

IN THE MATTER OF THE JOINT RESOLUTION OF THE
CITY OF WYOMING AND THE TOWN OF WYOMING
DESIGNATING AN UNINCORPORATED AREA AS IN NEED
OF ORDERLY ANNEXATION AND CONFERRING JURISDICTION
OVER SAID AREA TO THE MINNESOTA MUNICIPAL BOARD PURSUANT
TO MINNESOTA STATUTES SEC. 414.0325

JOINT RESOLUTION FOR ORDERLY ANNEXATION

THE CITY OF WYOMING (hereinafter the "City") and the TOWN OF WYOMING (hereinafter the "Town") both located in Chisago County, Minnesota, hereby jointly adopt the following recitals and resolutions:

RECITALS

A. The following legally described land located in the Town, Chisago County, Minnesota is in need of orderly annexation pursuant to Minn. Stat. Sec. 414.0325:

That part of Sections 29 and 30, Township 33 North, Range 21 West, Chisago County, Minnesota described as follows:

Beginning at the Northwest corner of said Section 29; thence southerly along the West line of said Section 29 to the South line of the North 1015.70 feet of the Northeast Quarter of the Northeast Quarter of said Section 30; thence westerly along said South line to the East line of Interstate Highway No. 35; thence southerly along said east line to the South line of the Southeast Quarter of the Northeast Quarter of said Section 30; thence easterly along said South line to the West line of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 30; thence southerly along said West line to a point which is 660 feet North of the Southwest corner of said East Half of the Northeast Quarter of the Southeast Quarter; thence northeasterly to the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence northeasterly to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 29 which is 850 feet North of (as measured at a right angle to) the South line of said Southwest Quarter of the Northwest Quarter; thence easterly, parallel with the South line of the Northwest Quarter of said Section 29 to the westerly line of the former Burlington Northern Railroad; thence northwesterly along said westerly line to the North line of said Section 29; thence westerly along said North line to the point of beginning.

B. The above described land (hereinafter referred to as the ("Property")) is contiguous to the City and, because of present and planned development is in need of services and controls which can be best provided to the Property by the City.

C. The City and the Town desire to have the Minnesota Municipal Board (hereinafter the "Board") order the annexation of the Property to the City pursuant to Minn. Stat. Sec. 414.0325 and in accordance with the terms of this Resolution.

D. After due notice the City Council of the City and the Town Board of Supervisors of the Town held a joint public hearing on the proposed annexation of the Property to the City on Wednesday, December 13, 1995 commencing at 7:00 p.m. in the City Municipal Building.

RESOLUTION

1. Designated Property. The following described Property in Wyoming Township, Chisago County, Minnesota is hereby designated as an area for orderly annexation:

That part of Sections 29 and 30, Township 33 North, Range 21 West, Chisago County, Minnesota described as follows:

Beginning at the Northwest corner of said Section 29; thence southerly along the West line of said Section 29 to the South line of the North 1015.70 feet of the Northeast Quarter of the Northeast Quarter of said Section 30; thence westerly along said South line to the East line of Interstate Highway No. 35; thence southerly along said east line to the South line of the Southeast Quarter of the Northeast Quarter of said Section 30; thence easterly along said South line to the West line of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 30; thence southerly along said West line to a point which is 660 feet North of the Southwest corner of said East Half of the Northeast Quarter of the Southeast Quarter; thence northeasterly to the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence northeasterly to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 29 which is 850 feet North of (as measured at a right angle to) the South line of said Southwest Quarter of the Northwest Quarter; thence easterly, parallel with the South line of the Northwest Quarter of said Section 29 to the westerly line of the former Burlington Northern Railroad; thence northwesterly along said westerly line to the North line of said Section 29; thence westerly along said North line to the point of beginning.

2. Board Jurisdiction. The City Council of the City of Wyoming and the Town Board of the Township of Wyoming upon passage and adoption of this Resolution hereby confer jurisdiction upon the Board over the various provisions contained in this Agreement and, as allowed by Minn. Stat. Sec. 414.0325 limit the Board's jurisdiction over any other matters relating to the annexation of the Property into the City.

3. Character or Property. The Property abuts the City of Wyoming and is presently urban or suburban in nature or is about to become so and the City of Wyoming is capable of providing storm and sanitary sewer, water and other services to the Property proposed for annexation.

