

**AGREEMENT BETWEEN ISANTI TOWNSHIP AND THE CITY OF CAMBRIDGE,
ISANTI COUNTY FOR ORDERLY ANNEXATION.**

SECTION I. ESTABLISHMENT

Pursuant to the authority contained in Minnesota Statutes 414.0325 and 272.67, it is hereby resolved that Isanti Township (hereinafter referred to as the Township), and the City of Cambridge, Isanti County (hereinafter referred to as the City), do hereby enter into this Orderly Annexation Agreement.

SECTION II. PURPOSE

The purpose of this Orderly Annexation Agreement shall be to provide land areas for the growth of the City of Cambridge. This area is presently or becoming suburban in character. This agreement is consistent with the following policies of Isanti County and the City of Cambridge related to development of the urban fringe area. Said policies are not to be construed as conditions placed upon any party to this agreement now or in the future.

Isanti County Policies - Isanti County Comprehensive Plan.
(Page 5, Adopted 1978.)

Policies Related to Urban Development and Public Services.

1. To encourage new development in those areas that have potential for providing the full range of public services including schools, utilities, transportation and recreation at the most economical cost to the county, cities, townships and school districts.
2. Areas adjacent to incorporated communities are susceptible to urban growth pressures; therefore, distinct policies should be adopted to assure orderly and timely growth, and to retain the land for agriculture purposes until such time as conversion to another use is appropriate.
 - a. Designate an Urban Service Area around each incorporated community in Isanti County.
 - b. Develop a review procedure between the affected community and the County for all development proposed in Urban Service Areas.
 - c. The Urban Service Area should be based on the community's projected land use and accepted by their resolution.
3. To encourage residential, commercial, and industrial growth within and contiguous to existing cities and villages within the county.

4. Wherever possible, program services and facilities in advance of development into areas recognized and planned as future development areas.
5. Respect and cooperate with the adopted policies of the cities for extension of their development into the Urban Service Areas where appropriate.

City of Cambridge Policies - Cambridge Urban Fringe Plan.
(Pages 57-58, 1986)

1. Guide and shape the future urbanization of this area to assure that development occurs in an outward, orderly manner.
2. Encourage the development or "infilling" of vacant land within the City and between the City and existing development before encouraging the development of new areas.
3. Enact land development guidelines which accommodate increased densities through re-subdivision to allow for the efficient provision of future urban services if, or when needed.
4. Provide urban services such as centralized water and sewer services and community facilities such as parks to areas within the corporate limits of the city when such services and facilities are needed and feasible.
5. Ensure that adjacent development patterns, land uses, and streets occur in such a manner as to allow this area to be integrated into the City's urban development pattern, street system, and public service system in the future. This shall be accomplished by having a development plan, guidelines and administration consistent with that within the City.

SECTION III. JURISDICTION OVER ANNEXATIONS

The Township and the City, upon the passage of this agreement, has designated an area as in need of orderly annexation and no alteration of its stated boundaries is appropriate. The Minnesota Municipal Board may review and comment, but may not alter the boundaries, and shall, within 30 days, order the annexation in accordance with the terms of this agreement.

SECTION IV. AREA IN NEED OF IMMEDIATE ANNEXATION

Certain properties adjacent to the City of Cambridge are presently suburban in character. Further, the City of Cambridge is capable of providing needed services to this area immediately or within a reasonable time, and annexation is

necessary to carry out the policies and recommendations of Isanti County and the City. Therefore, the properties described and mapped in Attachment A are to be immediately annexed to the City of Cambridge.

SECTION V. FUTURE ANNEXATION

As a consideration of this agreement, the City agrees that it will not initiate any annexation proceedings within Isanti Township as provided in M.S. 414.031, Subdivision 1, Paragraph "a.", within ten years of the date of this agreement, unless agreed to by official action of the Town Board of Supervisors. This agreement does not prohibit the City from encouraging and utilizing all other procedures for annexation provided for in M.S. 414.031, 414.0325 and 414.033. This Section of this agreement may be reviewed by a joint Township and City committee annually at the request by resolution of any of the parties. Any such resolution or meeting initiated under the terms of this Section shall not bind any of the parties to any change in the conditions of this agreement.

SECTION VI. TOWNSHIP REVENUE REIMBURSEMENT

The City hereby agrees to alleviate the financial impact on the Township for the loss of tax revenue attending this annexation. The City shall semi-annually reimburse the Town through cash payments the sum set forth in the following schedule, being the stated percentages of the revenue that the Town would have received for each given year, determined by multiplying the total assessed value of the annexed property for each said year, by the Town's mill rate for each said year. Said payments shall be made within fifteen (15) days after the receipt of semi-annual tax settlement payments from Isanti County.

