

#83 - 69

A RESOLUTION CALLING FOR THE ANNEXATION OF OAKRIDGE THIRD ADDITION AND
LAND EASTERLY THEREOF TO THE CITY OF SAUK RAPIDS

WHEREAS, The area known as Oakridge Third Addition and land lying easterly thereof has been included in an Orderly Annexation area since 1972 and in recent months the City and Township of Sauk Rapids have reached substantial agreement on the condition for annexation and both governmental bodies are in favor of annexation at this time, and

WHEREAS, The following described property therefore would be annexed to and included in the City of Sauk Rapids, MN., the same as if it had originally been made a part thereof:

All of that part of Oakridge Third Addition and all of Section 15, Township 36 North, Range 31 West, Benton County, Minnesota, beginning at the intersection of the easterly right-of-way line of West Highview Drive extended and the northerly right-of-way line of North Highview Drive extended; thence easterly along the northerly right-of-way line of North Highview Drive as platted in Oakridge Third Addition and extended to the easterly right-of-way line of State Trunk Highway #15; thence southwesterly along said easterly right-of-way line of State Trunk Highway #15 to its intersection with the southerly line of Section 15, Township 36, North, Range 31 West; thence westerly along the south line of Section 15, Township 36 North, Range 31 West to its intersection with the centerline of Section 15, Township 36 North, Range 31 West; thence northerly along the city limits and the centerline of Section 15 to its intersection with the south line of Lot 23, Block 3 Oakridge Third Addition; thence westerly along the southerly right-of-way line of Lot 23, Block 3, to its intersection with the westerly line of Lot 23, Block 3; thence northerly along the westerly line of Lot 23, Block 3 to its intersection with the northerly right-of-way line of East Highview Drive; thence westerly along said right-of-way line of East Highview Drive to its intersection with the easterly right-of-way line of West Highview Drive; thence northerly along the easterly right-of-way line of West Highview Drive to the point of beginning.

WHEREAS, The platted land in Oakridge Third Addition will be designated as R-1, Single Family Residence District Zoning and the remainder of the annexed land area will be designated A-1, Agricultural District Zoning, and

WHEREAS, The difference between the township mill rate at the time of annexation and the city mill rate will be increased in substantially equal proportions of one-fifth each year so that the full city mill rate is payable in the fifth year after annexation, and

WHEREAS, the area is suburban in character, the City of Sauk Rapids is capable of and providing services to the area and the City Council and Township Board agree that the annexation would be in the best interests of the area proposed for annexation;

NOW THEREFORE, BE IT RESOLVED BY THE SAUK RAPIDS CITY COUNCIL THAT:

1. The Minnesota Municipal Board is asked to commence the annexation proceedings in accordance with MS 414.0325 and 414.09.

Adopted this 15th day of August, 1983

ATTEST:


Bernard Gratzek - Mayor


Edward Schmidt/ Deputy Clerk

#83-70

A. RESOLUTION MAKING A POLICY STATEMENT REGARDING OAKDRIDGE THIRD ADDITION
AND LAND EASTERLY THEREOF

BE IT RESOLVED THAT:

The City Council of the City of Sauk Rapids herein makes the following statements to guide the present Council and future Councils in it's relationships with effected residents and property owners in the area known as Oakridge Third Addition and easterly thereof to Mn #15.

1. Assessments on vacant unimproved lots will be in the usual and customary manner for improvements that benefit those lots.

(It should be noted here that it takes a petition of 35% of the owners of the land area that would benefit to bring the matter of improvements to the City Council for a public hearing. It then takes a simple majority of the City Council to accept the petition and order in the improvements. If the City Council wishes to order in an improvement that would be assessed, without first having received a petition, it takes 4 out of 5 Council members to vote in the improvements after the public hearing).

