

City of Newfolden Comprehensive Plan



www.newfolden.org

May 2009
Draft

Table of Contents

I.	Executive Summary	1
II.	Background Information	
	- Maps	2
	- History	6
III.	Development Patterns	
	- Population	8
	- Age	10
	- Housing	12
	- Market Value	14
	- Economic Trends	16
	- Summary	20
IV.	Development Issues and Opportunities	21
V.	Development Goals and Objectives	23

I. Executive Summary

Newfolden has been able to adapt to the changing economics in rural Minnesota and create a style of living which is attractive to a variety of residents and age groups. Located in a position which provides both a good service area and convenient access to regional job centers, the Community is well positioned to continue growing and improving.

The City envisions a future based on both its long term relationship with the local agricultural economy and newer opportunities to capture some of the residential growth related to area job increases. The course of action adopted by the City to help move Newfolden forward is described below:

Goal - Strengthen the role of Newfolden as a local service center, a great place to raise a family, and a fun place to live.

Objectives

The following is a list of key objectives the City will pursue in relationship to this Goal:

Local Service Center - Maintain and improve Newfolden as a local service center.

Housing - Identify or create an adequate and diverse supply of lots for new housing construction.

Senior Housing - Examine the feasibility of adding senior living options in the Community.

Zoning - Examine the need for city zoning to guide and promote development.

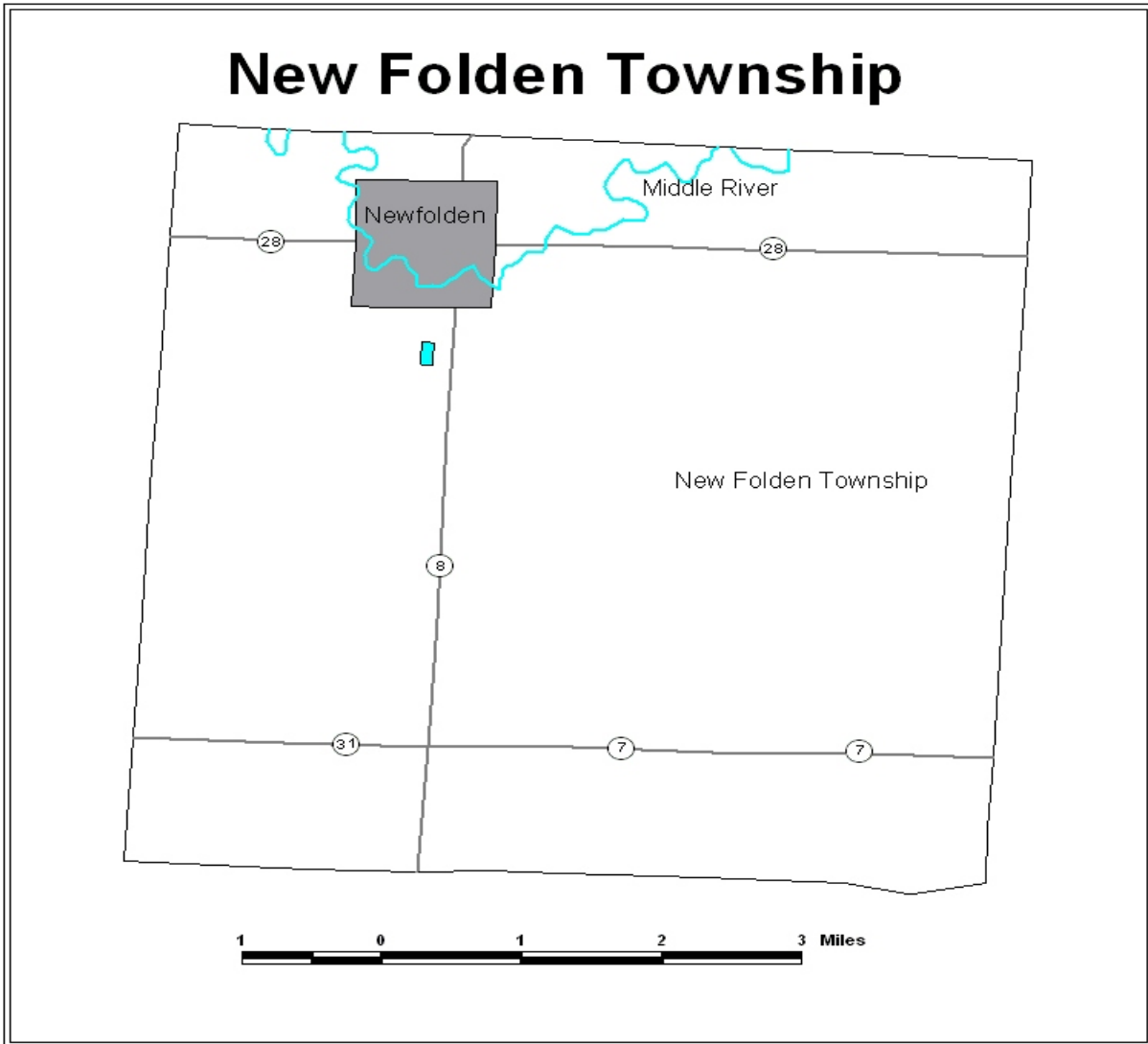
Job Opportunities - Keep an open, quiet line of communication with business or industry in terms of job creation projects.

Parks, Trails, and Recreation - Expand recreation and natural space options in the City, including walking and biking trails.

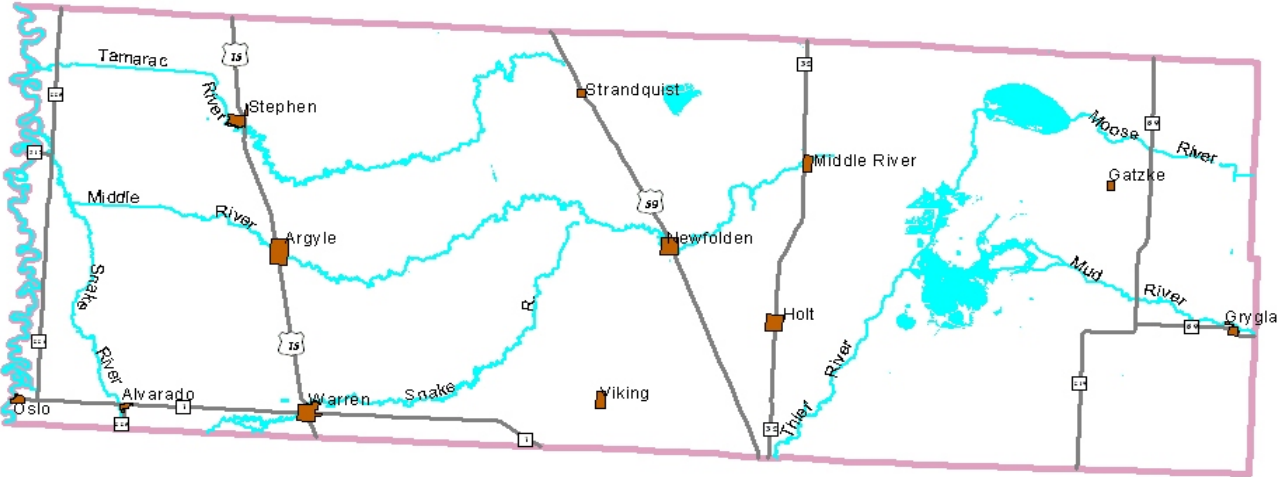
Support - Encourage and support the multitude of groups and individuals who contribute to our high quality of life