Reimbursement Schedule

<u>Year After Actual Annexation</u>	<u>Percent of Above Computed Tax to be Reimbursed to the Township</u>
1(1989)	80
2(1990)	60
3(1991)	40
4(1992)	20
5(1993)	0

SECTION VII. RURAL SERVICE TAX DISTRICT

In order to minimize the financial impact of the City mill levy rate on rural land annexed to the City, the City has

established for such annexed "rural" land, a Rural Service Tax District (City Ordinance No. 215) pursuant to Minnesota Statutes 272.67. This Rural Service Tax District include lands identified as "rural" under Minnesota Statutes 272.67, which shall be taxed at the mill levy rate compatible with the appropriate township mill levy rate. It is the intention of the City to include all undeveloped land currently in agricultural use in such Rural Tax District. Such lands shall remain in the Rural Service Tax District until such time as the land is no longer rural as defined in Minnesota Statutes 272.67.

SECTION VIII. DIFFERENTIAL TAXATION

Annexed land not included within the Rural Service Tax District shall be gradually brought up to the City's mill rate in equal rate adjustments in accordance with the following schedule:

<u>Year After Actual Annexation</u>	<u>Percent of City Mill Rate Differential Applied To "Nonrural" Property</u>
1(1989)	20
2(1990)	40
3(1991)	60
4(1992)	80
5(1993)	100

SECTION IX. DIVISION OF FINANCIAL ASSETS AND OBLIGATIONS

The Township and City agree to the following division of financial assets and obligations:

1. Park funds shall be retained by Isanti County.

SECTION X. MUNICIPAL IMPROVEMENTS

The City hereby agrees to provide the following public improvements to the annexed area:

1. A new street and adjacent pedestrian walkway/bikeway will be constructed, providing an alternative vehicle and pedestrian access to the existing City from the "Dump Road". The street will be scheduled for completion as an improved gravel surface street within one year from the date of annexation. The pedestrian walkway/bikeway will be of a paved hard surface and will be constructed within two years.

2. Within sixty (60) days of the Municipal Board's order of annexation, the City will conduct a hearing for the purpose of identifying needed public improvements for the area, including central water and sewer, street paving, curb and gutter, and storm sewer. An engineering study will be completed to determine costs and a public improvement project plan, in accordance with Minnesota State Laws 429.001 through 429.111, will be proposed at a public hearing. The improvement project will then be carried out in accordance with Minnesota State Laws 429.001 through 429.111.

- a. Special assessments of developed land, lots or parcels may be deferred until such time that the record owner at the time of annexation improves, develops or conveys said land, lots or parcels.

Requests for deferral of special assessments shall be made by written application to the City of Cambridge not later than six (6) months after the order of special assessments.

SECTION XI. EFFECTIVE DATE

This agreement shall be effective on the 29th day of August, 1988.

THE CITY OF CAMBRIDGE

By: 

Mayor

ATTEST:


Clerk/Administrator

THE TOWN OF ISANTI

By: 

Chairman

ATTEST:

 - Clerk

August 29, 1988

DESCRIPTION FOR: The City of Cambridge, Cambridge, Minnesota.

DESCRIPTION OF: area of annexation to the City of Cambridge
(an area of approximately 350 acres)

DESCRIPTION:

- 1.) Government Lot 4 and the Northeast quarter of the Northwest quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), both in Section 5, Township 35, Range 23, Isanti County, Minnesota.
- 2.) The North 6 rods 3 1/2 feet of Government Lot 5 and the North 6 rods 3 1/2 feet of the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$), both in Section 5, Township 35, Range 23, Isanti County, Minnesota.
- 3.) That part of the North half of the Northeast quarter (N $\frac{1}{2}$ of NE $\frac{1}{4}$), and that part of the North 6 rods 3 1/2 feet of the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$), both in Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows:
Beginning at the intersection of the North line of said Section 5 and the center line of State Highway No. 65 as laid out and constructed, said point being 786.27 feet West from the Northeast corner of said Section 5; thence South 15 degrees 39 minutes 50 seconds West, along the center line of said State Trunk Highway No. 65 and the tangent line of a curve to the right a distance of 573.03 feet; thence on a bearing of West a distance of 80.63 feet to a point, said point being the intersection of the westerly right-of-way line of said State Trunk Highway No. 65 with a line drawn parallel with and distant 50 feet South, as measured at right angles thereto, from the center line of State Highway No. 293 as laid out and constructed; thence on a bearing of West and parallel with the center line of said State Highway No. 293, said center line being parallel with the North line of said Section 5, a distance of 1484.50 feet; thence on a bearing of South a distance of 902.30 feet, more or less, to its intersection with a line drawn parallel with and distant 102.5 feet South, as measured at right angles thereto, from the South line of the N $\frac{1}{2}$ of the Northeast 1/4 of said Section 5; thence west, along said parallel line, to the west line of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 5; thence north, along said west line to the northwest corner of said W $\frac{1}{2}$ of NE $\frac{1}{4}$; thence east, along the north line of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 5 to the point of beginning.
EXCEPTING THEREFROM the following:
 - 1.) that part lying within the recorded plat of FIRST REARRANGEMENT OF WHISPERING PINES ADDITION, Isanti County, Minnesota
 - 2.) that parcel deeded to the City of Cambridge by Quit Claim Deed filed in Book 67 of Deeds, page 635, in the office of the Isanti County Recorder, Isanti County, Minnesota.

