
**St. Joseph Joint Planning Board
St. Joseph Government Center, 75 Callaway St E
Wednesday, April 9th, 2025
7:00 PM**

1. Call to Order
 2. Approve Agenda
 3. Approve Minutes – March 13th, 2024
 4. New Business
 - a. Nomination of Chair and Vice Chair for 2025
 - b. Orderly Annexation Agreement Amendment and Requested Detachment of Parcels identified as:
31.20803.0000 and 31.20810.0000 **PUBLIC HEARING**
 5. Other Business
 - a. Member Updates
 6. Adjourn
-

*Questions on agenda should be directed to:
Nate Keller, Community Development Director
City of St. Joseph (320) 557-3524*

Pursuant to due call and notice thereof, the St. Joseph Joint Planning Board met on Wednesday, March 13th, 2024 at 7:00 PM at the St. Joseph Government Center.

Members Present: Chair Doug Fredrickson, Bob Loso, Dennis Durand, Ralph Eiyneck, Carmie Mick, Jon Hazen, Dan Holan,

Members Absent: None

Staff Present: Community Development Director Nate Keller

Others Present: None

Fredrickson called the meeting to order at 7:00 PM.

Approval of the Agenda: **Durand made a motion to approve the agenda; seconded by Hazen and passed unanimously by those present.**

Minutes: **Hazen made a motion to approve the minutes of the August 8th, 2023; seconded by Mick and passed unanimously by those present.**

New Business

- a. Chair and Vice Chair nomination

Fredrickson made a motion to approve himself as Chair; seconded by Loso and passed unanimously by those present.

Fredrickson made a motion to approve Hazen as Vice Chair; seconded by Durand and passed unanimously by those present.

- b. Orderly Annexation Agreement Amendment and Requested Annexation of Parcel 7284 County Road 75 – **Public Hearing**

Keller provided an overview of the request. The parcel is located within St. Cloud. The request is to amend the Orderly Annexation Agreement and incorporate the parcel into St. Joseph Township. The Joint Planning Board's recommendation will be forwarded to the St. Joseph City Council and Township Board of Supervisors.

Chair Fredrickson opened the public hearing at 7:05PM

No one spoke on the request

Chair Fredrickson closed the public hearing at 7:06 PM

Mick made a motion to approve the Resolution 2024-XXX Amending the Orderly Annexation Agreement and Incorporating Parcel 82.44015.0145 into the Township of St. Joseph; seconded by Durand. The motion was passed unanimously by those present.

Other Business

None

Adjourn: **Mick made a motion to adjourn at 7:07 PM; seconded by Hazen and passed unanimously by those present.**

Minutes by:

Nate Keller, Community Development Director

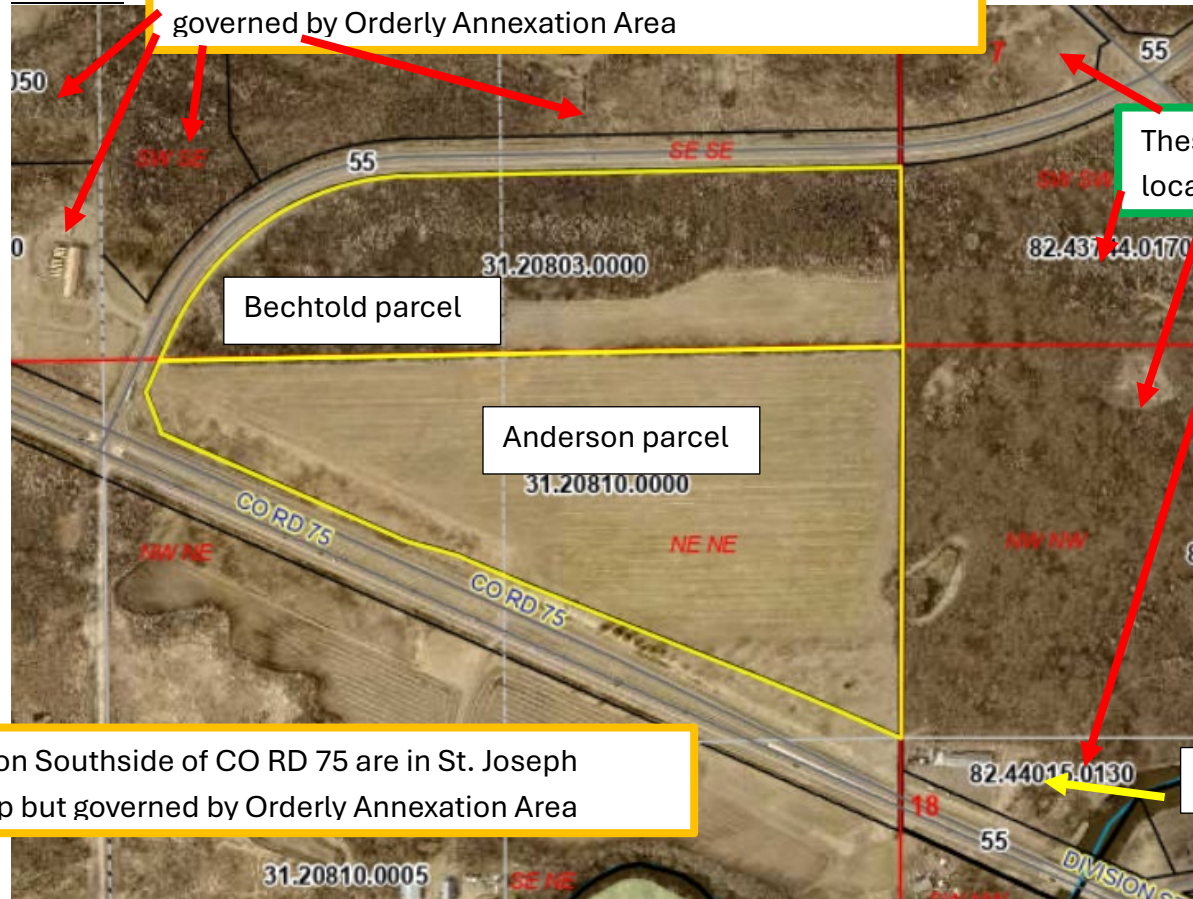
MEETING DATE: April 9th, 2025

AGENDA ITEM: 4b. Orderly Annexation Agreement Amendment and Requested Detachment of Parcels identified as: 31.20803.0000 and 31.20810.0000

BACKGROUND INFORMATION:

Applicant Information: Stearns County
Owner Information: Leonard & Marcella Bechtold – Parcel 31.20803.0000
 Rollis H Anderson Family LLP – Parcel 31.20810.0000
Parcel details: Bechtold – 30.77 acres
 Anderson – 45.54 acres

Parcel ID:
Location: These parcels are located in St. Joseph Township but governed by Orderly Annexation Area



Parcels on Southside of CO RD 75 are in St. Joseph Township but governed by Orderly Annexation Area

These parcels are located in St. Cloud

Modern Barnyard

Purpose of Application: Applicant is requesting detachment of two subject parcels from St. Joseph Township and the Orderly Annexation Area. Parcels total over 76 acres in total size.

Purpose is so the parcels can be incorporated into (annexed) into city of St. Cloud. Annexation is being sought in order to access and connect to city of St. Cloud utilities for the purpose of constructing the Stearns County Service Center.

Due to the lack of St. Joseph infrastructure near the subject parcels the applicant is seeking this detachment to connect to the closest utilities from city of St. Cloud.

This action requires amending the Orderly Annexation Agreement and acting on the Joint Resolution. The JPB is asked to make a recommendation on the proposal. The resolution will then be presented to the St. Joseph City Council on April 21st and Township of St. Joseph Board on April 28th. The city of St. Cloud is acting on the annexation at their Council meeting in May presuming the resolution to detach the parcels from the OAA are approved by the governing bodies from the city of St. Joseph and Township of St. Joseph.

The request requires a Public Hearing which will be conducted at the JPB level. The notice was published in the city and Township official newspaper publication on March 28th.

One item of note is due to future utility needs and the city of St. Joseph force main the city asks the applicant that a minimum of a 12' easement be dedicated around the perimeter of the site that borders CR 134.

Existing Zoning:

Urban Expansion

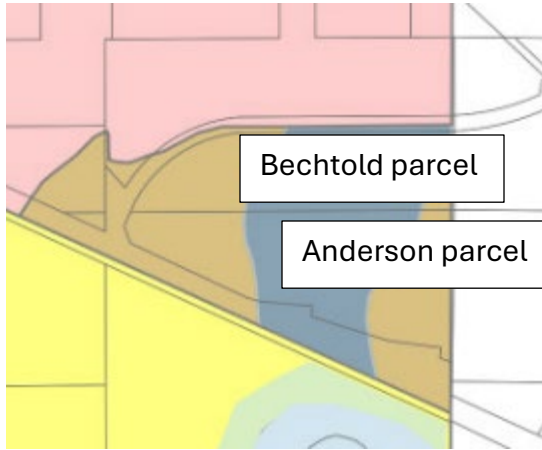
Future Land Use:

Parcels are guided for High-Density residential with some mixture of Corridor Commercial according to the Future Land Use map in the City of St. Joseph Comprehensive Plan. Surrounding property to the West is High-Density and Light Industrial. Property on the Southside of CSAH 75 is guided for Low-Density residential.

