

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

Robert J. Ferderer	Chairman
Robert W. Johnson	Vice Chairman
Kenneth F. Sette	Member
Joseph P. Fogarty	Ex-Officio Member
Wesley R. Scheel	Ex-Officio Member

 IN THE MATTER OF THE NOTICE OF)
 INTENT FOR THE ANNEXATION OF)
 CERTAIN LAND TO THE CITY OF)
 STILLWATER PURSUANT TO MINNESOTA)
 STATUTES 414)

FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND ORDER

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414 as amended, on September 28th, 1981 at Stillwater, Minnesota. The hearing was conducted by Terrence A. Merritt, Executive Director, pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were Kenneth Sette, member of the Municipal Board, and County Commissioner Joseph Fogarty, ex-officio member of the board. The City of Stillwater appeared by and through David Magnuson, the Town of Stillwater appeared by and through William Jepsen, and petitioners Dallager and Smith appeared by and through Donald Raleigh. Testimony was heard and records and exhibits were received.

After due and careful consideration of all evidence together with all records, files and proceedings the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

I. On July 22nd, 1981, a copy of a notice of intent to annex was filed with the Minnesota Municipal Board by the City of Stillwater. The notice of intent contained all the information required including a statement that the area proposed for annexation is 60% or more bordered by the city and 40 acres or less and a description of the territory subject to the annexation which is follows:

Parcel A

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty (20), in Township Thirty (30) North, of Range Twenty (20) West, described as follows, to wit:

Beginning at a point on the East line of the above described tract of land, Six Hundred Fifty (650) feet North of the Southeast corner thereof, and running thence West parallel to the North line of said tract of land, six Hundred Twenty-five (625) feet; thence North parallel to the East line of said tract to the North line of said tract; thence East along North line of said tract to the center of the Public Road, known as the "Government Road"; thence

Southeasterly along the center line of said Road to the East line of the above described tract of land; and thence South to the place of beginning; excepting therefrom the East Four Hundred Thirty-five (435) feet of the South Two Hundred Seventy-five (275) feet, and excepting therefrom the West One Hundred Ninety (190) feet of the East Six Hundred Twenty-five (625) feet of the South Two Hundred Seventy-five (275) feet.

According to the United States Government Survey thereof.

Parcel B

That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 30 North, Range 20 West, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 01 degree 11 minutes 03 seconds West, bearing oriented to the Washington County Coordinate System, North Zone, a distance of 13.40 feet to a point distant 1335.60 feet northerly from the southeast corner of the Southeast Quarter of said Section 20; thence North 89 degrees 50 minutes 03 seconds West 145.02 feet to the center line of Stonebridge Trail, as it is now traveled and the point of beginning; thence continue North 89 degrees 50 minutes 03 seconds West 479.94 feet; thence South 01 degree 11 minutes 03 seconds East 12.99 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 47 minutes 48 seconds East along said south line a distance of 483.35 feet to said center line of Stonebridge Trail; thence northerly along said center line and a curve, concave to the East, having a radius of 260.00 feet and a central angle of 03 degrees 02 minutes 37 seconds, a distance of 13.81 feet, the chord of said curve bears North 15 degrees 26 minutes 59 seconds West, to the point of beginning, containing 0.15 acres, more or less.

Subject to a road easement for said Stonebridge Trail over the easterly 33.00 feet thereof.

That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 30 North, Range 20 West, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 47 minutes 48 seconds West, bearing oriented to the Washington County Coordinate System, South Zone, along the south line of said Northeast Quarter of the Southeast Quarter a distance of 624.97 feet (recorded as 625 feet); thence North 01 degree 11 minutes 03 seconds West, parallel with the east line of said Northeast Quarter of the Southeast Quarter a distance of 12.99 feet to the point of beginning; thence continue North 01 degree 11 minutes 03 seconds West 111.35 feet; thence South 89 degrees 47 minutes 48 seconds East, parallel with said south line a distance of 437.65 feet to the west right-of-way line of the old U.S. Military Road; thence South 00 degrees 12 minutes 49 seconds East, along said west right-of-way line, a distance of 111.03 feet; thence North 89 degrees 50 minutes 03 seconds West 435.76 feet to the point of beginning, containing 1.12 acres, more or less. Together with any rights to the land which adjoins and lies east of the above described tract and west of the center line of the old U.S. Military Road, subject to said road.