II. Background Information

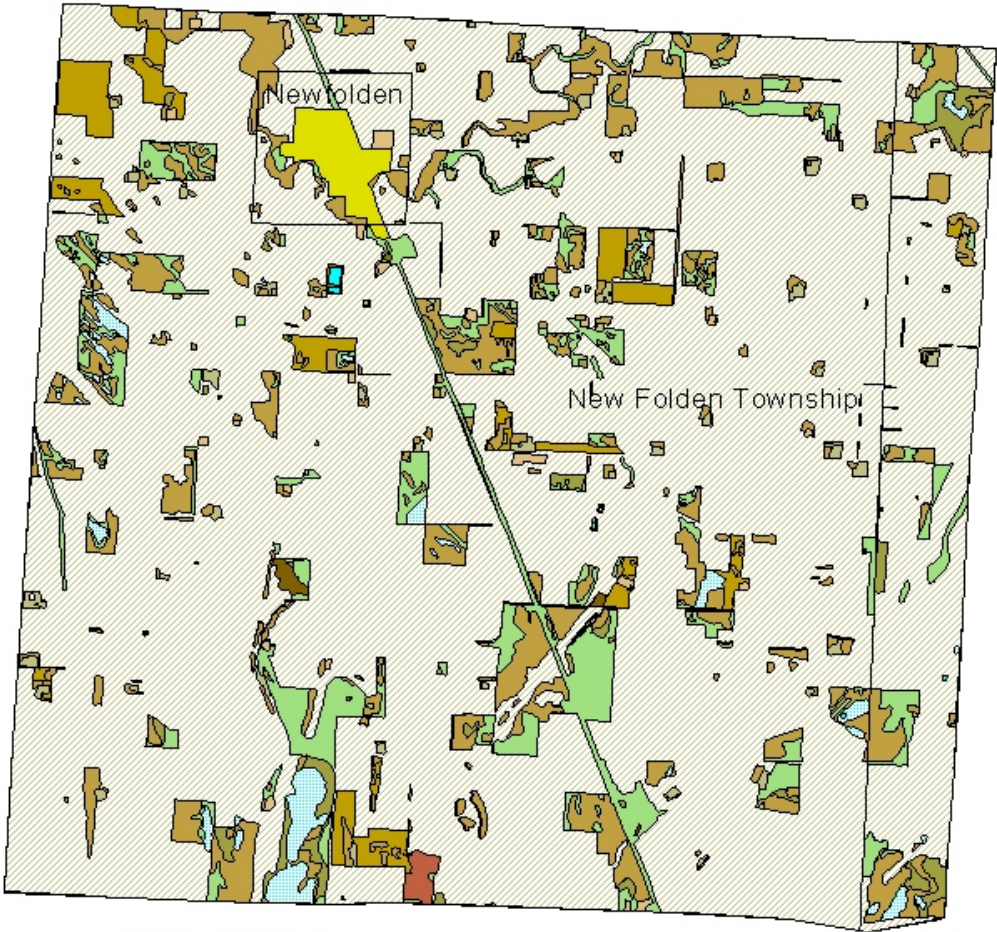
Maps



Marshall County



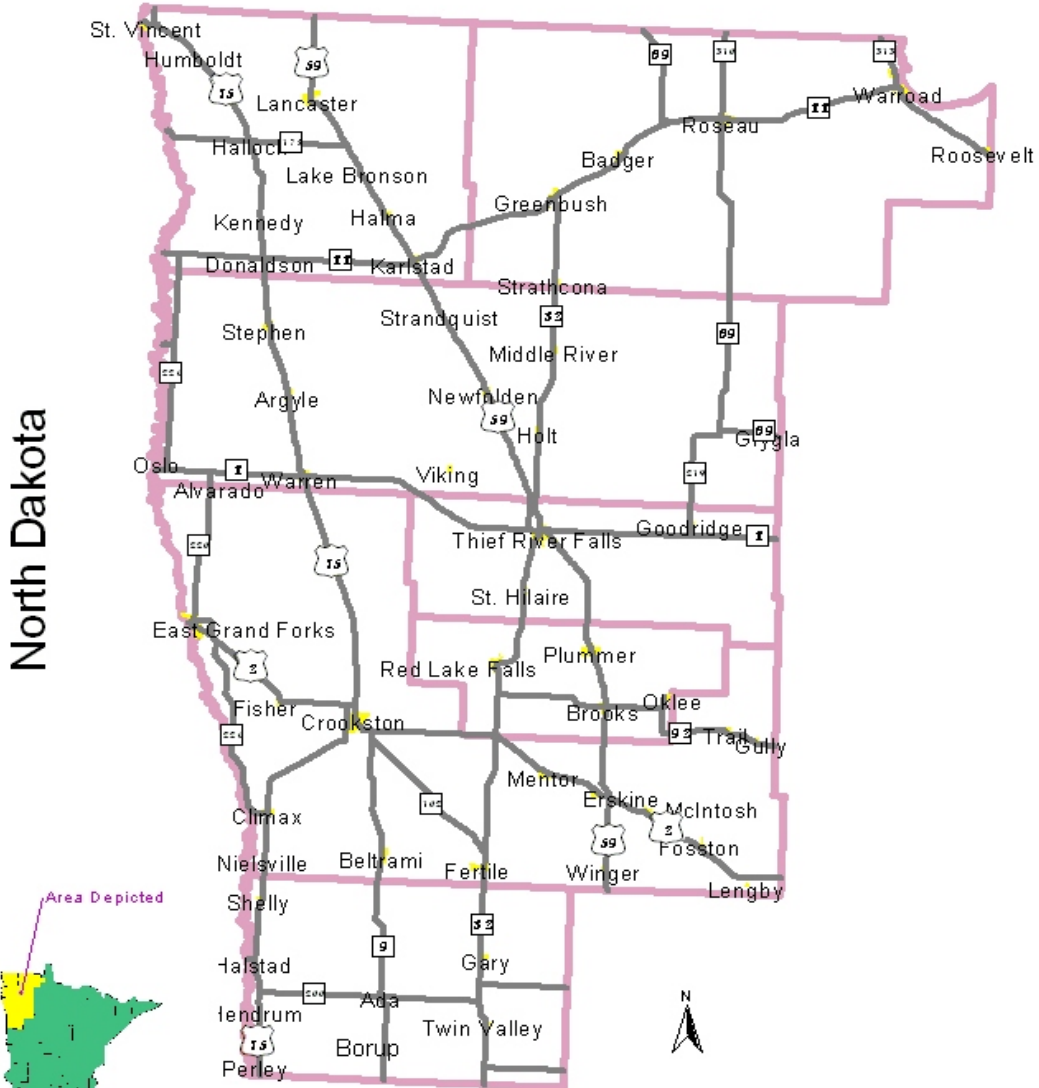
New Folden Township Land Use



- Newfolden land use**
- Other
 - Urban Industrial
 - Farmsteads/Rural Residence
 - Other Rural Dev.
 - Cultivated Land
 - Transitional Ag.
 - Grassland
 - Grass/Tree/Shrub (Dec)
 - Dec. Forest
 - Con. Forest
 - Water
 - Wetlands
 - Gravel/Mine
 - Exposed Soil/Sandbar/Dunes
 - Unclassified



Northwest Minnesota



North Dakota



Minnesota



Newfolden History

The history of the city of Newfolden begins twenty-two years before it's official creation, when the first homesteaders claimed land in 1882. The small village of New Folden was born. It had a post office and store & was a popular meeting place.

In 1904, the Soo Line railroad was building an extension from Glenwood to Winnipeg. While the tracks were laid close to the existing village of New Folden, the Soo Line Railroad chose a location for their depot two and a half miles northwest in a wooded area along the Middle River. The new village was originally named Baltic, in honor of the Baltic Elevators which were built along the Soo Line. The people in the area requested a new name, as the current one was unacceptable to the Scandinavian community. The village was renamed Newfolden, and the post office was moved to this location. This same year, the purchase of an 160 acre homestead from Olaus (Oliver) Larson (\$4,800) & 40 acres from Lewis Ekman completed the planned town.