Future Land Use

Legend

-  City Limit
-  Central Business District
-  Community Oriented Mixed Use
-  Corridor Commercial
-  Light Industrial
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Educational
-  Open Space
-  Public
-  Water

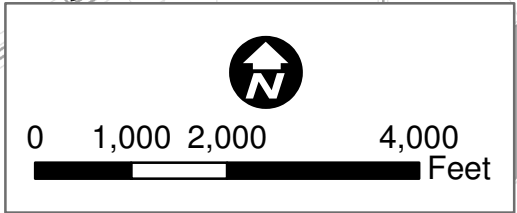


ATTACHED INFORMATION:

Annexation application
OAA Agreement
Joint Resolution 2025-001

REQUESTED ACTION:

Motion 1: Open and close the public hearing on proposed amendment to the OAA
Motion 2: Motion requested on Joint Planning Board Resolution 2025-001



ANNEXATION APPLICATION

Application Fee:

\$3.00 per acre with a minimum cost of \$100 and maximum cost of \$500

Application Information Required:

- ☐ Complete annexation application
- ☐ Property owner(s) petition requesting annexation to the City. If requesting municipal services, request must be included in petition
- ☐ Proof of ownership or copy of purchase agreement
- ☐ Legal description and 8 ½" x 11" map illustrating property (A certificate of survey may be required if deemed necessary by City staff)*
- ☐ Parcel number(s) for property involved in the annexation*
- ☐ 8 ½" x 11" vicinity map

*Parcel number(s), legal description, and corresponding map must be provided or application will not be processed.

James Anderson; Rollis H. Anderson Family
Limited Partnership, LLLP

Name of Property Owner(s)

Address

Phone Number/Fax Number

Stearns County

Name of Applicant(s)

705 Courthouse Square, Room 121 St. Cloud, MN 56303

Address

Michael Williams, 320-656-3600

Phone Number/Fax Number

Annexation Name: Stearns County Justice Center Project

Property Location/Address(es): See PID

Property Acreage: 45.54

Property Parcel Number(s):** 31.20810.0000

Is Property: ☒ Undeveloped ☐ Developed

Annexation Request: Stearns County is in the process of purchasing this property and an abutting property. The County will construction a new government center at this location. The government center property will need to be annexed into the City of St. Cloud as part of this process.

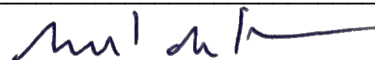
Justification and/or Reasons for Annexation: Please see above. The County requires annexation into the City of St. Cloud and connection to municipal services.

Signature of Property Owner(s)**

Date

Signature of Applicant(s)

Date



03/18/2025

** Signature of property owner(s) shall serve as an acknowledgement of and authorization for this annexation request.

Anderson Parcel

That part of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Thirteen (13), Township One Hundred Twenty-four (124), Range Twenty-nine (29), Stearns County, Minnesota, which lies northerly of the following described line:

Beginning at the intersection of the West line of said North Half of the Northeast Quarter (N1/2 NE1/4) with a line drawn parallel with and 150 feet Northeasterly of, measured at right angles to, Line 1 described hereafter; thence Southeasterly to a point distant 150 feet Northeasterly (measured at right angles) from a point on said Line 1, distant 1,200 feet Southeasterly of its point of termination; thence run Southeasterly to a point distant 100 feet Northeasterly (measured at right angles) from the point of beginning of Line 2 described hereafter; thence Southeasterly along a line drawn parallel with and 100 feet Northeasterly of said Line 2 to the East line of said North Half of the Northeast Quarter (N1/2 NE1/4) and there terminating.

Line 1: Beginning at a point on the East line of said Section Thirteen (13), distant 1,087 feet North of the East Quarter corner thereof; thence run Northwesterly at an angle of 66 degrees and 33 minutes with said East Section line for 3,074 feet and there terminating.

Line 2: From a point on the above described line (Line 1), distant 1,272.1 feet Southeasterly of its point of termination, run Northeasterly at right angles with said above described line for 75 feet; thence deflect to the right at an angle of 90 degrees for 100 feet to the point of beginning of the line to be described; thence deflect to the left on a 00 degrees 30 minutes curve (delta angle 02 degrees 03 minutes) for 410 feet; thence on tangent to said curve for 620.6 feet; thence deflect to the right on a 00 degrees 29 minutes 47 seconds curve (delta angle 2 degrees 03 minutes) for 413 feet; thence on tangent to said curve for 300 feet and there terminating;

Subject to and together with all hereditaments and appurtenances belonging thereto.

ANNEXATION APPLICATION

Application Fee:

\$3.00 per acre with a minimum cost of \$100 and maximum cost of \$500

Application Information Required:

- ☐ Complete annexation application
- ☐ Property owner(s) petition requesting annexation to the City. If requesting municipal services, request must be included in petition
- ☐ Proof of ownership or copy of purchase agreement
- ☐ Legal description and 8 ½" x 11" map illustrating property (A certificate of survey may be required if deemed necessary by City staff)*
- ☐ Parcel number(s) for property involved in the annexation*
- ☐ 8 ½" x 11" vicinity map

*Parcel number(s), legal description, and corresponding map must be provided or application will not be processed.

Bechtold Family Limited Partnership

Name of Property Owner(s)

Address

Phone Number/Fax Number

Stearns County

Name of Applicant(s)

705 Courthouse Square, Room 121 St. Cloud, MN 56303

Address

Michael Williams, 320-656-3600

Phone Number/Fax Number

Annexation Name: Stearns County Justice Center Project

Property Location/Address(es): See PID

Property Acreage: 30.77

Property Parcel Number(s):** 31.20803.0000

Is Property: ☒ Undeveloped ☐ Developed

Annexation Request: Stearns County is in the process of purchasing this property and an abutting property. The County will construction a new government center at this location. The government center property will need to be annexed into the City of St. Cloud as part of this process.

Justification and/or Reasons for Annexation: Please see above. The County requires annexation into the City of St. Cloud and connection to municipal services.

Signature of Property Owner(s)**

Date

Signature of Applicant(s)

03/18/2025

Date

** Signature of property owner(s) shall serve as an acknowledgement of and authorization for this annexation request.

Bechtold Parcel

That part of the South Half of the Southeast Quarter (S1/2 SE1/4) of said Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota lying southerly of the northerly boundary of Stearns County Highway Number 134, as depicted on STEARNS COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 4, according to the recorded plat thereof, Stearns County, Minnesota.



TOWNSHIP OF SAINT JOSEPH

CITY OF ST. JOSEPH AND TOWNSHIP OF ST. JOSEPH JOINT PLANNING BOARD RESOLUTION 2025-001

CITY OF ST. JOSEPH RESOLUTION 2025-_____

ST. JOSEPH TOWNSHIP RESOLUTION _____

RESOLUTION AMENDING THE CITY OF ST. JOSEPH AND TOWNSHIP OF ST JOSEPH ORDERLY ANNEXATION AGREEMENT OA1725 TO REMOVE PROPERTY LOCATED IN THE ORDERLY ANNEXATION AREA

WHEREAS, the subject properties are depicted in Exhibit A and legally described in Exhibit B. The parcels are referred to as “Parcel A – Bechtold” and “Parcel B – Anderson”. Both subject parcels are currently located within the Township of St. Joseph and within the city of St. Joseph Orderly Annexation Area; and

WHEREAS, the applicant is identified as Stearns County, Minnesota and the property owners for both “Parcel A – Bechtold” and “Parcel B – Anderson” have petitioned to be annexed into the city of St. Cloud and be removed from the City of St. Joseph and St. Joseph Township Orderly Annexation Area; and

WHEREAS, the Joint Planning Board which consists of four city of St. Joseph members and four Township of St. Joseph members conducted a public hearing on the subject matter at their April 9th Joint Planning Board meeting and all those wishing to be heard attended; and

NOW, THEREFORE, BE IT JOINTLY RESOLVED AND AGREED BY THE COUNCIL OF THE CITY OF ST. JOSEPH AND THE ST. JOSEPH TOWNSHIP BOARD, THAT:

1. “Parcel A – Bechtold” and “Parcel B – Anderson” as depicted in Exhibit A and legally described in Exhibit B are hereby removed (detached) from the Orderly Annexation Area and the Orderly Annexation Agreement is hereby amended resulting in the removal (detachment) of Parcel A and Parcel B from the Orderly Annexation Area.

Whereupon said resolution was declared duly passed and adopted by the St. Joseph City Council this 21st day of April, 2025.

