to work with Rural Development to identify the costs for properly updating the system, obtain funds, and identify strategies.
 - **Recommendation A3:** Explore water options and identify a new strategy for getting lower water rates for Ranier citizens. This could involve looking into operating a separate water system; no longer purchasing the water from International Falls.



- **Asset: Reasonable Taxes**
 - Description: Ranier has minimal debt and is able to keep taxes relatively low for the residents.
 - Concerns: Catastrophic pipe breaks in the aging water system could put the City in a financial bind and could result in increasing the cities debt. The City maintains two miles of water lines that are in need of repair. Each fall considerable time and effort is used to maintain and repair the aging water infrastructure system. This could have a negative affect on the currently reasonable taxes.
 - Existing Approaches: Ranier currently works to keep taxes low by keeping the city government structure to a manageable size and keeping the debt minimum.
 - Recommended Actions: The City of Ranier has identified the following actions regarding reasonable taxes.
 - **Recommendation A4:** Ranier should evaluate the services that the citizens need, and work to balance those needs with reasonable taxes.
 - **Recommendation A5:** Develop a Capital Improvement Plan that addresses city facilities, including water main breaks. Developing a detailed plan of action that includes how to address maintenance and funding.
- **Asset: City Liquor Store**
 - Description: Ranier currently operates a municipal liquor store which generates revenue for the city. The liquor store generates revenue for the City and is a valued asset for visitors and residents.
 - Concerns: While the liquor store usually generates revenue for the City, however its profitability varies and is not predictable. This makes it hard to plan and administer a budget when this revenue fluctuates greatly. In uncertain economic times there is always the possibility that the liquor store may not generate a surplus and begin costing the city to operate.
 - Existing Approaches: Ranier continues to operate the liquor store and plan accordingly.

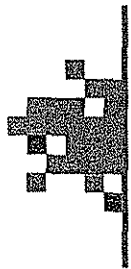


- Recommended Actions: The City of Ranier has identified the following actions regarding the City Liquor Store.
 - **Recommendation A6:** Continue to operate the City Liquor Store as long as it is profitable and the liabilities do not increase and begin to outweigh the revenue generated.
- **Asset: Highway 11 East**
 - Description: Highway 11 East stretches from International Falls to Voyageurs National Park, passing along the southern border of Ranier. Highway 11 East is a state highway and is maintained by the Minnesota Department of Transportation. This highway, part of the Gateway Corridor, is the key connection to Ranier, Rainy Lake, and the park.
 - Concerns: Highway 11 East is currently not on the Minnesota Department of Transportation 20-year construction plan. The highway is currently in good condition but there is some access issues and limited visibility in some areas, with short sight lines and hilly terrain.
 - Existing Approaches: Currently the road provides access to Ranier, Rainy Lake, and Voyageurs National Park and there are no plans for improvements.
 - Recommended Approaches: The City of Ranier has identified the following actions regarding Highway 11 East.
 - **Recommendation A7:** Continue to advocate for updates and maintenance of Highway 11 as needed. Improvements to traffic safety, congestion, and access to Rainy Lake will reflect positively on Ranier and may attract visitors and will improve residents' quality of life.
- **Asset: Opportunity for Annexation**
 - Description: Ranier is situated on Rainy Lake, in the midst of unincorporated communities. Ranier provides water service to a number of residents that are not within the city, which greatly restricts the amount of funding available, as most infrastructure funding sources require that the money be used within the recipient's boundaries. If Ranier were to annex the surrounding communities; the population and land area of the city could greatly increase.

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- Concerns: In considering an annexation a community needs to look at not only how it will change physically, but also socially and aesthetically. Some citizens are concerned that annexing areas could change the look and feel of Ranier. Annexing areas will mean increased duties for city employees.
 - Existing Approaches: The City of Ranier has received a petition for annexation by some surrounding communities.
 - Recommended Approaches: The City of Ranier has identified the following actions regarding the opportunity for annexation.
 - **Recommendation A8: Ranier should develop an annexation statement that identifies when and if annexation should be pursued.**

City of Ranier Annexation Statement

The City of Ranier will consider annexation of surrounding properties when: those areas are already served by Ranier water service, those areas are being considered to receive Ranier water service, or the areas have petitioned for annexation and it is economically viable for the city to annex the areas. Ranier should make annexation decisions that reflect the Comprehensive Plan and



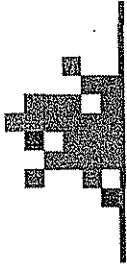
SECTION 5: ECONOMICS

There are several businesses in Ranier that offer a variety of products and services. This includes providing needed services to the residents, attracting visitors to the area, and providing jobs. A healthy economy contributes to vitality and longevity of small cities. Ranier and surrounding areas are served by the Koochiching Economic Development Authority that provides assistance to businesses and entrepreneurs that are interested in starting a new business or relocating in the area.

