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STATE OF MINNESOTA
MUNICIPAL BOARD
Suite 165 Metro Square
7th & Robert Streets
St. Paul, Minnesota 55101

April 22, 1980

Mr. Mark Winkler
Deputy Secretary of State
c/o Donna Scott
State Office Building
Saint Paul, Minnesota

RE: Municipal Board Docket Number OA-135 Mankato

Dear Mr. Winkler:

The subject order of the Minnesota Municipal Board makes the following changes in the population of the named units of government:

The population of City of Mankato

is increased by 218 to 30,226

The population of Town of Mankato

is decreased by 218 to 2,536

A new municipality named _____

has been created with a population of _____

The _____

has been dissolved.

Official date of the Order March 28, 1980, effective date March 28, 1980

Patricia D. Lundy
Patricia D. Lundy
Assistant Executive Director

C:C. Commissioner
Department of Revenue
c/o Wallace O. Dahl, Director
Tax Research Division
205 Centennial Building

R. Thomas Gillaspy, Ph.D.
State Demographer
101 Capitol Square Building

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
APR 23 1980
Joan Anderson Growe
Secretary of State
32789

OA-135 Mankato

BEFORE THE MUNICIPAL BOARD

OF THE STATE OF MINNESOTA

Thomas J. Simmons	Chairman
Robert W. Johnson	Vice Chairman
Robert J. Ferderer	Member
David Stevens	Ex-Officio Member
Robert Hodapp	Ex-Officio Member

IN THE MATTER OF THE JOINT RESOLUTION BETWEEN THE CITY OF MANKATO AND THE TOWN OF MANKATO FOR THE ORDERLY ANNEXATION OF CERTAIN LAND TO THE CITY OF MANKATO

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on January 30, 1980, at the Blue Earth County Law Enforcement Center, 710 South Front Street, Mankato, Minnesota. The hearing was conducted by Terrence A. Merritt pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were Municipal Board member, Robert J. Ferderer and County Commissioners David Stevens and Robert Hodapp, ex-officio members of the Board. The City of Mankato appeared by and through William Bassette, City Administrator, the Township of Mankato appeared by and through John Reedy, and the Pollution Control Agency appeared by and through Jim Bestic. Testimony was heard, and records and exhibits were received.

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

FINDINGS OF FACT

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

II. A resolution was filed by both of the signatories to the joint resolution on November 20, 1979 requesting annexation of certain properties within the orderly annexation area. The resolution contained all the information required by statute including a description of the territory subject to annexation which is as follows:

> Southview Heights Subdivision, except the following lots: Lot 1, Block 3; Lot 15, Block 3, and that part of Lot 16, Block 3, described as follows to-wit:
>
> Beginning at the Southwest corner of said Lot 16, Block 3; thence North on the west line of said Lot 16 a distance of 229.7 feet; thence South 58 degrees 24 minutes East a distance of 181.2 feet; thence North 67 degrees 6 minutes East a distance of 59.0 feet to the East line of said Lot 16; thence South along the East

line of said Lot 16 a distance of 156.10 feet to the South line of said Lot 16; thence South 89 degrees 34 minutes West and along the South line of said Lot 16 a distance of 208.70 feet to the place of beginning, consisting of 40 acres, more or less.

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

IV. Geographic Features

A. The area subject to annexation is unincorporated and abuts the City of Mankato.

B. The total area of the City of Mankato is approximately 6,400 acres. The total area of the territory subject to annexation is approximately 40 acres.

C. The perimeter of the area to be annexed is 25% bordered by the municipality.

D. The natural terrain of the area, including general topography, major watersheds, soil conditions, rivers, lakes and major bluffs is: gently rolling topography that drains primarily to the south into a heavily vegetated ravine which extends along southern boundary, The soils (Kilkenny and Kamrar) are considered unsuitable for septic tank absorption fields.