CITY OF ST. JOSEPH

By _____
Adam Scepaniak, Mayor

ATTEST

By _____
David Murphy, City Administrator

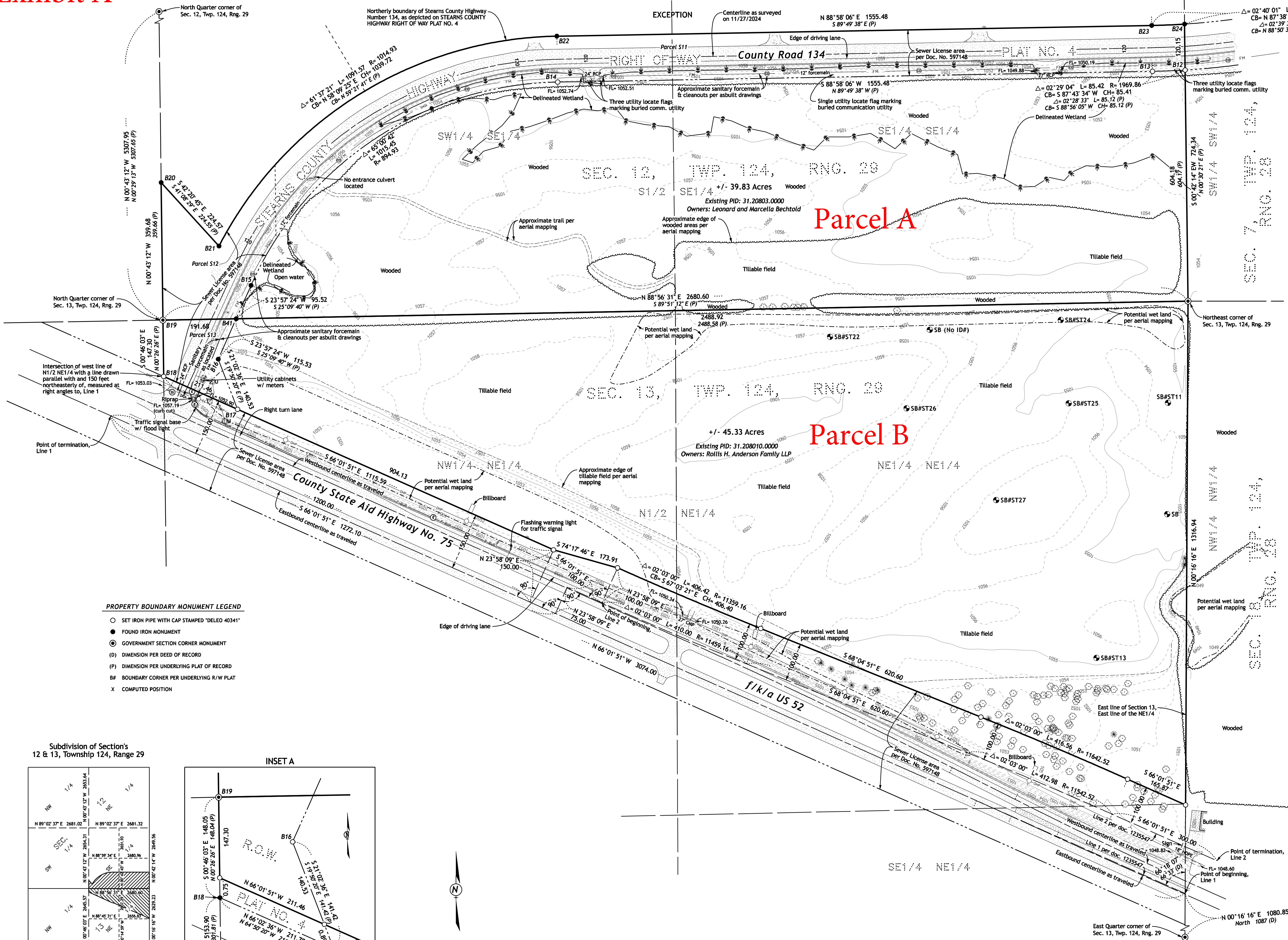
Whereupon said resolution was declared duly passed and adopted by the Township of St. Joseph Town Board this 28th day of April, 2025.

By _____
Doug Fredrickson, Township Supervisor

ATTEST

By _____
Anna Reischl, Town Clerk

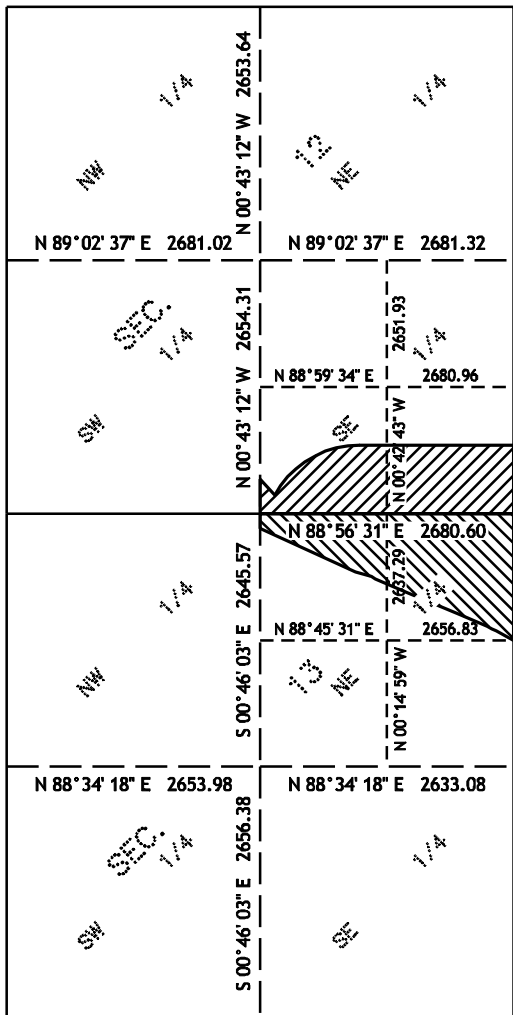
This document was drafted by:
City of St. Joseph 75 Callaway
Street East, St. Joseph, MN 56377



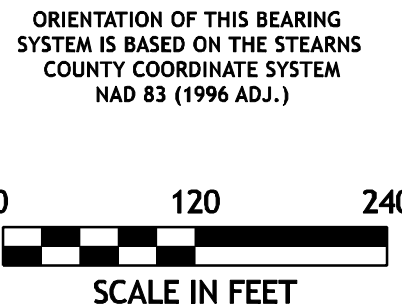
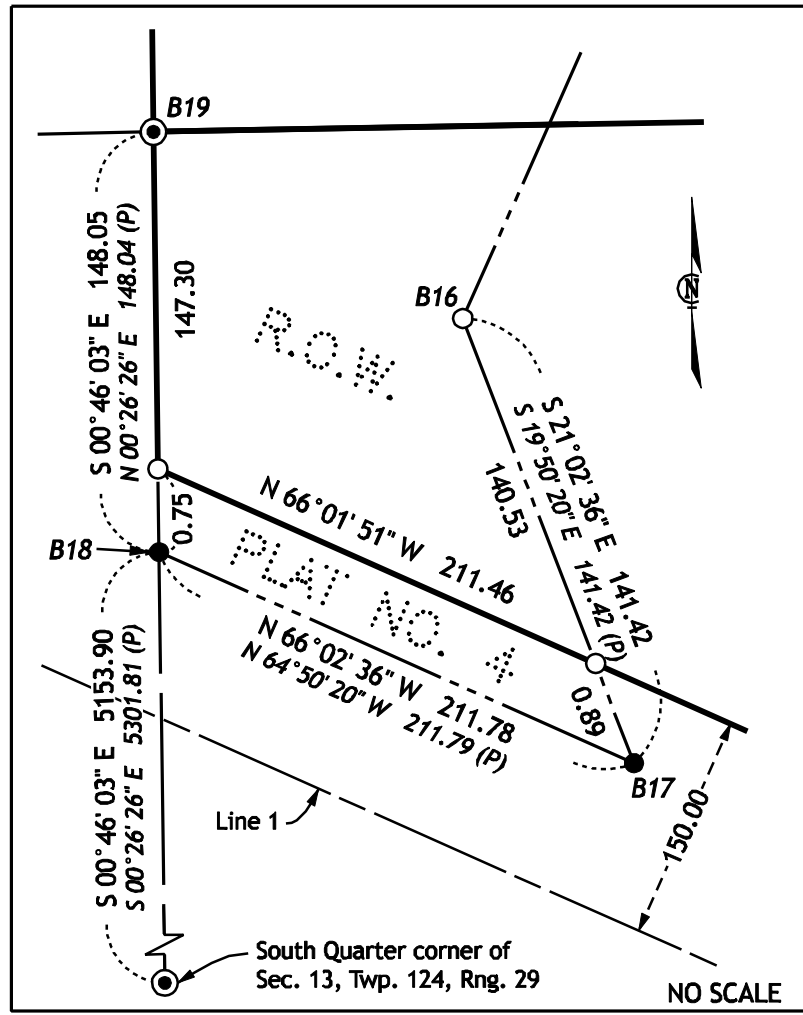
PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "DELO 40341"
- FOUND IRON MONUMENT
- ⊙ GOVERNMENT SECTION CORNER MONUMENT
- (D) DIMENSION PER DEED OF RECORD
- (P) DIMENSION PER UNDERLYING PLAT OF RECORD
- BF# BOUNDARY CORNER PER UNDERLYING R/W PLAT
- X COMPUTED POSITION

Subdivision of Section's 12 & 13, Township 124, Range 29



INSET A



NO.	REVISIONS SINCE INITIAL SURVEY DATED 1/30/2025	DATE

KRAMER LEAS DELO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
718-628-5333

13 North 11th Avenue
St. Cloud, MN 56301
507-358-1266

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Samuel J. DeLo* 3/21/2025
Samuel J. DeLo, MN License No. 40341 Date

PROJECT NO. STEAC2401

Legal Descriptions

Bechtold Parcel

That part of the South Half of the Southeast Quarter (S1/2 SE1/4) of said Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota lying southerly of the northerly right of way boundary of Stearns County Highway Number 134, as depicted on STEARNS COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 4, according to the recorded plat thereof, Stearns County, Minnesota.

Anderson Parcel

That part of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Thirteen (13), Township One Hundred Twenty-four (124), Range Twenty-nine (29), Stearns County, Minnesota, which lies Northerly of the following described line:

Beginning at the intersection of the West line of said North Half of the Northeast Quarter (N1/2 NE1/4) with a line drawn parallel with and 150 feet Northeasterly of, measured at right angles to, Line 1 described hereafter; thence Southeasterly to a point distant 150 feet Northeasterly (measured at right angles) from a point on said Line 1, distant 1,200 feet Southeasterly of its point of termination; thence run Southeasterly to a point distant 100 feet Northeasterly (measured at right angles) from the point of beginning of Line 2 described hereafter; thence Southeasterly along a line drawn parallel with and 100 feet Northeasterly of said Line 2 to the East line of said North Half of the Northeast Quarter (N1/2 NE1/4) and there terminating.

Line 1: Beginning at a point on the East line of said Section Thirteen (13), distant 1,087 feet North of the East Quarter corner thereof; thence run Northwesterly at an angle of 66 degrees and 33 minutes with said East Section line for 3,074 feet and there terminating.