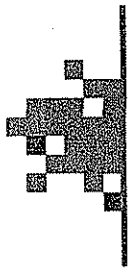


Assets, Concerns, and Recommendations

- **Asset: Foreign Trade Zone**
 - Description: A Foreign Trade Zone (FTZ) has been established by the, Koochiching Economic Development Authority. The FTZ is an asset to the surrounding areas because it will help facilitate and expedite international trade, encourage further exporting, assist with economic development efforts which could in turn create employment opportunities. The FTZ is located near Ranier, south of Highway 11 East.
 - Concerns: As the FTZ has been newly established, there is not currently a road connecting the area, which will help in the full utilization of the area. If the FTZ remains out of Ranier City Limits, Ranier will have no authority to regulate adverse affects from the FTZ; including traffic, noise, and emissions.
 - Existing Approaches: Currently the City of International Falls and Koochiching County are working to connect the area via road.
 - Recommended Actions: The City of Ranier has identified the following actions regarding the Foreign Trade Zone.



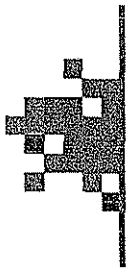
- **Recommendation E1:** Ranier should support the efforts of connecting the Foreign Trade Zone with access into Ranier and investigate further the possibility of incorporating the Foreign Trade Zone into city boundaries. In the event that there is economic development (jobs or business opportunities) that results in or near the FTZ, Ranier will directly benefit. Ranier should perform a cost/benefit analysis and pursue incorporating the FTZ if it is in the city's best interest.
- **Asset: Small businesses**
 - Description: The local businesses and small business owners in Ranier is what gives the area its character and charm. The businesses provide services to the residents and surrounding areas and help to attract visitors into the city.
 - Concerns: Small businesses require infrastructure, space, and other needs when locating.
 - Existing Approaches: Ranier works to accommodate businesses within the city.
 - Recommended Actions: The City of Ranier has identified the following actions regarding small businesses.
 - **Recommendation E2:** Ranier should continue to accommodate business expansion and growth that reflects Ranier's current character, and work with the Koochiching Economic Development Authority in assisting new business start-up.



SECTION 6: RECOMMENDATION IMPLEMENTATION CHECKLIST

Sections two through five in this document lay out several recommendations for achieving the goals of Ranier. The city should work to make the goals outlined in this plan a priority by working through the action steps needed to follow through with each recommendation. This Community Plan includes an implementation checklist that lists the action steps and timeline for each recommendation. The recommendations vary in length; some having a timeline of merely three months while others will be ongoing for many years.

After the completion and adoption of the comprehensive plan the City should begin implementation of the plan recommendations. The City Council and staff should regularly do a review of the recommendations and identify status of the recommendations and action steps. Ranier should continue to keep the Community Plan implementation on the City Council agendas, so progress is made on achieving the recommendations.

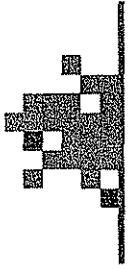


AS 12.00 AUG 07 2009

Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Recreation	R1: Develop a way-finding system that will direct visitors and residents to the public waterfront areas. Identify and adequately mark public water areas with signs.	Ranier Koochiching County	1. Review International Falls Gateway Corridor Document and wayfinding specifications. 2. Determine whether Ranier will tie into that system or develop own wayfinding system. 3. Identify the places (public areas, businesses, etc.) that will be identified in the wayfinding system. 4. Begin to seek/prioritize funding for developing the system.	One year	
	R2: Seek funding or materials for maintaining the current dock system, and identify the need for expansion.	Ranier	1. Address maintenance and equipment update needs with the current docking needs. 2. Work to identify the need for expansion, and seek funding accordingly.	One year	
	R3: Work with the DNR and International Voyageurs Snowmobile Club to educate snowmobilers about safe areas to access Rainy Lake by snowmobile.	Ranier DNR International Voyageurs	1. Set up a meeting with DNR, International Voyageurs Snowmobile Club, and the DNR to identify strategies for safe access to Rainy Lake via snowmobile. Also, add the access points and routes to the Ranier wayfinding efforts. (R1)	One year	
	R4: Seek affordable upgrades and volunteers to help with maintaining the park, as use dictates.	Ranier	1. Conduct a review of the public facilities annually and determine what upgrades or maintenance is necessary.	Annually	
	R5: Monitor parking and traffic near Seven Oaks Park and address issues related to congestion and pedestrian safety.	Ranier	1. Compile the residents and visitors concerns regarding access to Seven Oaks Park. 2. Conduct a review of parking and traffic near the Seven Oaks Park area and determine whether traffic control or signage is necessary to direct traffic and acknowledge the public areas.	One year	
	R6: Work with Customs to get a phone connection point in Ranier and explore the possibilities of utilizing the local customs office staff, for checking in Canadian water traffic.	Ranier U.S. Customs	1. Schedule a meeting with Customs office and advocate for a local check-in process that will allow for more water traffic from Canada. 2. Continue to follow-up with Customs office to advocate for local check-ins.	One year	
	R7: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued air quality monitoring, including monitoring emissions from the railroad.	Ranier MPCA	1. Request a presentation from the MPCA on their local efforts in air quality monitoring. 2. Advocate for continued air quality monitoring including emissions from the railroad.	1. One year 2. Ongoing	
	R8: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued and proactive water protection of Rainy Lake.	Ranier MPCA	1. Request a presentation from the MPCA on their local efforts in water quality monitoring 2. Advocate for continued water quality monitoring including the affects from the Fort Frances lagoon.	1. One year 2. Ongoing	
	R9: Ranier should communicate with the paper mills the need for clean air and water in the area.	Ranier Boise Cascade AbitibiBowater	1. Meet with paper mill staff to advocate for continued efforts for water and air quality monitoring.	One year	
	R10: Partner with the City of International Falls, Koochiching County, and Canadian First Nations to communicate with CN Railroad the need for allowing access underneath the bridge.	Ranier International Falls Koochiching County CN Railroad	1. Meet with City of International Falls and Koochiching County and organize efforts and develop an organized group that will advocate the need for access under the bridge. 2. The organized group should work to communicate the need for access under the bridge.	One year	
Community Life	C1: Ranier should explore options to develop a way to share with residents and visitors the history of the city.	Ranier	1. During a City Council meeting discuss the historical assets of Ranier and identify a plan for sharing the history with residents and visitors. Adding interpretation panels to the Ranier Welcome Sign Area should be explored.	One year	
	C2: Communicate with the owners of historic facilities the importance of keeping the history of the community intact.	Ranier	1. Communicate with local historic facility owners the importance of keeping the history of the city intact.	Ongoing	
	C3: Continue to maintain the Ranier Welcome Sign and Statue.	Ranier	1. Review sign and statue maintenance every year.	Annually	
	C4: Ranier should continue the dog licensing program and make any adjustments or changes as issues arise.	Ranier	1. Review program every year.	Annually	

