

JOINT RESOLUTION ON ESTABLISHMENT OF ORDERLY
ANNEXATION AREA BETWEEN THE CITY OF ST. JAMES, A
MINNESOTA MUNICIPAL CORPORATION, ST. JAMES
TOWNSHIP, A MINNESOTA MUNICIPAL CORPORATION,
AND ROSENDALE TOWNSHIP, A MINNESOTA
MUNICIPAL CORPORATION

1. The following-described area in St. James Township and Rosendale Township is subject to an orderly annexation pursuant to Minnesota Statutes 414.032, and the parties hereto designate this area for orderly annexation:

Joint Planning Area
(Attachment A)

2. The Townships of St. James and Rosendale do, upon passage of this Resolution and its adoption by the City Council of St. James, Minnesota, and upon acceptance by the Minnesota Municipal Board, confer jurisdiction upon the Municipal Board over the various provisions contained in this agreement.

3. No annexations will take place anywhere within the area, designated as in need of orderly annexation unless the area involved is about to become urban or suburban in character, and unless the City of St. James is capable of providing municipal services such as water, sanitary sewer, and storm sewer within a reasonable time. It is further understood that it will be solely within the jurisdiction of the City of St. James to make a determination as to the capability of the City to provide the necessary municipal services.

4. The Townships of St. James and Rosendale agree not to oppose any unanimous petitions of the owners of any land within the orderly annexation areas which are contiguous to the City of St. James regardless of whether those lands are developed.

5. In case of annexation, the City agrees to compensate the Townships for lost revenue, waiving its right to object over four (4) years. Cash payments will be made to the Townships based on the assessed value of the annexed property as of the date of the annexation each year as applied to the Townships' mill rate for the year of payment, in accordance with the schedule as stated below. Should the total cash payment be \$100.00 or less for the entire four year period, payment shall be made to Treasurer of Township affected at completion of annexation. The tax to be returned to the Townships is based upon the method of payment of real estate taxes, in that taxes payable in one year are actually taxes for the preceding year, as paid by the landowner.

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<u>Year After Actual Annexation</u>	<u>Percent of Above Computed Tax to be Returned to the Townships</u>
1	100%
2	80%
3	60%
4	40%

6. It is understood by all parties to this agreement that once a parcel of property is annexed by the City, the City shall have exclusive jurisdiction over said property, including zoning powers.

7. The effects of annexations on population shall be resolved whenever possible by agreement of the parties. If there is failure to reach such agreement, the question shall be resolved by the Minnesota Municipal Board.

8. The agreement does not limit the authority of the City to levy special assessments for local improvements pursuant to City policy. The City does agree to defer assessments on agricultural land where ever possible, so to minimize the premature development of said land. As assessment policies are developed by the City which may potentially affect the orderly annexation area, the Townships will be offered the opportunity to review and comment of such policies.

9. It is agreed and understood by the Townships and the City that this agreement shall be for a term of ten (10) years from the date of its execution. This agreement shall automatically be extended for additional two (2) year terms thereafter unless, upon one year's written notice is given by any party hereto that this Agreement will not be extended.

CITY OF ST. JAMES

By:



Roger A. Parsons
Mayor

By:



Roy W. Trullinger, Jr.
City Clerk

ST. JAMES TOWNSHIP

By: H F Kohn
Chairman

By: Ram Strum
Clerk

ROSENDALE TOWNSHIP

By: Howard Quich
Chairman

By: Janet Froslan
Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WATONWAN)

On this 15 day of August, 1989, before me, a notary public within and for said County and State, personally appeared Roy W. Trullinger and Roger A. Parsons, to me personally known, who, being each by me duly sworn did say that they are respectively the City Clerk and Mayor of the City of St. James, the municipal corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said Roy W. Trullinger and Roger A. Parsons acknowledged said instrument to be the free act and deed of said corporation.

LeeAnn M Nibbe
Notary Public



STATE OF MINNESOTA)
) ss.
COUNTY OF WATONWAN)

On this 15 day of August, 1989, before me, a notary public within and for said County and State, personally appeared H F Kohn and Dan Sturm, to me personally known, who, being each by me duly sworn did say that they are respectively the Chairman and Clerk of St. James Township, the municipal corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said H. F. Kohn and Dan Sturm acknowledged said instrument to be the free act and deed of said corporation.

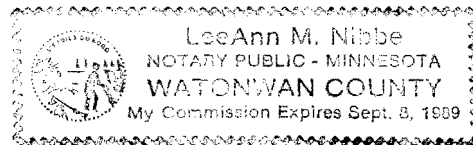
LeeAnn M Nibbe
Notary Public



STATE OF MINNESOTA)
) SS.
COUNTY OF WATONWAN)

On this 15 day of August, 1989, before me, a notary public within and for said County and State, personally appeared Howard Quick and Janet Froslan, to me personally known, who, being each by me duly sworn did say that they respectively the Chairman and Clerk of Rosendale Township, the municipal corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said Howard Quick and Janet Froslan acknowledged said instrument to be the free act and deed of said corporation.