In 1905, a Soo Line advertisement for the new town of Newfolden boasted a population of 180 and a number of businesses including: a milling company, three merchandise stores, a lumber company, a livestock shipper, an implement dealer, two hotels, a restaurant, a "hard and soft drinks" establishment, a grist mill, a drug, confectionary & tobacco store and a bank.

Newfolden remained an unincorporated village until 1916, when a petition for incorporation from local residents was granted.



Newfolden Land Office in 1904



School transportation near Newfolden in the early 1920's



Saw Mill in Newfolden in 1908

Information in this section was found in the following sources:

-<http://www.ci.newfolden.mn.us/>

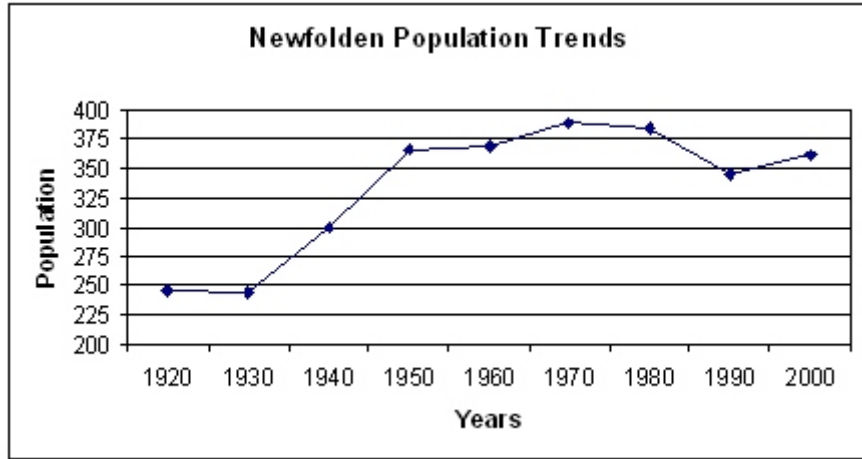
-Self Portrait of Marshall County, by Nancy Solum.

Copyright 1976, Pgs. 188-197

III. Development Patterns

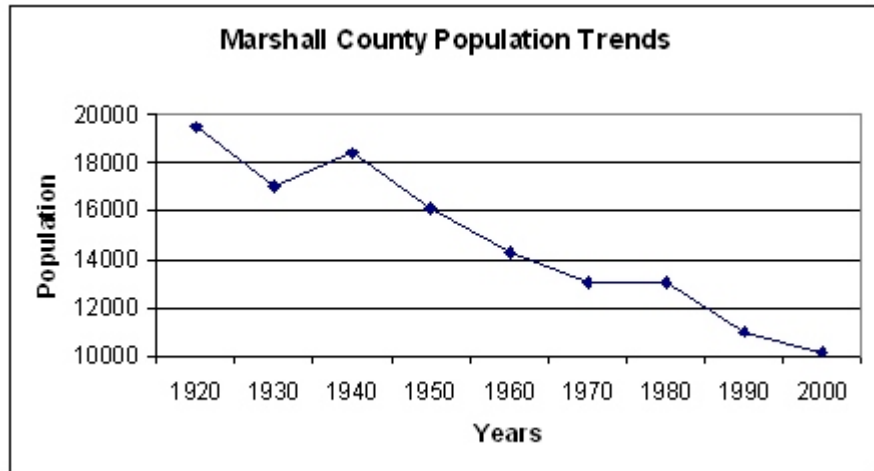
Newfolden Population

The population of Newfolden shows a general increasing population, with the only major period of decline occurring from 1970 - 1990. It is quite different from the county population below. Newfolden's population trend is affected by the decrease of people involved in farming, as well as the steep job growth in nearby Thief River Falls.



