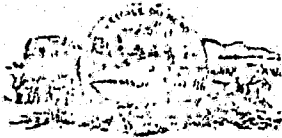


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STATE OF MINNESOTA
MUNICIPAL BOARD

Suite 165 Metro Square
7th & Robert Streets
St. Paul, Minnesota 55101

Mr. Mark Winkler
Deputy Secretary of State
c/o Donna Scott
State Office Building
Saint Paul, Minnesota

RE: Municipal Board Docket Number A-3425 Stacy

Dear Mr. Winkler:

The subject order of the Minnesota Municipal Board makes the following changes in the population of the named units of government:

The population of City of Stacy
is increased by no change to _____

The population of Town of Lent
is decreased by no change to _____

A new municipality named _____
has been created with a population of _____

The _____
has been dissolved.

Official date of the Order May 7, 1979.

C.C. Commissioner
Department of Revenue
c/o Wallace O. Dahl, Director
Tax Research Division
205 Centennial Building

Hazel Reinhardt
State Demographer
101 Capitol Square Building

Pat Lundy
Patricia D. Lundy
Assistant Executive Director

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
MAY - 9 1979

Jan Anderson Howe
Secretary of State

32143
O.D.

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
MAY - 9 1979

John Anderson Howe
Secretary of State

Gerald J. Isaacs	Chairman
Robert W. Johnson	Vice Chairman
Thomas J. Simmons	Member
Donald Hestbeck	Ex-Officio Member
Donald Reed	Ex-Officio Member

32143
O.N.

IN THE MATTER OF THE PETITION)
FOR ANNEXATION OF CERTAIN LAND)
TO THE CITY OF STACY)

FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND ORDER

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on February 7, 1979, at 9:30 a.m., Stacy City Hall, Stacy, Minnesota. The hearing was conducted by Terrence A. Merritt, Executive Director, pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were County Commissioners Donald Hestbeck and Donald Reed, ex-officio members of the Board. The City of Stacy appeared by and through Rosemary Masloski, the Township of Lent appeared by and through Francis Rutt, and the petitioners appeared by and through M. L. Aslakson. Testimony was heard, and records and exhibits were received.

After due and careful consideration of all evidence, together with all records, files and proceedings, the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

I. On September 20, 1978 a petition of all of the property owners was received by the Minnesota Municipal Board requesting the Board to order annexation of the area hereinafter described. This petition contained all the information required by statute including a description of the territory subject to annexation which is as follows:

All that part of the East Half of the Southwest Quarter which lies to the West of the Right-of-way of the Burlington Northern Railroad, in Section 32, Township 34 North, Range 21 West, Chisago County, Minnesota. Except therefrom that part lying West of Interstate Highway Number 35.

A resolution supporting the annexation was received on October 13, 1978 from the annexing municipality.

II. Due, timely and adequate legal notice of the hearing was published, served and filed.

III. Geographic Features

- A. The area subject to annexation is unincorporated and abuts the City of Stacy.
- B. The total area of the City of Stacy is approximately 640 acres. The total area of the territory subject to annexation is 11.31 acres.
- C. The perimeter of the area to be annexed is 25% or less bordered by the municipality.
- D. The natural terrain of the area, including general topography, major watersheds, soil conditions, rivers, lakes and major bluffs is: undeveloped and forested.

IV. Population Data

- A. The City of Stacy:
 - 1. In 1978, there were 786 residents.
 - 2. The present estimated population is 900.
- B. The area subject to annexation has no population.
- C. The Township of Lent:
 - 1. In 1978, there were 1,104 residents.
 - 2. The present estimated population is 1,200.
 - 3. By 1980, the projected population is 1,300.

