

MINUTES OF THE SPECIAL MEETING
Corinna Township and City of Maple Lake
Monday, February 23, 7 p.m. at Town Hall

Present: Maple Lake City Council: Mayor Mike Messina, Theresa Andrus, Sheila Carlson, Shar Dircks, Judith Kelly, John Northenscold. Henry Mavencamp, land owner.
City of Maple Lake Attorney, Rhonda Pagel
Corinna Township Board: Chairman Bill Lieb, Supervisor Dave Stumpf, and Supervisor John Dearing and Clerk Vi Novotne.

Attorney Rhonda Pagel stated that both Corinna Township and City of Maple Lake have approved and signed the joint resolution and agreement for the orderly annexation of certain land described in the agreement, owned by Henry Mavencamp. Office of Minnesota Planning will review this merger and must within 30 days of receipt of this Joint Resolution and Agreement, order merger and the annexation.

Rhonda stated that this meeting is being held to pursue a procedure and terms for future annexation agreements. A copy of a sample orderly annexation agreement was distributed. The agreement would designate areas, terms and would serve as a guide for future agreements. A developer could look at the plan to see if his land is included. This agreement would be a policy to review with a property owner when he comes in with a petition for annexation. The township land use plan may not coincide with city plan. Town could have other acreage. City rate of growth in an area may grow faster. Ag preserve land includes a limit on how some land is to be developed. Agreement terms are not locked in for city and township but both need to agree on changes.

Board Chairman Bill Lieb stated that the township land use plan is revised every ten years and township is into its sixth year with present plan. At the annual meeting a person may come in and request for a land use change.

Bill continued that the City of Maple Lake 2003 Future Land Use Plan includes 95 acres, 2 full sections and about 15 acres as proposed residential areas. Supervisor John Dearing stated that the Paumen Area will be kept as residential in township plan. Mayor Mike Messina projected that the Jim Wurm land could be developed in five years. Supervisors John Dearing, David Stumpf and Bill Lieb each stated that they had no objection to the 95 acres being included in the future annexation plan. Bill asked what if the majority of owners in the 95 acres agree to annex and one property owner does not? Supervisor Dave Stumpf inquired if the town board should ask that this property be included in the annexation. Dave added that if six property owners in the 95 acres oppose, this portion should not be annexed. Rhonda responded that not all properties must annex. Bill replied that he is concerned that no "leapfrogging" happens and within the agreement there must be a statement not to allow "leapfrogging". The Mayor agreed that the agreement should have this statement. Rhonda repeated the statement earlier that it is important to remember that this agreement may be changed but both parties must agree.

Rhonda continued the discussion that the sample annexation agreement as one somewhat identical to the one township and city just approved. In the sample agreement, Item A states that a property owner shall submit a petition for annexation to City. Page 2, 2B specifies a fee. Fees are becoming more common in the agreements. Rhonda stated she

had no fee to suggest but the fee can slow annexation requests. Bill added that Buffalo Township may use this arrangement and Buffalo is growing fast and residential taxes are better than Ag land. Rhonda replied that if the township had a fee as part of the agreement, the township could retrieve losses and pressure or discourage a developer. Dave added that township should recoup lost taxes. Page 3 of sample agreement discusses the city levy procedure, and remittance of delinquent taxes. Rhonda added that an up front payment seems to be preferred rather than taxes. Bill stated that township board needs to discuss these points with other townships. If annexed area is developed right away, the tax loss could be a large sum of money. Rhonda cited Statute 414.033 Annexation by Ordinance, subd. 12. Property taxes. She offered to clarify the Statute and submit a letter to redefine tax as on a developed base. Mayor and John Northenscold agreed that using a developed land tax would be a good way to control growth. Mayor asked if Maintenance section in the proposed agreement is workable? Bill responded that this same portion was in the resolution and the town board had approved. Bill Lieb asked if in the city plan that there was a sewer proposed in 65th Street before the road is blacktopped. Mayor noted that sewer installation is an engineering issue. Landowner, Henry Mavencamp, replied that topographical work has not been done. Rhonda concluded that this agreement is a sample and Corinna Board should check with other townships such as Woodland and Waverly, who have experienced annexation. Rhonda and township attorney will prepare another annexation agreement draft. Rhonda commented that her efforts are being compensated by the City of Maple Lake. The Mayor and Chairman agreed that more information on annexation should be obtained and city and township should meet again in April.

The meeting ended at 9:35 p.m.

Respectfully submitted,

Vi Novotne
Clerk