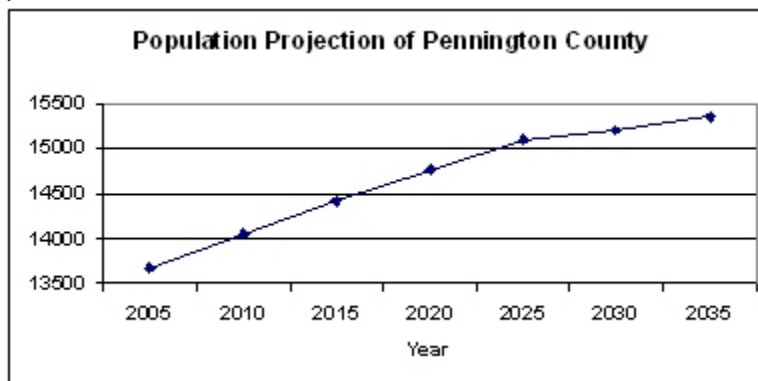
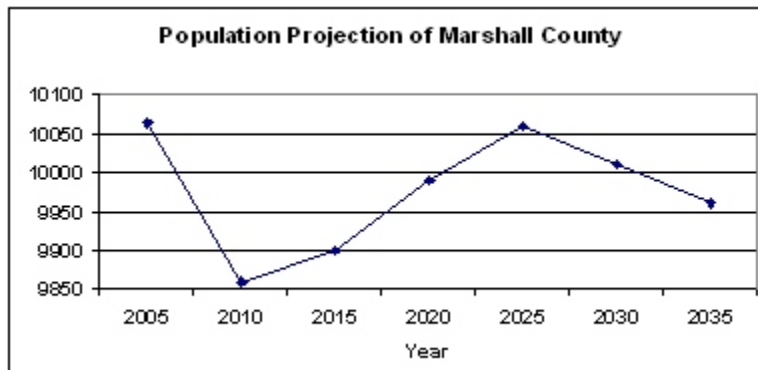
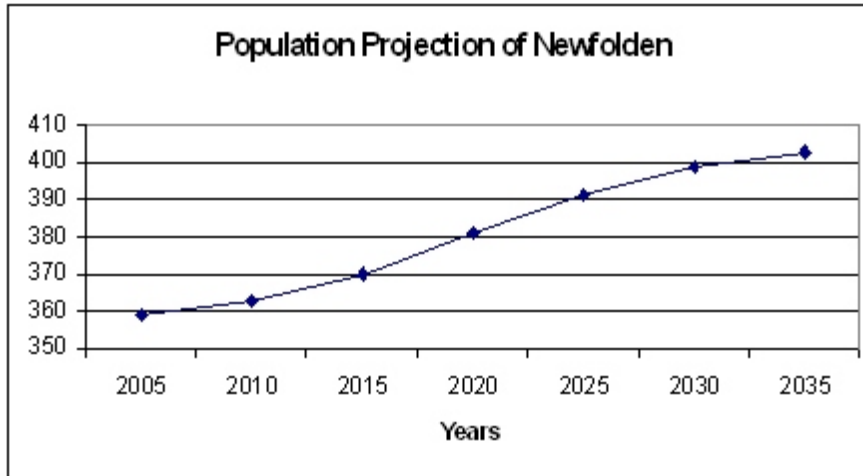
Marshall County Population

Marshall County's population has been steadily decreasing from 1920, with the only major population gain being seen in the 1930's. The ongoing consolidation of farming & the associated population loss and flooding events have hit Marshall County hard.



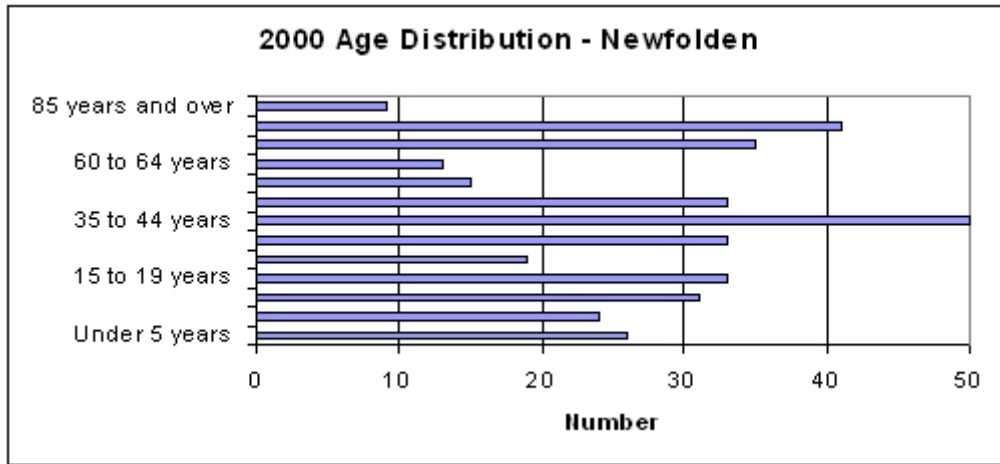
Population Projections

The population projections for Newfolden document a continuous increase in population through 2035. This differs from the Marshall County trend, but mirrors Pennington County, suggesting a local economic influence from nearby Thief River Falls.

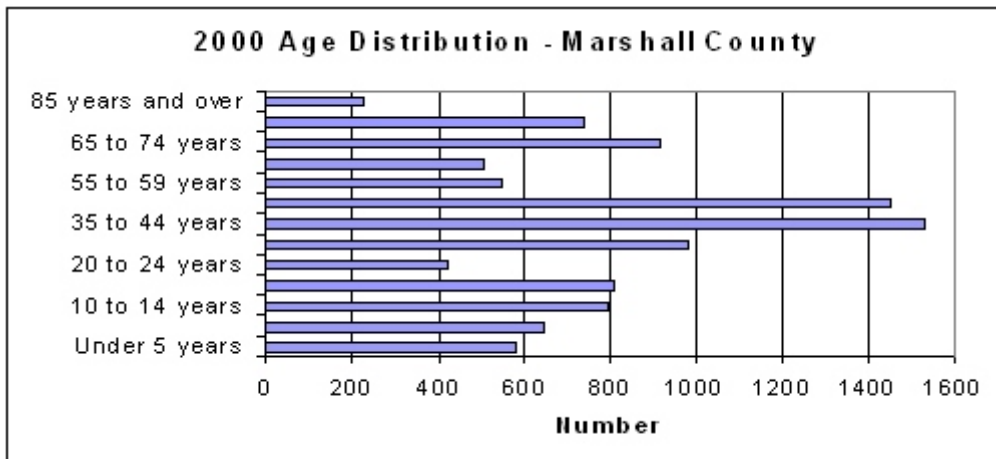


Newfolden Age Distribution

The age distribution in Newfolden is primarily middle aged, with the "baby boomers" being represented in the graph below as having the highest number of people. The other noticeable declining trend is the age group following high school, where many students leave the area either to go to further their education or to find employment.

