

ORDINANCE 2024-01

AN ORDINANCE AMENDING ORDINANCE 2023-02 ESTABLISHING A RURAL AND URBAN SERVICE DISTRICT WITHIN THE MUNICIPAL LIMITS OF THE CITY OF FAIRMONT

WHEREAS, the Martin County Treasurer/Auditor has been maintaining a tax roll of properties in the City of Fairmont, consisting of two separate taxing districts one classified as Rural Service District and the other classified as Urban Service District; and,

WHEREAS, these properties are taxed at different rates due to the different demands on municipal services generated by the parcels in each type of district; and

WHEREAS, it has been determined that there have been some acreage changes and ownership changes; and,

WHEREAS, the properties need to be reclassified so that they may be properly taxed as either Rural Service District or Urban Service District; and,

WHEREAS, the properties struck from the Rural Service District list shall be reclassified as Urban Service District and the properties added to the Rural Service District list shall be reclassified from Urban Service District to Rural Service District; and,

WHEREAS, it is in the best interest of the City of Fairmont to periodically review the Rural Service District and the Urban Service District for taxing purposes to ensure that properties are properly designated as Rural Service District parcels and Urban Service District parcels.

NOW THEREFORE the City of Fairmont does ordain that Ordinance 2023-02 shall be amended as follows (strikeouts indicate changes and underlines indicate additions):

Section 1. Purpose. Pursuant to Minnesota Statute 272.67, the City of Fairmont hereby divides the area within the City of Fairmont's municipal limits into an Urban Service District and a Rural Service District creating separate taxing districts for the purpose of levying municipal property taxes except those levied for the payment of principal and interest on bonds and judgments.

Section 2. Definitions.

Rural Service District. The parcels of land that in the judgment of the City Council, are rural in character because they are unplatted and not developed for commercial, industrial, or urban residential purposes and are not benefitted to the same degree as other lands by municipal services financed by general taxation. These lands need not be contiguous to one another.

Urban Service District. All the parcels of land within the boundaries of the City of Fairmont that are not included in the Rural Service District.

Benefit Ratio. The ratio, that in the judgment of the City Council, exists between the benefits to parcels of land of like market value, situated in the Rural Service District and in the Urban Service District, resulting from tax supported municipal services.

Section 3. Rural Service District Established. The City Council hereby establishes the Rural Service District as those parcels of land that meet the definition of the Rural Service District defined in this ordinance and consisting of the following parcels of land:

<u>Tax Identification Number</u>	<u>Acreage</u>	<u>Name of Owner</u>
239990415		Federated Rural Electric Assn
230370010	159.68	Stoneback, Kevin
230370030	28	Fairmont Foods, Inc.
230370040	15.56	Thomas L. Houck Rev Trst Agmt & Teresa A. Houck Rev Trst Agmt
230370050	47.45	Fairmont Foods, Inc.
230370080	15.36	Zierke Real Estate, LLC.
230370085	40.32	FTF Partnership
230370090	73.07	Fairmont Foods, Inc.
230370100	157.02	Fairmont Foods, Inc.
230370120	15.48	Thate, John W. & Jane M.
230370130	7.29	City of Fairmont
230370145	24	Fairmont Cemetery Assoc.
230370150	92.84	Carlson Walters Group, LLC.
230370155	17.72	Miller, Randy
230370180	79.6	Miller, Randy
230370185	11.87	Miller, Randy
230370188	11.86	Miller, Randy
230370200	6.31	Cartwright, David
230370230	146.62	Spencer, Jacqueline K.
230370250	10.25	Buhmann, Brent
230370270	73.52	DFP Limited Partnership
230370280	31.54	Leiding, Terrance & Leiding, Thad
230370290	11.84	Thate, John W. & Jane M.
230370320	75	City of Fairmont
230370340	51.15	Dale and Debra Moeller Trust
230370360	62.98	Maschoff, Marlo
230370365	31.49	Crowley, Francis
230370370	31.49	Lenort, Robert G. & Susan K.
230370380	34.6	Three Sheep to the Wind LLC. & Janette Fickbohm Rev Liv Trust
230370390	79.5	Crowley, Francis W.
230370400	43.33	Lenort, Robert G. & Susan K.
230370410	387.81	A L & C E Ward Inc.