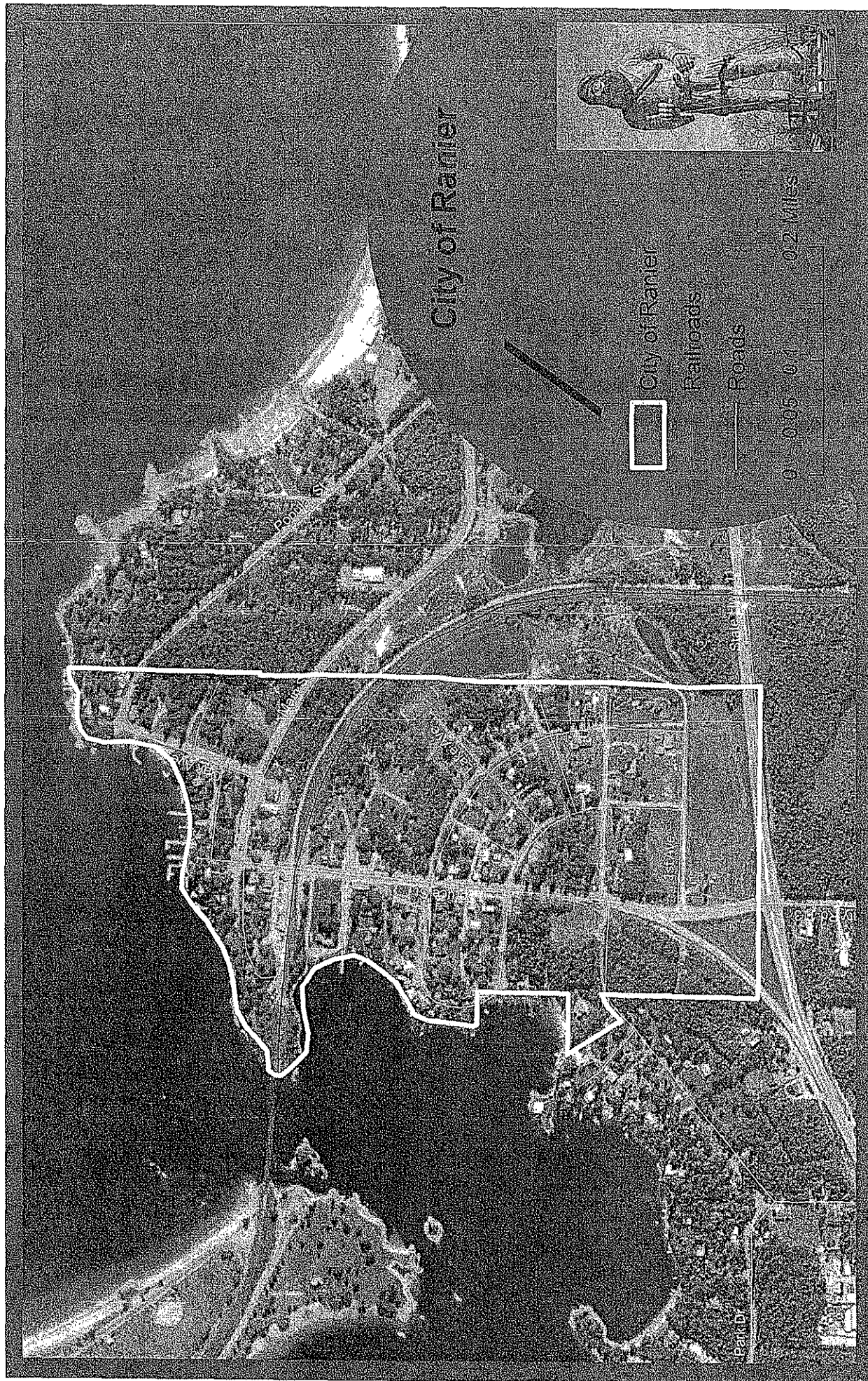
Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Community Life	C5: Ranier should continue to hold celebration events that gathers residents and attracts visitors into the city.	Ranier	1. Seize opportunities for holding area celebration events. 2. Work with other groups (i.e. Voyaguers National Park, Koochiching County) to hold events in Ranier.	Ongoing	
	C6: Ranier should continue to maintain and utilize the Community Building for providing a place for residents to meet and recreate.	Ranier	1. Review the Community Building maintenance annually.	Annually	
	C7: Ranier should identify a process and consider developing a Planning and Zoning Ordinance.	Ranier	1. City Council should consider developing a Planning and Zoning Ordinance. 2. If the Council decides to proceed, develop a process to implement Planning and Zoning including the drafting of the zoning ordinance and public hearings.	1. Six months 2. Eighteen months	
	C8: Ranier should work with Koochiching County Sheriff's Department in advocating for fewer train hold-ups through the City of Ranier.	Ranier Koochiching County	1. Meet with Koochiching County and continue developing ordinances that may help to alleviate the problem. 2. Continue to evaluate the train road blockages.	1. One year 2. Ongoing	
	C9: Work with Koochiching County to develop an alert system that will give emergency vehicles more warning about trains blocking the road.	Ranier Koochiching County	1. Invite Koochiching County Sheriff and area emergency services to a Ranier Council Meeting to discuss emergency vehicle access. 2. Work cooperatively to identify a solution to the train blockages. 3. Research funding sources to implement the system.	One year	
	C10: Advocate that Homeland Security activities, including the scanning equipment and other property be screened, so as not to disturb surrounding properties.	Ranier Homeland Security	1. Meet with Homeland Security staff to identify strategies in screening the Homeland Security operations.	One year	
	C11: Ranier should work with Koochiching County to continue to provide fire protection for Ranier.	Ranier, RFP Koochiching County	1. Provide input to Koochiching County when fire protection is addressed.	Ongoing	
	C12: Work with Arrowhead Transit to provide information to residents regarding current services offered.	Ranier Arrowhead Transit	1. Work with Arrowhead Transit staff to provide information for residents regarding current services available.	One year	
City Infrastructure and Amenities	A1: Continue to maintain walking facilities throughout town and continue the connection to the Rainy Lake Bike Trail.	Ranier	1. Annually review sidewalk and other walking facilities for needed maintenance.	Annually	
	A2: Continue to work with Rural Development to identify the costs for properly updating the system, obtain funds, and identify strategies.	Ranier Rural Development	1. Continue to utilize Rural Development to seek options for water service.	Ongoing	
	A3: Explore water options and identify a new strategy for getting lower water rates for Ranier citizens.	Ranier	1. Conduct a cost/benefit analysis for continuing to obtain water from International Falls or developing own water plant.	One year	
	A4: Ranier should evaluate the services that the citizens need, and work to balance those needs with reasonable taxes.	Ranier	1. Continue to annually review taxes and levies and work to balance services and taxes.	Annually	
	A5: Develop a Capital Improvement Plan to address water main breaks.	Ranier	1. Identify costs for updating the current water system. 2. Identify funding opportunities and begin to apply for funding. 3. Prioritize maintenance and updates needed.	Ongoing	
	A6: Continue to operate the City Liquor Store as long as it is profitable and the liabilities do not increase and begin to out way the revenue generated.	Ranier	1. Annually review the revenue created, and identify whether it outweighs the liabilities.	Annually	
	A7: Continue to advocate for needed updates and maintenance of Highway 11 as needed.	Ranier MnDOT	1. Invite MnDOT to a meeting annually to review plans for the future of Highway 11.	Annually	
	A8: Ranier should develop an annexation statement that identifies when and if annexation should be pursued.	Ranier	1. Officially adopt an annexation statement. 2. Use this statement as a guide to address annexation petitions.	1. Three months 2. Ongoing	