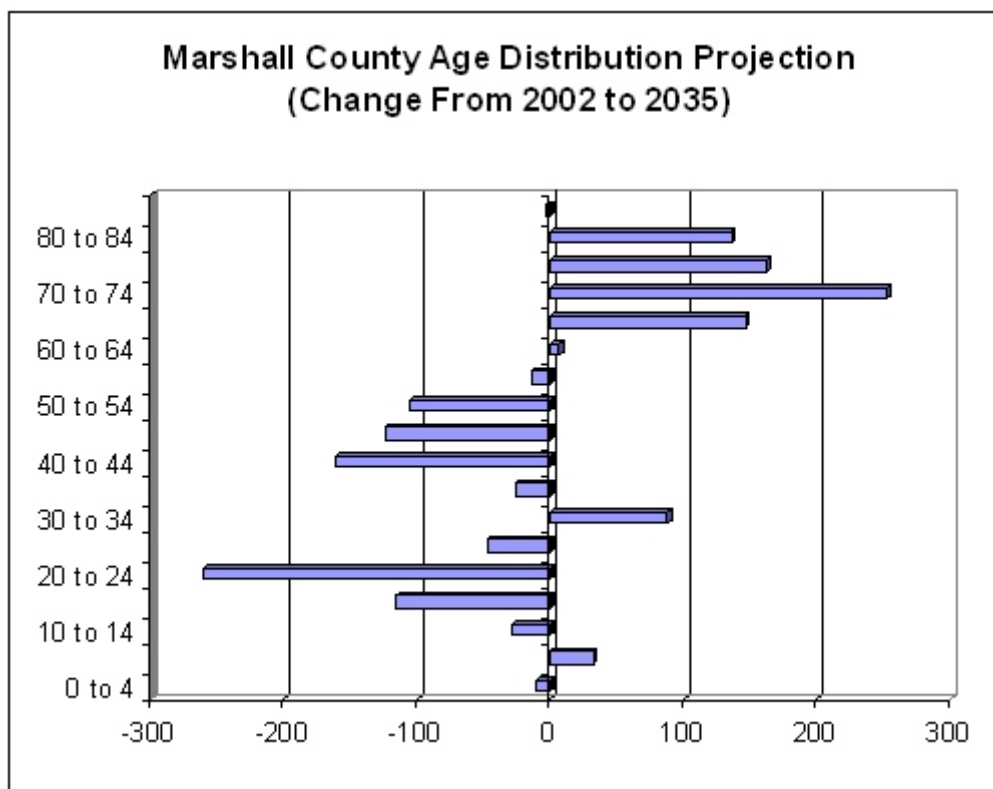


The "baby boomers" are solidly represented in Marshall County, as is the drop in the age group that immediately follows high school. The high middle-aged populations of both Newfolden and Marshall County could indicate people that had previously left the area are returning to raise their children.



The age projection of Marshall County predicts an aging county in the future, as a drop in almost every age category under sixty except for two is seen below. The aging of the baby boomers is a national concern, as a population of boomers that are both frail and dependent would put a tremendous strain on Medicare, require lots of support from both care-givers & family and also may require additional infrastructure within the region that is currently not available.

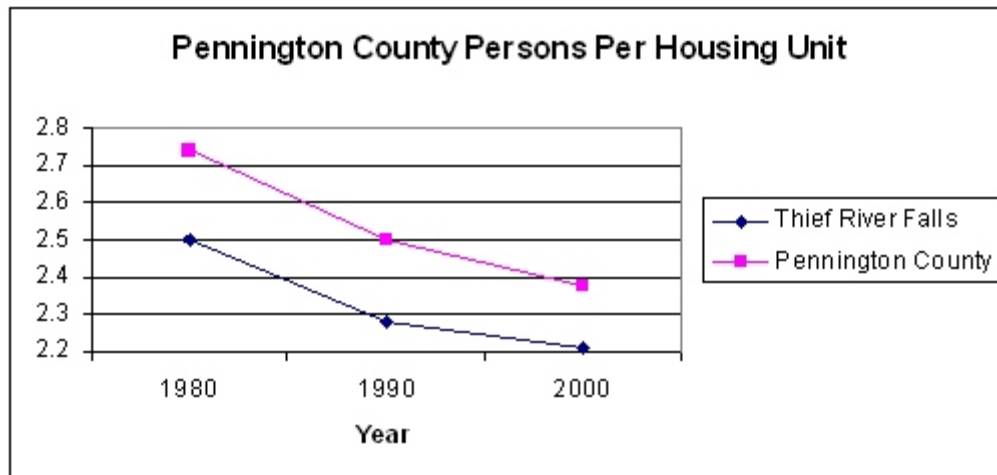
The flip-side of this argument is that a healthy population of baby boomers could stay in the workplace longer, benefitting both the local and national economy. Families are having less children now and in the more recent past, leading to a smaller workforce. Because people are living longer, some older individuals choose to stay in the workforce past their retirement age. This could be a buffer to help offset a potential workforce shortage.



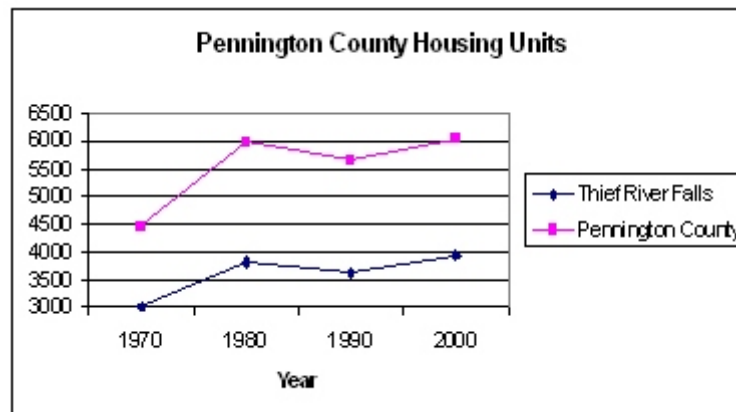
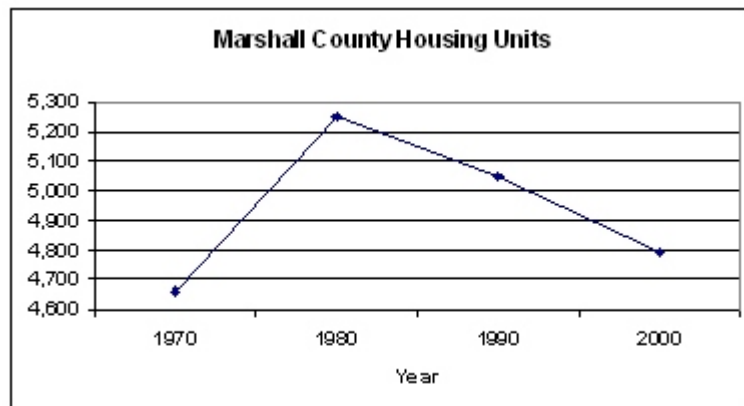
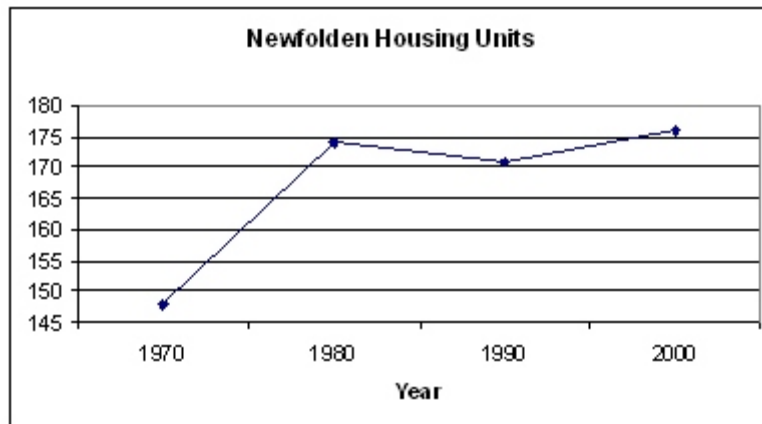
Housing



The number of persons per housing unit has been decreasing since the 1980's in both Marshall County and Northwest Minnesota. Newfolden closely mirrors this trend, except in the 1990's, when a small increase is posted. This small increase is somewhat unique, as it also differs from persons per housing unit statistics in nearby Pennington County and Thief River Falls.



