



STATE OF MINNESOTA
MUNICIPAL BOARD

Suite 165 Metro Square
7th & Robert Streets
St. Paul, Minnesota 55101

May 8, 1980

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

RE: Municipal Board Docket Number OA-132-1 Morris

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 Morris
is increased by no change

The population of Town of Morris
is decreased by no change

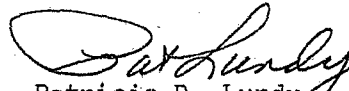
A new municipality named _____
has been created with a population of _____

The _____
has been dissolved.

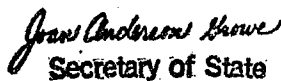
Official date of the Order May 8, 1980, effective date May 8, 1980.

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


Patricia D. Lundy
Assistant Executive Director

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
MAY 12 1980


Joan Anderson Howe
Secretary of State

#32818

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
MAY 12 1980

Jean Anderson Howe
Secretary of State

Thomas J. Simmons	Chairman
Robert W. Johnson	Vice Chairman
Robert J. Ferderer	Member
Lawrence Kopel	Ex-Officio Member
Wallace Staples	Ex-Officio Member

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

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 August 2, 1979 at the Morris Public Library, Morris, Minnesota. The hearing was conducted by Terrence A. Merritt pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were County Commissioners Lawrence Kopel and Wallace Staples, ex-officio members of the Board. The City of Morris appeared by and through Robert Dalager, the Township of Morris appeared by and through Chairman Knute Christensen, and a property owner, Delmar F. Rentz appeared on his own behalf, and Dewey Nelson represented the Zeltwangers and Mr. Devitt. 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 Morris and the Township of Morris and duly accepted by the Minnesota Municipal Board.

II. A resolution was filed by one of the signatories to the joint resolution, the City of Morris, on April 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:

That portion of the Southeast quarter (SE $\frac{1}{4}$) of Section 25, Township One Hundred Twenty-five (125) North, Range Forty-two (42) West, bounded by County Highway 21 to the North and West, and Trunk Highway 59 to the East, amounting to 12 acres more or less; and Those portions of the Northwest quarter (NW $\frac{1}{4}$) and the Northeast quarter (NE $\frac{1}{4}$) of Section 36, Township One Hundred Twenty-five (125) North, Range Forty-two (42) West, comprising an area bounded by County Highway 21 to the North, Trunk Highway 59 to the East, and the existing corporate limits of the City of Morris to the West, amounting to 104 acres more or less; and Those portions of the Southwest quarter (SW $\frac{1}{4}$) and the Southeast quarter (SE $\frac{1}{4}$) of Section 36, Township One Hundred Twenty-five (125) North, Range Forty-two (42) West, lying between the existing corporate limits of the City of Morris, amounting to 202 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 Morris.
- B. The total area of the City of Morris is approximately 2,770 acres. The total area of the territory subject to annexation is approximately 318 acres.
- C. The perimeter of the area to be annexed is 50% bordered by the municipality.
- D. The natural terrain of the area, including general topography, major watersheds, soil conditions, rivers, lakes and major bluffs is: flat to gently rolling with slopes rarely exceeding 6%. City and proposed area for annexation in the Pomme de Terre and Minnesota River watersheds, which are sub sheds of the larger Mississippi River watershed. Area proposed for annexation lies within one tenth mile of the Pomme de Terre River and Reservoir. Soils of proposed area are generally of the Formamarstad and Sioux-Renshaw associations.

V. Population Data:

- A. The City of Morris:
 - 1. In 1970, there were 5,366 residents.
 - 2. The present estimated population is 5,800.
 - 3. By 1990, the projected population is 6,300.
- B. The area subject to annexation:
 - 1. In 1970, there were 5 residents.
 - 2. The present estimated population is 3.
 - 3. By 1990, the projected population is 43.
- C. The Township of Morris:
 - 1. In 1970, there were 452 residents.
 - 2. The present estimated population is 485.
 - 3. By 1990, the projected population is 540.

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 Morris:

1. Residential: 1,473 acres	4. Industrial: 125 acres
2. Institutional: 570 acres	5. Agricultural: 400 acres
3. Commercial: 150 acres	6. Vacant land: 20 acres
 - b. In the area subject to annexation:

1. Residential: 1 acres	4. Agricultural: 157 acres
2. Institutional: 110 acres	5. Vacant land: 40 acres
3. Industrial: 10 acres	
 - c. In the Township of Morris:

1. Residential: 100 acres	4. Agricultural: 20,280 acres
2. Commercial: 40 acres	5. Vacant land: 1,100 acres
3. Industrial: 80 acres	

2. Area Being Developed

a. In the City of Morris:

- | | |
|---------------------------|------------------------|
| 1. Residential: 20 acres | 3. Industrial: 5 acres |
| 2. Institutional: 2 acres | 4. Commercial: 5 acres |

b. In the area subject to annexation:

1. Residential: 5 acres

c. In the Township of Morris:

1. Residential: 20 acres

3. There are no present plans for the development of the area proposed for annexation.

B. Transportation

1. The present transportation network is:

- a. In the City of Morris: Federal, State, County, and City Roads
b. In the area subject to annexation: County, City and Township Roads

