

**MINNESOTA STATE DEMOGRAPHER  
2008 POPULATION AND HOUSEHOLD ESTIMATES**

<b>KOOCHICHING COUNTY</b>	<b>2008 POPULATION</b>	<b>2008 HOUSEHOLDS</b>
Ranier, City	166	73

**PLEASE PROVIDE THE INFORMATION REQUESTED BELOW  
WITHIN THE NEXT TEN DAYS WITH ANY ATTACHMENTS TO:**

Office of Administrative Hearings  
Municipal Boundary Adjustments  
P.O. Box 64620  
St. Paul, Minnesota 55164-0620

REC'D BY  
MBA

SEP 11 2009

*USE ADDITIONAL SHEETS IF NECESSARY.*

**FACTUAL INFORMATION**

This form is being completed by Kim Nuthak who is the City Clerk  
to the Petition filed under Minnesota Statutes § 414.0325:

This Factual Submission includes specific responses to the questions presented herein. However, please also note that the previously submitted Joint Resolution and Annexation Agreement along with its exhibits provide additional and detailed information regarding some of the topics covered in this factual submission. Therefore, please also review and consider both the prior submissions and this submission for complete factual coverage related to this proposed annexation.

The term "subject area" refers to the area that is proposed for the boundary adjustment.

1. Present population and number of households, past population and projected population growth of the subject area:

	<u>Subject Area</u>	<u>City</u>	<u>Township/ Other City</u>
1980 Population		<u>237</u>	
1990 Population		<u>199</u>	
Current Population	<u>450</u>	<u>173</u>	
Current Households	<u>280</u>	<u>88</u>	
Projected in 5 years	<u>450 pop.</u>	<u>173 pop.</u>	
Source of Data	<u>census</u>	<u>census</u>	

2. Geographic Features:
  - a.

	<u>Present City</u>	<u>Present Township</u>	<u>Subject Area</u>	<u>Adjacent Unit of Gov't</u>
Total Acreage	<u>98</u>		<u>1142</u>	

- b. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts): Rainy River and Rainy Lake Border the Northside of the city and the subject Area.
- c. Are the waterways subject to any State or Federal regulation? Yes  
Describe if yes: Int'l Waterway-Federal regulated. Dept of Natural Res.-State regulated-Shoreland Regulations.
- d. Generally describe the soils in the subject area: Moderately well, somewhat poor, poor, and very poorly drained Clayey soils formed from glacial lake sediments with areas of exposed bedrock. Deep organic soils can be found in low-lying depressions. Some soils in the area may have a layer of sand overlying the clayey sediments below.
- e. Describe the terrain in the subject area: Nearly level to gently sloping terrain with areas of exposed bedrock that may be steep to very steep.
3. Contiguity: The perimeter of the subject area is approximately 50% bordered by the municipality 25% bordered by International Falls and 25% bordered by Koochiching County.
4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:
- a. The land uses are: (Fill in the approximate acreage or percentages if available instead of yes or no.)

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	X				51%-485 acres	
Institutional (tax exempt)		X				X
Commercial/Retail	X				6%-51 acres	
Industrial	X				23%-223 acres	
Agricultural		X				X
Vacant Lands					20%-193 acres	

- b. What type of development is proposed for the subject area?  
No proposed development
- c. What are the current adjacent land uses and/or zoning?  
Residential and Commercial

5. The present transportation network:

a.

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets and Roads	<u>2</u>		<u>6.7</u>

b. Are any transportation changes planned in the subject area? yes \_\_\_\_\_ no X

in the city? yes \_\_\_\_\_ no X in adjacent areas? yes \_\_\_\_\_ no X

c. What are the major roads/highways that serve the subject area and adjoining areas? Highway 11 East

6. Land Use Controls and Planning:

a. Comprehensive Plan (Attach copy of portion that applies to subject area):

	City	Township	County	Region
Adoption Date	<u>2/17/09</u>		<u>11/2001</u>	
Status of Plan				
No Existing Plan				

b. Have any area planning authorities adopted an official position on the proposed boundary adjustment? (planning commissions, boards, joint boards, Met Council, Regional Development Commissions, county, etc.)

yes X no \_\_\_\_\_ supportive X non-supportive \_\_\_\_\_

If yes, describe and attach copy of position document: Orderly Annexation Agreement is signed from the Koochiching County Board. Attached is a copy of the Visioning Plan created by ARDC with a recommendation of Annexation.

- c. Please check where the following exists and give any necessary explanations on how it relates to the proposed boundary adjustments. (Since it may be possible that two or more ordinances attempt to regulate the same area, please circle whose ordinance presently applies to the subject area.)

	City		Township		County		Date Adopted		
	Yes	No	Yes	No	Yes	No	City	Town	County
Zoning	No				Yes				3/26/74
Subdivision Regulations	No				Yes				1984
Official Map	Yes				Yes				3/26/74
Capital Improvements/Budget	No				No				
Fire Code	Yes				Yes		Contract	with	Rural
Shoreland Ordinance	No				Yes		Fire Protection		1992
Floodplain Ordinance	Yes				Yes				4/28/1989
Wild & Scenic Rivers Ord.	No				No-		Separate		
					County		River		
					Ordinance				
Sanitation Ordinance (on-site sewage treatment)	No				Yes				8/26/2008

Attach copies of maps and portions of ordinances that apply to subject area.

