

MEMO

TO: City Council

FROM: Planning Commission

DATE: October 18, 2016

SUBJECT: Annexation – Great River Energy parcel

At the October 18, 2016 Planning Commission meeting a public hearing was held regarding the annexation of a parcel of property owned by Great River Energy located at the intersection of 17th Street NW (450th St) and County Hwy. 51. This parcel is 60 percent bordered by the City and such, per statute, could have been annexed without a public hearing however, as a courtesy to Perham Township the hearing was held.

No one from the public appeared at the hearing nor was any correspondence regarding this annexation received.

It is the recommendation of the Planning Commission that the City Council approve annexation of this property.

Below are excerpts from the meeting minutes as they pertain to this issue.

Public Hearing – Annexation Great River Energy Property

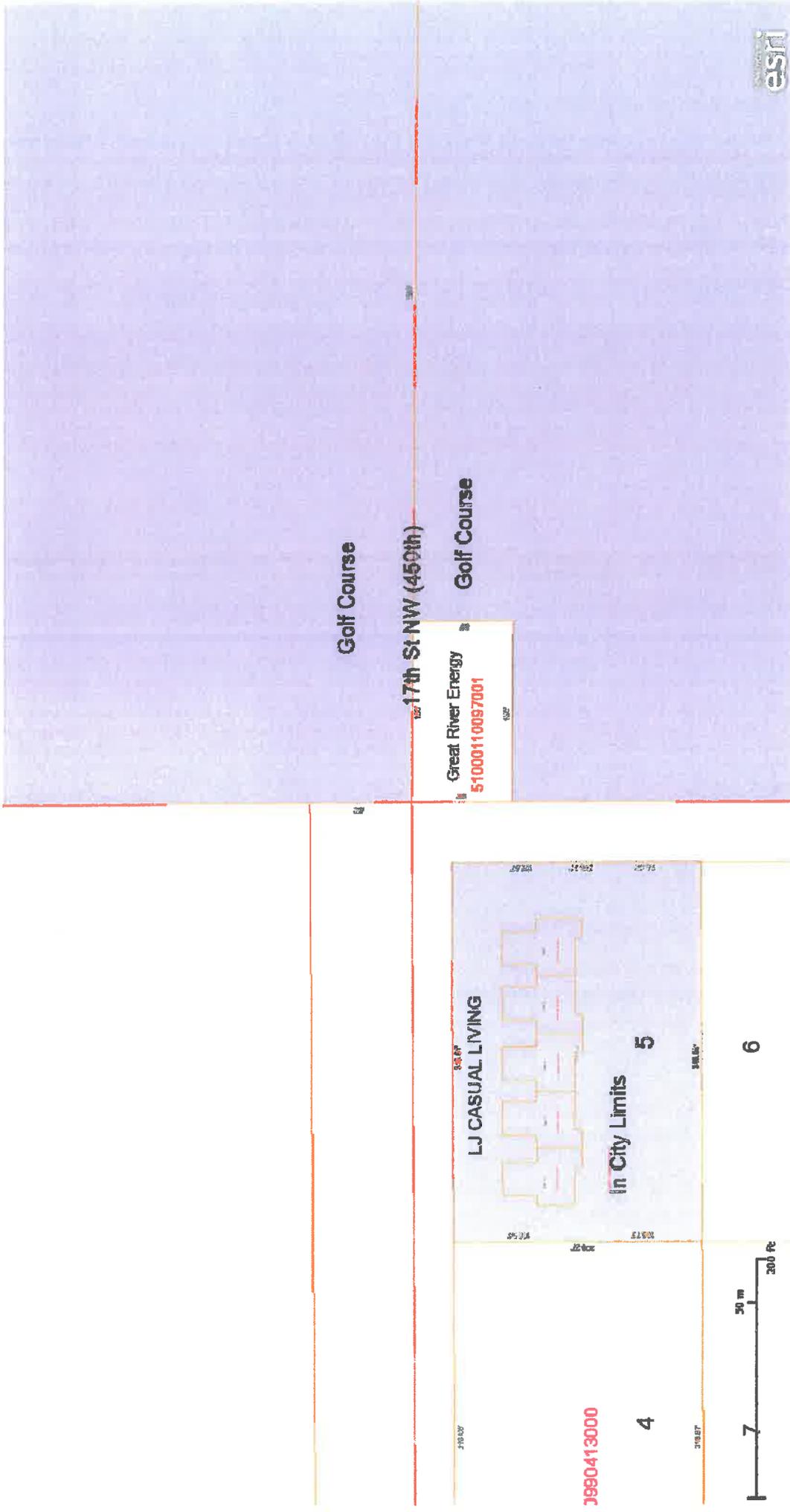
Chairman Tellinghuisen opened the public hearing at 7:30 a.m. No one in opposition of the annexation was present nor were any communications received. The property is located at the intersection of County Hwy 51 and 17th Street NW. It was noted that the parcel is vacant. The public hearing closed at 7:32 a.m.