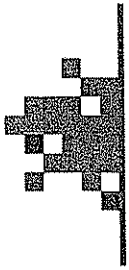
Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Economic Development	E1: Ranier should support the efforts of connecting the Foreign Trade Zone with access into Ranier and investigate further the possibility of incorporating the Foreign Trade Zone into city boundaries.	Ranier	1. Monitor the progress of connecting Ranier and International Falls efforts of connecting the FTZ with an access road. 2. The City Council should address incorporating the FTZ into the City's boundaries.	1. Six months	
	E2: Ranier should continue to accommodate business expansion and growth that reflects Ranier's current character, and work with the Koochiching Economic Development Authority in assisting new business start-up.	Ranier CEDA	1. Accommodate businesses that are interested in locating in Ranier if they reflect Ranier's current character.	Ongoing	



APPENDIX A: CITY MAP







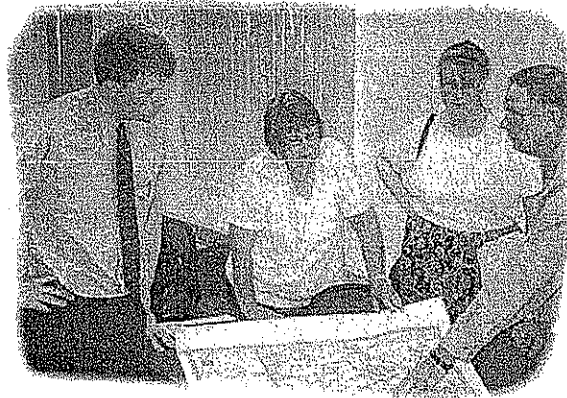
APPENDIX B: PROJECT PARTNERS

What is ARDC?