Housing units generally have been on the increase in Newfolden, except for a decrease in the 1980's. A similar trend is seen in Marshall County, except during the 1990's, when Marshall County's housing units continued to decrease. The Pennington County & Thief River Falls influence can again be seen, as the trend patterns are almost identical to Newfolden. Northwest Minnesota in general has been steady from 1980 to 2000, and followed the same increasing pattern in the 1970's.



Market Value

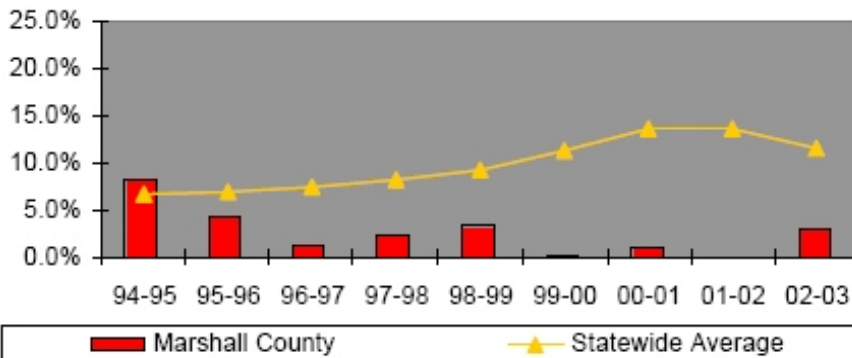
The information below is a summary of Estimated Market Value for Marshall County that was received from an assessment report from the Minnesota Revenue website (<http://www.taxes.state.mn.us/>).

Growth of Estimated Market Value - Assessment Years 1994 - 2003

PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE

	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03
Marshall County	8.2%	4.3%	1.4%	2.4%	3.3%	0.3%	0.9%	-3.3%	3.0%
Statewide Average	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%	11.7%

Growth in EMV 1994 - 2003



**Compounded Average
(per year)**

Marshall County	2.2%
Statewide Average	9.9%

Percent Share of Total Estimated Market Value by Major Property Type
(in millions of dollars)

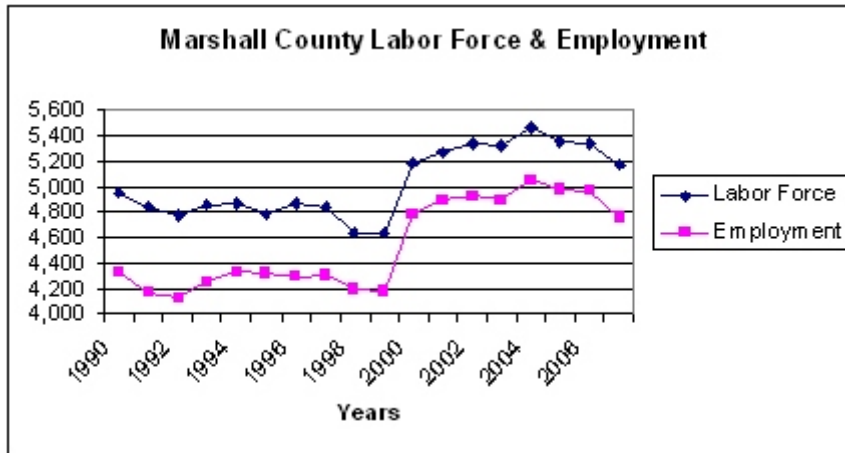
Marshall County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	57.24	10.9%	62.79	10.8%
Rental Housing	9.01	1.7%	9.96	1.7%
Non-Commercial Seasonal Recreational (Cabins)	1.09	0.2%	1.93	0.3%
Farms and Timberland (Combined)	392.95	74.6%	424.27	72.7%
Commercial and Industrial	11.95	2.3%	12.69	2.2%
Miscellaneous*	54.40	10.3%	71.92	12.3%
TOTAL ESTIMATED MARKET VALUE	526.64	100.0%	583.56	100.0%

Marshall County MAJOR PROPERTY TYPE	2000	Percent of Total	2003	Percent of Total
Residential Homestead	79.56	12.1%	95.07	14.4%
Rental Housing	9.59	1.5%	11.85	1.8%
Non-Commercial Seasonal Recreational (Cabins)	3.85	0.6%	6.00	0.9%
Farms and Timberland (Combined)	450.59	68.8%	443.65	67.4%
Commercial and Industrial	14.92	2.3%	15.96	2.4%
Miscellaneous*	96.34	14.7%	85.64	13.0%
TOTAL ESTIMATED MARKET VALUE	654.85	100.0%	658.16	100.0%

Marshall County MAJOR PROPERTY TYPE	(Projected) 2006	Percent of Total
Residential Homestead	113.59	17.0%
Rental Housing	14.63	2.2%
Non-Commercial Seasonal Recreational (Cabins)	9.36	1.4%
Farms and Timberland (Combined)	436.81	65.4%
Commercial and Industrial	17.07	2.6%
Miscellaneous*	76.12	11.4%
TOTAL ESTIMATED MARKET VALUE	667.59	100.0%

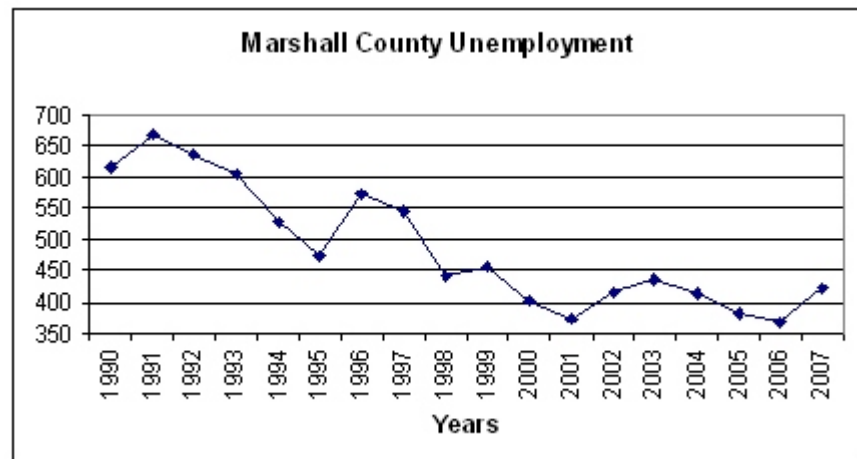
* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

Economic Trends



The labor force and employment trends for Marshall County follow a similar pattern. The 1990's can be characterized as stable, followed by an increase from 2000-2005. The later half of this decade is in a period of decrease.

