

RECEIVED

By: OAH on July 16, 2021

A joint meeting of the Big Lake City Council and the Town of Big Lake, Minnesota was called to order by Mayor Paul Knier in the Council Chambers of City Hall, Big Lake, Minnesota, at 4:30 p.m. on Wednesday, July 14, 2021.

The following Council Members were present: Mayor Paul Knier, and Council Members Ken Halverson, Sam Hanson, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member Seefeld and seconded by Council Member Noding.

The following Township Supervisors were present: Chair Bruce Aubol, and Supervisors Larry Alfords, Dean Brenteson, Mark Hedstrom, and Norm Leslie. A motion to adopt the following resolution was made by Supervisor Leslie and seconded by Supervisor Hedstrom.

**JOINT RESOLUTION NO. 2021-01
BIG LAKE TOWNSHIP AND CITY OF BIG LAKE
SHERBURNE COUNTY, MINNESOTA**

**A JOINT RESOLUTION FOR DESIGNATION OF CERTAIN LAND AND THE
IMMEDIATE ANNEXATION OF ENTIRE DESIGNATED AREA**

**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN
THE CITY OF BIG LAKE AND BIG LAKE TOWNSHIP
PURSUANT TO MINNESOTA STATUTES § 414.0325**

WHEREAS, Big Lake Township (the "Township") and the City of Big Lake (the "City") desire to plan appropriately for growth and development in each community; and

WHEREAS, the Township and City are working together to promote contiguous and orderly growth patterns, consistent with the goals and policies of each community's comprehensive plan; and

WHEREAS, a request from all of the property owners of the area proposed for designation and immediate annexation was received; and

WHEREAS, the property owner and Big Lake Township agree that the City of Big Lake provided sufficient notice pertaining to the electric utility service in accordance with Minn. Stat. § 414.0325, subd. 1a, and by written statement, waived any time requirements for that notice; and

WHEREAS, the City of Big Lake and Big Lake Township jointly agree to designate and request the immediate annexation of the following described land located within Big Lake Township to the City of Big Lake, County of Sherburne Minnesota:

Southwest Quarter of the Northeast Quarter (SW¼ of NE¼) of Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), and the Northwest Quarter of the Southeast Quarter (NW¼ of SE¼) and five (5) acres in the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼); thence running West on the South line of the aforesaid forty acres, 28 rods; thence North 28 rods and 9 feet; thence East 28 rods; thence South to place of beginning, all said land being in Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), Sherburne County, Minnesota.

Abstract Property. (Parcel identification number: 10-120-1300)

WHEREAS, the City of Big Lake and Big Lake Township are in agreement as to the orderly annexation of the unincorporated land described; and

WHEREAS, Minnesota Statutes § 414.0325 provides a procedure whereby the City of Big Lake and Big Lake Township may agree on a process of orderly annexation of a designated area; and

WHEREAS, the City of Big Lake and Big Lake Township have agreed to all the terms and conditions for the annexation of the above-described lands; and the signatories hereto agree that no alteration of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary. The Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

NOW, THEREFORE, BE IT RESOLVED, jointly by the City Council of the City of Big Lake and the Township Board of Big Lake Township as follows:

1. That the following described land is subject to orderly annexation pursuant to Minnesota Statutes § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed:

Southwest Quarter of the Northeast Quarter (SW¼ of NE¼) of Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), and the Northwest Quarter of the Southeast Quarter (NW¼ of SE¼) and five (5) acres in the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼); thence running West on the South line of the aforesaid forty acres, 28 rods; thence North 28 rods and 9 feet; thence East 28 rods; thence South

to place of beginning, all said land being in Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), Sherburne County, Minnesota.

Abstract Property. (Parcel identification number: 10-120-1300)

2. That the orderly annexation area consists of approximately 85 acres, the population in the area is 2, and the land use type is agricultural.

3. That Big Lake Township and the City of Big Lake, by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this resolution.

4. Minnesota Statutes § 414.036.

a. Reimbursement to Towns for lost taxes on annexed property.

In the first year following the year in which the City of Big Lake could first levy on the annexed area, the City of Big Lake shall reimburse Big Lake Township for taxes in the amount of \$402.10; and

In the second year, in the amount of \$402.09.


b. Assessments and Debt.