V. Development Issues

- A. The pattern of physical development, including land already in use, in the process of being developed, and remaining for various uses.
 - 1. Area in Use
 - a. In the City of Stacy:

1) Residential: 170 acres	4) Industrial: 15 acres
2) Institutional: 0 acres	5) Agricultural: 35 acres
3) Commercial: 5 acres	6) Vacant land: 250 acres
 - b. In the area subject to annexation:

1) Residential: 0 acres	4) Industrial: 0 acres
2) Institutional: 0 acres	5) Agricultural: 0 acres
3) Commercial: 0 acres	6) Vacant land: 11.31 acres
 - c. In the Township of Lent:

1) Residential: 20%
2) Agricultural: 70%
3) Vacant land: 10%

2. Area Being Developed

a. In the City of Stacy:

- | | |
|---------------------------|--------------------------|
| 1) Residential: 25 acres | 4) Industrial: 40 acres |
| 2) Institutional: 0 acres | 5) Agricultural: 0 acres |
| 3) Commercial: 3 acres | |

b. In the area subject to annexation:

- | | |
|-----------------------------|--------------------------|
| 1) Residential: 11.31 acres | 4) Industrial: 0 acres |
| 2) Institutional: 0 acres | 5) Agricultural: 0 acres |
| 3) Commercial: 0 acres | |

c. In the Township of Lent:

- | | |
|---------------------------|--------------------------|
| 1) Residential: 300 acres | 4) Industrial: 0 acres |
| 2) Institutional: 0 acres | 5) Agricultural: 0 acres |
| 3) Commercial: 0 acres | |

3. Area Remaining for Various Uses

a. In the City of Stacy:

- | | |
|---------------------------|--------------------------|
| 1) Residential: 115 acres | 4) Industrial: 110 acres |
| 2) Institutional: 0 acres | 5) Agricultural: 0 acres |
| 3) Commercial: 25 acres | |

b. In the area subject to annexation:

- | | |
|-----------------------------|--------------------------|
| 1) Residential: 11.31 acres | 4) Industrial: 0 acres |
| 2) Institutional: 0 acres | 5) Agricultural: 0 acres |
| 3) Commercial: 0 acres | |

c. In the Township of Lent:

- 1) Residential: Unlimited acres

B. Transportation:

1. The present transportation network is:

- a) In the City of Stacy: County 19; County 30; City Streets; Interstate 35
- b) In the area subject to annexation: Private Road

2. Potential transportation issues include: none

C. Land use controls and planning, including comprehensive plans, in the city and the area subject to annexation:

1. In the City of Stacy:

- a. Zoning - Yes
- b. Subdivision Regulations - Yes
- c. Comprehensive Plan - Not updated
- d. Building Inspector - Yes
- e. Planning Commission - Yes

2. In the Township of Lent:

- a. Zoning - Yes through the county
- b. Subdivision Regulations - Yes
- c. Comprehensive Plan - Yes
- d. Official Map - Yes
- e. Capital Improvements Program - No
- f. Fire Code - No
- g. Building Inspector - Yes
- h. Planning Commission - Yes

3. In the County of Chisago:

- a. Zoning: Yes
- b. Subdivision Regulations: Yes
- c. Comprehensive Plan: Yes
- d. Official Map: Yes
- e. Building Inspector: Yes
- f. Planning Commission: Yes
- g. Other - Shoreland Management - Sewage Problem

4. The Metropolitan Council provides the following planning and land use services: None

5. If there is an inconsistency between the proposed development and the planning and land use controls for the area, what is the reason for said inconsistency? unknown

VI. Governmental Services

A. The Town of Lent provides the area subject to annexation with the following services:

- 1. Fire protection and rating: Yes
- 2. Police protection: Yes
- 3. Street improvements: Yes
- 4. Street maintenance: Yes
- 5. Recreational: Yes
- 6. Administrative services: Yes
- 7. Water: No
- 8. Sewer: No

B. The City of Stacy provides its residents with the following services:

- 1. Water: Yes
- 2. Sewer: Yes
- 3. Fire protection and rating: Yes
- 4. Police protection: Yes
- 5. Street improvements: Yes
- 6. Street maintenance: Yes
- 7. Recreational: Yes
- 8. Administrative services: Yes

C. The City of Stacy provides the area subject to annexation with the following services: None

D. Existing or potential environmental problems and the need for additional services to resolve these problems: In the future will need additional sewer and water facilities

E. Plans and programs by the annexing municipality to provide needed governmental services for the area proposed for annexation include: Road and eventual sewer and water

VII. Tax Base

A. In the City of Stacy, the tax base includes the following:

- 1. Residential property in 1978 was valued at \$645,616, generating \$11,600 in taxes or 75% of the total.
- 2. Commercial property in 1978 was valued at \$127,279 generating \$2,294 in taxes or 15% of the total.
- 3. Industrial property in 1978 was valued at \$0 generating \$0 in taxes or 0% of the total.
- 4. Agricultural property in 1978 was valued at \$39,119, generating \$705 in taxes or 5% of the total.
- 5. Vacant land in 1978 was valued at \$41,311, generating \$743 in taxes or 5% of the total.