V. Population Data

A. The City of Mankato:

1. In 1970, there were 30,895 residents.

2. The present estimated population is 30,008.

3. By 1990, the projected population is 43,300.

B. The area subject to annexation:

1. In 1970, there were 210 residents.

2. The present estimated population is 218.

3. By 1985, the projected population is 224.

C. The Township of Mankato:

1. In 1970, there were 1,952 residents.

2. The present estimated population is 2,754.

3. By 1990, the projected population is 3,600.

VI. Development Issues

A. The pattern of physical development, including land already in use, in the process of being developed, and remaining for various uses.

1. Area in Use

a. In the City of Mankato:

1. Residential: 2,624 acres
2. Institutional: 896 acres
3. Commercial: 640 acres
4. Industrial: 768 acres
5. Agricultural: 256 acres
6. Vacant land: 1,216 acres

b. In the area subject to annexation:

1. Residential: 34 acres
2. Institutional: 4 acres
3. Commercial: 0 acres
4. Vacant Land: 2 acres

C. In the Township of Mankato:

1. Residential: 930 acres
2. Institutional: 55 acres
3. Commercial: 100 acres
4. Industrial: 15 acres
5. Agricultural: 23,200 acres
6. Vacant land: 2,700 acres

2. Area Being Developed

a. In the City of Mankato:

1. Residential: 125 acres
2. Institutional: 0 acres
3. Commercial: 15 acres
4. Industrial: 30 acres
5. Agricultural: 0 acres

c. In the Township of Mankato:

1. Residential: 30 acres
2. Commercial: 5 acres
3. Industrial: 2 acres

3. Area Remaining for Various Uses

a. In the City of Mankato:

1. Residential: 610 acres
2. Institutional: 160 acres
3. Commercial: 230 acres
4. Industrial: 535 acres

b. In the area subject to annexation:

1. Residential: 2 acres

c. In the Township of Mankato:

1. Residential: 6,000 acres
2. Institutional: 40 acres
3. Commercial: 650 acres
4. Industrial: 250 acres
5. Agricultural: 11,000 acres

B. Transportation:

1. The present transportation network is:

a. In the City of Mankato transportation is adequate.

2. Potential transportation issues include: C.S.A.H. #16 will have to be upgraded to accommodate present traffic, and municipal bus service will have to be provided.

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

1. In the City of Mankato:

a. Zoning: yes
b. Subdivision Regulations: yes
c. Comprehensive Plan: yes
d. Capital Improvements Program: yes
e. Fire Code: yes
f. Building Inspector: yes
g. Planning Commission: yes

2. In the Township of Mankato:

a. Zoning: yes
b. Subdivision Regulations: yes
c. Comprehensive Plan: yes
d. State Fire Code: yes
e. Planning Commission: yes

3. In the County of Blue Earth:

a. Zoning: yes
b. Subdivision Regulations: yes
c. Comprehensive Plan: yes
d. Capitol Improvements Program: yes
e. State Fire Code: yes
f. Building Inspector: yes
g. Planning Commission: yes
h. Other: Parks Committee, Housing Authority

4. There is no inconsistency between the proposed development and the planning and land use controls for the area.

VII. Governmental Services

A. The Town of Mankato provides the area subject to annexation with the following services:

1. Water: yes
2. Fire protection and rating: yes
3. Street improvements: yes
4. Street maintenance: yes
5. Administrative services: some

B. The City of Mankato provides its residents with the following services:

1. Water: yes
2. Sewer: yes
3. Fire protection and rating: yes
4. Police protection: yes
5. Street improvements: yes
6. Street maintenance: yes
7. Recreational: yes
8. Administrative services: yes

C. The City of Mankato provides the area subject to annexation with the following services:

1. Recreational: some

D. Existing or potential environmental problems and the need for additional services to resolve these problems: The area to be annexed is in need of municipal sanitary sewer which can best be provided by the City of Mankato.

E. Plans and programs by the annexing municipality to provide needed governmental services for the area proposed for annexation include: The extension of sewer mains to serve the area are presently being designed by the City Engineer.