That pursuant to Minnesota Statutes § 414.036 with respect to any special assessment assigned by the Township to the annexed property and any portion of debt incurred by the Township prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described herein there are no special assessments or debt.


5. The City of Big Lake and Big Lake Township agree that upon receipt of this resolution, passed and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

Adopted by affirmative vote of the Big Lake Township Board of Supervisors this 14th day of July, 2021.

BIG LAKE TOWNSHIP


Chairperson Bruce Aubol

ATTEST:

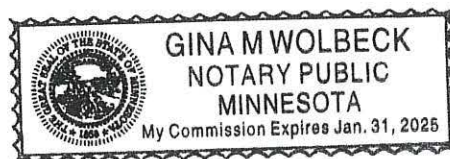

Township Clerk Brenda Kimberly-Maas

The following Town Supervisors voted in favor: Alfords, Aubol, Brenteson, Hedstrom, Leslie
The following Town Supervisors voted against or abstained: None

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

On this 14th day of July, 2021, before me, a Notary Public, within and for said County, personally appeared Bruce Aubol and Brenda Kimberly-Maas to me personally known, being each duly sworn, did say that they are respectfully the Chairman of the Board and Town Clerk, of the Town of Big Lake, the municipal Township named in the foregoing instrument, was signed and sealed on behalf of said Township authority of its Town Board and they acknowledged said instrument to be the free act and deed of said municipal Township.


Notary Public



Adopted by affirmative vote of the City Council of Big Lake this 14th day of July, 2021.



Mayor Paul Knier

Attest:



Gina Wolbeck, City Clerk

The following Council Members voted in favor: Halverson, Hanson, Knier, Noding, and Seefeld.
The following Council Members voted against or abstained: None.

STATE OF MINNESOTA)
)SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 14 day of July, 2021 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.



Notary Public



Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

Exhibit A: Electric Utility Service Notice
Exhibit B: Site Maps
Exhibit C: Certificate of Survey of parcel no. 10-120-1300

Exhibit A
Notice of Electric Utility Service Cost Impact

CITY OF BIG LAKE
OFFICIAL NOTICE

NOTICE OF ELECTRIC UTILITY SERVICE COST IMPACT
PURSUANT TO MINN. STAT. § 414.033, subd. 13

OFFICAL NOTICE IS HEREBY GIVEN that the cost of electric utility service to the following property may change if the land is annexed to the municipality:

Southwest Quarter of the Northeast Quarter (SW¼ of NE¼) of Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), and the Northwest Quarter of the Southeast Quarter (NW¼ of SE¼) and five (5) acres in the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ of SW¼); thence running West on the South line of the aforesaid forty acres, 28 rods; thence North 28 rods and 9 feet; thence East 28 rods; thence South to place of beginning, all said land being in Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), Sherburne County, Minnesota.

Abstract Property.

EXCEPT

All land which has previously been annexed into the city.

