



CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031

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OFFICIAL PUBLICATION
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Fairmont will hold a public hearing to consider proposed Ordinance No. 2024-01:

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 |

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|----------------------|-------------------|--|
| 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 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 |

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| 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 |

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| 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.

You are further notified said hearing will be held in the **City Council Chambers of City Hall**, 100 Downtown Plaza, Fairmont, Minnesota on Monday, July 8, 2024, at 5:30 p.m.

BY ORDER OF THE CITY OF FAIRMONT

/s/ Betsy Steuber

Betsy Steuber, City Clerk