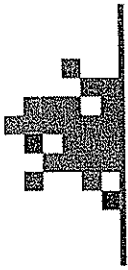
The Arrowhead Regional Development Commission (ARDC) is a multi-disciplined planning and development organization whose jurisdiction encompasses the Northeast Minnesota counties of Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, and St. Louis.

In accordance with the Minnesota Regional Development Act, the Commission serves as an advocate for local governments in Northeast Minnesota, provides leadership in the development of projects that benefit the Arrowhead Region and serves as a catalyst to identify needs and seek solutions to issues of regional significance. This role is especially important with regard to problems and opportunities that are multi-jurisdictional in scope or impact. Throughout its existence, ARDC has developed numerous planning and implementation programs aimed at meeting the needs of the Arrowhead Region.

ARDC also serves as an umbrella agency for a wide variety of local, state, and federal initiatives. These programs include services to aging, human services, transit transportation, metropolitan planning, economic development, community development, and natural resources. Other responsibilities of ARDC include the development and maintenance of resource data to support the preparation of comprehensive development plans for units of government.



ARDC holds many public forums each year



Digital copies of this plan can be found on ARDC Regional Planning website:
www.arrowheadplanning.org

For more information contact:

ARDC
221 West First Street
Duluth, MN 55802

Or call toll free-
1-800-232-0707



EXHIBIT E

Table of Public Input Meetings – City of Ranier Annexation

Date of Meeting	Location of Meeting	Topic of Meeting
08/05/2008	Ranier Community Building	Public Visioning Session
11/06/2008	Ranier Community Building	Public Review Meeting – Visioning Plan
01/27/2009	Ranier Community Building	Public Hearing – Visioning Plan
02/25/2009	Koochiching Co. Board Room	Ranier Annexation
03/16/2009	Koochiching Co. Board Room	Review of Ranier Annexation
03/17/2009	Koochiching Co. Board Room	Update of Ranier annexation
03/23/2009	Koochiching Co. Board Room	Review Ranier Annexation
04/14/2009	Koochiching Co. Board Room	Review Ranier Annexation
05/04/2009	Ranier Community Building	Ranier Annexation
06/22/2009	Ranier Community Building	Ranier Annexation – consideration of Joint Resolution by City
06/23/2009	Koochiching Co. Board Room	Ranier Annexation – consideration of Joint Resolution by County
7/20/2009	Ranier Community Building	Ranier Annexation – consideration of Joint Resolution by City
7/28/2009	Koochiching Co. Board Room	Ranier Annexation – consideration of Joint Resolution by County

EXHIBIT F

2009 TAX BASED ON CURRENT \$30,850 LEVY

REC'D BY
VBA

AUG 07 2009

RES. & SRR MARKET VALUE	TAX CAPACITY	LEVY \$				COMMERCIAL INDUSTRIAL	TAX CAPACITY	LEVY \$			
\$25,000	250	\$76				\$50,000	750	\$229			
\$30,000	300	\$91				\$75,000	1,125	\$343			
\$35,000	350	\$107				\$100,000	1,500	\$457			
\$40,000	400	\$122				\$150,000	2,250	\$686			
\$45,000	450	\$137				\$200,000	3,250	\$991			
\$50,000	500	\$152				\$250,000	4,250	\$1,296			
\$55,000	550	\$168				\$300,000	5,250	\$1,601			
\$60,000	600	\$183				\$350,000	6,250	\$1,906			
\$65,000	650	\$198				\$400,000	7,250	\$2,211			
\$70,000	700	\$213				\$500,000	9,250	\$2,821			
\$75,000	750	\$229				\$750,000	14,250	\$4,345			
\$80,000	800	\$244				\$1,000,000	19,250	\$5,870			
\$85,000	850	\$259									
\$90,000	900	\$274									
\$95,000	950	\$290									
\$100,000	1,000	\$305									
\$110,000	1,100	\$335									
\$120,000	1,200	\$366									
\$130,000	1,300	\$396									
\$140,000	1,400	\$427									
\$150,000	1,500	\$457									
\$175,000	1,750	\$534									
\$200,000	2,000	\$610									
\$225,000	2,250	\$686									
\$250,000	2,500	\$762									
\$275,000	2,750	\$839									
\$300,000	3,000	\$915									
\$350,000	3,500	\$1,067									
\$400,000	4,000	\$1,220									
\$500,000	5,000	\$1,525									

**Variables: -Market Value dependent on year of levy

2010 TAX ESTIMATES BASED ON \$100,000 LEVY FOR RANIER ANNEXATION

922.54 AUG 07 2009

RES. & SRR MARKET VALUE	TAX CAPACITY	LEVY \$				COMMERCIAL INDUSTRIAL	TAX CAPACITY	LEVY \$			
\$25,000	250	\$58				\$50,000	750	\$173			
\$30,000	300	\$69				\$75,000	1,125	\$259			
\$35,000	350	\$81				\$100,000	1,500	\$345			
\$40,000	400	\$92				\$150,000	2,250	\$518			
\$45,000	450	\$104				\$200,000	3,250	\$748			
\$50,000	500	\$115				\$250,000	4,250	\$978			
\$55,000	550	\$127				\$300,000	5,250	\$1,208			
\$60,000	600	\$138				\$350,000	6,250	\$1,438			
\$65,000	650	\$150				\$400,000	7,250	\$1,668			
\$70,000	700	\$161				\$500,000	9,250	\$2,128			
\$75,000	750	\$173				\$750,000	14,250	\$3,278			
\$80,000	800	\$184				\$1,000,000	19,250	\$4,428			
\$85,000	850	\$196									
\$90,000	900	\$207									
\$95,000	950	\$219									
\$100,000	1,000	\$230									
\$110,000	1,100	\$253									
\$120,000	1,200	\$276									
\$130,000	1,300	\$299									
\$140,000	1,400	\$322									
\$150,000	1,500	\$345									
\$175,000	1,750	\$403									
\$200,000	2,000	\$460									
\$225,000	2,250	\$518									
\$250,000	2,500	\$575									
\$275,000	2,750	\$633									
\$300,000	3,000	\$690									
\$350,000	3,500	\$805									
\$400,000	4,000	\$920									
\$500,000	5,000	\$1,150									