The unemployment of Marshall County is in a general state of decline, with small year to two year increases. Periods of annual (seasonal) high and low employment exist within the county, often correlating with agriculture and local crop growing periods.

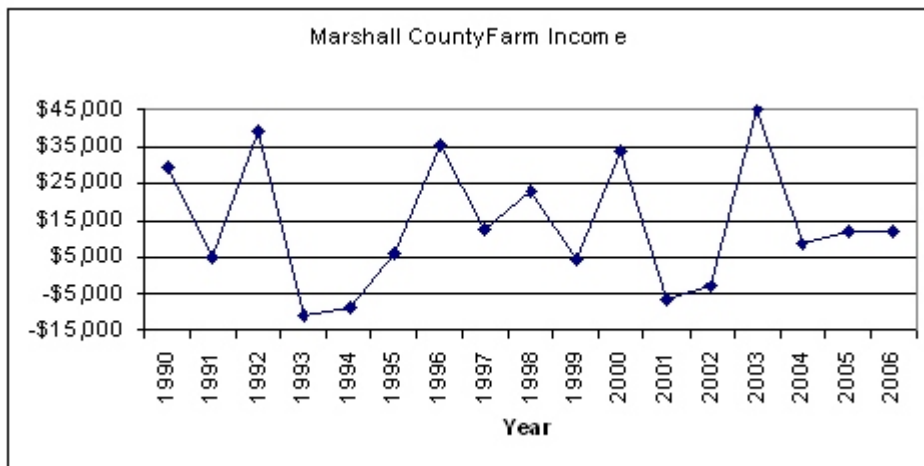


The graph on the next page shows employment broken down into sectors. The two sectors that employ the most people in Marshall County are: Educational, Health and Social Services (20.5%) and Manufacturing (17.3%). This trend is similar to Newfolden, as the city information shows that Manufacturing (30.4%) and Educational, Health and Social Services (16.9%) were also the top two categories.

Economic Trends (Cont.)

Industry of Marshall County	2000	Percent
Agriculture, forestry, fishing & hunting and mining	527	11.60%
Construction	324	7.20%
Manufacturing	781	17.30%
Wholesale trade	139	3.10%
Retail trade	486	10.70%
Transportation & warehousing and utilities	334	7.40%
Information	55	1.20%
Finance, insurance, real estate and rental & leasing	156	3.40%
Professional, scientific, management, administrative and waste management services	107	2.40%
Educational, health and social services	927	20.50%
Arts, entertainment, recreation, accommodation and food services	194	4.30%
Other services (except public administration)	277	6.10%
Public administration	217	4.80%

As detailed by the statistics and graph below, farming is characterized by dramatic fluctuations. Part of this can be attributed to periodic Red River flooding that has a regional affect. The number of farms have actually increased in recent years, following a decrease from 1987 - 1992. Expenses have seen a continual increase, and the pattern is expected to continue due to price increases in fuel and equipment. The high number of farms with less than \$2,500 in sales could point to individuals not being able to claim farming as a principle occupation, working dual jobs, or "hobby farms". All other sales categories saw decreases, except for the \$100,000 or more category, which saw a very slight increase.



Economic Trends (Cont.)

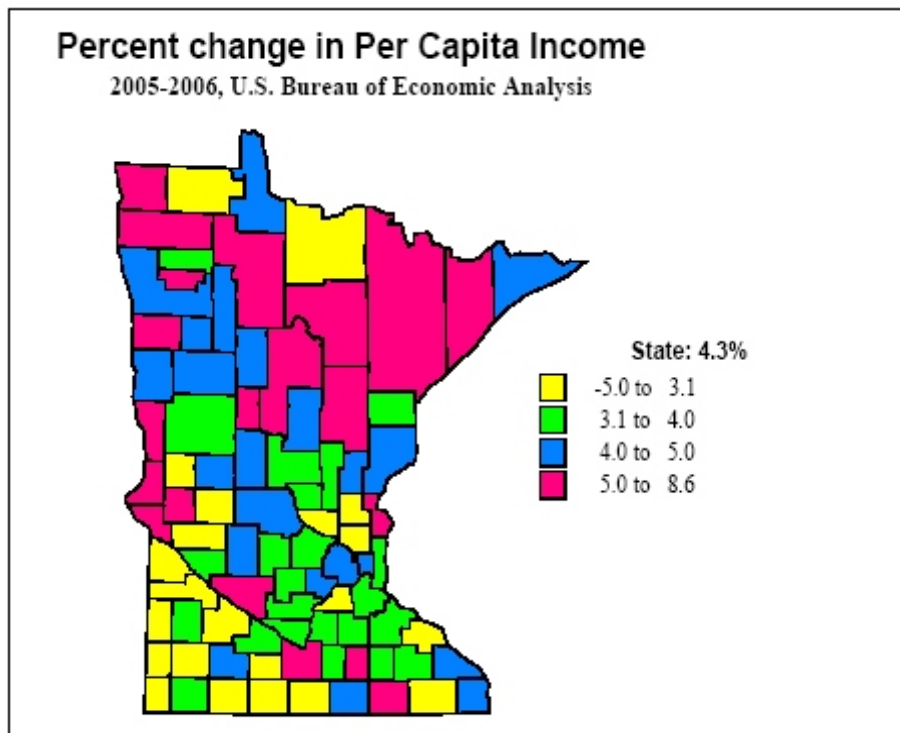
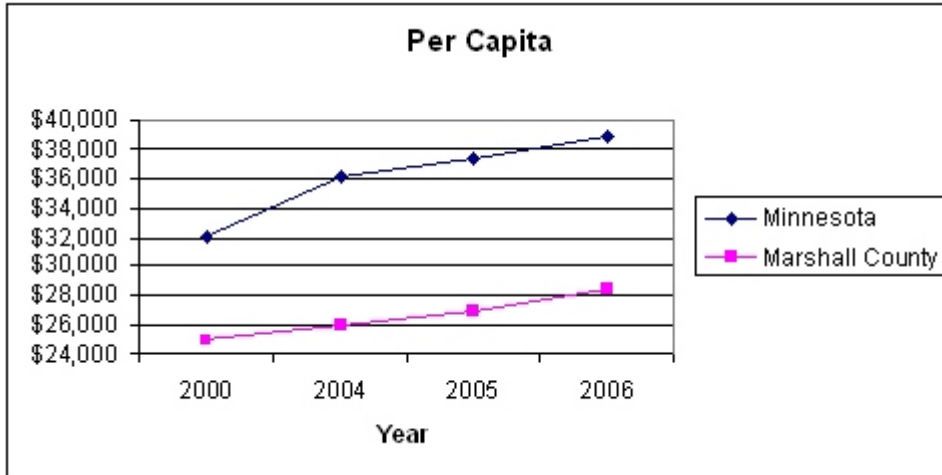
Marshall County Farm Information