6. Non-taxable property
 - a. Institutional use in 1978 included 0 acres worth, as developed, \$0.
 - b. Other non-taxable uses (such as roadways, parks) in Stacy included unknown acres/miles.
- B. In the Township of Lent, the tax base includes the following:
 1. Residential property in 1978 was valued at \$1,608,733, generating \$76,960 in taxes.
 2. Commercial property in 1978 was valued at \$3,800.70, generating \$425 in taxes.
 3. Industrial property in 1978 was valued at \$0 generating \$0 in taxes.
 4. Agricultural land in 1978 was valued at \$978,445, generating \$107,628 in taxes.
 5. Vacant land in 1978 was valued at \$164,653, generating \$18,111 in taxes.
 6. Non-taxable property
 - a. Other non-taxable uses (such as roadways, parks) in Stacy included 65 acres, 100 State and municipal acres.
- C. In the area subject to annexation, the tax base includes the following:
 1. Residential property in 0 was valued at \$0, generating \$0 in taxes or 0% of the total.
 2. Commercial property in 0 was valued at \$0, generating \$0 in taxes or 0% of the total.
 3. Industrial property in 0 was valued at \$0 generating \$0 in taxes or 0% of the total.
 4. Agricultural property in 0 was valued at \$0, generating \$0 in taxes or 0% of the total.
 5. Vacant land in 1978 was valued at \$975, generating \$94.44 in taxes.
 6. Non-taxable property
 - a. Institutional use in none included 0 acres worth, as developed \$0.

VIII. Tax Data

- A. In the City of Stacy:
 1. Mill rate in 1978 was 19.47.
 2. Bonded indebtedness in 1978 was \$110,713.
- B. In the Township of Lent:
 1. Mill rate in 1978 was 11.81.
 2. Bonded indebtedness in 1978 was 0.
- C. In the area subject to annexation:
 1. Mill rate in 1978 is 11.81.
 2. Bonded indebtedness in 1978 is 0.
- D. Mill rate in Chisago County:
 1. County in 1978 was 31.91.
 2. School district in 1978 is 71.87.
 3. Township in 1978 is 11.81.

3321B
D. A.

- IX. Is annexation to the City of Stacy the best alternative?
- a. Could governmental services be better provided for by incorporation of the area subject to annexation? No, the area is obviously not a potential city.
 - b. Could governmental services be better provided for by consolidation or annexation of the area with an adjacent municipality other than Stacy? No. There is no such city.
 - c. Could Lent Township provide the services required? Yes, the area needs no other services at this time.

CONCLUSIONS OF LAW

- I. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.
- II. The area subject to annexation is not now or is about to become urban or suburban in character.
- III. Municipal government is not required to protect the public health, safety, and welfare in the area subject to annexation.
- IV. The best interest of the area subject to annexation will not be furthered by annexation.
- V. There is not a reasonable relationship between the increase in revenue for the City of Stacy and the value of benefits conferred upon the area subject to annexation.
- VI. Annexation of all or a part of the property to an adjacent municipality would not better serve the interests of the residents who reside in the area subject to annexation.
- VII. An order should be issued by the Minnesota Municipal Board denying the annexation of the area described here.

ORDER

IT IS HEREBY ORDERED: That the petition to annex the property described heretofore situated in the County of Chisago, State of Minnesota, be and the same is hereby denied.

IT IS FURTHER ORDERED: That the effective date of this order is May 7, 1979.

Dated this 7th day of May, 1979.

MINNESOTA MUNICIPAL BOARD
165 Metro Square Building
St. Paul, Minnesota 55101

Terrence A. Merritt
Terrence A. Merritt
Executive Director