4. Best Interest. Annexation of the Property into the City is in the best interest of the Property, the City and the Town therefore, the Property herein described should be immediately annexed to the City.

5. Zoning and Subdivision. Upon annexation to the City, the City zoning and subdivision ordinances shall apply to the

Property provided, however, the City understands the need to specifically address the appropriate zoning for the Property given the present and proposed uses of the Property and therefore will begin the process of determining such appropriate zoning immediately upon annexation of the Property to the City.

6. No Alteration of Boundaries. Both the Town and the City agree that no alteration of the stated boundaries of the Property to be annexed is appropriate.

7. No Board Consideration. The City and the Town agree that no consideration by the Board is necessary and therefore, pursuant to Minn. Stat. Sec. 414.0325 Subd. 1, upon receipt of this Resolution as passed and adopted by the Town and the City, the Board may review and comment but shall, within thirty (30) days order the annexation of the Property to the City in accordance with the terms of this Resolution.

8. Property Taxes. The City's current mil levy rate is approximately 28 mils (the "City Rate") and the Town's current mil levy rate is approximately 12 mils (the "Town Rate"). Having discussed the impact of annexation of the Property on the Town's tax base the City and the Town desire to address such impact in this Resolution. Therefore, by way of explanation of the subparagraphs of this Paragraph 8, the City and the Town intend that this Paragraph 8 result in the Town's receiving the taxes payable on the Property during such period of time as the Property is assessed at the Town Rate and thereafter the City will receive the taxes payable on the Property as assessed at the City Rate. Thus, it is assumed that, since the annexation set forth herein will not become effective until after January 2, 1996, taxes payable on the Property in 1997 will be assessed at the Town Rate and taxes payable in 1998 and thereafter will be assessed at the City Rate. By way of further explanation, beginning with the first year in which taxes payable on the Property are based upon the City Rate, the City's obligation to make the cash payments described in subparagraphs (b) - (f) below will commence and will continue for five (5) years at the declining percentages described below. The City will make such cash payments within ten (10) days of the City's receipt of the tax payments on the Property from Chisago County. Further, as indicated below, the City's cash payments to the Town shall be calculated using an assumed mil levy rate of 20 mils and not the actual City Rate. Based on the foregoing and as allowed by Minn. Stat. Sec. 414.033 Subd. 12, the City and the Town hereby agree as follows with respect to the Town's share of property taxes payable with respect to the property:

- (a) Property taxes payable on the annexed Property for the year in which the annexation becomes effective (that is, taxes payable in the year following the year in which the annexation becomes effective) shall be paid to the Town and thereafter, such property taxes shall be paid to the City;
- (b) In the first year following the period described in (a) above, the City shall make a cash payment to the Town in an amount equal to ninety percent (90%) of property taxes received on the Property by the City however, calculated using a mil levy rate of 20 mils;

- (c) In the second year, following the period described in (a) above, the City shall make a cash payment to the Town in an amount equal to seventy percent (70%) of the property taxes received on the Property by the City, however, calculated using a mil levy rate of 20 mils;
- (d) In the third year, following the period described in (a) above, the City shall make a cash payment to the Town in an amount equal to fifty percent (50%) of the property taxes received on the Property by the City, however, calculated using a mil levy rate of 20 mils;
- (e) In the fourth year, following the period described in (a) above, the City shall make a cash payment to the Town in an amount equal to thirty percent (30%) of the property taxes received on the Property by the City, however, calculated using a mil levy rate of 20 mils; and
- (f) In the fifth year, following the period described in (a) above, the City shall make a cash payment to the Town in an amount equal to ten percent (10%) of the property taxes received on the Property by the City, however, calculated using a mil levy rate of 20 mils.

Approved and adopted by the City of Wyoming, Minnesota this 13th day of December, 1995.

CITY OF WYOMING:



Neil Gatzow, Mayor



Dennis Coryell, Clerk/Administrator

Approved and adopted by the Town of Wyoming this 13th day of December, 1995.