Line 2: From a point on the above described line (Line 1), distant 1,272.1 feet Southeasterly of its point of termination, run Northeasterly at right angles with said above described line for 75 feet; thence deflect to the right at an angle of 90 degrees for 100 feet to the point of beginning of the line to be described; thence deflect to the left on a 00 degrees 30 minutes curve (delta angle 02 degrees 03 minutes) for 410 feet; thence on tangent to said curve for 620.6 feet; thence deflect to the right on a 00 degrees 29 minutes 47 seconds curve (delta angle 2 degrees 03 minutes) for 413 feet; thence on tangent to said curve for 300 feet and there terminating;

Subject to and together with all hereditaments and appurtenances belonging thereto.

MAPPING LEGEND

STORM SEWER MANHOLE	⊗	BURIED ELECTRIC LINE	— P-BUR —
SANITARY SEWER MANHOLE	⊗	BURIED TELEPHONE LINE	— T-BUR —
ELECTRIC MANHOLE	⊗	BURIED FIBER OPTIC LINE	— F/O-BUR —
CATCH BASIN	⊗	BURIED GAS LINE	— G —
CULVERT APRON	⊗	OVERHEAD POWER LINE	— OHP —
WELL	⊗	WATER LINE	— W —
HYDRANT	⊗	STORM SEWER PIPE	— SS —
WATER VALVE	⊗	SANITARY SEWER PIPE	— SS —
UTILITY HANDHOLE	⊗	CONC. CURB & GUTTER	— CG —
LIGHT POLE	⊗	PROPERTY LINE	— PL —
UTILITY POLE	⊗	CONTROLLED ACCESS	— CA —
UTILITY POLE ANCHOR	⊗	CHAINLINK FENCE	— XC —
UTILITY PEDESTAL	⊗	WOOD FENCE	— WF —
UTILITY METER	⊗	BARB WIRE FENCE	— BW —
TANK	⊗	WOVEN WIRE FENCE	— WW —
SEWER CLEANOUT	⊗	TREELINE	— TL —
LIFT STATION	⊗	WETLAND	— WL —
SOIL BORING	⊗	CONTOUR (MAJOR)	— 1025 —
SURFACE DRAINAGE ARROW	→	CONTOUR (MINOR)	— 1026 —
TREE (DECIDUOUS)	⊗	CONCRETE	— C —
TREE (EVERGREEN)	⊗	BITUMINOUS	— B —
		GRAVEL	— G —

CERTIFICATE OF SURVEY
Existing Conditions Survey

Prepared for: Stearns County
PIDs 31.20803.0000 & 31.20810.0000
St. Joseph Township, County of Stearns, State of Minnesota
Located in Sections 12 & 13, Township 124 North, Range 29 West

EXHIBIT B

LEGAL DESCRIPTIONs

Subject Parcel A - Bechtold parcel

That part of the South Half of the Southeast Quarter (S1/2 SE1/4) of said Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota lying southerly of the northerly boundary of Stearns County Highway Number 134, as depicted on STEARNS COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 4, according to the recorded plat thereof, Stearns County, Minnesota.

Subject Parcel B - Anderson parcel

That part of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Thirteen (13), Township One Hundred Twenty-four (124), Range Twenty-nine (29), Stearns County, Minnesota, which lies northerly of the following described line:

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Subject to and together with all hereditaments and appurtenances belonging thereto.

ST. JOSEPH TOWNSHIP RESOLUTION 2018-001 ²⁰²⁵⁻
CITY OF ST. JOSEPH RESOLUTION 2018-057

**JOINT RESOLUTION FOR DESIGNATION OF AN AREA FOR ORDERLY
ANNEXATION AND FOR DESIGNATION OF AN AREA FOR IMMEDIATE
ANNEXATION PURSUANT TO MINNESOTA STATUTES § 414.0325**

WHEREAS, in 2010, St. Joseph Township ("Town") and the City of St. Joseph ("City") adopted a Joint Resolution for Orderly Annexation in 2006, which was amended in 2010 and amended again in 2015 ("Prior Agreement") which revoked prior orderly annexation agreements between the parties;

WHEREAS, the parties desire to revoke the Prior Agreement and proceed with annexation as provided hereunder;

WHEREAS, a joint notice of intent to designate the area for annexation with a map depicting the area was published on November 8, 2018;

WHEREAS, the Board of Supervisors of St. Joseph Township passed this resolution on November 19, 2018;

WHEREAS, the City Council of the City of St. Joseph (hereinafter referred to as the "City"), passed this resolution on November 19, 2018; and

WHEREAS, the Town and the City agree to designate and request the immediate annexation of certain land located within St. Joseph Township to the City legally described in the attached Exhibit A and graphically depicted on attached Exhibit B (hereinafter the "Immediate Annexation Property"); and

WHEREAS, the City and the Town are in agreement as to approving the designation for orderly annexation to the City of St. Joseph certain land legally described in the attached Exhibit C and graphically depicted on attached Exhibit D (hereinafter the "Orderly Annexation Area" or "OAA") in accordance with the terms set forth herein; and

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

WHEREAS, the City of St. Joseph and St. Joseph Township have agreed to all the terms and conditions for the annexation of the Property 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 St. Joseph and the Township Board of St. Joseph Township as follows:

Section I. Immediate Annexation Property.

1. **Immediate Annexation Property.** 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:

See Exhibit A attached hereto and incorporated herein.

A boundary map showing the Immediate Annexation Property described in Exhibit A is attached hereto as Exhibit B and incorporated herein. The Immediate Annexation Property abuts City limits as shown on Exhibit B and is about to become urban in nature.

2. **Acreage/Population/Zoning.** The Immediate Annexation Property consists of approximately 3,400 acres, the population in the area is 179. Upon annexation, the Property shall be zoned as follows:

Commercial: See Exhibit E

Industrial: See Exhibit F

Rural Residential: all remaining parcels

3. **Jurisdiction.** The Town and the City, 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 annexation of the Immediate Annexation Property in accordance with the terms of this resolution.

4. **Municipal Reimbursement.** The City and the Town agree pursuant to Minnesota Statutes § 414.036, reimbursement from the City to the Town shall occur for the taxes collected on land annexed into the City, according to the following schedules and thereafter all tax revenues will be the property of the City. All percentages are to be multiplied by the Township's share of property taxes from such annexed property in the year in which such property is annexed:

a. Property Taxes.

Commercial/Industrial Property:

2019 - 100% to Township

2020 - 90% to Township

2021 - 50% to Township

2022 - 40% to Township

2023 - 30% to Township

2024 - 20% to Township

If the City does not collect taxes from the annexed property in 2019, the City will have no obligation to reimburse the Township in 2019. In subsequent years the City will provide reimbursement to the Township in the percentages designated for each year as set forth in the above schedule.

Rural Residential Property:

2019 - 60% to Township
2020 - 50% to Township
2021 - 40% to Township
2022 - 30% to Township
2023 - 20% to Township

If the City does not collect taxes from the annexed property in 2019, the City will have no obligation to reimburse the Township in 2019. In subsequent years the City will provide reimbursement to the Township in the percentages designated for each year as set forth in the above schedule.

b. Assessments and Debt. Pursuant to Minnesota Statutes § 414.036 with respect to any special assessment assigned by the Town to property annexed under this Agreement, and any portion of debt incurred by the Town prior to the annexation and attributable to the property annexed under this Agreement, the City shall forward to the Township any such assessment or debt revenue paid to the City by the property owner or by the County Auditor.

The City shall pay the Township one-half of the amount due in each year within 30 days of the City's receipt of the first-half of the year tax settlement from the County (the June or July settlement) and shall pay the second half of such amount due within 30 days of the receipt of the second half of the year tax settlement (the November or December settlement) from the County.

5. Rural Taxing District. Within 30 days of the effective date of this Agreement, the City shall establish a rural/urban taxing district pursuant to Minn. Stat. 272.67 and shall include all Rural Residential properties (initially defined as non-commercial and non-industrial zoned properties) annexed to the City under Section I, paragraph 1 above, within the rural taxing district. The City shall establish a rural service district tax rate that will initially be set at a tax rate equal to the 2018 Town tax rate, but which will be subject to annual increases or decreases proportionate to the annual increase or decrease in the City's overall tax rate, with the City's 2018 tax rate as the base against which future increases or decreases are initially measured. For example:

The 2018 Tax Rates are as follows:

City Tax Rate	61.4627
Twtp Tax Rate	21.9232

For the purpose of this example, if the City's overall tax rate increases to 63.4627, this would represent a 3.254% change (increase) in the City's overall tax rate from 2018 to 2019. The rural taxing district rate would change by the same percentage. Therefore,

the prior year's rural tax rate (the 2018 Township tax rate) of 21.9232 would be multiplied by the 1.0325 (1 plus the 3.254% change in the City's overall tax rate) which would increase the rural tax rate to 22.6366 for 2019. If the City's 2020 overall tax rate then decreased to 62.2533, this would represent a 1.906% change (decrease) in the City's overall tax rate from 2019 to 2020. The rural taxing district 2019 tax rate of 22.6366 would then be multiplied by .98094 (1 minus the 1.906% change in the City's overall tax rate) which would decrease the rural tax rate to 22.2051 for 2020.

The only changes to the rural tax rate shall be those occurring as a result of the proportional increases or decreases in the City's overall tax rate pursuant the terms of this paragraph.

Such Rural Residential properties placed in the rural taxing district shall remain in the rural taxing district until such time as:

- i. The property is developed commercially or industrially; or
- ii. Municipal sewer and/or water services are readily available to serve the property.

Paving, repaving, or reconstruction of a street abutting a property shall not be deemed to be a sufficient improvement to cause unplatted or platted property to be transferred out of the rural taxing district.