Marshall County	2002	1997	1992	1987
Farms (number)	1,409	1,144	1,012	1,299
Farms by size - 1 to 9 acres	20	9	9	21
Farms by size - 10 to 49 acres	97	67	53	57
Farms by size - 50 to 179 acres	365	241	148	200
Farms by size - 180 to 499 acres	418	357	304	433
Farms by size - 500 to 999 acres	214	215	232	333
Farms by size - 1,000 acres or more	295	255	266	255
Total farm production expenses 1/(\$1,000)	95,322	84,158	80,096	67,722
Farms by value of sales - Less than \$2,500	725	352	109	138
Farms by value of sales - \$2,500 to \$4,999	43	63	45	94
Farms by value of sales - \$5,000 to \$9,999	64	81	67	126
Farms by value of sales - \$10,000 to \$24,999	125	152	148	254
Farms by value of sales - \$25,000 to \$49,999	89	106	146	247
Farms by value of sales - \$50,000 to \$99,999	96	127	158	219
Farms by value of sales - \$100,000 or more	267	263	339	221
Principal operator by primary occupation - Farming (number)	886	686	762	1,017

The total number of farms in the County has increased recently, which contrasts with nationwide trends. Small and large farms have increased, while mid-size farms have decreased. Farm expenditures, which are approaching \$100,000,000, represent a very large influence on County. Total sales in the county range around \$130,000,000.

Economic Trends (Cont.)

A per capita analysis shows Marshall County having a lower Per Capita than the state of Minnesota, but trending comparably as far as increases and decreases. Although the Minneapolis/St. Paul and Rochester areas see the highest per capita income, Northern Minnesota saw the most per capita income gains (percent change) between 2005 and 2006.



Summary

The following is a summary of local development patterns and trends which affect Newfolden:

Population - The population of Newfolden has shown long term growth, but is currently slightly under the peak population of 1970. This contrasts with long term population loss in Marshall County as a whole.

Age - The age composition of the City follows general trends in Marshall County and Northwest Minnesota which are characterized by high numbers of persons in the middle age categories and a dramatic drop after high school ages.

Housing - The number of housing units in the City has increased on a long term basis, which is in contrast to trends in Marshall County.

Employment - Employment numbers in Marshall County increased in the early part of the decade, with some decrease in recent years.

Per Capita Income - Per capita income in Marshall county has increased at a faster rate than the statewide average, but overall income levels remain significantly below statewide averages.

Farm Influence - Farm expenditure in the Marshall County and surrounding counties represents a large influence on main street sales.

Pennington County Trends - An examination of development trends in Newfolden shows patterns more similar to Pennington County.

IV. Development Issues and Opportunities

The City Planning Committee discussed the development trends outlined in the preceding section, shared perspectives about community life in Newfolden, and talked with residents to gain a better understanding of their wishes. The discussions covered a wide range of topics from rebuilding the school to the need for more senior housing. A central theme in the conversations was the value everyone in the community places on the high quality of life offered in Newfolden.

The following is a summary of the issues and opportunities represented in the discussions:

Community Pride - It is very clear the residents of Newfolden really like living in the Community and feel a deep pride in belonging, contributing, and looking forward to a bright future.

Ag Service Center - Farming and agriculture provide an important part of the community base. Rural residents living around the town are an integral part of everything in the community.

Rural Suburb - Job opportunities in Thief River Falls, Greenbush, Karlstad and other communities within driving distance provide an opportunity for a greater number of people to live in Newfolden.

Growth - The combination of being a great place to live, the strength of the farm economy, and the availability of good jobs has resulted in a stable and growing population, new housing construction, and a positive attitude.

Progressive - Community members have been able to move forward on key issues such as rebuilding the school following a devastating fire, creation of a new housing addition, construction of the Community Center, and park improvements. Residents are open to change and new ideas.

Civic and Social Organizations - Strong civic and social organizations have been a key part of success. This includes the Lyons, American Legion, Project Future, the Rod and Gun Club, Drift Skippers, local churches, School Alumni, and a huge number of committees and work groups that get things done.

Central Location - Newfolden's location provides enough space for the community to be a strong local service center, but is close enough to area and regional centers to provide convenient access to job opportunities and big box shopping.

Main Street - Newfolden has made an extra effort to maintain strong basic retail services on main street and to provide extra services whenever practical. Recent retail development efforts have included the addition of bakery and support for prescription drug service.

New Jobs - The City has supported a variety of projects to create new jobs and is prepared to continue this support as opportunities arise.

Room to Grow - Past actions to make lots available for new housing construction has been an important development aspect. There is the potential for a shortage of lots as the previous housing addition fills up. The need for more senior housing options has also been discussed as part of long term growth needs.

Fun Place to Live - Newfolden is just a fun place to live. There are a wide variety of social and recreational activities, especially those related to family related lifestyles. Community celebrations such as Newfest are very well attended and out-of-towners like to participate as well.

Family Friendly - Newfolden is a great place to raise a family. The school, safe streets, access to jobs, variety of activities, community spirit, a nice downtown, and rural values all add up for families.

Maintain and Improve - Residents, community groups, stores, city officials, homeowners, service providers and others in the Community have a long history of maintaining and improving all aspects of Newfolden life and intend to continue doing so.

V. Development Goals and Objectives

Goal - Strengthen the role of Newfolden as a local service center, a great place to raise a family, and a fun place to live.

Objectives

The following is a list of key objectives the City will be pursuing in relationship to the Goal:

Local Service Center - Maintain and improve Newfolden as a local service center with basic and extra retail services, social and recreational opportunities, and educational services.

Housing - Identify or create an adequate supply of lots for new housing construction which provide the lifestyle options needed to attract new residents or the changing preferences of existing residents.

Senior Housing - Examine the feasibility of adding senior living options in the Community such as assisted living or housing with services and support the development of those options as appropriate.

Zoning - Examine the need for city zoning to ensure residents have a say in how the community lives and to promote housing options which appeal new and existing residents.

Job Opportunities - Keep an open, quiet line of communication with business or industry in terms of job creation projects and provide public support for those project as needed, appropriate, and according to city capability.

Parks, Trails, and Recreation - Expand recreations and nature space options in the City including the on-going development of walking and biking trails or other amenities that appeal to the changing expectations of residents.

Support - Encourage and support the multitude of groups and individuals who contribute to the high quality of life in the Community and help make Newfolden competitive in a changing world.



Newfolden Comprehensive Plan - 2009