TOWN OF WYOMING:

By: 

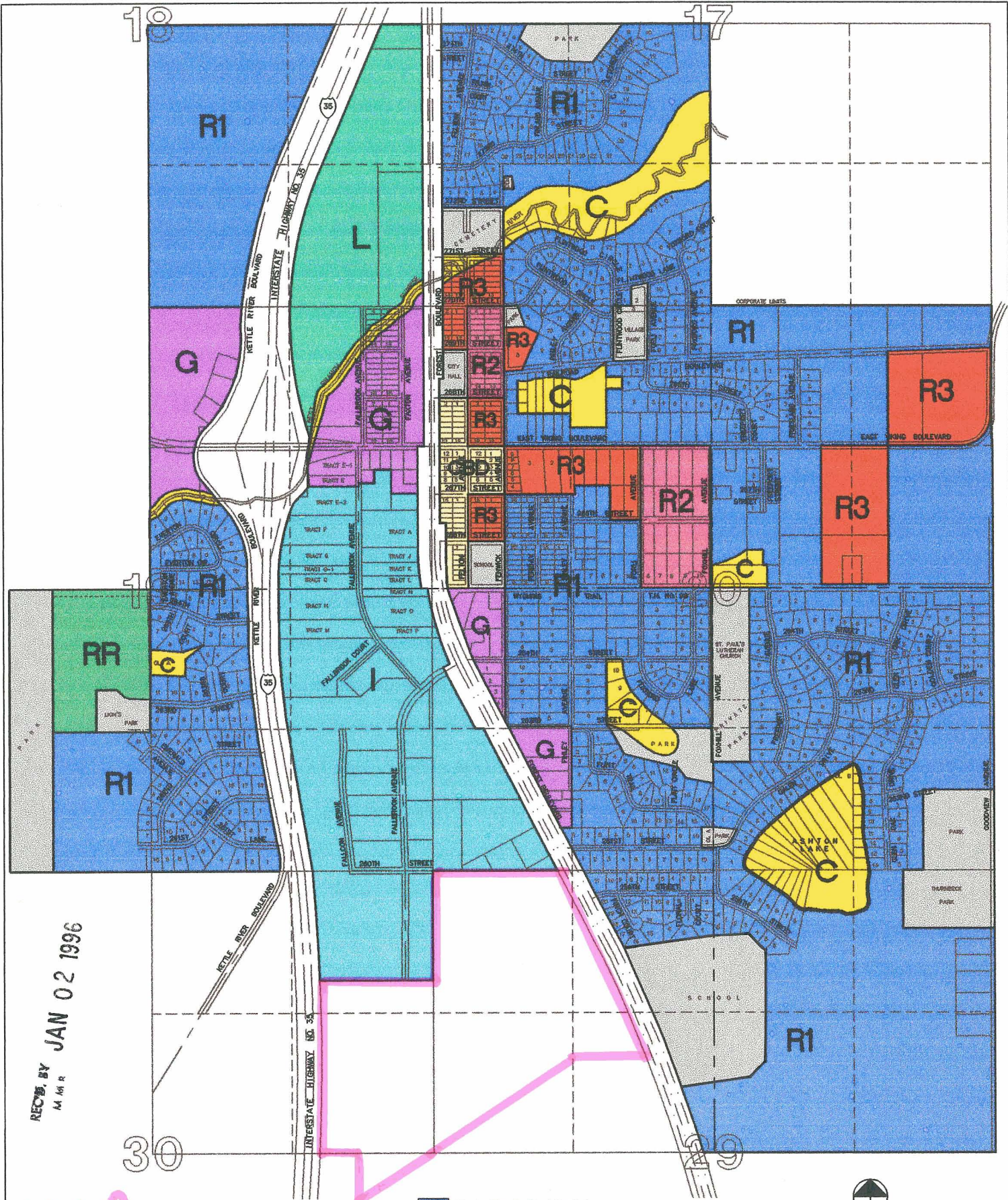
Paul Martin, Town Board Chairman

By: 

Norma Olson, Town Board Clerk

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REVISED BY
M. M. R.
JAN 02 1996

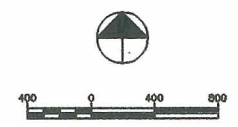
MAP
3

ZONING MAP



REVISED:
JANUARY 1995

- R1** Single Family Residential
- R2** One and Two Family Residential
- R3** Limited Multiple Dwelling
- CBD** Central Business District
- C** Conservation District
- G** General Business
- GP** Government Property
- L** Light Industrial/General Business
- I** Industrial
- RR** Rural Residential



City of Wyoming

MAP 2

MAP 2



2591

2593