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

1. In the City of Morris:

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

2. In the Township of Morris:

- a. Zoning: yes
b. Building Inspector: yes

3. In the County of Stevens:

- a. Zoning: yes
b. Building Inspector: yes
c. Planning Commission: yes

VII. Governmental Services

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

- a. Street improvements: yes
b. Street maintenance: yes
c. Administrative services: yes

B. The City of Morris 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 Morris provides the area subject to annexation with the following services:
1. Fire protection: yes
 2. Recreational: yes
- D. A potential environmental problem and the need for additional services to resolve this problem is the location of the City's aquifer in the area, but there was no showing of imminent danger to the aquifer, given the present state of development and the present land use controls exercised by the City of Morris within the area proposed for annexation.
- E. Plans and programs by the annexing municipality to provide needed governmental services for the area proposed for annexation include: the immediate extension of land use controls to the annexation area, which is already under the City's zoning control pursuant to the Orderly Annexation agreement.

VIII. Tax Base

- A. In the City of Morris, the tax base includes the following:
1. Residential property in 1978 was valued at \$35,016,337, generating \$802,196 in taxes or 67.4% of the total.
 2. Commercial property in 1978 was valued at \$7,006,910, generating \$344,715 in taxes or 29% of the total.
 3. Industrial property in 1978 was valued at \$641,660, generating \$32,641 in taxes or 2.6% of the total.
 4. Agricultural property in 1978 was valued at \$132,761, generating \$3,118 in taxes or 0.3% of the total.
 5. Vacant land in 1978 was valued at \$180,552, generating \$8,014 in taxes or 0.7% of the total.
 6. Non-taxable property
 - a. Institutional use in 1974, was valued at \$23,896,600.
 - b. Other non-taxable uses (such as roadways, parks) in 1979 included 415 acres.
- B. In the Township of Morris, the tax base includes the following:
1. Residential property in 1978 was valued at \$1,315,903, generating \$22,340 in taxes or 13.1% of the total.
 2. Commercial property in 1978 was valued at \$219,274, generating \$6,150 in taxes or 3.6% of the total.
 3. Industrial property in 1978 was valued at \$86,349, generating \$2,689 in taxes or 1.6% of the total.
 4. Agricultural land in 1978 was valued at \$9,303,026, generating \$138,571 in taxes or 81.3% of the total.
 5. Vacant land in 1978 was valued at \$31,080, generating \$757 in taxes or 0.4% of the total.
 6. Non-taxable property
 - a. Institutional use in 1974, was valued at \$192,822.
 - b. Other non-taxable uses (such as roadways, parks) in 1979 includes 0 acres.

- C. In the area subject to annexation, the tax base includes the following:
1. Residential property in 1978 was valued at \$11,950, generating \$87.84 in taxes or 4.3% of the total.
 2. Commercial property in 1978 was valued at \$11,188, generating \$357.42 in taxes or 17.4% of the total.
 3. Industrial property in 1978 was valued at \$35,030, generating \$904.90 in taxes or 44% of the total.
 4. Agricultural property in 1978 was valued at \$60,790, generating \$704.80 in taxes or 34.3% of the total.
 5. Vacant land in 1978 was valued at \$0, generating \$0 in taxes or 0% of the total.
 6. Non-taxable property
 - a. Institutional use in 1974, was valued at \$325,000.
 - b. Other non-taxable uses (such as roadways, parks) in 1979 included 0 acres.

IX. Tax Data

- A. In the City of Morris:
1. Mill rate in 1979 was 43.25.
 2. Bonded indebtedness in 1979 was \$1,195,845.14.
- B. In the Township of Morris:
1. Mill rate in 1979 was 2.49.
 2. Bonded indebtedness in 1979 was 0.
- C. In the area subject to annexation:
1. Mill rate in 1979 was 2.49.
 2. Bonded indebtedness in 1979 was 0.
- D. Mill rate in the governmental units was:
1. County in 1979 was 25.80.
 2. School district in 1979 was 49.92.
 3. Township in 1979 was 2.49.

X. Annexation to the City of Morris is not presently the best alternative.

- A. There is no effect on area school districts and on adjacent communities if the proposed area is annexed.
- B. The town government is adequate to deliver services to the area proposed for annexation at its present level of development.
- C. Necessary governmental services could not best be provided by incorporation or annexation to another adjacent municipality.
- D. Present assessed valuation of the Town of Morris: \$2,205,897.
Present assessed valuation of proposed annexation area: \$28,515

CONCLUSIONS OF LAW

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

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II. The area subject to annexation is not now or is about to become urban or suburban in nature.

III. The existing township form of government and present additional City governmental involvement are adequate to protect the public health, safety, and welfare.

IV. The annexation would not be in the best interests of the area proposed for annexation.

V. An order should be issued by the Minnesota Municipal Board denying the proposed annexation.

ORDER

I. IT IS HEREBY ORDERED: That the resolution for the annexation of Morris situated in the County of Stevens County, State of Minnesota, be and the same is hereby denied.

II. IT IS FURTHER ORDERED: That the effective date of this order is May 8, 1980.

Dated this 8th day of May, 1980

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

Terrence A. Merritt

Terrence A. Merritt
Executive Director