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4.) The Southwest quarter (SW $\frac{1}{4}$) of Section 5, Township 35, Range 23, Isanti County, Minnesota and that part of the West half of the Southeast quarter (W $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 5, Township 35, Range 23, Isanti County, Minnesota, lying westerly of the easterly right-of-way line of State Trunk Highway No. 65.

-Including all of the following listed recorded plats.

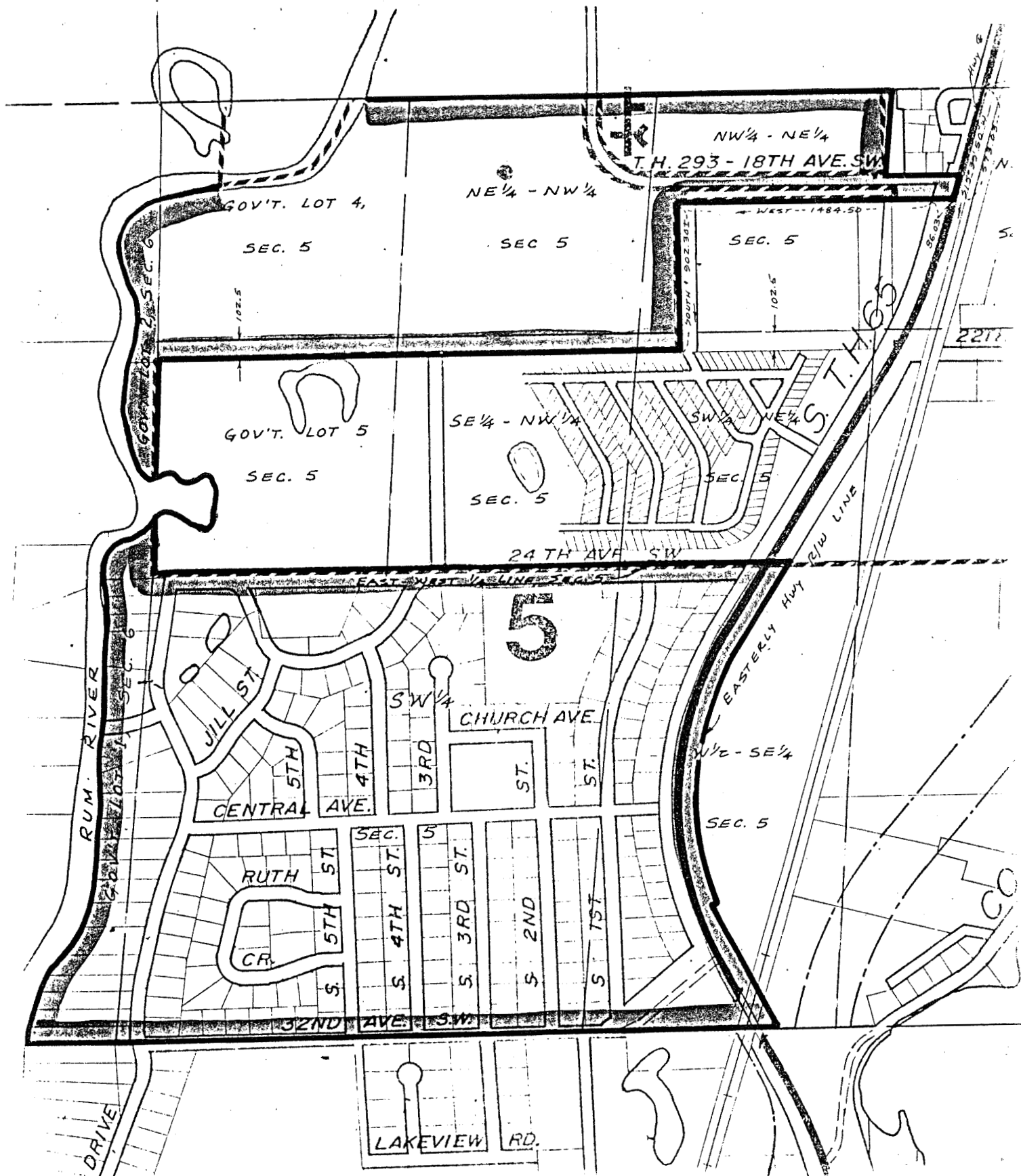
- Goldenwood
- Goldenwood First Addition
- Goldenwood Second Addition
- Goldenwood Third Addition
- Goldenwood Fourth Addition
- Goldenwood Fifth Addition
- Goldenwood Sixth Addition
- Goldenwood Seventh Addition
- Goldenwood Eighth Addition
- Goldenwood Ninth Addition