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty (20) and that part of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Twenty-one (21), all in Township Thirty (30) North, Range Twenty (20) West, Washington County, Minnesota, lying westerly of the center line of County State Aid Highway 5, as presently located and traveled, lying easterly of the westerly right-of-way of the old U.S. Military Road, and northerly of a line distant Sixty-four (64.00) feet northerly and parallel with the North line of COOPER'S ADDITION TO THE CITY OF STILLWATER, according to the plat on file in the office of the County Recorder, Washington County, Minnesota, and the westerly extension of said line.

All that part of the following described land lying Westerly of the center line of County State Aid Highway 5, as presently located and traveled:

All that part of Section Number Twenty (20), in Township Number Thirty (30), Range Number Twenty (20), described as one tract of land as follows: Beginning at a point where the West line of Owens Street, in said COOPER'S ADDITION TO THE CITY OF STILLWATER, intersects the center line of the public road known as Sycamore Street; and running thence North on the West line of said Owens Street and an extension of the same line, a distance of Three Hundred and Sixty-four (364) feet to a point Sixty-four (64) feet North of the North line of said COOPER'S ADDITION; thence West parallel to the said North line of said COOPER'S ADDITION, and an extension thereof, Seven Hundred Twenty-seven and Four-tenths (727.4) feet, more or less, to the center of the public road; thence Southerly, Southeasterly and Easterly along the center lines of said public road to the place of beginning.

An objection to the proposed annexation was received by the Minnesota Municipal Board from Stillwater Township on August 21st, 1981. The Municipal Board upon receipt of this objection conducted further proceedings in accordance with M.S. 414.031, subd. 3 and 4 as required by M.S. 414.033, subd. 3.

II. Due, timely and adequate legal notice of the hearing was published, served and filed.

III. The area subject to annexation is unincorporated, approximately 12.41 acres in size and abuts the City of Stillwater by 77.7% of its border. The City of Stillwater is approximately 4,097 acres in size.

IV. The general topography of the area subject to annexation is flat, having less than 10 feet of relief. The area is located within Brown's Creek Watershed, which is a tributary to the St. Croix River. The drainage patterns of the area are to the north and east, into the City of Stillwater and towards the St. Croix River. There are no rivers, lakes, or major bluffs within the area subject to annexation. There are no natural features of peculiar or extraordinary significance.

V. The population of the City of Stillwater in the year 1980 was 12,255 people. In 1990 the projected population of the City of Stillwater is 13,900 persons.

VI. In the area subject to annexation there are three residential structures with seven permanent residents.

VII. The population of the Town of Stillwater according to the 1980 census was 1,594 persons.

VIII. The City of Stillwater has approximately 16 acres in apartment and nursing home use, 14 acres in duplex use, 3.9 acres in three to four unit use, 1,688.6 acres in single family use, 39 acres in commercial use, 53.4 acres in industrial use, 1.3 acres in utilities, 30 acres in railroad use, 161.9 acres in school related use, 14.2 acres in county use, 1.2 acres in federal use, 21.7 acres in state use, 220 acres in city use, 159.6 acres in semi-public use, 765.2 acres in public street use, 584 acres in waterbodies, and 369 acres in vacant land.

In the City of Stillwater there is currently some residential construction, but most construction work is remodeling in nature since there is very little land available for residential construction except for Oak Glen Development.

In the Oak Glen Development the plans are to construct the following facilities on approximately 183.63 acres: approximately 378 single family and approximately 106 multi-family residences; on approximately 157.85 acres a nine-hole executive golf course, an 18 hole championship golf course; a clubhouse, including restaurant and bar facilities; a golf practice area; maintenance building and adequate parking facilities therefore; the balance of the property comprising approximately 122.54 acres to be used for open space drainage control and streets and utilities easements.

