

JOINT RESOLUTION
BETWEEN THE TOWNSHIP OF LITTLE FALLS
AND THE CITY OF LITTLE FALLS DESIGNATING
AN AREA FOR ORDERLY ANNEXATION

The Township of Little Falls, Minnesota, and the City of Little Falls, Minnesota, hereby agree to the following:

WHEREAS, the Municipal Board of the State of Minnesota has presently before it for hearing and consideration the matter of annexing certain portions of Little Falls Township to the City of Little Falls; and

WHEREAS, the City of Little Falls and the Township of Little Falls find there is a substantial basis for agreement between said parties regarding orderly annexation; and

WHEREAS, the parties desire to set forth the terms of such agreement by means of this joint resolution; and

WHEREAS, the parties agree that any petition now before the Municipal Board relating to annexation of any portion of said Township of Little Falls can now be resolved by means of this resolution and thus should be dismissed;

NOW, THEREFORE, BE IT RESOLVED by the Township of Little Falls and the City of Little Falls as follows:

1. That the following described area in the Township of Little Falls is properly subject to orderly annexation under and pursuant to Minnesota Statutes 414.032 and the parties hereto do designate this area as in need of orderly annexation:

All those parts of the following described tracts lying and being in the County of Morrison and State of Minnesota, to-wit:

Lots 1 - 8, inclusive, 17-32, inclusive, Block One (1), Lots 10, 11, 17-32, inclusive, Block Two (2), Lots 1-16, inclusive, Block Three (3), and Lots 1-16 inclusive, Block Four (4), all in Hohn's Addition to the City of Little Falls;

and

North Five Hundred Feet (N 500') of the Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section 17, Township 40, Range 32, lying East of Hohn's Addition to Little Falls;

and

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$), except the North Five Hundred feet (N 500') thereof, Section 17, Township 40, Range 32.

which lie Northerly and Westerly of the following described line:

Beginning at a point on the East line of Section 17, Township 40, Range 32, distant 606.6 feet South of the Northeast corner thereof; thence run Southwesterly at an angle of Sixty-six (66) degrees, Thirty-seven (37) minutes with said East section line for 1669.4 feet; thence deflect to the left on the curve having a radius of 2208.02 feet (delta angle 65 degrees 55 minutes) for 2540.2 feet and there terminating.

2. That the Township of Little Falls does, upon passage of this resolution and its adoption by the Little Falls City Council, confer jurisdiction upon the Minnesota Municipal Board to assist the signatories in the execution of this agreement.

3. That the hereinabove described property is or is about to become urban or suburban in nature, and that the City of Little Falls is capable of providing services to this area within a reasonable period of time, and the hereinabove described property is hereby a part of the corporate limits of the City of Little Falls, Minnesota.

4. That property annexed to the City of Little Falls pursuant to this agreement shall receive a graduated increase in mill rates from the existing township rate to the prevailing City rate over a five (5) year period as follows:

- First year after annexation: 20% of prevailing City mill rate.
- Second year after annexation: 40% of prevailing City mill rate.
- Third year after annexation: 60% of prevailing City mill rate.
- Fourth year after annexation: 80% of prevailing City mill rate.
- Fifth year after annexation: 100% of prevailing City mill rate.

5. All property owners within the area to be annexed by this agreement shall have the following rights regarding public improvements of the City of Little Falls which benefit property in the area annexed.

- a. The benefitted property owner may pay, within thirty (30) days after the final determination of assessable amounts for an improvement project, the entire principal amount of such special assessment without interest; or
- b. The benefitted property owner may request that the principal for any special assessment be paid in ten (10) or more equal annual installments plus interest consistent with the bonding for an improvement project and with existing City policy on special assessments.

6. The City of Little Falls agrees not to apply for any division of the Little Falls Township General Fund or other assets.

7. That the area annexed by this agreement shall assume no part of the past direct or indirect debt of the City of Little Falls relative to public improvement bonding.

8. In addition, the following special provisions are hereby agreed to:

- a. Florence Avenue and Elizabeth Street shall be surfaced with bituminous pavement. Said surfacing shall extend on Florence Avenue east of the intersection of Florence Avenue and Elizabeth Street approximately one hundred fifty (150) feet.
- b. Sanitary sewer mains and water mains be installed on Florence Avenue no later than August 31, 1978.
- c. Special assessments for these public improvements shall be levied to benefitted property owners; and in the case where improvements are installed on Florence Avenue and Sixth Street Southeast, the benefitted corner lots shall be assessed only for the Florence Avenue side.
- d. Street lights, street identification signs and water hydrants shall be installed in the area annexed according to standard engineering procedures.
- e. No storm sewers shall be installed in the annexed area until deemed necessary.
- f. Special assessments for water and sanitary sewer mains installed on Sixth Street Southeast shall be assessed against adjacent properties only when such properties receive direct benefits from said improvements.
- g. The area to be annexed shall be concurrently zoned as follows:

R-1 (one and two family residence district):

Lots 1-8, inclusive, 17-32, inclusive, Block One (1), Lots 10, 11, 17-32, inclusive, Block Two (2), Lots 1-16, inclusive, Block Three (3), and Lots 1-16, inclusive, Block Four (4), all in Hohn's Addition to the City of Little Falls;

and

North Five Hundred (500) feet of the Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section 17, Township 40, Range 32, lying East of Hohn's Addition to Little Falls;

and

Commencing at a point Five Hundred (500) feet South and Fifty (50) feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Seventeen (17), Township Forty (40), Range Thirty-two (32), thence East 200 feet, thence South 186 feet, thence West 200 feet, thence North 186 feet to the place of commencement.

B-2 (general business district):

All those parts of the following described tracts lying and being in the County of Morrison and State of Minnesota, to-wit:

The West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) of Section 17, Township 40, Range 32, except the North Five Hundred feet (N 500') thereof, and except a tract described as follows, to-wit: Commencing at a point Five Hundred Feet (500') South and Fifty feet (50') East of the Northwest corner of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$) of Section Seventeen (17), Township Forty (40), Range Thirty-two (32), thence East 200 feet, thence South 186 feet, thence West 200 feet, thence North 186 feet to the place of commencement;

and

The South One Hundred (100) feet of the North Five Hundred (500) feet of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$), Section 17, Township 40, Range 32, lying East of Hohn's Addition to Little Falls;

which lie Northerly and Westerly of the following described line:

Beginning at a point on the East line of Section 17, Township 40, Range 32, distant 606.6 feet South of the Northeast corner thereof; thence run Southwesterly at an angle of Sixty-six degrees (66), Thirty-seven (37) minutes with said East section line for 1669.4 feet; thence deflect to the left on the curve having a radius of 2208.02 feet (delta angle 65 degrees 55 minutes) for 2540.2 feet and there terminating.

9. There shall be no annexation of any portion of the West Half of Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$), Section 17 of Little Falls Township lying east and/or South of the #10 freeway bypass for a period of ten (10) years from the date hereof except by majority petition of the property owners of said area.

10. That all parties to this resolution agree to dismiss the pending annexation matter before the Minnesota Municipal Board (File Docket A-3168).

CITY OF LITTLE FALLS

Passed and adopted by the Little Falls City Council this 19th day of September, 1977.

ATTEST:

Jon M. [Signature]
City Administrator

By [Signature]
Council President

By [Signature]
Mayor

TOWNSHIP OF LITTLE FALLS

Passed and adopted by the Town Board of the Township of Little Falls,

this 19 day of September, 1977.

ATTEST:

Donald Gustafson
Town Clerk

By Cleo Meyer
Its Chairman