PID Number: 10-120-1300

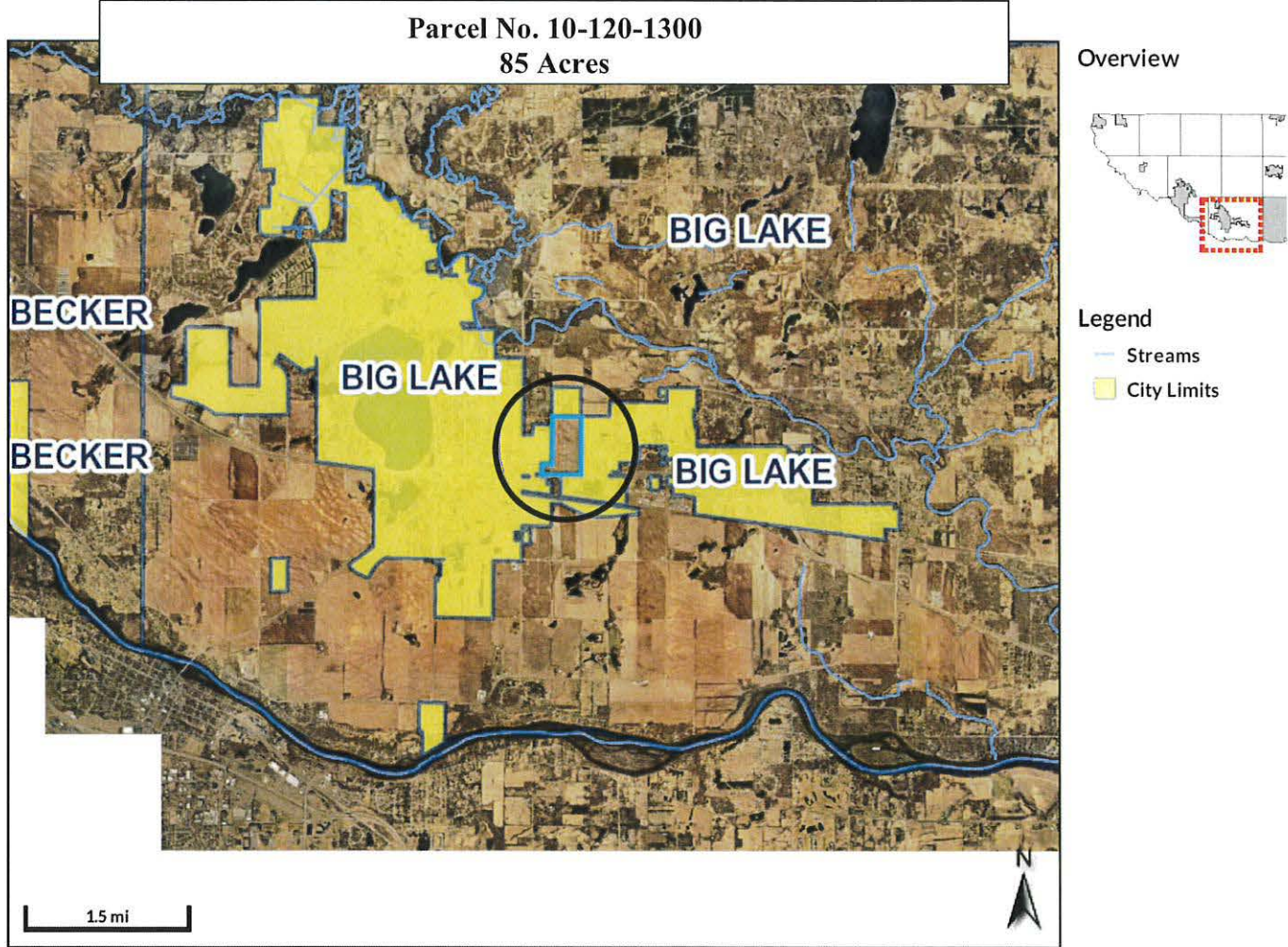
The estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation is as follows:

Electric Rate Classification	Estimated Potential Increase
Commercial	\$ 8.00 additional per month

Notice is hereby given this 6th day of July 2021.

Exhibit B (page 1 of 2)
SITE MAPS

Boundary Site Map



Parcel ID	10-120-1300	Alternate ID	n/a	Owner Address	18040 US HIGHWAY 10 NW
Sec/Twp/Rng	20-33-27	Class	101-Agricultural		BIG LAKE MN 55309-9241
Property Address	18040 US HIGHWAY 10 NW	Acreage	85		
	BIG LAKE				

Parcel Site Map 10-120-1300 (85 acres)