In the City of Stillwater there is the following area remaining for various uses: 1) residential 460 acres 2) institutional 156 acres 3) commercial 100 acres 4) industrial 108 acres.

IX. In the area subject to annexation, the land's use is residential in nature and the parcels are completely surrounded by residential and proposed residential development. The property is vacant except for three residential structures.

X. The Town of Stillwater which contains approximately 18 square miles of land is primarily used as residential with most of its land being zoned for residential or agricultural uses.

XI. The City of Stillwater currently has in effect, zoning and subdivision regulations, a City Zoning Map, City Comprehensive Sewer Plan, City Water Main Base Map, a Graphic of the City Policy on Expansion, City Neighborhood Structure Plan Map, a Graphic showing Potential Future Boundaries of the City, City Zoning Ordinance, General City Plan and Neighborhood Map, City Comprehensive Plan, and a Comprehensive City Code. The City of Stillwater has adopted the Uniform Building Code.

The City of Stillwater employs a Building Official, and has a full time Public Safety Director who's position has the supervisory capability over both the Police Department and the Fire Department. The City of Stillwater has a full time Fire Department that is complemented by volunteer help and a Police Department that has full time and reserve capabilities. The City also employs a full time Coordinator/Financial Director. The City supplements its staff by employing a Consulting Engineer, a Consulting Planner and by using the services, from time-to-time, of the Washington County Planning Department. The City also has a Parks and Recreation Department.

XII. City sewer, water and streets are now being extended past and beyond the area subject to annexation and would be available to the area subject to annexation.

XIII. Property owners in the area subject to annexation are looking to replace the present on-site sanitary sewer systems.

XIV. The Town of Stillwater provides fire protection to the area subject to annexation through a contract with the City of Stillwater. Police protection is provided by the Washington County Sheriff's Office.

XV. The City of Stillwater currently provides its residents with the following listed services, all of which it is willing to provide to the Area Subject to Annexation: 1) There is a complete municipal water department that is operated independently as a branch of the municipal government of the City of Stillwater. 2) The City of Stillwater is the owner of laterals and interceptors providing complete sanitary sewer service and storm sewer service to the City of Stillwater. The laterals and interceptors, owned by the City empty into a Metropolitan Waste Control Commission Sewer Plant located in the City of Stillwater. The sewer plant was constructed by the City of Stillwater in 1959 and has subsequently been expanded and its capacity increased and acquired by the Metropolitan Waste Control Commission. This system has more than adequate capacity to serve the Area Subject to Annexation. 3) The City of Stillwater has a Fire Department that is comprised of full-time and part-time help, with two men on duty 24 hours a day. The reserve capacity of the Fire Department is complemented by approximately 30 volunteers. The Fire Department has four pumpers, a ladder truck, a rescue truck, a tanker truck and pickup trucks for the handling of small grass fires. (Its fire rating is a class five.) 4) The Police Department of the City of Stillwater is comprised of 16 full-time policemen along with 12 part-time officers. The Police Department has five marked squad cars and two unmarked cars and is connected to the Washington County Emergency Communications System which is a central clearing house for radio messages operated by the Washington County Sheriff's Office. 5) There is a regular

street improvement plan for the City of Stillwater wherein streets are sealcoated on a regular basis and needed improvements are made according to a street maintenance and improvement plan. 6) Recreational facilities of the City of Stillwater include many and varied parks including Lowell Park adjacent to the St. Croix River in Downtown Stillwater and Pioneer Park located on the North Hill of Stillwater; a large ice arena which provides indoor ice facilities to various hockey teams and figure skating groups throughout the Washington County area. These facilities are managed by a Parks and Recreation Department. 7) The City of Stillwater has a public library which recently has undergone a large renovation. 8) Additional administrative services are provided in the City Hall of the City of Stillwater which houses a number of offices, including that of a full-time City Coordinator/Finance Director and the City Clerk.