Discussion and Action – Annexation of Great River Energy Property

With no further discussion Commissioner Stoll made a motion recommending the City Council approve the annexation of this property. The motion was seconded by Commissioner Lehmkuhl and passed without dissent.

INTENT TO ANNEX

Great River Energy Property



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**City of Perham
Public Notice
Annexation Hearing**

Notice is hereby given that Planning Commission of the City of Perham will meet to conduct a Public Hearing at 7:30 A.M. on Tuesday, October 18, 2016 to consider annexation of the following described tract to the City of Perham as allowed by §414.033:

That part of Southwest Quarter of the Southeast Quarter of **Section 14**, Township 135, Range 39, of Otter Tail County, Minnesota more particularly described as: **(pointed out as incorrect by Jeff Haverland 9/20/16)**

That part of Section Eleven (11), Township One Hundred Thirty-Six (136), North, Range Thirty-nine (39) West, Otter Tail County Minnesota described as follows: Beginning at the Northwest (NW) corner of the Northwest One-Quarter (NW ¼) of Section Eleven (11), thence running South for a distance of 83.00 feet; thence running East for a distance of 150.00 feet; thence running North for a distance of 83.00 feet; thence running West for a distance of 150.00 feet to the point of beginning.

The Public Hearing will be held in the Council Chambers of the City Administration Building, 125 2nd Avenue N.E., P.O. Box 130, Perham, MN 56573.

All persons desiring to be heard regarding this matter will be heard at that time. Written comments on the request may be submitted to the City Manager at the above address prior to hearing.

PLEASE PUBLISH:

Thursday, September 15, 2016

Affidavit and billing to City of Perham

AFFIDAVIT OF MAILING

I, Mary Holzer City employee, certify that on the 8th day September, 2016, I deposited in the U.S. Mail, copies of the attached notice to the individuals or organizations listed below and to the addresses below.

Otter Tail Power Company ✓
P O Box 747
Fergus Falls MN 56538

Allen & Arlene Rusche ✓
547 2nd St SW
Perham MN 56573

LaDonna Tellinghuisen ✓
103 Pheasant Run
Perham MN 56573

Arvig ✓
160 2nd Ave SW
Perham MN 56573

Great River Energy
12300 Elm Creek Blvd ✓
Maple Grove MN 55369

Mary Holzer

Signature

9/8/2016

Date

I personally know the above individual and witnessed them sign this document of their own free will this 8th day of September, 2016.

[Signature]

Notary Public



ORDINANCE NUMBER _____

**ANNEXATION OF A PARCEL CURRENTLY IDENTIFIED AS PID 51000110097001
INTO THE CITY OF PERHAM, COUNTY OF OTTER TAIL, STATE OF MINNESOTA
AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF PERHAM
TO INCLUDE CERTAIN UNINCORPORATED PROPERTIES ABUTTING THE CITY OF PERHAM**

WHEREAS, Minnesota State Statute 414.033 allows, under certain conditions, municipalities to annex by ordinance unincorporated property; and

WHEREAS, the properties described below is not presently within the corporate limits of any incorporated City, Village or Borough; and

WHEREAS, the property described is sixty percent bordered by the municipality and less than 40 acres;

WHEREAS, this territory is urban or about to become urban in character; and

WHEREAS, all adjoining property owners have been notified and a public hearing was held on October 18, 2016 according to Minnesota State Statute 414.033 subdivision 2b.

THE CITY COUNCIL OF PERHAM, MINNESOTA DOES HEREBY ORDAIN:

Section 1. Territory Annexed.

The corporate limits of the City of Perham, Minnesota are hereby extended to include the unplatted property described as follows:

That part of Section Eleven (11), Township One Hundred Thirty-Six (136), North, Range Thirty-nine (39) West, Otter Tail County Minnesota described as follows: Beginning at the Northwest (NW) corner of the Northwest One-Quarter (NW ¼) of Section Eleven (11), thence running South for a distance of 83.00 feet; thence running East for a distance of 150.00 feet; thence running North for a distance of 83.00 feet; thence running West for a distance of 150.00 feet to the point of beginning.

Section 2. Filing.

The City Manager is directed to file certified copies of this Ordinance with the Board of the Township in which the property is located, the Secretary of State, The County Auditor of the County in which the property is located, the Municipal Boundary Adjustment and any other parties as may be required pursuant to Minnesota Statutes 414.033, Subdivision 7.

Section 3. That with respect to the property taxes payable on the area legally described above, hereby annexed, the total Township taxes payable 2016 are at or near \$87.47. The City of Perham recommends that it be ordered to make a cash payment to Perham Township for the period and in accordance with the following schedule:

- a. The City of Perham will pay to Perham Township two payments of \$218.68 each, one on June 1, 2017, and one on November 1, 2017 for a total of \$437.36 representing five (5) years of Perham Township property tax reimbursement for these properties.

Section 4. Effective Date of Annexation.

This Ordinance is effective and final on the date of publication and filing pursuant to Minnesota Statutes 414.033, Subdivision 7.

Adopted this 14th day of November, 2016 by the City Council of Perham, Minnesota.

Mayor

ATTEST:

City Manager