

**ADOPTING FINAL TAX LEVY
RESOLUTION 21-XX**

**CITY OF COLUMBUS
COUNTY OF ANOKA
STATE OF MINNESOTA**

**A RESOLUTION APPROVING THE 2021 FINAL TAX LEVY FOR PROPERTY
TAXES COLLECTABLE IN 2022**

WHEREAS, be it resolved by the City Council of the City of Columbus, County of Anoka, Minnesota, that the following sum of money be levied for the current year and certified to Anoka County as the 2021 final tax levy collectible in 2022 upon the taxable property in the City of Columbus:

City of Columbus (General)	\$2,739,743
GO Bonds	\$ 896,696
Columbus EDA	<u>\$ 73,205</u>
2021 Columbus Final Levy	\$3,709,644
2021 Sunrise WMO Levy	<u>\$ 19,100</u>
Total Tax Capacity Based Levies	\$3,728,744
2021 HRA EDA Levy (CC Approved)	\$ 92,000

WHEREAS, the city clerk is hereby instructed to transmit a copy of this resolution to the county auditor of Anoka County, Minnesota.

Passed and adopted by the City Council of the City of Columbus this 8th day of December, 2021.

By: _____

Jesse H. Preiner

It's: Mayor

ATTEST:

Elizabeth Mursko, City Administrator

**ADOPTING FINAL 2022 BUDGET
RESOLUTION 21-XX**

**CITY OF COLUMBUS
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION APPROVING 2022 FINAL BUDGET

WHEREAS, be it resolved by the Columbus City Council, County of Anoka, Minnesota, that the following sum of money as attached hereto in the City of Columbus, for the following purposes:

FINAL 2022 BUDGET: \$

WHEREAS, the City Administrator is hereby instructed to post to website and transmit a copy of the 2022 Columbus budget to the appropriate parties.

Passed and adopted by the City Council of the City of Columbus this 8th day of December, 2021.

By: _____
Jesse H. Preiner
It's: Mayor

ATTEST:

Elizabeth Mursko, City Administrator

**CITY OF COLUMBUS
COUNTY OF ANOKA, MINNESOTA
PUBLIC NOTICE
ORDINANCE NO. 21-09
PUBLICATION SUMMARY**

The City Council of the City of Columbus adopted *Ordinance No. 21-09 An Ordinance Amending Article VI, VII and VIII of Chapter 7A – Zoning Regulations of the Columbus City Code* on December 8, 2021, and approved this summary of the ordinance for publication. Ordinance No. 21-09 contains two sections, which are summarized as follows:

SECTION I. *Article VI Provisions for Official Zoning Map and Article VII Establishment and Purpose of Districts* are amended in their entirety and combined in order to establish reformatting to accommodate seven new zoning districts and the elimination of three existing zoning districts. An updated Zoning Map is included in the ordinance revisions. New Sections 7A-600 and 7A-700 contain the Official Zoning Map and the individual Zoning District purposes, uses and development standards for the following Zoning Districts:

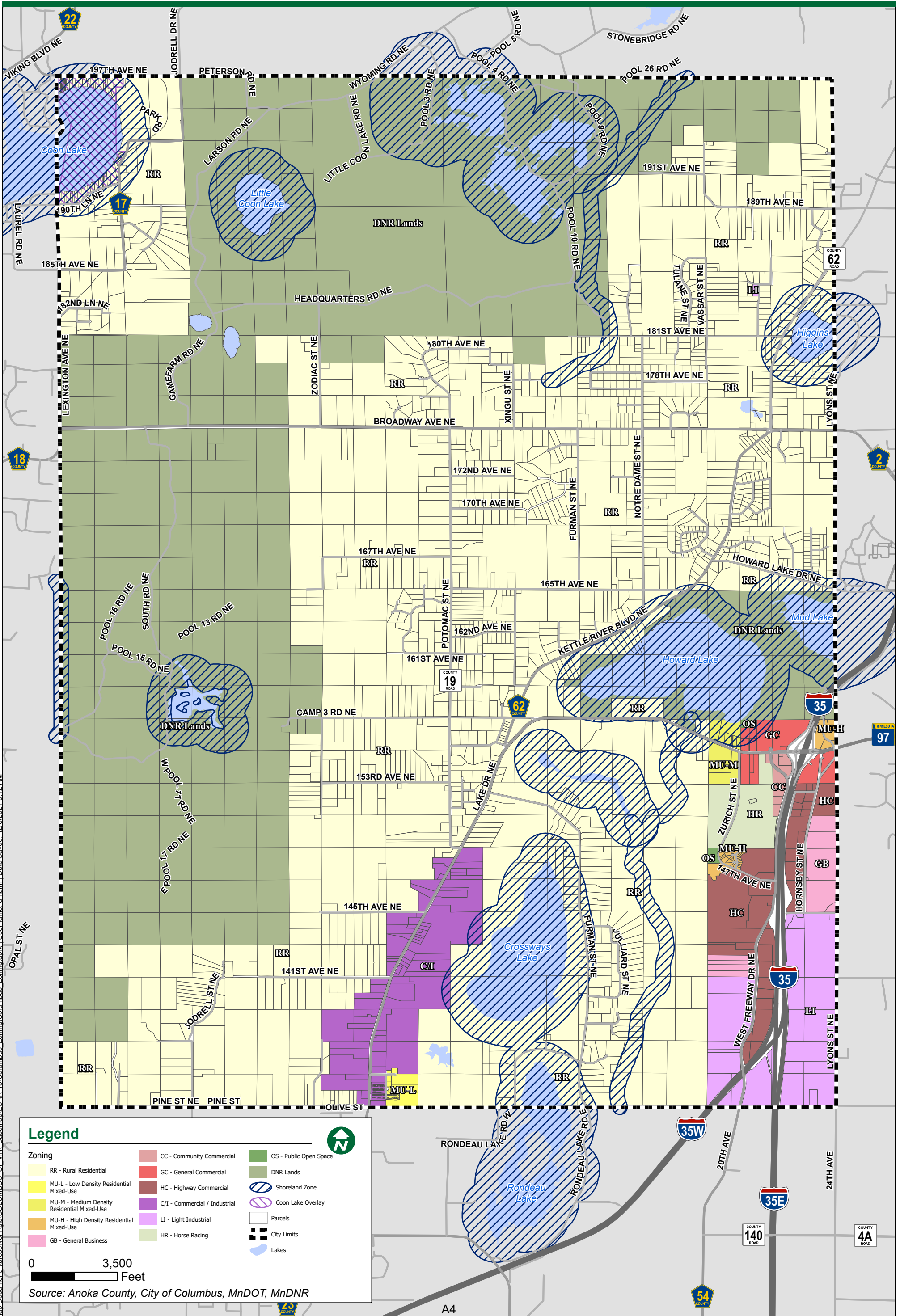
- RR Rural Residential District
- CLO Coon Lake Special Overlay District
- SO Shoreland Overland District
- FP General Floodplain District which includes:
- FW Floodway District
- FF Flood Fringe District
- MU-L Mixed Use Low Density District
- MU-M Mixed Use Medium Density District
- MU-H Mixed Use High Density District
- CC Community Commercial District
- GC General Commercial District
- HC Highway Commercial District
- HR Horse Racing District
- GB General Business District
- LI Light Industrial District
- C/I Commercial/Industrial District

Article VIII General Provisions and Performance Standards has been amended primarily for housekeeping purposes to acknowledge the elimination of three zoning districts and creation of four new zoning districts. A new provision allowing the establishment of private streets was added to Article VIII (previously contained within individual zoning districts). An update of off-street parking standards was also included in the amendments. Other housekeeping amendments include a new table for dimensional standards, the elimination of many section cross references and the elimination of capitalization of many terms throughout Article VIII.

SECTION II. EFFECTIVE DATE. Ordinance No. 21-09 was adopted on December 8, 2021, and shall become effective upon publication.