XVI. Minnesota State Highways No. 95, 96 and 36 converge at Stillwater and provide easy access to the Metropolitan area. Stillwater is served by the Metropolitan Transit buses. There is a local bus and local taxi company with radio equipment vehicles. The City is bounded on the southern boundary for the most part by Minnesota State Trunk Highway No. 212/36 and is also served by State Highway No. 95 and 96.

XVII. In the area subject to annexation Stone Bridge Trail North, also called County Road No. 5, borders the property on the Northeast and serves as a collector road for traffic approaching the City from the north.

XVIII. There was no evidence provided indicating any existing or potential environmental problems relative to the land included within the area subject to annexation.

XIX. The plans and programs in the annexing municipality to provide needed governmental services to the area proposed for annexation include plans to continue to provide both police and fire protection to the area subject to annexation, any needed street improvements or street maintenance, furnish the area with sewer and water service as well as the other municipal services which the City of Stillwater provides its residents.

XX. In the City of Stillwater the tax base includes the following present valuation (assessed valuation used): 1) Residential property assessed in 1980 payable in 1981 was established at \$36,814,845. 2) Commercial property assessed in 1980 payable in 1981 was established at \$6,498,515. 3) Industrial property assessed in 1980 payable in 1981 was established at \$818,768. 4) Agricultural property assessed in 1980 payable in 1981 was established at \$158,631. 5) Non-taxable property, including institutional use, was last assessed in 1974 and has an

established value of \$25,031,810. 6) Public Utility assessed in 1980 payable in 1981 was established at \$35,795. 7) Personal property assessed in 1980 payable in 1981 was established at \$1,377,294.

XXI. In the Township of Stillwater the tax base includes the following Present Valuation (assessed values used): 1) Residential property assessed in 1980 payable in 1981: \$7,265,980. 2) Personal property assessed in 1980 payable in 1981: \$17,006. 3) Commercial property assessed in 1980 payable in 1981: \$35,118. 4) There was no industrial property located in the Township and, therefore, it was assessed at zero. 5) Agricultural property assessed in 1980 payable in 1981: \$1,084,231. 6) Non-taxable property, including institutional use, was last assessed in 1974 and has an established value of \$677,928.

XXII. In the Area Subject to Annexation, the tax base includes the following: Residential property assessed in 1980 payable in 1981, market value - \$241,197, assessed value - \$57,815.

XXIII. The present total assessed value of the City of Stillwater, including real and personal property, assessed in 1980 payable in 1981: \$48,303,278.

The total present assessed value of the Town of Stillwater, including real and personal property, assessed in 1980 payable in 1981 is \$8,697,561.

The total assessed value of the Area Subject to Annexation, including real property assessed in 1980 payable in 1981 is \$57,815.

XXIV. Tax Data:

(1) Mill Rate Trends:

	<u>Payable 1976</u>	<u>Payable 1977</u>	<u>Payable 1978</u>	<u>Payable 1979</u>	<u>Payable 1980</u>	<u>Payable 1981</u>
City of Urban:	23.24	24.80	32.45	31.44	27.92	25.160
Stillwater Rural:	4.74	7.51	11.50	10.71	9.25	9.019
"B" Annex:		11.23	17.32	21.42	23.57	22.100
"C" Annex:			12.31	16.42		14.776
	<u>Payable 1976</u>	<u>Payable 1977</u>	<u>Payable 1978</u>	<u>Payable 1979</u>	<u>Payable 1980</u>	<u>Payable 1981</u>
Stillwater Township	7.26	7.58	7.28	6.40	6.18	7.452
School District 834	59.40	59.93	58.09	54.24	51.31	42.226
County in the City:	24.85	23.82	23.08	23.92	25.05	24.725
County in the Twp.:	26.08	25.15	24.50	25.32	26.72	26.330

(2) Bonded Indebtedness

- (a) City of Stillwater - \$6,415,000 outstanding on the year ended December 31, 1980.
- (b) Township of Stillwater - \$73,000 outstanding on the year ended December 31, 1979.

