

RESOLUTION NO. 170-05

**RESOLUTION APPROVING ANNEXATION  
LEANDER KRUCHTEN PROPERTY  
PARCEL #17.09168.000**

**WHEREAS**, a certain petition requesting annexation of the territory hereinafter described was duly presented to the city council at their July 25, 2005, meeting; and

**WHEREAS**, the quantity of land embraced within the area described in the petition and bounded herein is not in excess of 200 acres of land, no part of which is included within the limits of any other incorporated city; and

**WHEREAS**, a public hearing is not required to be held by the city because 100% of the property owners of the land to be annexed signed the petition; and

**WHEREAS**, the land described in the petition does abut upon the present city limits thereof and is included in an existing orderly annexation agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SARTELL, MINNESOTA:** That the city council hereby determines that the annexation will be in the best interest of the city and of the territory affected; that the territory described herein does abut upon the city limits and is now urban or suburban in character; and that none of said territory is now included within the limits of any incorporated city.

**BE IT ALSO RESOLVED:** That the Town and the City mutually state that the joint resolution and agreement sets forth all the conditions for annexation of the area designated herein for orderly annexation and that no consideration by the Department of Administration/Municipal Boundary Adjustments is necessary. The Department of Administration/Municipal Boundary Adjustments may review and comment, but shall, within thirty (30) days order annexation in accordance with the terms and conditions of this agreement.

**BE IT FURTHER RESOLVED:** That the following described property is hereby annexed to the City of Sartell, Minnesota, the same as if it had originally been made a part thereof:

Southeast 1/4 of the Northeast 1/4 of Section 33, Township  
125 North, Range 28 West

Said property is being annexed to the City of Sartell under zoning classification of A-1 Agricultural District, and has a current population of 0.

**BE IT FURTHER RESOLVED:** That the applicant has indicated that the development on the subject property is imminent and the requests for preliminary plat and rezoning approval will be submitted to the City of Sartell within 4-5 months of the annexation being approved by the City.

**BE IT FURTHER RESOLVED:** That the applicant supplied the city with environmental information as required by the interim ordinance and it was determined that no known environmentally sensitive areas would trigger an automatic Environmental Assessment Worksheet (EAW), unless the development scenarios indicate a threshold which would require a mandatory EAW (greater than 200,000 square feet of office).

**BE IT FURTHER RESOLVED:** That according to the City's Environmental Features map, no significant grasslands, shrubs and trees are located within the subject property. There is one wetland pocket which was identified through the National Wetland Inventory maps so that a wetland delineation will be required at the time of platting. According to the Wildlife Travel Corridors – Potential Linkages between Ecological Settings (Stearns County Environmental Services – 9.02) there are no known linear, spatial or project corridors identified.

**BE IT FURTHER RESOLVED:** That from the date of the acceptance of the annexation petition the property described above may not be altered in any way (such as grading, tree removal) until such time as an environmental review is completed (if necessary based upon the square footage necessary which would require a mandatory Environmental Assessment Worksheet) and until after such time as a grading plan and preliminary plat has been approved by the Sartell City Council.

**BE IT FURTHER RESOLVED:** That there are future assessments for trunk and lateral sanitary sewer improvements installed along the southerly edge of the property as part of Project No. 901-98-81. The City will assess the property, upon the execution of a development agreement by and with the City of Sartell for the installations of utilities along the south line. The agreed upon assessments (as described in the "Grant of Permanent Easement" recorded with Stearns County on August 24, 2000 as document #945936), states that the rate of the assessment at the time of development shall be fixed for a period commencing on the date of the agreement (July 14, 2000) and ending on December 31, 2005 at the rate set by the City for such assessments in the year 2000 and for a period commencing January 1, 2006 and ending December 31, 2010 at the rate set by the City for such assessments in the year 2006. Thereafter, the assessment shall be at the assessment rate set by the City for such improvements in the year of the assessment.

**BE IT FURTHER RESOLVED:** That there are future assessments for the construction of Connecticut Avenue along the east line of the parcel, in addition to sanitary sewer and watermain estimated at \$106,236.48 as part of Project No. 901-04-124 which become due and payable at such time as development of the site has been approved through execution of a development agreement by and with the City of Sartell with the actual amount of assessment (s). All additional public improvement installations, including additional lateral sanitary sewer, storm sewer, roadways, watermains, and lift stations to facilitate the development of the property will be assessed using the normal assessment policies and rates in place at the time of development.



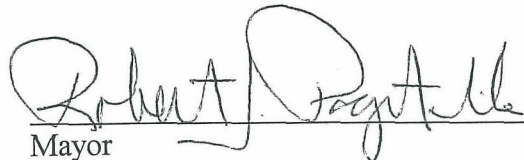
**BE IT FURTHER RESOLVED:** That the subject property will not be able to be subdivided until such time the property is serviced with city utilities (water, storm, and sewer); and that if the property owner so desires to subdivide the property prior to the orderly extension of city utilities (water, storm and sewer), that the same would be required to front all costs associated with the extension of the utilities at no expense to the city of Sartell.

**BE IT FURTHER RESOLVED:** That future subdividing of the property will require the dedication of appropriate right of way as determined by Sartell's Future Transportation Plan, in addition to the Area Planning Organization, MN Department of Transportation and Stearns County Future Transportation plans and appropriate land uses as guided by the Future Land Use Plan.