By order of the City Council,
Elizabeth Mursko, City Administrator

Submitted to the Forest Lake Times on 12.09.2021
Published in the Forest Lake Times on 12.16.2021



Map Document: \\arsarver\louis\GIS\COLUMBUS_CI_MN_BaseMap\ESRI\Pro\Columbus_Zoning.aprx | User: dmalm | Date Saved: 12/16/2021 9:12 AM

Memorandum

To: City Council, City of Columbus

From: Jacob W. Steen

Date: December 2, 2021

Re: Waldoch Addition - Title Review
Our File #: 22274-04

We have reviewed the Title Commitment issued by First American Title Insurance Company, dated October 11, 2021 (the "Commitment"), and the final plat (the "Final Plat"), for the plat of Waldoch Addition prepared by Harry S. Johnson Land Surveyors, submitted by Lucille Waldoch, LLC (the "Applicant"). The purpose of this title review is to assure that the ownership and legal descriptions of the property to be platted as Waldoch Addition, Anoka County, Minnesota (the "Property") are consistent with the City's approval and the reports of various City offices and consultants, as well as to assure that there are no easements of record which conflict with any rights to be granted to the City of Columbus (the "City").

1. Legal Description. The Application includes multiple parcels, which are legally described as follows:

Parcel A:

That part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 32, Range 22, lying Westerly of Trunk Highway No. 8 and lying Northerly of South 750 Feet thereof (as measured perpendicular with south line of said $\frac{1}{4}$) and lying Southerly of the following described line: Commencing at NW Corner of said $\frac{1}{4}$ $\frac{1}{4}$, thence South 00 degrees 12 minutes 31 seconds East on an assumed bearing along West line thereof to South line of North 300 feet thereof & point of beginning of said line, thence North 89 degrees 17 minutes 59 seconds East along said South line 537.70 feet, thence North 6 degrees 27 minutes 30 seconds East 83.39 feet, thence South 83 degrees 32 minutes 30 seconds East 160.30 feet, thence South 6 degrees 27 minutes 30 seconds West 63.26 feet to said South line of North 300 feet, thence North 89 degrees 17 minutes 59 seconds East along said South line 250.41 feet to said Westerly right-of-way line of Trunk Highway No 8 and there terminating, except road. Subject to easement of record.

Parcel B:

The SW ¼ of the NW ¼ of Section 33, Township 32, Range 22, except the North 215 feet of the South 750 feet lying East of the West 1070 feet thereof. Except road. Subject to easement of record.

Parcel C:

That part of the SE¼ of the NW¼ of Section 33, Township 32, Range 22, lying Westerly of Co. Rd. No. 23 (AKA Lake Drive), & lying Southerly of a line being 535 feet Northerly of the South line thereof (as measured perpendicular with the South line of said ¼ ¼). Except roads. Subject to easement of record.

Parcel D:

That part of the North 215 feet of the South 750 feet of the South Half of the Northwest Quarter, Section 33, Township 32, Range 22, Anoka County, Minnesota, lying easterly of the West 1070 feet thereof and lying westerly of Lake Drive (also known as County Road No. 23).

Parcel E:

That part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 32 North, Range 22 West, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of the Southeast Quarter of the Northwest Quarter; thence South 0 degrees 12 minutes 31 seconds East, assumed bearing along the west line of said Southeast Quarter of the Northwest Quarter to the south line of the North 300 feet of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 17 minutes 59 seconds East along said south line, a distance of 537.70 feet; thence North 6 degrees 27 minutes 30 seconds East, a distance of 83.39 feet; thence South 83 degrees 32 minutes 30 seconds East, a distance of 160.30 feet; thence South 6 degrees 27 minutes 30 seconds West, a distance of 63.26 feet to the south line of said North 300 feet; thence North 89 degrees 17 minutes 59 seconds East, along said south line, a distance of 250.41 feet to the westerly right-of-way line of Lake Drive (also known as County State Aid Highway No. 23), as shown on Anoka County Highway Right-of-Way Plat No. 17; thence North 16 degrees 40 minutes 57 seconds East, along said westerly right-of-way line, a distance of 314.36 feet to the north line of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees 17 minutes 59 seconds West, along said north line, a distance of 1041 feet to the point of beginning.

The legal description for the Property on the Final Plat does appear to match the legal description on the Commitment; however, Parcel E is not included within the Final Plat.