XXV. The annexation of the Area Subject to Annexation to the City of Stillwater, is in the best interests of the land included within the area Subject to Annexation.

XXVI. The Area Subject to Annexation is in the general area planned for expansion of the City of Stillwater, under existing regional and local plans.

XXVII. The City of Stillwater is ready and willing to accept the responsibility of extending Municipal Services to the Area Subject to Annexation.

XXVIII. The annexation of the area Subject to Annexation to the City of Stillwater will have no significant adverse affect on the Town or any of its residents.

XXIX. The land within the Area Subject to Annexation is suitable for development.

XXX. The Town of Stillwater is unable to deliver a full range of municipal services to the Area Subject to Annexation.

XXXI. The City of Stillwater is the only municipality adjacent to the Area Subject to Annexation and therefore there are no adjacent municipalities to be affected by the annexation of the area subject to annexation.

XXXII. All necessary governmental services can best be provided to the Area Subject to Annexation by its annexation to the City of Stillwater.

XXXIII. The new assessed valuation of the Town of Stillwater, exclusive of other changes, after the Area Subject to Annexation is annexed to the City of Stillwater, would be \$8,639,746.

XXXIV. The Town of Stillwater can continue to function without the Area Subject to Annexation.

XXXV. There is no evidence that the annexation of the Area Subject to Annexation to the City of Stillwater will have any adverse affect on Independent School District No. 834, which is the only school district within the area.

CONCLUSIONS OF LAW

I. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.

II. The area subject to annexation is now or is about to become urban or suburban in nature and the annexing municipality is capable of providing the services required by the area within a reasonable time.

III. The Municipal Government is required to protect the public health, safety and welfare in the area subject to annexation.

IV. The best interests of the area subject to annexation will be furthered by annexation.

V. The remainder of the Town of Stillwater can carry on the functions of government without undue hardship.

VI. There is a reasonable relationship between the increase in values for the City of Stillwater and the value of benefits conferred upon the area subject to annexation.

VII. The annexation of all or a part of the property to an adjacent municipality would not better serve the interests of the residents who reside in the area subject to annexation.

VIII. Two years will be required to effectively provide full municipal services to the annexed area.

IX. This Minnesota Municipal Board order is not subject to an annexation election.

X. An order should be issued by the Minnesota Municipal Board annexing the area described herein.

O R D E R

I. IT IS HEREBY ORDERED: That the property described herein situated in the County of Washington, State of Minnesota be and the same is hereby annexed to the City of Stillwater, Minnesota the same as if it had been originally made a part thereof:

Parcel A

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty (20), in Township Thirty (30) North, of Range Twenty (20) West, described as follows, to wit:

Beginning at a point on the East line of the above described tract of land, Six Hundred Fifty (650) feet North of the Southeast corner thereof, and running thence West parallel to the North line of said tract of land, six Hundred Twenty-five (625) feet; thence North parallel to the East line of said tract to the North line of said tract; thence East along North line of said tract to the center of the Public Road, known as the "Government Road"; thence Southeasterly along the center line of said Road to the East line of the above described tract of land; and thence South to the place of beginning; excepting therefrom the East Four Hundred Thirty-five (435) feet of the South Two Hundred Seventy-five (275) feet, and excepting therefrom the West One Hundred Ninety (190) feet of the East Six Hundred Twenty-five (625) feet of the South Two Hundred Seventy-five (275) feet.

According to the United States Government Survey thereof.

Parcel B

That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 30 North, Range 20 West, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 01 degree 11 minutes 03 seconds West, bearing oriented to the Washington County Coordinate System, North Zone, a distance of 13.40 feet to a point distant 1335.60 feet northerly from the southeast corner of the Southeast Quarter of said Section 20; thence North 89 degrees 50 minutes 03 seconds West 145.02 feet to the center line of Stonebridge Trail, as it is now traveled and the point of beginning; thence continue North 89 degrees 50 minutes 03 seconds West 479.94 feet; thence South 01 degree 11 minutes 03 seconds East 12.99 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 47 minutes 48 seconds East along said south line a distance of 483.35 feet to said center line of Stonebridge Trail; thence northerly along said center line and a curve, concave to the East, having a radius of 260.00 feet and a central angle of 03 degrees 02 minutes 37 seconds, a distance of 13.81 feet, the chord of said curve bears North 15 degrees 26 minutes 59 seconds West, to the point of beginning, containing 0.15 acres, more or less.

