

POKEGAMA TOWNSHIP BOARD

Route 2, Box 64
Pine City, MN 55063

REC'D. BY
MMB NOV 10 1997

(612) 629-3721

TO: Minnesota Municipal Board
1021 Bandana Boulevard East
Suite 225
St. Paul, MN 55108

RE: MMB Docket Number A-5834
Proposed Annexation to the City of Pine City
Property Owners: Robert and Jane Jones

DATE: November 10, 1997

The Town Board of Pokegama Township, Pine County, hereby objects to the proposed annexation to the City of Pine City of the property which is the subject of the above described petition ("Subject Area"), more particularly described below, for the reasons enumerated below.

LEGAL DESCRIPTION OF SUBJECT AREA:

All that part of the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter laying east of the right-of-way of Interstate Highway No. 35, and all that part of the North Half of the Southeast Quarter lying westerly of the center line of County Highway No. 61, all in Section 21, township 39, Range 21, Pine County, Minnesota, LESS THE FOLLOWING TWO TRACTS:

TRACT 1: That part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 39, Range 21, Pine County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter, thence northerly, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 100.01 feet to the north line of the south 100 feet of said Northwest Quarter of the Southeast Quarter; thence easterly, along the north line of said south 100 feet, a distance of 30.46 feet to the point of beginning of the property to be described; thence northerly, deflecting to the left $82^{\circ}36'44''$, a distance of 723.35 feet; thence easterly, deflecting to the right $89^{\circ}44'43''$, a distance of 618.84 feet, more or less, to the center line of County Highway No. 61; thence southerly, along said center line, 645.21 feet, more or less, to the north line of the south 100 feet of said Northwest Quarter of the Southeast Quarter; thence westerly, along the north line of said south 100 feet, a distance of 628.21 feet, more or less, to the point of beginning; and

TRACT 2:

The North 26 feet of that part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 39, Range 21, Pine County, Minnesota, which lies west of the center line of County Highway No. 61 and lies east of the west 332.70 feet thereof.

Subject to an easement to Northwestern Bell Telephone Company for underground cable recorded as Microfilm No. 331068 in the Office of the County Recorder of Pine County, Minnesota, and subject to an easement for electric transmission lines granted to Rural Cooperative Power Association by an instrument recorded in Book 11 of Miscellaneous, page 285, in the office of the County Recorder of Pine County, Minnesota, and subject to a mineral reservation to the State of Minnesota for the Southeast Quarter of Northwest Quarter (SE1/4 of NW1/4) of Section 21, Township 39, Range 21, recorded in Book 114 of Deeds, page 285, in the Office of the County Recorder of Pine County, Minnesota.

BASIS FOR OBJECTION:

- 1.) The Township of Pokegama is in the process of developing its own comprehensive plan and will shortly file its own petition for incorporation. The Subject Area and Pokegama Township lands adjoining it have the potential to be the most significant tax base for Pokegama City. Loss of the Subject Area would result in significant financial hardship to the Township (whether or not incorporated).
- 2.) Pokegama Township has the present capability to protect the public health, safety and welfare of the occupants and improvements within the Subject Area. The Township of Pokegama believes it can provide the Subject Property with all necessary services, either directly or through third parties under contract with the Township. It is believed that the city of Pine City does not presently directly provide its residents with all required services, and that some services provided to the residents of Pine City are also provided by third parties under contract with Pine City. Thus, the Township of Pokegama believes there will be no significant difference in the availability of services to the Subject Area whether through the city of Pine City or the Township (or City) of Pokegama. However, the loss of the Subject Property at a time the Township of Pokegama is planning to file its own petition for incorporation could have a significant impact on the Township's future development as an incorporated City.
- 3.) The increase in revenues for the city of Pine City bears no reasonable relation to the monetary value of benefits conferred upon the Subject Area. The area immediately south of the Subject Area is not yet developed. Sewer and water would need to be extended through the property to the south of the Subject Area before the Subject Area could be developed. Development of the Subject Area will create an island of improvements set apart from developed portions of Pine City. The cost of extending such services may well overwhelm any benefits received by the City of Pine City resulting from the annexation of the Subject Property.