6. **Tax Rate Step Up.** The tax rate for Commercial and Industrial properties annexed pursuant to Section I, Paragraph 1 above shall be stepped up from the Town tax rate to the City tax rate by equal increments over a six-year period.

7. **Review and Comment.** The City and the Town 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 immediate annexation of the Immediate Annexation Property in accordance with the terms of this resolution.

8. **Provision of Utilities to Annexed Properties.** In the event the City provides municipal sewer service to any Rural Residential zoned properties annexed under the terms of this Agreement, the City shall not require any such property to connect to the municipal sewer system for a period of seven years from the date of the most recent septic certification provided that the system does not fail within that seven-year period. Such properties shall be required to connect to City water services immediately in accordance with State law.

9. **Building Inspection.** Upon annexation of the Orderly Annexation Property described on Exhibit A, all new building permits shall be issued and administered by the City. All Building permits already issued as of the effective date of this Agreement to any such Orderly Annexation Properties shall continue to be administered by the Township's building inspector until a certificate of occupancy is issued. The Township shall provide building permits and site plans for annexed properties to the City.

Section II. Orderly Annexation Property.

1. **Orderly Annexation Property.** 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 in accordance with the terms herein;

See Exhibit C

(the "OAA") A boundary map showing the OAA described in Exhibit C is attached hereto as Exhibit D and incorporated herein. All such land in the OAA shall remain in the Township until it is annexed pursuant to the terms of Section II, Paragraph 8 below.

2. **Acreage.** The OAA consists of approximately 2,100 acres and a population of approximately 13.

3. **Jurisdiction.** That St. Joseph Township and the City of St. Joseph, 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 annexation of the OAA in accordance with the terms contained in this Section II.

4. **Municipal Reimbursement.** The City of St. Joseph and St. Joseph Township agree pursuant to Minnesota Statutes § 414.036, reimbursement from the City to the Town shall occur for the taxes collected on land annexed into the City, according to the following schedule and thereafter all tax revenues will be the property of the City. All percentages are to be multiplied by the Township's share of property taxes from such annexed property in the year in which such property is annexed:

a. **Property Taxes.**

First year the City collects property taxes from the annexed property: 60% to Township.

Second year the City collects property taxes from the annexed property: 50% to Township.

Third year the City collects property taxes from the annexed property: 40% to Township.

Fourth year the City collects property taxes from the annexed property: 30% to Township.

Fifth year the City collects property taxes from the annexed property: 20% to Township.

b. **Assessments and Debt.** 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 Town prior to the annexation and attributable to the property annexed under this Agreement, the City shall forward to the Township any such assessment or debt revenue paid to the City by the property owner or by the County Auditor.

All such payments shall be made to the Township within 30 days of receipt of such funds by the City. The City shall pay the Township one-half of the amount due in each year within 30 days of the City's receipt of the first-half of the year tax settlement from the County (the June or July settlement) and shall pay the second half of such amount due within 30 days of the receipt of the second half of the year tax settlement (the November or December settlement) from the County.

5. Office of Administrative Hearings, Municipal Boundary Adjustments.

Upon approval by the Town Board and the City Council, this Joint Resolution shall confer jurisdiction upon the State of Minnesota Office of Administrative Hearings, Municipal Boundary Adjustments (hereinafter referred to as the "MBA") or its successor pursuant to Minnesota Statutes.

6. No Alterations of Boundaries. The Town and City mutually agree and state that the MBA may review and comment, but that no alterations by the MBA of the stated boundaries of the area designated for orderly annexation is appropriate. Any alterations of boundaries may only be made upon the joint agreement of the Town and City.

7. Planning and Land Use Control Authority. The Town and City mutually agree and state that the Joint Planning Board established under the Prior Agreement will continue to exercise planning and land use control authority within the OAA pursuant to Minnesota Statutes section 414.0325, Subdivision 5. The City and Township establish this resolution as their joint powers agreement under Minnesota Statutes Section 462.371, Section 471.59 and Section 414.0325, Subd. 5 to conduct regional planning under the Municipal Planning Act in accordance with the terms of this Section II. The process for planning is as follows:

7.1 The Joint Planning board is an eight-member board, consisting of four members appointed by the Town and four members appointed by the City and has final authority on all land use matters in the OAA.

7.2 The City will act as the Zoning Administrator, reviewing and overseeing all relevant zoning related matters in the OAA. The City will review applications for sufficiency, determine the level of approval necessary for the application, collect application fees, and will provide recommendations to the Joint Planning Board for its consideration. The City shall provide copies of applications to the Town's designated land use official for review and comment. The City will set the public hearing for the Joint Planning Board by sending out property owner notifications

on joint City/Township letterhead. The City will send the notification to the designated legal publication site. The Town and the City will post the public hearing in their respective jurisdictions. The City will administer and enforce all provisions of the Land Use Regulations.

7.3 The land use controls for the orderly annexation area shall be as set forth in Section 9.15 Urban Expansion District of the Stearns County Land Use and Zoning Ordinance in effect as of the date of this Resolution, except as otherwise modified in Attachment 1 attached hereto and incorporated herein. The Joint Planning Board shall follow the procedural provisions of the City of St. Joseph Zoning Code.

7.4 The Joint Planning Board will utilize the City's building, fire, and electrical code inspection services in the orderly annexation area.

7.5 Except as otherwise specified in the Land Use Regulations, Stearns County regulations shall apply to the orderly annexation area.

7.6 No property within the OAA shall be rezoned prior to annexation.

7.7 No property within the OAA shall be subdivided in such a manner that will create more than 2 lots unless the property is first annexed to the City.

7.8 The Joint Planning Board shall be scheduled to meet bi-monthly on an as needed basis. The Town and the City shall establish fees for regular and special meetings of the Joint Planning Board.

7.9 The Joint Planning Board will serve as the board of Adjustment in the OAA area and shall hold the public hearings on all applications for conditional use/interim use permits, variances, text amendments to the Land Use Regulations, administrative subdivisions and administrative appeals. Except for text amendments, the Joint Planning Board will have final authority on all matters listed above except that any aggrieved person or persons shall have the right to appeal within thirty (30) days, after receipt of notice of the decision, to the Stearns County District Court. The Joint Planning Board shall serve as an advisory board and shall make recommendations on text amendments which shall be submitted to the Town and the City for final decision. Text amendments shall require the approval of both the Township and the City at a joint meeting.

7.10 The City will staff the Joint Planning Board meetings. The City will prepare agendas, take the minutes of the meetings, and handle the appropriate paper work associated with the meeting including notifying and recording the necessary permits associated with the action of the Joint Planning Board.

7.11 The City shall issue all building permits and site construction permits, conduct building inspections for each permit issued, and shall provide the Town with copies of permits and inspection reports for any permit issued therefore on a monthly basis, except that all Building permits already issued on the effective

date of this Agreement to any properties within the OAA shall continue to be administered by the Township's building inspector until a certificate of occupancy is issued.

7.12. The parties shall obtain liability coverage for the activities to be conducted by the Joint Planning Board. The cost of such coverage shall be split equally by the City and the Town.

8. Conditions for Orderly Annexation.

The City and the Town mutually state and agree that properties in the OAA, or any portion thereof shall be annexed to the City by the MBA upon receipt of a resolution from the City requesting such annexation. The City may adopt such resolution only upon the occurrence of any one or more of the following, provided 30 days' notice of the City's intent to adopt such resolution has been sent to the Township:

- a. All of the property owners of a particular parcel submit a petition for annexation of that parcel or a portion thereof, or;
- b. The City has immediate ability to extend water and sewer services to the subject property and the property owner has a good faith intent to immediately plat the property for which annexation is sought. Platted lots existing at the time of the execution of this Agreement shall not be deemed to meet the "good faith intent to immediately plat the property" simply by virtue of the fact that they are platted at the time of execution of this Agreement.

9. **Exclusivity.** It is the intent of the parties that this Agreement sets forth the exclusive procedures under which property within the Town may be annexed from the Town to the City during the term of this Agreement. The City shall not annex any property from the Township except in conformity with the terms of this Agreement. The City shall not support an annexation proposed by a third party that is not consistent with the terms of this Orderly Annexation Agreement.

10. **Review and Comment.** The City and the Town mutually agree and state that this Joint Resolution and Agreement sets forth all the conditions for annexation of the areas designated and that no consideration by the MBA is necessary. At such time as the conditions for annexation of the areas or a portion thereof as described in this Agreement have been met, and upon receipt of a Resolution for Annexation from the City of St. Joseph, the MBA may review and comment, but shall, within 30 days, order the annexation in accordance with the terms of the Resolution.

11. **Termination of Prior Agreements.** Any prior agreements or joint resolutions existing between the parties pertaining to annexation of property from the Town to the City shall be considered terminated upon the effective date of this Joint Resolution.

12. **Effective Date/Applicability.** This Joint Resolution is effective on the date it is adopted by the City and the Town; whichever is the second to act on this resolution. Annexations occurring as provided in this Joint Resolution shall be effective upon the

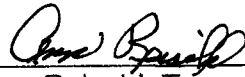
issuance of the order by the MBA. The provisions of this Joint Resolution shall be binding unless otherwise modified by a joint resolution of both the City and Town.

Adopted by affirmative vote of all the members of the St. Joseph Township Board of Supervisors this 19th day of November 2018.

ST. JOSEPH TOWNSHIP

ATTEST:

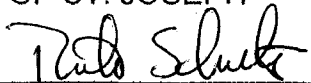
By: 
Chairperson
Board of Supervisor

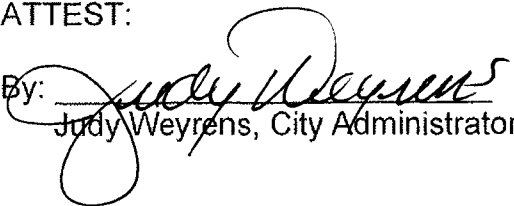
By: 
Ann Reischl, Township Clerk

Adopted by affirmative vote of the City Council of St. Joseph this 19th day of November 2018.