Subject to a road easement for said Stonebridge Trail over the easterly 33.00 feet thereof.

That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 30 North, Range 20 West, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 47 minutes 48 seconds West, bearing oriented to the Washington County Coordinate System, South Zone, along the south line of said Northeast Quarter of the Southeast Quarter a distance of 624.97 feet (recorded as 625 feet); thence North 01 degree 11 minutes 03 seconds West, parallel with the east line of said Northeast Quarter of the Southeast Quarter a distance of 12.99 feet to the point of beginning; thence continue North 01 degree 11 minutes 03 seconds West 111.35 feet; thence South 89 degrees 47 minutes 48 seconds East, parallel with said south line a distance of 437.65 feet to the west right-of-way line of the old U.S. Military Road; thence South 00 degrees 12 minutes 49 seconds East, along said west right-of-way line, a distance of 111.03 feet; thence North 89 degrees 50 minutes 03 seconds West 435.76 feet to the point of beginning, containing 1.12 acres, more or less. Together with any rights to the land which adjoins and lies east of the above described tract and west of the center line of the old U.S. Military Road, subject to said road.

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty (20) and that part of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Twenty-one (21), all in Township Thirty (30) North, Range Twenty (20) West, Washington County, Minnesota, lying westerly of the center line of County State Aid Highway 5, as presently located and traveled, lying easterly of the westerly right-of-way of the old U.S. Military Road, and northerly of a line distant Sixty-four (64.00) feet northerly and parallel with the North line of COOPER'S

ADDITION TO THE CITY OF STILLWATER, according to the plat on file in the office of the County Recorder, Washington County, Minnesota, and the westerly extension of said line.

All that part of the following described land lying Westerly of the center line of County State Aid Highway 5, as presently located and traveled:

All that part of Section Number Twenty (20), in Township Number Thirty (30), Range Number Twenty (20), described as one tract of land as follows: Beginning at a point where the West line of Owens Street, in said COOPER'S ADDITION TO THE CITY OF STILLWATER, intersects the center line of the public road known as Sycamore Street; and running thence North on the West line of said Owens Street and an extension of the same line, a distance of Three Hundred and Sixty-four (364) feet to a point Sixty-four (64) feet North of the North line of said COOPER'S ADDITION; thence West parallel to the said North line of said COOPER'S ADDITION, and an extension thereof, Seven Hundred Twenty-seven and Four-tenths (727.4) feet, more or less, to the center of the public road; thence Southerly, Southeasterly and Easterly along the center lines of said public road to the place of beginning.

II. IT IS FURTHER ORDERED: That the population of the City of Stillwater is increased by seven.

III. It is further ordered that the population of the Town of Stillwater is decreased by seven.

IV. IT IS FURTHER ORDERED: That the mill levy of the City of Stillwater and the property herein ordered annexed shall be increased in substantially equal proportions over a period of two years to equality with the mill levy of the property already within the City.

V. IT IS FURTHER ORDERED: That the effective date of this order is October 30, 1981.

Dated this 30th day of October, 1981

MINNESOTA MUNICIPAL BOARD
165 Metro Square Building
St. Paul, Minnesota 55101



Terrence A. Merritt
Executive Director

M E M O R A N D U M

The annexation request in A-3843 does not appear to be the optimum solution to the issues of governance in the area. For example, an island of township property now exists. Further, the record indicates additional lands in Stillwater Township may be considered for annexation. The request highlights the need for long range joint planning by the town and city to examine the ultimate solution of the area.

The Municipal Board urges the township and city to work together so any city expansion is according to a plan developed through a joint effort.