LeeAnn M Nibbe
Notary Public



This instrument drafted by:
William R. Weiss
St. James City Attorney
P.O.Box 191
St. James, Minnesota 56081

REC'D. BY
MMB

NOV 01 1989

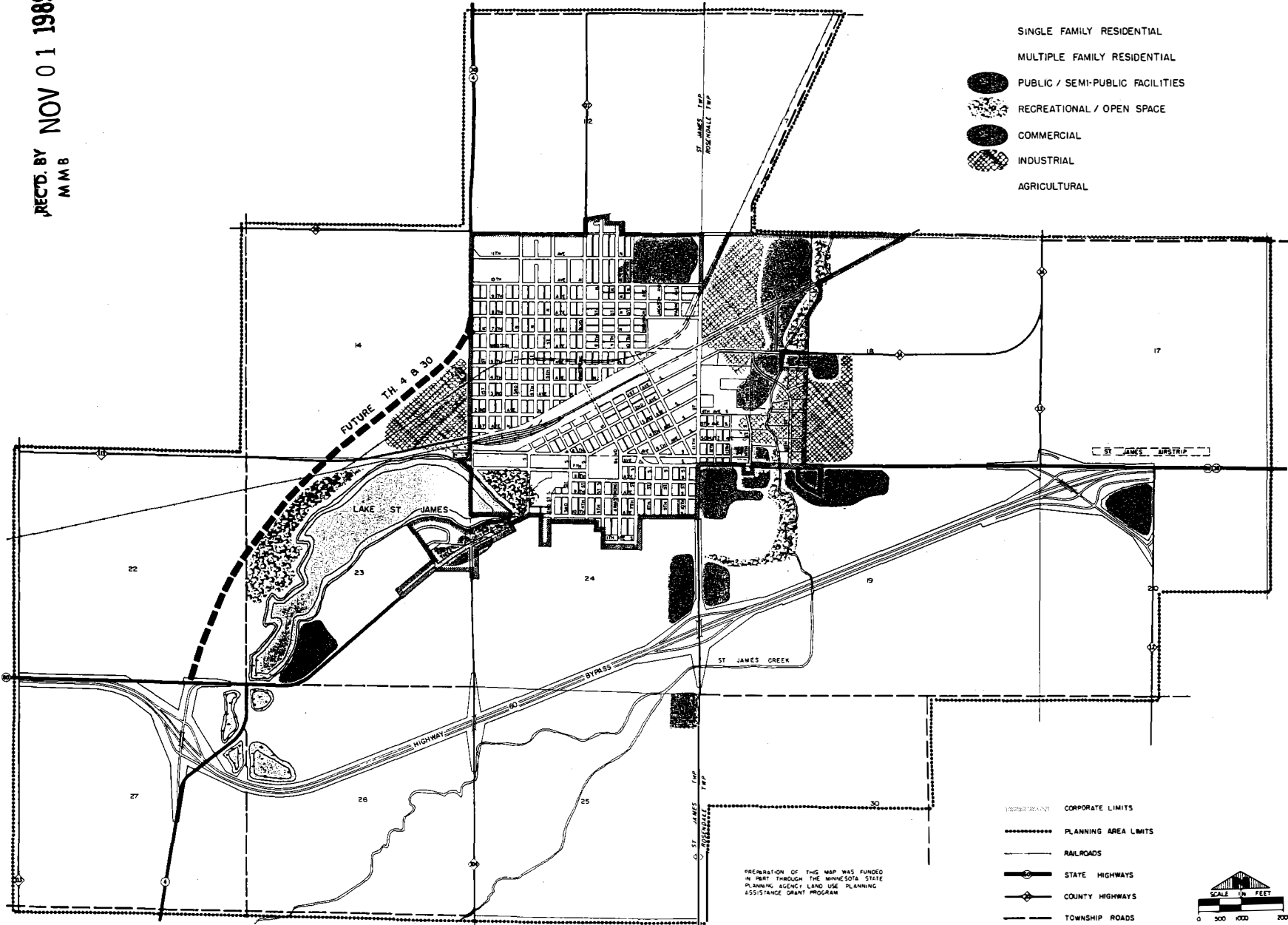
ORDERLY ANNEXATION AREA

All that part of St. James Township and Rosendale Township described as follows and shown on attached Exhibit A.

Sections 12, 14, 22, 23, 24, 25, 26, 27, Town 106N, Range 32 W, located outside the boundaries of the City of St. James and within the Township of St. James, Watonwan County, Minnesota; and

Sections 17, 18, 19, all of Section 7 lying to the west of the Township road, West half and Northeast Quarter Section of Section 20; North half of Section 30, Town 106N, Range 31W, located outside the boundaries of the City of St. James and within the Township of Rosendale, Watonwan County, Minnesota.

REC'D. BY NOV 01 1989
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- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- PUBLIC / SEMI-PUBLIC FACILITIES
- RECREATIONAL / OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL

- CORPORATE LIMITS
- PLANNING AREA LIMITS
- RAILROADS
- STATE HIGHWAYS
- COUNTY HIGHWAYS
- TOWNSHIP ROADS

PREPARATION OF THIS MAP WAS FUNDED IN PART THROUGH THE MINNESOTA STATE PLANNING AGENCY LAND USE PLANNING ASSISTANCE GRANT PROGRAM



ST. JAMES PLANNING AREA

LAND USE PLAN

RIEKE - CARROLL - MULLER
INC
architects-engineers-planners-surveyors