CITY OF ST. JOSEPH

ATTEST:

By: 
Rick Schulz, Mayor

By: 
Judy Weyrens, City Administrator

Annexation Descriptions:

Section 1-124-29

The Northeast Quarter, (1)

And the Northwest Quarter, (2)

And the Southeast Quarter, (3)

And the East Half of the Southwest Quarter, (4)

All in Section 1, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 2-124-29

The Northeast Quarter, (5)

And the Northwest Quarter, (6)

And the Northwest Quarter of the Southeast Quarter, (7)

And the Northeast Quarter of the Southeast Quarter lying northwesterly of the centerline of County Road 133, (8)

And the Northeast Quarter of the Southwest Quarter, (9)

And the Northwest Quarter of the Southwest Quarter except the South 2 rods of the West 2 rods thereof, (10)

And the North 1.5 rods of the East 42 rods of the Southwest Quarter of the Southwest Quarter, (11)

And the North 1.5 rods of the West 10 rods of the Southeast Quarter of the Southwest Quarter, (12)

All in Section 2, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 3-124-29

The Northeast Quarter, (13)

And the Northwest Quarter, (14)

And the Northwest Quarter of the Southeast Quarter, (15)

And the Northeast Quarter of the Southwest Quarter, (16)

And the Northwest Quarter of the Southwest Quarter, (17)

And the Southwest Quarter of the Southwest Quarter, (18)

And the Northeast Quarter of the Southeast Quarter lying north of NORTHLAND HEIGHTS, according to the recorded plat thereof, (19)

And the Southwest Quarter of the Southeast Quarter lying north of NORTHLAND HEIGHTS, JASMINE PLAT, and NORTHLAND PLAT 8, according to the recorded plats thereof, (20)

And the West 264.00 feet of the Southeast Quarter of the Southwest Quarter lying south of ROTHFORK ADDITION, according to the recorded plat thereof, (21)

And all of ROTHFORK ADDITION, (22)

And the West 270.00 feet of the Southeast Quarter of the Southwest Quarter lying north of ROTHFORK ADDITION and south of the North Quarter of said Southeast Quarter of the Southwest Quarter, (23)

And the North Quarter of the Southeast Quarter of the Southwest Quarter, (24)

All in Section 3, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 4-124-29

The Northeast Quarter of the Southeast Quarter, (25)

And the Northwest Quarter of the Southeast Quarter lying east of the thread of the Watab River, (26)

And the South Half of the Southeast Quarter, (27)

And the Southeast Quarter of the Southwest Quarter lying east of the west right of way line of C.S.A.H. No. 3, (28)

The Southwest Quarter of the Southwest Quarter lying southwesterly of the southwesterly right of way line of C.S.A.H. 75, (31B)

And the Southeast Quarter of the Southwest Quarter lying southwesterly of the southwesterly right of way line of C.S.A.H. No. 75, (32)

All in Section 4, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 9-124-29

The Northwest Quarter lying southwesterly of the southwesterly right of way line of C.S.A.H. No. 75, (36)

And the Northeast Quarter of the Northwest Quarter lying northeasterly of the northeasterly right of way line of C.S.A.H. No. 75 and lying southeasterly of the northwesterly right of way line of C.S.A.H. No. 3, (37)

And the North Half of the Southwest Quarter, (38)

And the Southwest Quarter of the Southwest Quarter lying northwesterly of the centerline of C.S.A.H. No. 2 and lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-23, (39)

And the Southeast Quarter of the Southwest Quarter lying westerly of the centerline of C.S.A.H. No. 2 and northerly of the north right of way line of Minnesota Street and its westerly extension to the centerline of C.S.A.H. No. 2, (40)

And the West Half of the Southwest Quarter of the Southeast Quarter lying north of the northerly right of way of Minnesota Street, (41)

And the West Half of the Northwest Quarter of the Southeast Quarter, (42)

And the Southwest Quarter of the Northeast Quarter lying southwest of C.S.A.H. No. 75, except Lots 1 and 2, AUDITOR'S SUBDIVISION NO. 4, (43)

And the Northwest Quarter of the Northeast Quarter lying southwest of C.S.A.H. No. 75, (44)

And the West 16.5 feet of Lot 9, AUDITOR'S SUBDIVISION NO. 4, lying north of C.S.A.H. No. 75, (45)

And that part of the North 8.5 acres of the Southeast Quarter of the Northeast Quarter lying west of the East 504 feet thereof, (46)

And the Northeast Quarter of the Northeast Quarter except the South 451.42 feet of the North 880.42 feet of the East 686.70 feet, and also except that part of the East 504 feet of said Northeast Quarter of the Northeast Quarter lying south of Line A, described as follows: Beginning at a point on the west line of SCHNEIDER'S ADDITION, said point being 800 feet northerly from the intersection with the northerly right of way line of C.S.A.H. No. 75; thence westerly, perpendicular to said west line of SCHNEIDER'S ADDITION, and also except that part of said Northeast Quarter of the Northeast Quarter lying east of a line parallel to and distant 150 feet west of the west line of said SCHNEIDER'S ADDITION, and lying north of Line A described above, and lying south of the North 880.42 feet of said Northeast Quarter of the Northeast Quarter, (47)

All in Section 9, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 10-124-29

That part of the North 13 acres of the Northwest Quarter of the Northwest Quarter lying westerly of the southeasterly right of way line of C.S.A.H. No. 2, (48)

And the West 264.00 feet of the Northeast Quarter of the Northwest Quarter, except the South 264 feet thereof, and also except the North 6.80 feet thereof, (49)

And Lots 1, 2, 3 and 4, Block 2, LOSO'S SIXTH ADDITION, (50)

And Lots 1 and 2, SCHNEIDER'S ADDITION, (51)

And that part of the Northwest Quarter of the Northwest Quarter described as follows:

Beginning at the northwest corner of Lot 1, SCHNEIDER'S ADDITION; thence northerly along the northerly extension of the west line of said SCHNEIDER'S ADDITION, to the south line of the North 880.42 feet of said Northwest Quarter of the Northwest Quarter; thence westerly along said south line to the east line of the West 44.00 feet of said Northwest Quarter of the Northwest Quarter; thence northerly along said east line to the southwesterly right of way line of the Burlington Northern Santa Fe railroad; thence southeasterly along said right of way line to the intersection with the north line of LOSO'S SIXTH ADDITION; thence westerly along said north line to the northwest corner of said LOSO'S SIXTH ADDITION; thence southerly along the west line of said LOSO'S SIXTH ADDITION to the northeast corner of said Lot 1; thence westerly along the north line of said Lot 1 to the point of beginning,

And that part of the Northwest Quarter of the Northwest Quarter lying northwesterly of Outlot A, NORTH PARK THIRD ADDITION, and lying northeasterly of LOSO'S SIXTH ADDITION, and lying southwesterly of the southwesterly right of way line of Burlington Northern Santa Fe railroad, (52)

And that part of the 100.00 foot wide Burlington Northern Santa Fe railroad right of way lying in the Southeast Quarter of the Northeast Quarter, (53)

All in Section 10, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 11-124-29

The Southeast Quarter of the Northeast Quarter, (54)

And the Northeast Quarter of the Southeast Quarter lying north of the south right of way line of County Road No. 134, (55)

And the Northwest Quarter of the Southeast Quarter lying north of the northeasterly right of way of C.S.A.H. No. 75, and lying southeasterly and southerly of County Road No. 134, (56)

And all of the right of way of County Road No. 134 lying and being in the Northwest Quarter of the Southeast Quarter, lying east of the northerly extension of the east line of Lot 3, Block 2, RMR ADDITION, (57)

And the East 706.92 feet of the Southwest Quarter of the Northeast Quarter lying north of the Burlington Northern Santa Fe railroad right of way, (58)

And all the 100.00 foot wide Burlington Northern Santa Fe railroad right way lying and being within Section 11, (59)

And that part of the Southwest Quarter of the Southeast Quarter in Section 11, Township 124 North, Range 29 West of the 5th Principal Meridian, Stearns County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 57 minutes 55 seconds East, assumed bearing, 99.50 feet along the south line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 49 minutes 56 seconds West 891.37 feet to the south line of Lot 1, Block 1, ST JOSEPH BUSINESS PARK; thence North 89 degrees 10 minutes 04 seconds East, along said south line and its easterly extension, a distance of 941.54 feet; thence North 00 degrees 47 minutes 22 seconds West 31.58 feet; thence North 89 degrees 12 minutes 38 seconds East 250.00 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 47 minutes 22 seconds East, along said east line, a distance of 918.52 feet to the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 57 minutes 55 seconds West, along the south line of said Southwest Quarter of the Southeast Quarter, a distance of 1190.88 to the point of beginning. (60)

All in Section 11, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 12-124-29

The Northeast Quarter of the Northwest Quarter, (61)

And the Southwest Quarter of the Northwest Quarter, (62)

And the Southeast Quarter of the Northwest Quarter, (63)

And the Northeast Quarter, (64)

And the North Half of the Southeast Quarter lying north of the southerly right of way line of County Road No. 134, (65)

And the North Half of the Southwest Quarter lying north of the southerly right of way line of County Road No. 134, (66)

All in Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 14-124-29

The Northwest Quarter of the Northeast Quarter, (67A)

That part of the Southwest Quarter of the Northeast Quarter lying west of a line

beginning 48 rods west of the southeast corner of said Southwest Quarter of the Northeast Quarter and terminating at a point 32 rods west of the northeast corner of said Southwest Quarter of the Northeast Quarter, (67B)

