

CITY OF PLATO

ORDINANCE NO. 87

AN ORDINANCE CREATING A RURAL SERVICE TAX DISTRICT

87.01 ESTABLISHMENT OF DISTRICTS.

Pursuant to the authority granted by M.S. § 272.67, the City of Plato hereby divides the area within its municipal limits into an urban service district and a rural service district constituting separate taxing districts for the purpose of all municipal property taxes except those levied for the payment of bonds and judgments and interest thereon.

87.02 URBAN SERVICE DISTRICT.

The urban service district shall include all land within the boundaries of the City of Plato which are not included in the rural service district established by this subchapter.

87.03 RURAL SERVICE DISTRICT.

(A) The rural service district shall include only such unplatted lands, which need not be contiguous to one another, as in the judgment of the City Council at the time of the adoption of Ord. No. 87 are rural in character, and are not developed for commercial, industrial, or urban residential purposes, and for these reasons are not benefitted to the same degree as other lands by municipal services financed by general taxation. Land in a Rural Service District must be open, rural in character and maintained in farm crops or seeded.

(B) The City Council by amendment to this subchapter in the future, may designate lands outside the City of Plato which, if annexed, shall be included within the rural service district.

87.04 LANDS INCLUDED WITHIN THE RURAL SERVICE DISTRICT.

The following lands are hereby designated to be included in the rural service district of the City of Plato:

PID No. R18.014.3825

Michael Graupmann, Joyce Kroells and Patrice Becker as co-equal tenants in common on real property in McLeod County, Minnesota, described as follows:

Approximately 23.08 acres

Government Lot one in Section 14, Township 115 North, Range 27 West, lying North of the right-of-way of the Chicago, Milwaukee and St. Paul Railway Company, as now located, excepting therefrom the following:

Railroad right-of-way and, beginning at a point 11.10 chains North of the Southwest corner of Lot 1 in said Section 14, the said point being the middle of the East end of Francis Street in the Village of Plato, McLeod County, Minnesota; thence running North 7.34 chains to the South side of Kennison Lake, thence North 86 degrees East 28/100 chains along the South side of said lake, thence North 6 degrees East 1.97 chains along the Southside of said lake; thence South 8.31 chains; thence West 2.10 chains to the point of beginning, containing 1.55 acres of land, more or less, and beginning at a point 11.10 chains North of the Southwest corner of Lot 1 in said Section 14, said point being the middle of the East end of Francis Street in the Village of Plato, McLeod County, Minnesota; thence East 2.10 chains; thence South 189 feet; thence West 2.10 chains to the West line of said Lot 1, thence North along said West line of said Lot 1 to place of beginning;

AND

That part of the Northeast Quarter of Section 14 in Township 115 North of Range 27 West of the 5th P.M. described as commencing at the centerline intersection of French Avenue and Francis Street according to the original plat of the Village of Plato on file and of record in the office of the Register of Deeds, McLeod County, Minnesota, and thence Easterly along the centerline of said Francis Street and the Easterly extension thereof a distance of 429.60 feet; thence Northerly at right angles a distance of 139.62 feet; to the actual point of beginning of the tract here described; thence continuing Northerly on the extension of said last described line a distance of 213.23 feet; thence Easterly at right angles a distance of 125.00 feet; thence Southerly at right angles a distance of 213.23 feet; and thence Westerly at right angles 125.00 feet to the point of beginning;

AND

That part of the Northeast Quarter of Section 14 in Township 115 North of Range 27 West of the 5th P.M. described as commencing at the centerline intersection of French Avenue and Francis Street according to the original plat of the Village of Plato on file and of record in the office of the Register of Deeds, McLeod County, Minnesota, and thence Easterly along the centerline of said Francis Street and the Easterly extension thereof a distance of 429.60 feet; thence Northerly at right angles a distance of 33.00 feet to the actual point of beginning of the tract here described; thence continuing Northerly on the extension of said last described line a distance of 106.62 feet; thence Easterly at right angles a distance of 125.00 feet; thence Southerly by right angles 106.62 feet; and thence Westerly at right angles a distance of 125.00 feet to the point of beginning;

AND

That part of Government Lot 1, Section 14, Township 115, Range 27, McLeod County, Minnesota, described as commencing at the centerline intersection of French Avenue and Francis Street according to the original plat of the Village of Plato on file and of record in the office of the Register of Deeds, in and for said County; thence on an assumed bearing of East along the centerline of said Francis street and the Easterly extension thereof, a distance of 554.60 feet to the point of beginning of the parcel herein described; thence South a distance of 177.00 feet; thence East a distance of 400.00 feet; thence North a distance of 241.00 feet; thence North 50 degrees, 08 minutes, 20 seconds West a distance of 521.00 feet to a point bearing North from the point of beginning; thence South a distance of 398.00 feet to the point of beginning;