2. Fee Title. As of the date of the Commitment, fee title to the Property is vested in the following parties (“Owners”):

The Title is, at the Commitment Date, vested in:

Parcels A, B and C: Lucille V. Waldoch, LLC, a Minnesota limited liability company

Parcel D: John J. Waldoch, marital status unknown

Parcel E: West Lake Properties, LLC, a Minnesota limited liability company

Any party having an interest in the Property must sign or consent to the Plat.

3. Taxes. The Commitment Identifies the following unpaid taxes as of the date of the Commitment:

Tax I.D. No.: 333222240011 (**Parcel A**)

Taxes for the year 2021: \$2,456.70, Total, are 1st 1/2 Paid, 2nd 1/2 Due, plus penalty on unpaid taxes, Base Tax \$2,432.68 (Agricultural/Homestead).

Tax I.D. No.: 333222230002 (**Parcel B**)

Taxes for the year 2021: \$1,188.96, Total, are 1st 1/2 Paid, 2nd 1/2 Due, plus penalty on unpaid taxes, Base Tax \$1,188.96 (Agricultural/Homestead).

Tax I.D. No.: 333222240008 (**Parcel C**)

Taxes for the year 2021: \$1,315.46, Total, are 1st 1/2 Paid, 2nd 1/2 Due, plus penalty on unpaid taxes, Base Tax \$ 1,315.46 (Agricultural/Homestead).

Tax I.D. No.: 333222240007 (**Parcel D**)

Taxes for the year 2021: \$14,410.20, Total, are 1st 1/2 Paid, 2nd 1/2 Paid, Base Tax: \$14,237.34 (Non-Homestead).

Tax I.D. No.: 333222240010 (**Parcel E**)

Taxes for the year 2021: \$4,825.24, Total, are 1st 1/2 Paid, 2nd 1/2 Paid, Base Tax: \$4,801.22 (Non- Homestead).

Any taxes, levied or pending special assessments, penalties and interest for the Property which are due and payable in 2021 must be paid prior to, or contemporaneously with, the recording of the Final Plat.

4. Conservation Easement Dedications. The proposed 50-foot conservation easement proposed along the northerly property lines of Lots 5 and 6.

5. Pipeline Easements. The Commitment references two pipelines easements over the Property:

Right-of-Way Agreement for pipe line purposes in favor of Great Lakes Pipe Line Company dated July 15, 1957, filed November 1, 1957 in Book 402 of Miscellaneous, pages 147-148, as Document Number 184921.

Easement for pipe line purposes in favor of Northern Natural Gas Company, a Delaware corporation, dated March 12, 1959, filed July 29, 1959 in Book 453 of Miscellaneous, pages 133-134, as Document Number 201231. Partial Release of Easement filed November 16, 1966 as Document Number 292875. Modification and Amendment of Easement Grant filed February 14, 1968 in Book 776, pages 416-418, as Document Number 306754.

The pipeline easements appear to conflict with the proposed drainage and utility easements in favor of the City, as depicted in the Final Plat. **The Applicant must obtain consents from the holders of the pipeline easements authorizing the drainage and utility easements on the Final Plat prior to recording of the Final Plat.**

6. Development Agreement. The Final Plat approval is contingent on the execution of a development agreement with the City consistent with the City Council approvals. **The development agreement must be signed by the Applicant prior to release and recording of the Final Plat.**
7. Reimbursement of Expenses. Applicant must reimburse the City for all expenses associated with plat review, processing, and approval (“Expenses”). **Applicant must reimburse the City for any outstanding Expenses incurred to date prior to release of the Final Plat.** Within 60 days of City approval, the City will prepare a final invoice (“Final Invoice”) to include any remaining un-reimbursed Expenses and any outstanding utility fees. The Final Invoice will be due upon receipt.

City of Columbus Survey
12/8/2021

City	CC Meeting Times PM	Meeting Format
Blaine	7:30	Hybrid
Forest Lake	7:00	Hybrid
Lino Lakes	6:30	Hybrid
Wyoming	7:00	Hybrid
Ham Lake	6:00	Hybrid
Centerville	6:00	Hybrid
Hugo	7:00	Hybrid
East Bethel	6:45	Hybrid