And the East Half of the Northwest Quarter, (69)

And the Southwest Quarter of the Northwest Quarter, (70)

And the Southwest Quarter, (71)

And the Northwest Quarter of the Northwest Quarter lying south of POND VIEW RIDGE SEVEN, (73)

All in Section 14, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 15-124-29

The South Half of the Northeast Quarter, (74)

And the North Half of the Southeast Quarter, (76)

And the Southeast Quarter of the Northwest Quarter except the West 264.00 feet, (77)

And the Northeast Quarter of the Southwest Quarter lying east of the centerline of County Road No. 121, and also except the North 82.5 feet of the West 264.00 feet, (78)

And the Southwest Quarter of the Southwest Quarter, (79)

And the Southeast Quarter of the Southeast Quarter except those parts platted as RIVERS BEND, (80)

And Lot 6, Block 1, BENEDICT, (81)

All in Section 15, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 16-124-29

The Southeast Quarter of the Southeast Quarter lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-21, Stearns County, Minnesota, (82)

Section 22-124-29

The Southeast Quarter of the Northwest Quarter lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-20, (83)

And the Southwest Quarter of the Northeast Quarter lying west of the centerline of Jade Road, (84)

And the Northwest Quarter of the Northeast Quarter lying west of the centerline of Jade Road, and lying south of Outlot A, RIVERS BEND, (85)

And the Northeast Quarter of the Northwest Quarter lying east and south of Outlot A, RIVERS BEND, (86)

And the Southwest Quarter lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-20, (87)

And the Southeast Quarter lying westerly of the centerline of Jade Road and northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-20, (88)

All in Section 22, Township 124 North, Range 29 West, Stearns County, Minnesota.

Sections 2 & 11-124-29

That part of the South Half of the Southwest Quarter of Section 2 and the Northwest Quarter of Section 11, all in Township 124 North, Range 29 West, Stearns County, Minnesota, described as follows:

Commencing at the South Quarter corner of said Section 2; thence South 89 degrees 13 minutes 48 seconds West, assumed bearing, along the south line of said South Half of the Southwest Quarter, a distance of 981.48 feet; thence North 00 degrees 34 minutes 36 seconds West, a distance of 282.91 feet to the centerline of County Road No. 133, being the point of beginning of the tract of land to be described; thence continuing North 00 degrees 34 minutes 36 seconds West, a distance of 434.76 feet; thence South 49 degrees 21 minutes 10 seconds West, a distance of 800.99 feet; thence South 40 degrees 38 minutes 50 seconds East, a distance of 332.25 feet to said centerline of County Road No. 133; thence North 49 degrees 34 minutes 55 seconds East, along said centerline, a distance of 67.00 feet; thence North 49 degrees 22 minutes 35 seconds East, along said centerline, a distance of 454.12 feet to the point of beginning. (89)

Sections 10 & 11-124-29

That part of the East Half of the Northeast Quarter of Section 10 and the Northwest Quarter of the Northwest Quarter of Section 11, all in Township 124 North, Range 29 West, Stearns County, Minnesota, described as follows:

Commencing at the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence northerly along the west line of said Northeast Quarter of the Northeast Quarter 331.58 feet to the point of beginning of the land to be described; thence easterly parallel with the south line of said Northeast Quarter of the Northeast Quarter, a distance of 260.20 feet; thence southeasterly deflecting to the right 50 degrees 13 minutes 59 seconds, a distance of 755.93 feet to the former centerline of County Road No. 133; thence northeasterly along said former centerline to the west line of the East 1980.00 feet of the Northwest

Quarter of said Section 11; thence northerly along said west line to the south line of the North 194.00 feet of said Northwest Quarter; thence easterly along said south line to the east line of the West 22.74 feet of the East 1980.00 feet of said Northwest Quarter; thence northerly along said east line to the north line of said Northwest Quarter; thence westerly along said north line to the northwest corner of said Section 11; thence westerly along the north line of said Northeast Quarter of the Northeast Quarter to the northwest corner thereof; thence southerly along the west line of said Northeast Quarter of the Northeast Quarter to the point of beginning. (90)

Sections 15 & 16-124-29

Outlot H, BENEDICT, Stearns County, Minnesota. (91)

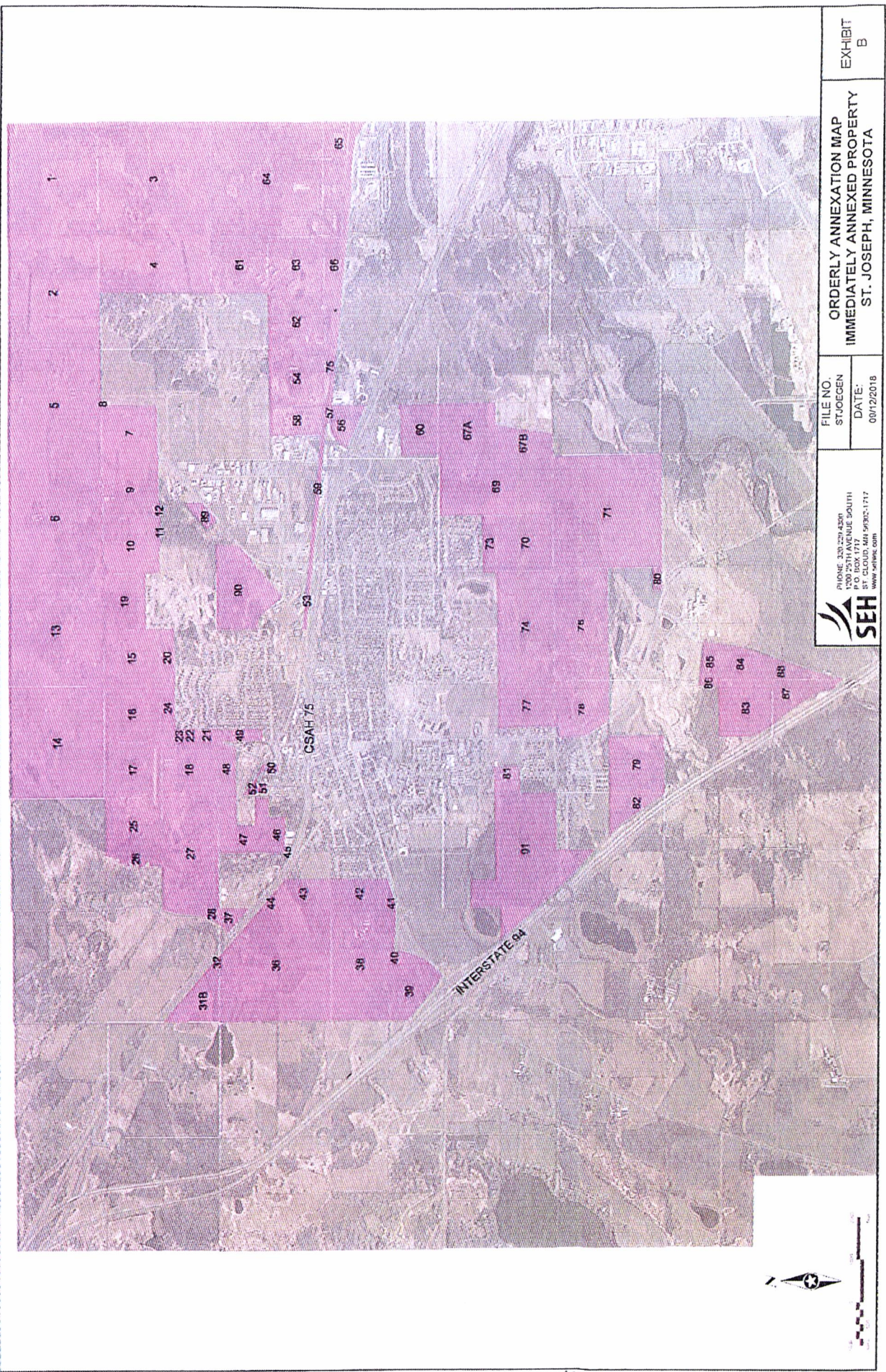


EXHIBIT C

Remaining Annexation Descriptions:

Section 4-124-29

The Northeast Quarter, (1A)

And the Northwest Quarter, (2A)

And the Northwest Quarter of the Southeast Quarter lying west of the thread of the Watab River, (3A)

And the Northeast Quarter of the Southwest Quarter, (4A)

And the Southeast Quarter of the Southwest Quarter lying westerly of the westerly right of way line of C.S.A.H. No. 3 and northerly of the southwesterly right of way of C.S.A.H. No. 75, (6A)

And the Northwest Quarter of the Southwest Quarter, (30)

The Southwest Quarter of the Southwest Quarter lying northeasterly of the southwesterly right of way line of C.S.A.H. 75, (31A)

All in Section 4, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 5-124-29

The Northeast Quarter, (7A)

And the Southeast Quarter, (8A)

And the Southwest Quarter lying east of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-24, (9A)

And the Northwest Quarter lying easterly of the following described line:

Beginning at a point 225.95 feet easterly of the northwest corner of said Northwest Quarter, said point being the northerly right of way line as shown on STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-25; thence southeasterly, along said right of way line, to Point B1; thence southeasterly, along said right of way line, to Point B2; thence southeasterly to Point B11; thence southeasterly, along the east right of way line as shown on said plat, to its intersection with the south line of said Northwest Quarter, said point being 1586.86 feet easterly of the southwest corner of said Northwest Quarter, and there said line terminating.
(10A)

All in Section 5, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 8-124-29

The North Half of the Northeast Quarter, (11A)

And the East Half of the Northwest Quarter lying east of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-23, (12A)

The Southeast Quarter of the Northeast Quarter, (33)

And the Southwest Quarter of the Northeast Quarter lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-23, (34)