F. The following services will be available to the annexed area within five years: sewer and water

VIII. Tax Base

A. In the City of Mankato, the tax base includes the following:

1. Residential property in 1979 was valued at $138,485, 437 generating $5,372,606 in taxes or 55.0% of the total.

2. Commercial property in 1979 was valued at $72,339,757, generating $2,754,681 in taxes or 28.2% of the total.

3. Industrial property in 1979 was valued at $40,286,672, generating $1,553,171 in taxes or 15.9% of the total.

4. Agricultural property in 1979 was valued at $503,583, generating $19,536 in taxes or 0.2% of the total.

5. Vacant land in 1979 was valued at $176,254, generating $68,379 in taxes or 0.7% of the total.

B. In the Township of Mankato, the tax base includes the following:

1. Residential property in 1979 was valued by Assessor's Market Value at $13,325,628, generating $366,740 in taxes or 43.9% of the total.

2. Commercial property in 1979 was valued by Assessor's Market Value at $4,371,049, generating $120,297 in taxes or 14.4% of the total.

3. Industrial property in 1979 was valued by Assessor's Market Value at $273,190, generating $7,518 in taxes or 0.9% of the total.

4. Agricultural land in 1979 was valued by Assessor's Market Value at $12,263,220, generating $337,501 in taxes or 40.4% of the total.

5. Vacant land in 1979 was valued by Assessor's Market Value at $121,418, generating $3,342 in taxes or 0.4% of the total.

C. In the area subject to annexation, the tax base includes the following:

1. Residential property in 1979 was valued at $2,243,619, generating $39,081 in taxes or 99.99% of the total.

2. Vacant land in 1979 was valued at $3,900, generating $177 in taxes or .005% of the total.

IX. Tax Data

A. In the City of Mankato:

1. Mill rate in 1979 is 131.95 for other than bonded indebtedness mills.

2. Bonded indebtedness in 1980 is 12.14 mills.

B. In the Township of Mankato:

1. Mill rate in 1979 was 88.71.

2. Bonded indebtedness in 1979 is none.

C. In the area subject to annexation:

1. Mill rate in 1979 was 88.71.

2. Bonded indebtedness in 1979 is none.

D. Mill rate for the following governmental units:

1. County in 1979 was 27.29.

2. School district in 1979 was 57.56.

3. Township in 1979 was 3.70.

4. Region IX in 1979 was 0.16.

X. Annexation to the City of Mankato is the best alternative.

A. There is no effect on area school districts and on adjacent communities if the proposed annexation is approved as, both the City and area to be annexed are in the same school district.

B. The town government can not adequately deliver services to the area proposed for annexation. The township could not provide sanitary sewer treatment facilities without a major capital expenditure.

C. Necessary governmental services can not best be provided by incorporation or annexation to any adjacent municipality other than Mankato.

D. Present assessed valuation of the Town of Mankato: $8,997,719.

Present assessed valuation of proposed annexation area: $1,480,902.

E. Mankato Township can continue to function without the area subject to annexation.

IX. The annexation is consistent with the joint agreement for orderly annexation.

X. The City of Mankato has the capacity to take over control and management of the sewer system that presently serves the area proposed for annexation until the City of Mankato extends the present city sewer system to the area proposed for annexation.

CONCLUSIONS OF LAW

I. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.

II. The area subject to annexation is now or is about to become urban or suburban in nature and the annexing municipality is capable of providing the services required by the area within a reasonable time.

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

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

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

VI. Five years will be required to effectively provide full municipal services to the annexed area.

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

O R D E R

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

II. IT IS FURTHER ORDERED: That the population of the City of Mankato has increased by 218 persons to 30,226 persons for all purposes until the next Federal Census.

III. IT IS FURTHER ORDERED: That the population of the Township of Mankato has decreased by 218 persons to 2,536 persons for all purposes until the next Federal Census.

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

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V. IT IS FURTHER ORDERED: That the City of Mankato shall have control and management with all of the intendant responsiblities flowing therefrom, of the sewer system that presently serves the property herein ordered annexed until the City of Mankato extends the present city sewer system to the property herein ordered annexed.

VI. IT IS FURTHER ORDERED: That the effective date of this order is March 28, 1980.

Dated this 28th day of March, 1980

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

Terrence A. Merritt

Terrence A. Merritt
Executive Director