**Variables: -Market Value dependent on year of levy

2010 TAX ESTIMATES BASED ON \$150,000 LEVY FOR RANIER ANNEXATION

AUG 07 2009

RES & SRR MARKET VALUE	TAX CAPACITY	LEVY \$				COMMERCIAL INDUSTRIAL	TAX CAPACITY	LEVY \$			
\$25,000	250	\$85				\$50,000	750	\$255			
\$30,000	300	\$102				\$75,000	1,125	\$383			
\$35,000	350	\$119				\$100,000	1,500	\$510			
\$40,000	400	\$136				\$150,000	2,250	\$765			
\$45,000	450	\$153				\$200,000	3,250	\$1,105			
\$50,000	500	\$170				\$250,000	4,250	\$1,445			
\$55,000	550	\$187				\$300,000	5,250	\$1,785			
\$60,000	600	\$204				\$350,000	6,250	\$2,125			
\$65,000	650	\$221				\$400,000	7,250	\$2,465			
\$70,000	700	\$238				\$500,000	9,250	\$3,145			
\$75,000	750	\$255				\$750,000	14,250	\$4,845			
\$80,000	800	\$272				\$1,000,000	19,250	\$6,545			
\$85,000	850	\$289									
\$90,000	900	\$306									
\$95,000	950	\$323									
\$100,000	1,000	\$340									
\$110,000	1,100	\$374									
\$120,000	1,200	\$408									
\$130,000	1,300	\$442									
\$140,000	1,400	\$476									
\$150,000	1,500	\$510									
\$175,000	1,750	\$595									
\$200,000	2,000	\$680									
\$225,000	2,250	\$765									
\$250,000	2,500	\$850									
\$275,000	2,750	\$935									
\$300,000	3,000	\$1,020									
\$350,000	3,500	\$1,190									
\$400,000	4,000	\$1,360									
\$500,000	5,000	\$1,700									

**Variables: -Market Value dependent on year of levy

2010 TAX ESTIMATES BASED ON \$200,000 LEVY FOR RANIER ANNEXATION

8/1/2009

AUG 07 2009

RES. & SRR MARKET VALUE	TAX CAPACITY	LEVY \$				COMMERCIAL INDUSTRIAL	TAX CAPACITY	LEVY \$			
\$25,000	250	\$113				\$50,000	750	\$338			
\$30,000	300	\$135				\$75,000	1,125	\$506			
\$35,000	350	\$158				\$100,000	1,500	\$675			
\$40,000	400	\$180				\$150,000	2,250	\$1,013			
\$45,000	450	\$203				\$200,000	3,250	\$1,463			
\$50,000	500	\$225				\$250,000	4,250	\$1,913			
\$55,000	550	\$248				\$300,000	5,250	\$2,363			
\$60,000	600	\$270				\$350,000	6,250	\$2,813			
\$65,000	650	\$293				\$400,000	7,250	\$3,263			
\$70,000	700	\$315				\$500,000	9,250	\$4,163			
\$75,000	750	\$338				\$750,000	14,250	\$6,413			
\$80,000	800	\$360				\$1,000,000	19,250	\$8,663			
\$85,000	850	\$383									
\$90,000	900	\$405									
\$95,000	950	\$428									
\$100,000	1,000	\$450									
\$110,000	1,100	\$495									
\$120,000	1,200	\$540									
\$130,000	1,300	\$585									
\$140,000	1,400	\$630									
\$150,000	1,500	\$675									
\$175,000	1,750	\$788									
\$200,000	2,000	\$900									
\$225,000	2,250	\$1,013									
\$250,000	2,500	\$1,125									
\$275,000	2,750	\$1,238									
\$300,000	3,000	\$1,350									
\$350,000	3,500	\$1,575									
\$400,000	4,000	\$1,800									
\$500,000	5,000	\$2,250									

**Variables: -Market Value dependent on year of levy

AUG 07 2009

ALBERTA PARK

Average Est. Land Value	\$7,419.44
Average Est. Building Value	\$67,853.85
Average Est. Total Value	\$31,922.22

Average Taxable Land Value	\$7,038.89
Average Taxable Building Value	\$63,323.08
Average Taxable Total Value	\$29,905.56

Average Net Tax	\$113.53
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PID Count	36
Building Count	13

AMERICAN SUBURBS COMPANY'S EAST SIDE ADDN

Average Est. Land Value	\$12,933.64
Average Est. Building Value	\$45,754.55
Average Est. Total Value	\$45,859.81

Average Taxable Land Value	\$11,686.92
Average Taxable Building Value	\$40,772.73
Average Taxable Total Value	\$41,028.04