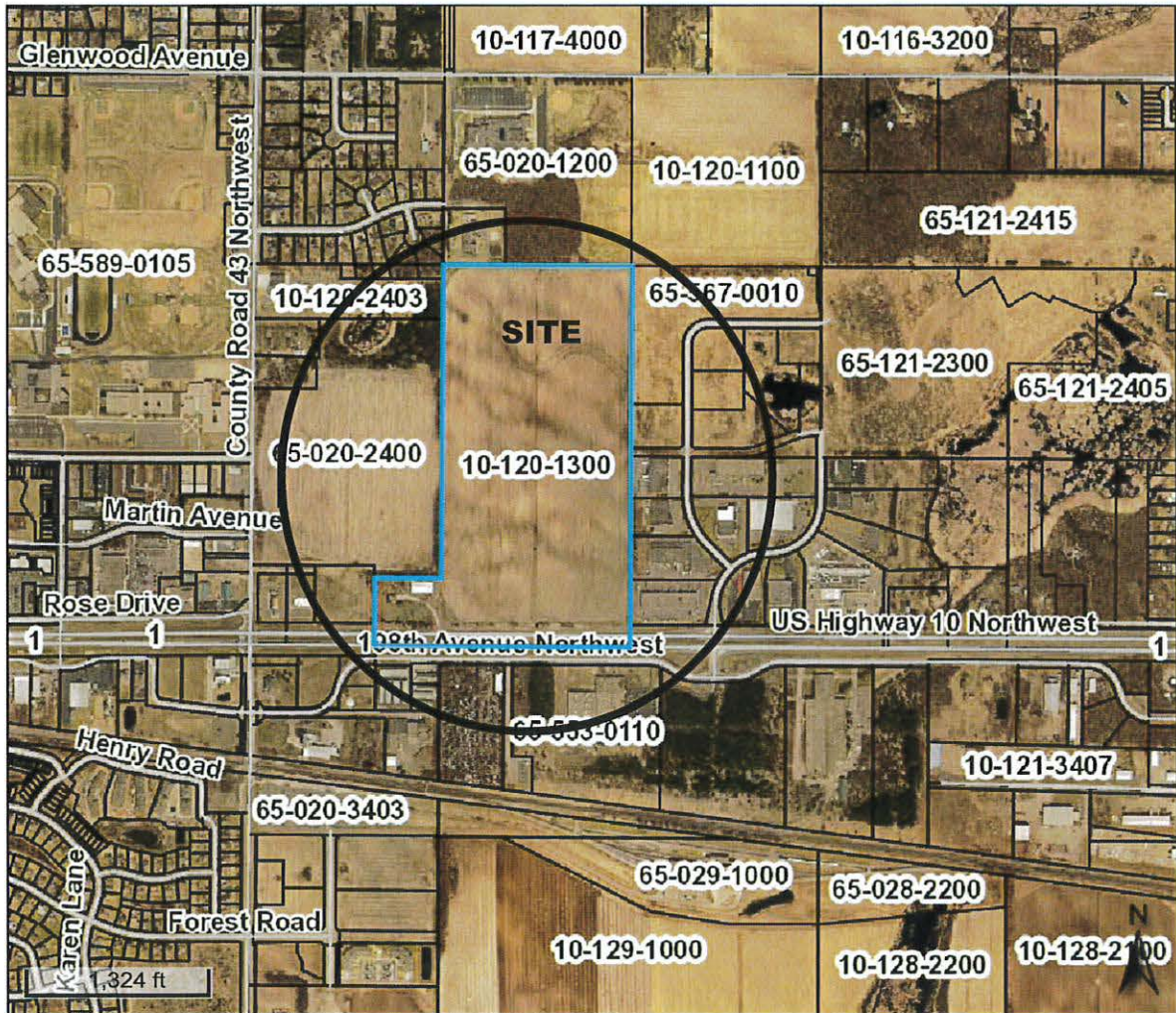


Exhibit C
Certificate of Survey – Parcel No. 10-120-1300
(85 acres)

Surveyor's Note(s):