- d. What is the current zoning of the subject area? Mixed Residential/Commercial and Industrial.  
and how long has it been in effect? 1974
- e. What is the anticipated zoning if this boundary adjustment is approved?  
Same

f. Is the subject area, or any portion thereof, eligible for deferred tax treatment "Green Acres" (Minn. Stat. § 273.111) because of agriculture or other use?

yes \_\_\_\_\_ no X Describe if yes: \_\_\_\_\_

g. Has the city established separate Urban and Rural Taxing Districts (Minn. Stat. § 272.67) in the subject or adjoining area?

yes \_\_\_\_\_ no X Describe if yes: \_\_\_\_\_

7. Present governmental services being provided in the subject area:

	City provides to city		City provides to subject area		City will provide to subject area		Township provides to township		Township provides to subject area	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
* Water	Yes		Yes		Yes					
** Sanitary Sewer/ Wastewater Treatment	Yes		No							
Storm Sewer	Yes		No							
Solid Waste Collection & Disposal	Yes		Yes							
Fire Protection	Yes		No		Yes					
Law Enforcement	Yes		No		Yes					
Street Improvements	Yes		No		Yes					
Street Maintenance	Yes		No		Yes					
Administrative Services	Yes		Yes							
Recreational Services	Yes		No		Yes					

\* If city does not provide water to the subject area, who does? n/a

What is the percentage of capacity currently being used by the city? The City provides the majority of the subject area with city water.

\* Would city take over or allow existing use? City already provides water to the subject area.

\*\* If city does not provide sewer to the subject area, who does? North Koochiching Sanitary Sewer District.

What is the percentage of capacity currently being used by the city? The City and subject area are provided sewer service by the NKSD.

\*\* Would city take over or allow existing use? Allow the District to continue providing the service.

8. Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.) Presently, there are no known environmental problems. However, the parties anticipate that the proposed annexation will improve the City's ability to manage water service throughout the annexation area.

9. Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services:

The City plans to provide new waterlines to the subject area. The City will continue to provide water service to the subject area as well as Sheriff and fire protection. The City will maintain the current streets.

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

	Present City Year:	Present Township Year:	Subject Area Year:	Trend over last 3 yrs.
Net Tax Capacity	101,169.00		352,909.00	
Tax Rates:				
County	36.057%		36.057%	-1% Per Yr
City of Ranier Local Unit of Gov't	30.493%		0	-1% Per Yr
School District	16.993%		16.993%	-1% for 2 yrs than +1% in 2009
Special Tax District	0		0	
Insurance Rating (fire)	0		0	
Levy Limit	0		0	
Actual Current Levy	\$30,850.00			
Total Bonded Indebtedness	0		0	

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes \_\_\_\_\_ no X Describe if yes: \_\_\_\_\_

\_\_\_\_\_



12. Are new services necessary for the subject area?  
yes \_\_\_\_\_ no X If so, which ones: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the current capacity of the sewer and water systems, how much is being used and by whom? The Int'l Falls Water dept. monitors approximately 1.5 million gallons of water a month which includes the annexation area and the Sewer system is administered through the North Koochiching Sanitary Sewer District.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?  
yes X by proposed action no \_\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_

14. If the boundary adjustment were approved:  
a. Would the city/township suffer any undue hardship? yes \_\_\_ no X  
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_  
b. Would the symmetry of the city/township be effected? yes X no \_\_\_  
Describe if yes: The City will change from 98 acres total to 1240 acres.  
\_\_\_\_\_  
c. Should the subject area be increased or decreased? yes \_\_\_ no X  
Describe if yes, and attach a revised area map: \_\_\_\_\_  
\_\_\_\_\_

15. Has the city/township provided any improvements to the subject area? yes X  
no \_\_\_\_\_  
If so, which ones and when: The City of Ranier provides continued water line repair/replacement for the annexation area. Added additional fire hydrants with recent water line replacement in subject area.  
\_\_\_\_\_  
\_\_\_\_\_

16. Has the city/township assessed the subject area for the improvements? yes \_\_\_\_\_  
no  X   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Will the subject area be assuming any city/township indebtedness? yes \_\_\_\_\_  
no  X   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18. Has there ever been a previous boundary adjustment filed for this property or  
substantially the same property before? yes \_\_\_\_\_ no  X  Describe if  
yes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. Why have you filed a petition/objection for boundary adjustment? To complete a  
waterline replacement project for waterlines outside the city boundaries and to  
incorporate areas already receiving city service.  
\_\_\_\_\_  
\_\_\_\_\_

20. Will the boundary adjustment generate a need for an Environmental Assessment  
Worksheet (EAW) or an Environmental Impact Statement (EIS)? yes \_\_\_\_\_  
no  X   
If so, why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

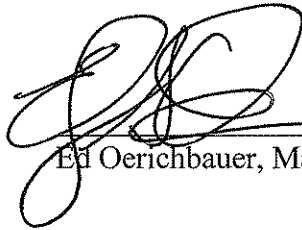
REC'D BY  
ME/

SEP 11 2009

Attach any additional information which you believe is important. If you have not supplied some information, please explain why.

SUBMITTED BY:

City of Ranier, this 9<sup>th</sup> day of September, 2009

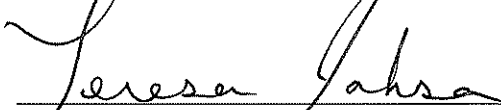


Ed Oerichbauer, Mayor



Kim Nuthak, City Clerk

County of Koochiching, this 1<sup>st</sup> day of September, 2009



Teresa Jaksa, Administration Director/Coordinator

Complete the form as fully and completely as possible. Any information that is not supplied, and is readily available, and must be obtained by the Office of Administrative Hearings - Municipal Boundary Adjustments will be charged back against the party who did not supply it. A jointly completed form is also acceptable.