Average Net Tax	\$162.78
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PID Count	107
Building Count	77

AUDITOR'S PLAT 2

Average Est. Land Value	\$28,592.45
Average Est. Building Value	\$61,780.00
Average Est. Total Value	\$86,875.47

Average Taxable Land Value	\$26,507.55
Average Taxable Building Value	\$56,816.00
Average Taxable Total Value	\$80,107.55

Average Net Tax	\$371.04
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PID Count	53
Building Count	49

AUDITOR'S PLAT 29

Average Est. Land Value	\$29,980.95
Average Est. Building Value	\$58,185.71
Average Est. Total Value	\$68,771.43

Average Taxable Land Value	\$27,271.43
Average Taxable Building Value	\$52,314.29
Average Taxable Total Value	\$62,147.62

Average Net Tax	\$348.90
-----------------	----------

PID Count	21
Building Count	14

BEDELLS ADDITION TO INTERNATIONAL FALLS

Average Est. Land Value	\$7,128.57
Average Est. Building Value	\$24,066.67
Average Est. Total Value	\$17,442.86

Average Taxable Land Value	\$7,750.00
Average Taxable Building Value	\$23,066.67
Average Taxable Total Value	\$16,757.14

Average Net Tax	\$47.43
-----------------	---------

PID Count	7
Building Count	3

BRENNENS BEACH

Average Est. Land Value	\$79,258.62
Average Est. Building Value	\$106,196.00
Average Est. Total Value	\$170,806.90

Average Taxable Land Value	\$73,568.97
Average Taxable Building Value	\$101,116.00
Average Taxable Total Value	\$160,737.93

Average Net Tax	\$987.15
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PID Count	29
Building Count	25

CLARK'S FIRST ADDITION TO INT'L FALLS

Average Est. Land Value	\$14,111.11
Average Est. Building Value	\$91,366.67
Average Est. Total Value	\$75,022.22

Average Taxable Land Value	\$13,488.89
Average Taxable Building Value	\$87,550.00
Average Taxable Total Value	\$71,855.56

Average Net Tax	\$356.56
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PID Count	9
Building Count	6

FIRST ADDITION TO RANIER

Average Est. Land Value	\$840.00
Average Est. Building Value	\$0.00
Average Est. Total Value	\$840.00

Average Taxable Land Value	\$800.00
Average Taxable Building Value	\$0.00
Average Taxable Total Value	\$800.00

Average Net Tax	\$5.60
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PID Count	5
Building Count	0

JAMESON'S ADDITION OF INTERNATIONAL FALLS	Average Est. Land Value	\$33,725.00
	Average Est. Building Value	\$59,228.95
	Average Est. Total Value	\$89,992.50

Average Taxable Land Value	\$31,640.00
Average Taxable Building Value	\$54,423.68
Average Taxable Total Value	\$83,342.50

Average Net Tax	\$391.21
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PID Count	40
Building Count	38

JAMESON'S SECOND ADDITION OF INT'L FALLS	Average Est. Land Value	\$9,768.00
	Average Est. Building Value	\$34,535.29
	Average Est. Total Value	\$33,252.00

Average Taxable Land Value	\$9,392.00
Average Taxable Building Value	\$32,941.18
Average Taxable Total Value	\$31,792.00

Average Net Tax	\$167.18
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PID Count	25
Building Count	17

RIVERSIDE PARK

Average Est. Land Value	\$40,074.42
Average Est. Building Value	\$62,608.82
Average Est. Total Value	\$89,579.07

Average Taxable Land Value	\$35,439.53
Average Taxable Building Value	\$56,017.65
Average Taxable Total Value	\$79,732.56

Average Net Tax	\$397.22
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PID Count	43
Building Count	34

THREE POINTS NORTH

Average Est. Land Value	\$116,811.76
Average Est. Building Value	\$160,815.38
Average Est. Total Value	\$239,788.24

Average Taxable Land Value	\$107,235.29
Average Taxable Building Value	\$153,607.69
Average Taxable Total Value	\$224,700.00

Average Net Tax	\$1,424.19
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PID Count	17
Building Count	13

WOODGREEN ADDITION OF INTERNATIONAL FALLS	Average Est. Land Value	\$5,366.67
	Average Est. Building Value	\$91,333.33
	Average Est. Total Value	\$35,811.11
	Average Taxable Land Value	\$5,088.89
	Average Taxable Building Value	\$86,600.00
	Average Taxable Total Value	\$33,955.56
	Average Net Tax	\$285.38
	PID Count	9
	Building Count	3
WORTH PARK	Average Est. Land Value	\$12,500.00
	Average Est. Building Value	\$16,128.57
	Average Est. Total Value	\$23,790.00
	Average Taxable Land Value	\$11,260.00
	Average Taxable Building Value	\$14,228.57
	Average Taxable Total Value	\$21,220.00
	Average Net Tax	\$113.29
	PID Count	10
	Building Count	7
Non Platted Property's	Average Est. Land Value	\$23,973.33
	Average Est. Building Value	\$0.00
	Average Est. Total Value	\$23,973.33
	Average Taxable Land Value	\$22,360.00
	Average Taxable Building Value	\$0.00
	Average Taxable Total Value	\$22,360.00
	Average Net Tax	\$225.47
	PID Count	15
	Building Count	0
RANIER	Average Est. Land Value	\$19,514.65
	Average Est. Building Value	\$57,430.91
	Average Est. Total Value	\$59,752.87
	Average Taxable Land Value	\$18,425.48
	Average Taxable Building Value	\$55,383.64
	Average Taxable Total Value	\$57,229.30
	Average Net Tax	\$470.47
	PID Count	157
	Building Count	110