**BE IT FURTHER RESOLVED:** That the city of Sartell will act as the Local Governmental Unit, for purposes of administering environmental reviews, in addition to local subdivision and zoning regulations, upon such time as the annexation is reviewed by the Department of Administration/Municipal Boundary Adjustments. No official applications will be reviewed by the City Council until the annexation correspondence from the Department of Administration/Municipal Boundary Adjustments has been received by the Stearns County Auditor.

**BE IT FURTHER RESOLVED:** That the future land use plan designates the property as professional medical mix) and will be given the zoning designation of Agricultural until such time at appropriate planning, engineering and environmental reviews have been done to determine the appropriate long term designation.

**ADOPTED BY THE SARTELL CITY COUNCIL THIS 8<sup>TH</sup> DAY OF AUGUST, 2005.**

  
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Mayor

ATTEST:

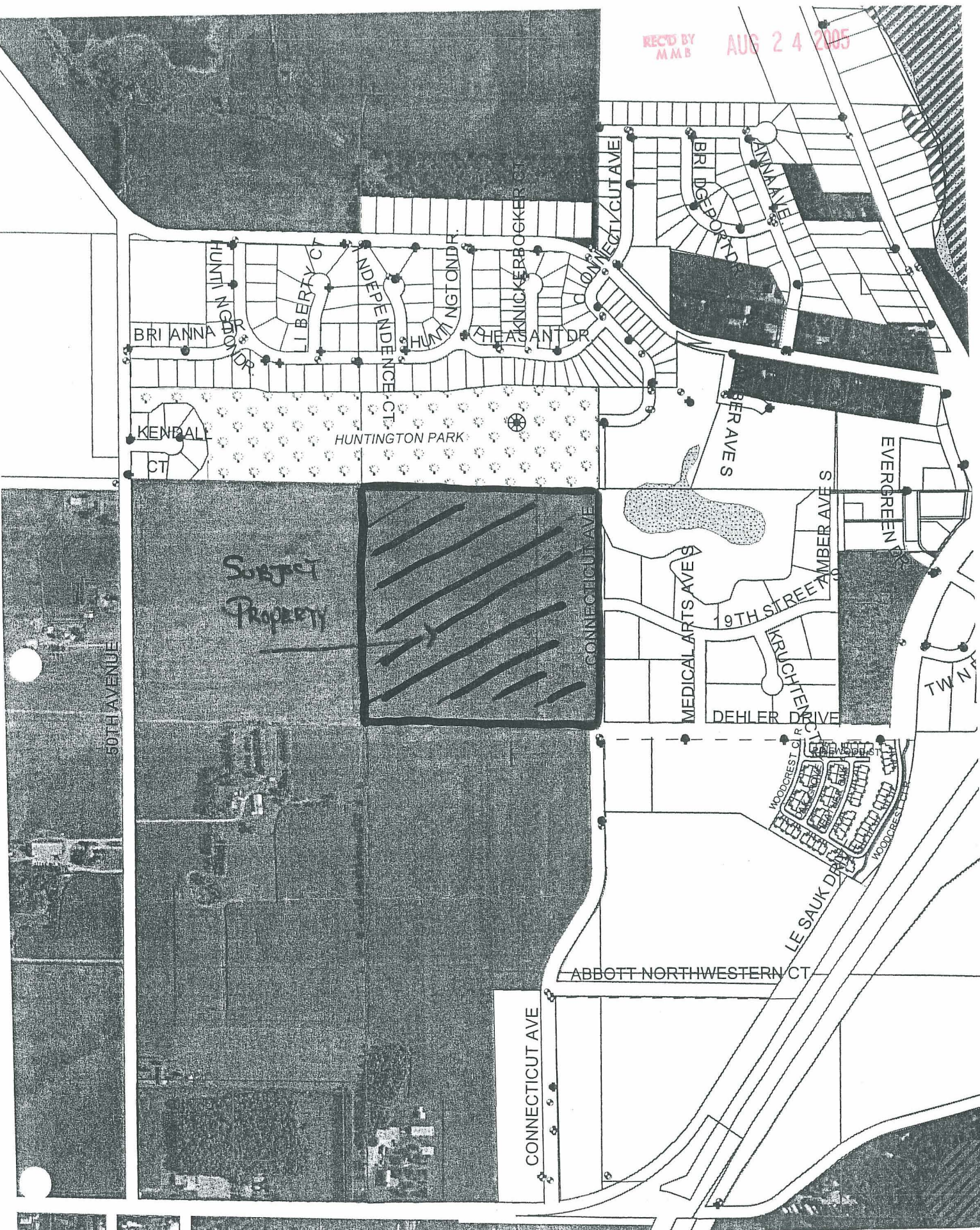
  
\_\_\_\_\_  
Administrator

SEAL



REC'D BY  
MMB

AUG 24 2005



50TH AVENUE

KENBAL  
CT

HUNTINGTON PARK

Subject  
Property

CONNECTICUT AVE

MEDICAL ARTS AVE S

19TH STREET

DEHLER DRIVE

WOODREST CIR

LE SAUK DRIVE

ABBOTT NORTHWESTERN CT

CONNECTICUT AVE

BER AVE S

AMBER AVE S

EVERGREEN DR

TW N