230370420	40	Minnesota Mining & Manufacturing
230370450	56.69	Marjorie L. Pfiffner Resid Trust
230370455	7.51	Davison, Benjamin
230370460	153.48	Lowell Spee (LE) Etal
230370470	69.18	A L & C E Ward Inc.
230370490	243.02	City of Fairmont
230370500	66.05	Marjorie L. Pfiffner Resid Tst
230370510	77.22	Heminover, James L.
230370520	230.07	Tenhassen Farms, Inc.
230370590	10.12	Fairmont Comm Hosp Assn
230370650	39.96	Reiman, Kenneth O.
230370660	40	Fern F. Bulfer Trust Agreement
230370670	159.29	Fern F. Bulfer Trust Agreement
230370680	4.02	Bulfer Farms, LLC
230370690	1.29	Bulfer, James G. & Carol A.
230370700	1	Bulfer, William J.
230370710	80	Bents, Kenneth C. & Ruby L.
230370720	19.26	Bulfer, Patrick J. & Joyce A.
230370723	5.48	Bulfer, Patrick J. & Joyce A.
230370725	5	Bulfer, Patrick J & Joyce A
230370727	134.84	Gerhardt, Dick
230370730	104.73	Barker, Kent & Barker, Stephen
230370732	5,581 sq ft	City of Fairmont
230370770	80	City of Fairmont
230370780	84.91	Gerhardt, Dick
230370781	5	Lucas D. Jen Jen, Lucas & Jen, Jennifer
230370782	5	Gerhardt, Dick
230370785	5.69	Gerhardt, Dick
230370788	5.0	Schmidt, Adam L. & Jessica L.
230370790	7.62	Bettin, Joanne E. Revoc Liv Trust
230370800	5.38	Cowell, Joshua & Cowell, Kelly
230370810	5	Joanne E. Bettin Revoc Liv Trust
230370820	5	Joanne E. Bettin Revoc Liv Trust
230370830	44.69	Gerhardt, Dick
230370835	18.13	Gerhardt, Dick
230370840	82.14	Barker, Stephen & Kent
230370880	35.99	Karen Fisher Luedtke, Lael M.
230370882	21.7	City of Fairmont
230370885	40.06	Scott, Kenneth E. EtAL
230370887	14.9	City of Fairmont
230370890	14.67	Krueger Realty, Inc.
230370895	5.13	City of Fairmont
230370900	80 63.13	Fisher, Karen Luedtke, Robert W.
230370910	14 29.43	Fisher, Karen Luedtke, Lael M.
230370925	7.27	Janzen, Jon R. & La Nette M.
230370930	64.11	Poetter, John M & Sylvia Poetter, Sylvia

230370950	59.53	Scheff, Lylas J. LE EtAL
230370960	13.5	Scheff, Leonard & Lylas EtAL LE
230370965	5.6	Thate, Andrew Scott
230370970	80	Trust Agreement of Robert D. Neusch UAD 5-10-2 Trust Agmt of Robert D. Neusch UAD 5-10-2 & Trust Agmt of Diane K Neusch UAD 5-10-20
230370980	3.02	Poetter, John M. & Sylvia Poetter, Sylvia
230370990	38.43	Poetter, John M. & Sylvia Poetter, Sylvia
230370995	36.1	Poetter, Jeffrey J. & Denise C.
230371000	12.71	Poetter, John M. & Sylvia
230371005	23.3	Poetter, Jeffrey J. & Denise C.
230371010	48.55	Poetter, John M. & Sylvia John M. Poetter Trust Under Agreement
230371015	30.83	Poetter, Jeffrey J. & Denise C.
230371020	39.74	Poetter, John M. & Sylvia Poetter, Sylvia
230371025	39.77	Poetter, Jeffrey J. & Denise C.
230371060	85.11	Maria C. Langford Trust & Amy M. Bacon Trust
<u>230371070</u>	<u>70.85</u>	<u>Barker, Stephen & Kent</u>
230371100	42	Krahmer, Inc.
230371120	42	Wendt, Elmer B & Lois L. Rev Tr
230371310	5.10	Grupe of Fairmont, Inc.
230371320	36.82	City of Fairmont
230371330	5.83	Gerhardt, Dick
230390035	18.95	Weigh-Tronix Acquisition Corp
230390040	36.77	Lucille Fausch
230390080	42.15 27.69	Fairmont Growth Oppty Co
230390085	19.09	City of Fairmont
230392300	13.09	Thate, John W. & Jane M.
230392315	4.13	Embry, Heather D. & Jason G.
230392330	37.61	Fraser Stock Farm, LLC Fairmont Economic Develop Auth
230392345	3.58	Spencer, Blossom M. & James B. Irrev Trusts
230392347	0.98	Spencer, Blossom M. & James B. Irrev Trusts
232110750	23.3	Lakeview Methodist Health Care Foundation
233490010	1.13	A L & C E Ward Inc.
233490020	2.5	Tenhassen Farms, Inc.
<u>233540010</u>	<u>12.16</u>	<u>Midwest Shop Condos LLC</u>
<u>233540020</u>	<u>1.18</u>	<u>Fairmont Growth Oppty Co</u>

Section 4. Urban Service District Established. The City Council hereby establishes the Urban Service District as those parcels of land that do not meet the definition of the Rural Service District as defined in this ordinance.

Section 5. Parcels Added or Removed. By amendment of this ordinance, parcels of land may be added or removed from the Rural Service District.

Section 6. Benefit Ratio Established. It is the judgment of the City Council that the ratio of benefits within the Rural Service District compared to the land within the Urban Service District shall be 20%.

Section 7. Benefit Ratio Change. By amendment of the ordinance, the benefit ratio may be changed by the City Council.


Section 8. Effective Date. This ordinance becomes effective after its passage and publication.

PASSED, APPROVED AND ADOPTED, this 22nd day of July 2024.



Lee C. Baarts, Mayor

Attest:



Betsy Steuber, City Clerk

1st Reading: July 8, 2024

2nd Reading: July 22, 2024