Total Dist

Average Est. Land Value	\$26,028.30
Average Est. Building Value	\$61,969.44
Average Est. Total Value	\$69,502.57

Average Taxable Land Value	\$24,193.61
Average Taxable Building Value	\$61,969.44
Average Taxable Total Value	\$64,600.17

Average Net Tax	\$381.65
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PID Count	583
Building Count	409

EXHIBIT G

IN THE MATTER OF THE NOTICE OF INTENT
FOR THE ORDERLY ANNEXATION OF CERTAIN LAND
TO THE CITY OF RANIER PURSUANT TO
MINNESOTA STATUTES § 414.0325

TO: Koochiching County Residents;

City of Ranier Residents; and

Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, MN 55164-0620
651-361-7900

WHEREAS, the territory described below is not presently within the corporate limits of any incorporated city, and

WHEREAS, the area proposed for annexation is appropriate for orderly annexation pursuant to Minnesota Statutes § 414.0325; and

WHEREAS, the area proposed for annexation is described as follows:

All of Section 36, Township 71 North, Range 24 West, EXCEPT those parcels in the NW¼ of NW¼ which are in the International Falls City Limits and EXCEPT the NE¼ of SE¼ and the NW¼ of SE¼.

All of Section 25, Township 71 North, Range 24 West, EXCEPT those parcels previously incorporated by the City of Ranier.

NW¼ and SW¼ of Section 31, Township 71 North, Range 23 West.

NW¼ and SW¼ of Section 30, Township 71 North, Range 23 West, EXCEPT those parcels previously incorporated by the City of Ranier.

WHEREAS, the area proposed for annexation abuts upon the corporate limits of the City of Ranier, Minnesota; and

WHEREAS, the area proposed for annexation is approximately 1142 acres in size; and

WHEREAS, the nature of the area proposed for annexation is suburban with rural open areas; and

WHEREAS, the annexation would be in the best interest of the annexation area and the City of Ranier. The annexation is proposed because the City of Ranier is currently providing

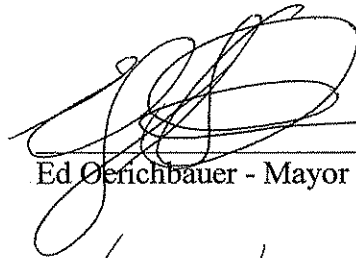
services to a portion of the annexation area, and is capable of providing additional services to the annexation area within a reasonable time. Finally, the annexation was recommended through a February, 2009 Community Plan developed by the City of Ranier with assistance from the Arrowhead Regional Development Commission; and

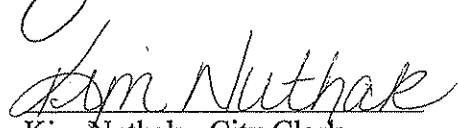
WHEREAS, the Board of Commissioners of Koochiching County, Minnesota will meet on June 23rd, 2009 at 9:30 a.m. to consider a Joint Resolution and Annexation Agreement with the City of Ranier, Minnesota relating to the proposed annexation; and

WHEREAS, the City Council of the City of Ranier, Minnesota will meet on June 22nd, 2009 at 6:30 p.m. to consider a Joint Resolution and Annexation Agreement with Koochiching County, Minnesota relating to the proposed annexation; and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF RANIER, MINNESOTA that we hereby serve a Notice of Intent to annex the above-described property into the corporate limits of the City of Ranier, Minnesota, on the residents of the City of Ranier, Koochiching County; and the Office of Administrative Hearings.

Dated: June 12th, 2009


Ed Oerichbauer - Mayor


Kim Nuthak - City Clerk

PUBLIC NOTICE

AUG 07 2009

IN THE MATTER OF THE NOTICE OF INTENT
FOR THE ORDERLY ANNEXATION OF CERTAIN LAND
TO THE CITY OF RANIER PURSUANT TO
MINNESOTA STATUTES § 414.0325

TO: Koochiching County Residents;
City of Ranier Residents; and
Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, MN 55164-0620
651-361-7900

REC'D BY AUG 07 2009
MBA

that he/she is the pub-

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which are stated below:

Qualification as a qualified

able laws, as amended.

Certain Land To The City Of

and published once each

the 12th day

XXXXXXXXXXXXX to and

; and printed below is

acknowledged as being the

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WHEREAS, the area proposed for annexation is appropriate for orderly annexation pursuant to Minnesota Statutes § 414.0325; and

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All of Section 25, Township 71 North, Range 24 West, EXCEPT those parcels previously incorporated by the City of Ranier.

NW 1/4 and SW 1/4 of Section 31, Township 71 North, Range 23 West.

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Dated: June 12th, 2009

Ed Oerichbauer - Mayor

Kim Nuthak - City Clerk

KRISTEN OVESON
NOTARY PUBLIC - MINNESOTA
COMMISSION EXPIRES 1-31-2010

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(3) Rate actually charged for the above
matter

\$ _____
(Line, word, or inch rate)