2. Assessments for lots that already have houses will be deferred. State law provides for a deferral period of up to 20 years, at which time they would become due and payable in equal annual installments for up to ten years; the deferral period cannot exceed 30 years. When deferred assessments are assessed, they will be assessed at the rates and cost prevailing at the time of assessment, not the rate and cost in effect when installed. Interest will not be charged on deferred assessments until assessed.
 - a. Homes existing in 1983 that already have water wells or septic systems would not be required to begin paying water or sanitary sewer assessments for a period of 20 years or until the time of hook up to the city water system or sewer system or until sold, whichever occurs first.
 - b. Lots fronting on North Highview Drive and Oak Drive where a paved roadway was installed by the Township in 1982 would not be assessed for the usual cost of a residential street, but rather, will only be assessed for any additional improvements made to the roadway such as widening, or curb and gutter, that would be installed at a later date.

- c. Lots abutting North Highview Drive or Oak Drive that have not paid \$200 to Sauk Rapids Township for the roadway improvements made in 1982 will be assessed \$200 by the City of Sauk Rapids.
 - d. Improved lots with houses on West Highview Drive will be assessed for roadway in 1983 after annexation and will be assessed for sewer in accordance with 2.a.
- 3. The city will encourage a replat of the area within Oakridge Third because the platted lots of record are oversized for the typical city improvements. The plat will be designed by the city engineer or other competent person after discussions with interested lot owners. The cost will be shared on a square foot basis by the various lot owners who would wish to participate. The cost is estimated at \$.01/sq.ft. of lot area. This will give lot owners the option to create smaller lots or keep larger lots.
- 4. The City will maintain the existing gravel roadways until a petition is signed by at least 35% of owners of the property that would benefit from improvements to or a new hard surface roadway, on any segment.
 - a. East Highview Drive will be improved and graveled by the City of Sauk Rapids upon annexation if approved at a public hearing to be held thereon. Existing platted lots of record will be assessed approximately \$5.00/front foot for this improvement. Unplatted land will be given deferred assessments for a period of 20 years or until platted, whichever occurs first. In the event the land owners do not want this improvement, some gravel and grading will be applied to the roadway.
- 5. The City's water system will be extended underneath MN15 in 1984. The city will not consider extending the water mains further until such time as a petition is received with at least 35% of the benefited property owners as signers. In other words the water main will be extended only upon petition and upon the understanding that the benefited property will pay for the water system improvements. This will exclude lots with homes as described in item 2.a.
- 6. Extension of the city sanitary sewer system will begin in 1983 West Highview Drive and be extended to the east and south in the unplatted area in 1984 if approved at a public hearing that would be scheduled thereon. The platted lots without homes will be assessed approximately \$20.00 per foot for the sanitary sewer. Developed residential properties with septic systems will be assessed as stated in item 2.a.

7. Development of the park land in Oakridge Third Addition will be considered by the Park Board in the normal course of events and at no additional cost to the platted lots of record.
8. The city will increase the property taxes to the effected lot owners in substantially equal portions over a period of 5 years in the following manner:
 - a. The city mill rate will be the township mill rate plus one fifth the difference between the township mill rate and the city mill rate for the first year of annexation.
 - b. The city mill rate will increase by another fifth for the next four years so that the full city mill rate is payable in the fifth year after annexation.
 - c. Unplatted land will continue to be assessed by the city with the same classifications and at the same values as determined by the County Assessor for similar lands with the township.
9. The City will pay to Sauk Rapids Township in 1984 the amount of \$6,000 for lost property tax revenue and roadway improvements made on North Highview Drive and Oak Drive in 1982.
10. The future boundary with Sartell will be along the north side of North Highview Drive and extended easterly thereof.
11. The existing gravel pit and truck operations will be allowed to continue as in the past. The City Council will hold a Public Hearing after annexation and grant the gravel pit operations a Conditional Use Permit.

Adopted this 15th day of August 1983

ATTEST


Bernard Gratzek - Mayor


Edward Schmidt/Deputy Clerk

REC'D. BY
MMB AUG 22 1983

SANK RAPIDS, BENTON COUNTY
RESOLUTION # 83-69 + #83-70