AND

A tract of land in the Northeast Quarter of Section 14, Township 115 North, Range 27 West of the 5th P.M., within the Village of Plato; Commencing at the Center line Intersection of French Avenue and Francis street according to the original plat of the Village of Plato, thence Easterly along said centerline of said Francis Street a distance of 404.60 feet to a point on said centerline; thence deflecting 90 degrees Southerly a distance of 33.0 feet to the point of beginning on the Southerly right-of-way line of said Francis Street; thence continuing on same bearing a distance of 144.0 feet; thence deflecting 90 degrees Easterly and parallel to the said Southerly right-of-way line a distance of 75.0 feet; thence deflecting 90 degrees Northerly to a point on said Southerly right-of-way line; thence Westerly along said right-of-way line to the point of beginning;

AND

A tract of land in the Northeast Quarter of Section 14, Township 115 North, Range 27 West of the 5th P.M., within the Village of Plato, Minnesota, more particularly described as follows: Commencing at the Center line Intersection of French Avenue and Francis Street according to the original plat of the Village of Plato, thence Easterly along said Center line of said Francis Street a distance of 479.60 feet to a point on said Center line, thence deflecting 90 degrees Southerly a distance of 33.0 feet to the point of beginning on the Southerly right-of-way line of said Francis Street, thence continuing on same bearing a distance of 144.0 feet, thence deflecting 90 degrees Easterly and parallel to the said Southerly right-of-way line a distance of 75.0 feet, thence deflecting 90 degrees Northerly to a point on said Southerly right-of-way line; thence Westerly along said right-of-way line to the point of beginning;

AND

That part of Government Lot One (1) in Section 14, Township 115 North of Range 27 West of the 5th P.M. described as commencing at a point 18 feet East and 32 feet South of the Southeast corner of Lot Six (6), Block Four (4) of original Town Plat of the Village of Plato, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds, McLeod County, Minnesota, and thence South along the East village limits 95 feet to the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence East along said right-of-way line 133 feet; thence North 95 feet; and thence West 133 feet to the point of beginning.

87.05 TRANSFER FROM RURAL SERVICE DISTRICT TO URBAN SERVICE DISTRICT.

(A) Whenever any parcel of land included in the rural service district is platted, in whole or in part; or whenever application is made for a permit for construction for a commercial, industrial, residential, or agricultural building or improvement, except for the purpose of repairing or replacing a pre-existing structure; or whenever such improvement or building is commenced without a permit; or whenever, at the request of the owner, any parcel is provided additional municipal services such as sewer, water, streets, or the like; the City Council shall make and enter an order by resolution transferring such parcel or any part thereof from the rural service district to the urban service district.

B) Grading of land is not considered as an improvement providing such grading is limited to that which is required to minimize storm water drainage problems and provided grading areas are placed into agricultural use or reseeded within one year. Any new fill placed on the land shall be graded and seeded within one year.

87.06 BENEFIT RATIO; TAX RATE.

(A) It is the judgment of the City Council that the calculation of the ratio that exists between the benefits resulting from the tax supported municipal services to parcels of land of like market value, situated in the rural service district and in the urban service district, respectively, is intended to result in an equal tax rate of the rural service district as if it were being taxed by Helen Township. However, in no event shall the tax rate for the rural service district be less than what the tax rate for such parcel would be if taxed by the township in which the parcel is located. Any taxes levied for the payments of bonds and judgments and interest thereon shall be in addition to such tax.

(B) By amendment to this subchapter by Council Resolution, the benefit ratio may be changed, and lands may be added to or removed from the rural service district, but no amendment shall be required to remove land by the procedure provided in Paragraph 87.05, above. The McLeod County Auditor-Treasurer will be notified of any amendments by September 15 of each year.

87.07 ANNUAL REVIEW.

Once each year the City Council shall review the status of all lands in the rural service district to determine whether such lands continue to qualify for inclusion in the rural service district.

87.08 CONNECTION CHARGES.

At such time as a parcel of land is transferred from the rural service district to the urban service district and/or a structure on such parcel is connected to the sewer and water system of the City of Plato, the owner of such parcel shall pay to the City of Plato such connection and availability charges of the city that are then in effect at the time of such connection.

87.09 SERVICES PROVIDED.

Except for fire, police and planning services, the City of Plato will provide no other services to the lands in the rural service district beyond those customarily provided by the township in which the lands are located.

Adopted by the City Council this 8th day of July, 2013

CITY OF PLATO

By Bob Becker
Mayor

ATTEST:

Jeri Jatt
City Clerk

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