

ORDINANCE NO. 120

AN ORDINANCE ESTABLISHING URBAN AND RURAL SERVICE DISTRICTS

The City Council of Alden ordains:

SECTION 1 That the City of Alden, Freeborn County, Minnesota does divide its area into an Urban Service District and a Rural Service District, pursuant to Minnesota States 272.67 which shall constitute separate taxing districts for the purpose of all municipal property taxes except those levied for the payment of bonds and judgments and interest thereon.

SECTION 2 The Rural Service District shall include such platted or unplatted lands, each individual parcel consists of more that 10 acres, as are rural in character, and not developed for commercial, industrial, or urban residential purposes and for those reasons are not benefited to the same degree as other lands by municipal services financed by general taxation. The Rural Service District may include lands which are not contiguous to one another.

SECTION 3 The Rural Service District shall include the following parcels of land:

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| 21-050-0130
Kevin R. Swenson
113 S. Powers Ave.
Alden, MN 56009 | 21-060-0090
Swenson Groveland Farms, LLC
5000 36 th St W, Suite 200
Minneapolis, MN 55416 |
| 21-060-0100
Aloysius B. Bias
60148 140 th St.
Wells, MN 56097 | 21-060-0170
Kevin R. Swenson
113 Powers Ave. S.
Alden, MN 56009 |
| 21-060-0200
Roger Reindal
20265 Calle Haleon
Rancho California, CA 92390 | 21-080-0020
Kevin R. Swenson
Alden, MN 56009 |
| 21-090-0020
Aloysius B. Bias
300148 140 th St
Wells, MN 56097 | 21-100-0010
Tim & Karla Peterson Trust
402 N. Alden Road
Alden, MN 56009 |
| 21-060-0190
Bernard & Becky Bias
21126 650 th Ave.
Alden, MN 56009 | 21-080-0010
Bernard P. Bias
21126 650 th Ave.
Alden, MN 56009 |

(which parcels are more particularly described in Schedule A in the possession of the Alden City Clerk.)

CONTINUED

ORDINANCE NO. 120 – continued

SECTION 4 The Urban Service District shall include all land within the boundaries of the City of Alden which is not included in the Rural Service District.

SECTION 5 The ratio between the benefits resulting from tax supported municipal services to parcels of land of like market value situated in the Rural Service District and in the Urban Service District is hereby determined to be 1 to 3.

SECTION 6 Whenever any parcel of land, owned by one person or by two or more persons jointly or in common at the time of its inclusion in the Rural Service District, is platted, in whole or in part, or whenever application is made for a permit for the construction of commercial, industrial, or urban residential development or improvement to be situated on such parcel or any part thereof, the board or officer approving such plat or building permit shall report this to the City Council, which shall make and enter an order transferring such parcel from the Rural Service District to the Urban Service District.

SECTION 7 Taxes levied for payment of bonds and judgments and interest thereon shall continue to be spread upon all taxable property within the boundaries of the City of Alden in proportion to the assessed value thereof. The remaining amount of taxes levied each year shall be allocated by the County Auditor to the Urban Service District and the Rural Service District in amounts proportionate to the current benefit ratio times the current ratio between the market value of all taxable property within the Urban Service District and all taxable property within the Rural Service District, within each district, the amounts so allocated shall be spread upon all taxable property in proportion to the assessed evaluation thereof.

SECTION 8 Notwithstanding other provisions of this Ordinance, the Rural Service District may include platted parcels of land which the City Council determines to be rural in character and not developed for urban, residential, or industrial purposes. Whenever any lot or portion of a platted parcel which is included in the Rural Service District is developed for commercial, industrial, or urban residential purposes, or basic urban services such as sewer, water, or street improvement are extended to any such lot or portion, the City Council shall transfer the entire platted parcel to the Urban Service District. The City Council shall annually review the tax ratio applicable to such platted parcels as determined in Section 5 and shall annually review the status of all such platted parcels to determine whether such parcels continue to qualify for inclusion in the Rural Service District.

The foregoing Ordinance No. 120 was passed and adopted by the Alden City Council following a public hearing on the foregoing Ordinance this 10th day of July 1985.

This Ordinance shall be in full force and effect from and after its passage and approval and summary publication as provided by law.

Ted Hitchcock
Mayor

Attest:

Avril L. Dulas
Clerk-Treas.