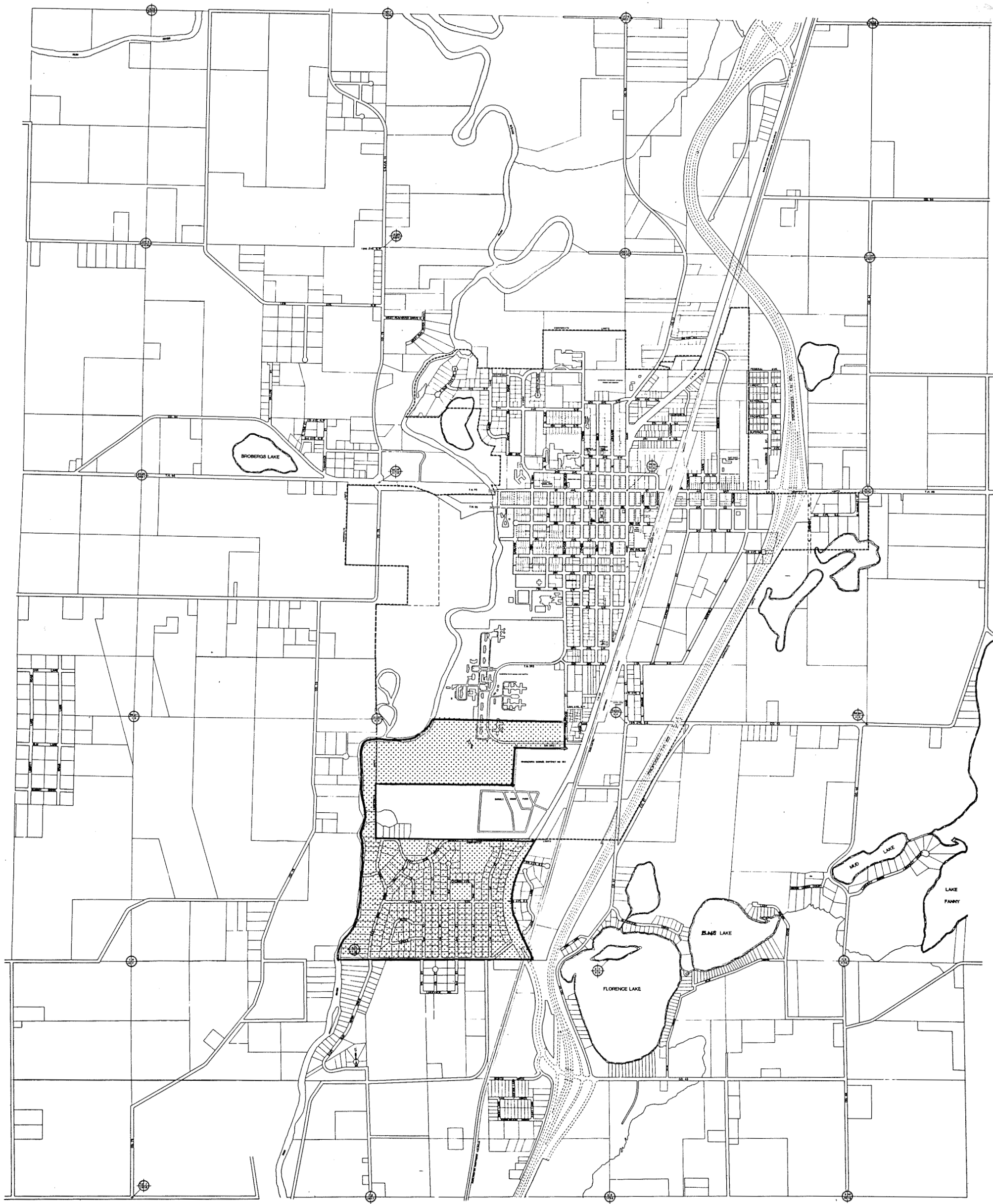
-Also including all metes and bounds parcels within the above-described SW $\frac{1}{4}$ and part of the W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 5, T 35, R 23.


5.) Government Lot 1, Section 6, Township 35, Range 23, Isanti County, Minnesota

-Including the recorded plat of Goldenwood Third Addition.

6.) Government Lot 2, Section 6, Township 35, Range 23, Isanti County, Minnesota.





 AREA OF ANNEXATION

----- EXISTING CORPORATE BOUNDARY

City of Cambridge

Isanti County, Minnesota