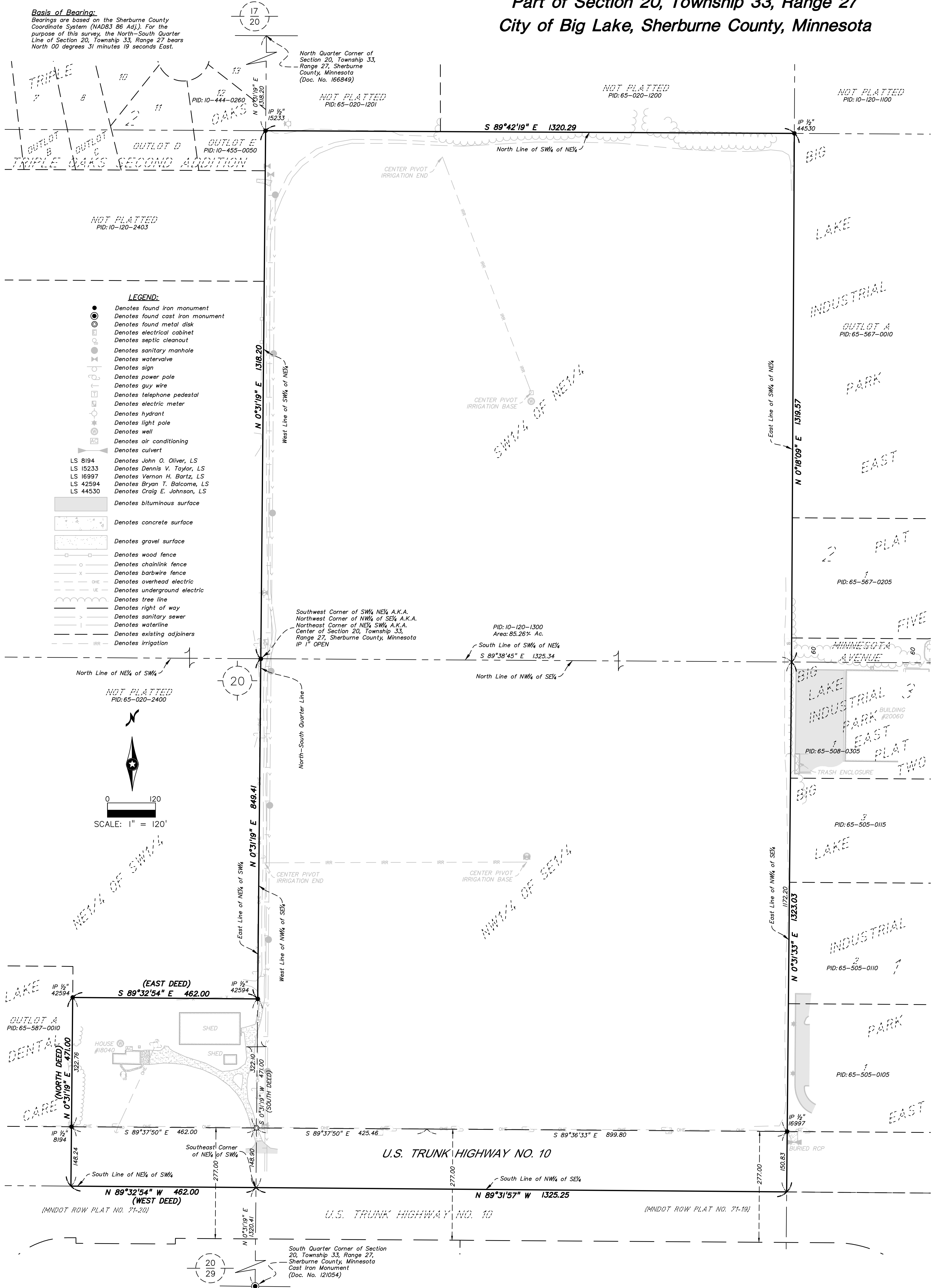
- Gopher State One Call (GSOC) was made and reference Ticket No.s 211472533 & 211472645.
- The property is currently zoned by the Township. The City of Big Lake will acquire zoning jurisdiction through annexation.
- The purchase agreement between Ewald and Rita Peterson and Carlson Development Group, LLC., states that there are two underground storage tanks located on this property. Location unknown at this time.

Property Description (Title Commitment No. 200337-1):

Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) and five (5) acres in the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$), described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$); thence running West on the South line of the aforesaid forty acres, 28 rods; thence North 28 rods and 9 feet; thence East 28 rods; thence South to place of beginning, all said land being in Section Twenty (20), Township Thirty-three (33), Range Twenty-seven (27), Sherburne County, Minnesota.

Basis of Bearing:

Bearings are based on the Sherburne County Coordinate System (NAD83 86 Adj.). For the purpose of this survey, the North-South Quarter Line of Section 20, Township 33, Range 27 bears North 00 degrees 31 minutes 19 seconds East.



Certificate of Survey

for

Carlson Development Group, LLC.

Part of Section 20, Township 33, Range 27

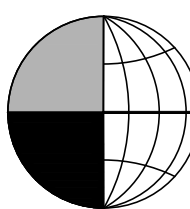
City of Big Lake, Sherburne County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: *Shannon S. Bollman*
Shannon S. Bollman
Date: 6/4/21 Lic. No. 44360

DATE: 6/3/21
DESIGN BY: CJR
DRAWN BY: SSB
CHECKED BY: SSB
DWG FILE: 21-0301COS
FILE NO.: 21-0301.00

REV NO.	DATE	DESCRIPTION



BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Carlson Development Group, LLC
Section 20, Township 33, Range 27
18040 US Highway 10 NW, Big Lake, MN 55309
City of Big Lake, Sherburne County, Minnesota

Certificate of Survey

SHEET NO.

1

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OF SHEETS