And the Southeast Quarter lying northeasterly of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-23, (35)

All in Section 8, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 9-124-29

That part of the Northeast Quarter of the Northwest Quarter lying northeasterly of the southwesterly right of way line of C.S.A.H. No. 75, excepting therefrom that part lying northeasterly of the northeasterly right of way line of said C.S.A.H. No. 75 and southeasterly of the northwesterly right of way line of C.S.A.H. No. 3, Stearns County, Minnesota. (13A)

Section 11-124-29

The East Half of the Southeast Quarter lying southerly of the southerly right of way line of C.S.A.H. No. 134, (14A)

And that part of the right of way for C.S.A.H. No. 75 lying east of northerly extension of east line of Lot 1, Block 1, ST JOSEPH BUSINESS PARK PLAT 2, and west of the east line of the Northwest Quarter of the Southeast Quarter, (15A)

All in Section 11, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 12-124-29

The Southwest Quarter lying south of the south right of way line of C.S.A.H. No. 134, (16A)

And the Southeast Quarter lying south of the south right of way line of C.S.A.H. No. 134, (17A)

All in Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 13-124-29

The Northwest Quarter, (18A)

And the Southwest Quarter lying northerly of the Sauk River, (19A)

And the North Half of the Northeast Quarter, (20A)

And the Southwest Quarter of the Northeast Quarter, (21A)

And the Southeast Quarter of the Northeast Quarter lying northerly of the Sauk River, (22A)

All in Section 13, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 14-124-29

The Northeast Quarter of the Northeast Quarter, (23A)

And the East Half of the Southeast Quarter of the Northeast Quarter, (24A)

And the East Half of the Southeast Quarter lying northerly of the Sauk River, (25A)

That part of the Southwest Quarter of the Northeast Quarter lying east of a line beginning 48 rods west of the southeast corner of said Southwest Quarter of the Northeast Quarter and terminating at a point 32 rods west of the northeast corner of said Southwest Quarter of the Northeast Quarter, (67C)

And the West Half of the Southeast Quarter of the Northeast Quarter, (68)

And the West Half of the Southeast Quarter, (72)

All in Section 14, Township 124 North, Range 29 West, Stearns County, Minnesota.

Section 22-124-29

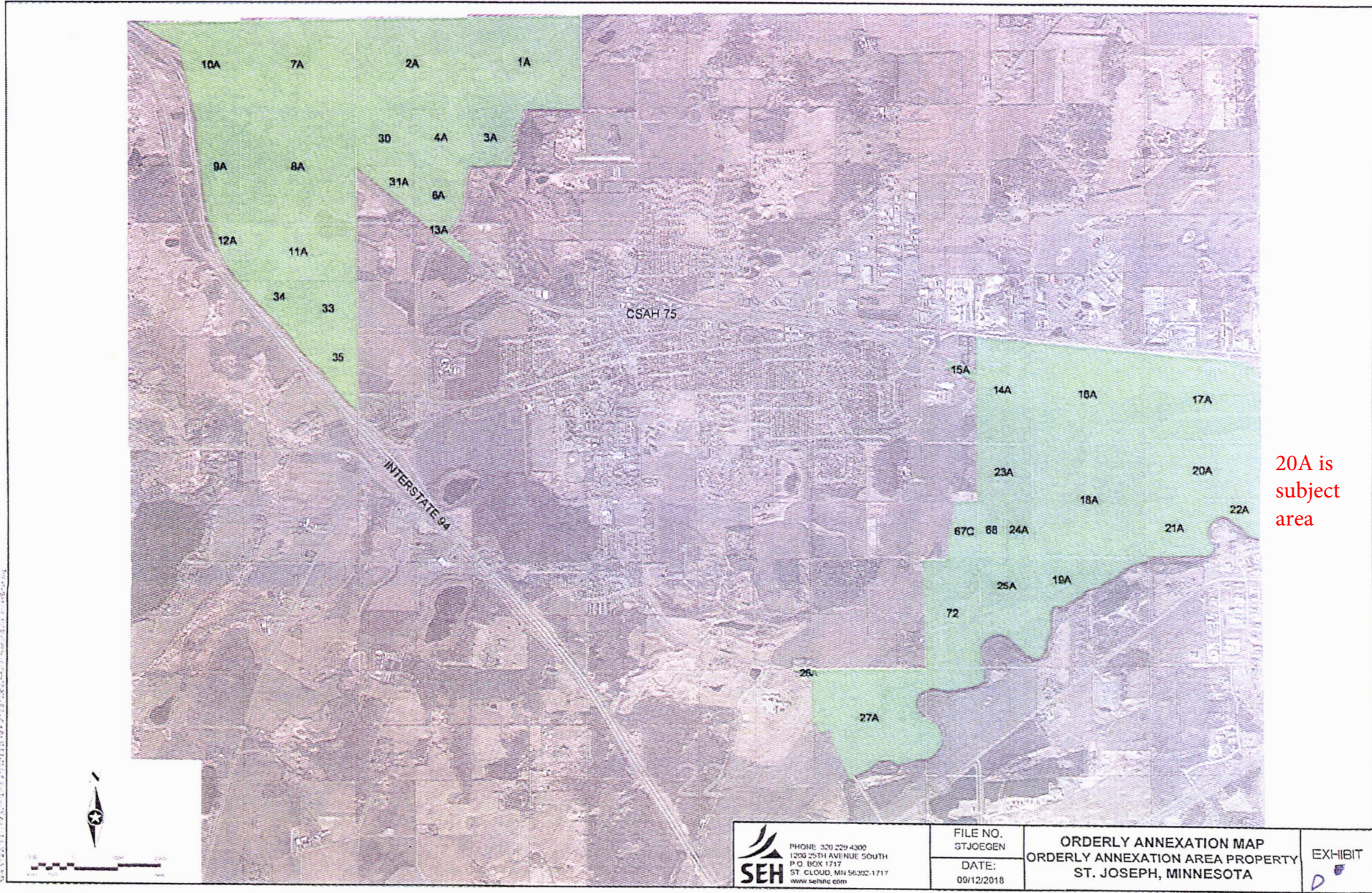
The Northeast Quarter of the Northeast Quarter lying northeasterly of Outlots I, J and K, RIVERS BEND, Stearns County, Minnesota. (26A)

Section 23-124-29

That part of Section 23 lying northerly and westerly of the Sauk River, and lying east of RIVERS BEND, Stearns County, Minnesota. (27A)

That part of the Northwest Quarter (NW 1/4) of Section 18, Township 124, Range 28 West, Stearns County, Minnesota

Commencing at the Southwest corner of said Northwest Quarter; thence Northerly along the Westerly line of said NW 1/4 on a bearing of North 01 degree, 09 minutes, 00 seconds East a distance of 367.84 feet, more or less, to the thread of the Sauk River for point of beginning; thence continuing North 01 degrees, 09 minutes, 00 seconds East 160.00 feet to an iron monument; thence continuing North 01 degrees, 09 minutes, 00 seconds East, a distance of 470.90 feet, more or less, to the right of way line of State Trunk Highway No. 52; thence South 65 degrees, 10 minutes, 00 seconds East along said right of way line a distance of 486.12 feet to an iron monument; thence continuing South 65 degrees, 10 minutes, 00 seconds East along said right of way line a distance of 103 feet, more or less to the Westerly Bank of the Sauk River; thence Southwesterly along said Westerly Bank to a point which is 132 feet Southwesterly from the centerline of said Highway 52 (as measured at right angles to said centerline); thence South 65 degrees, 10 minutes, 00 seconds East along the proposed right of way line of Interstate Highway 1-94 a distance of 55 feet, more or less, to the thread of Sauk River; thence Southwesterly along the thread of said Sauk River to the point of beginning.



20A is
subject
area

EXHIBIT E COMMERCIAL PIDS

31.20621.0000	31003 County RD 133	St. Joseph, MN 56374	PROM	JOHN	COMMERCIAL
31.21395.0010	8733 RIDGEWOOD RD	St. Joseph, MN 56374	WARNERT FAMILY LTD PARTNERSHIP		COMMERCIAL
31.21395.0008	8677 RIDGEWOOD RD	St. Joseph, MN 56374	WARNERT	RONALD	COMMERCIAL
31.21395.0006	8625 RIDGEWOOD RD	St. Joseph, MN 56374	WARNERT	RONALD	COMMERCIAL
31.21395.0004	8546 COUNTY RD 75	St. Joseph, MN 56374	WARNERT	RONALD	COMMERCIAL
31.20793.0000	8550 COUNTY RD 75	St. Joseph, MN 56374	MEYER	SCOTT	COMMERCIAL
31.21395.0002	8549 RIDGEWOOD RD	St. Joseph, MN 56374	COUNTER	LOUIS	COMMERCIAL
31.20795.0000	8619 RIDGEWOOD RD	St. Joseph, MN 56374	PEITZ	SCOTT	COMMERCIAL
31.20796.0000	8551 COUNTY ROAD 75	St. Joseph, MN 56374	RAUSCH	RUSSELL	COMMERCIAL
31.20790.0006	8551 COUNTY ROAD 75	St. Joseph, MN 56374	RAUSCH	RUSSELL	COMMERCIAL
31.20685.0001	30890 COUNTY ROAD 2	St. Joseph, MN 56374	HULS	ROSS	COMMERCIAL

EXHIBIT F INDUSTRIAL PIDS

31.20804.0001			JUSTIN HONER EXCAVATING		INDUSTRIAL
31.20804.0000	7402 RIDGEWOOD RD	St. Joseph, MN 56374	C&F PROPERTIES LLC		INDUSTRIAL
31.20804.0002			STEARNS ELECTRIC		INDUSTRIAL
31.21303.0000	7576 305TH ST	ST. CLOUD, MN 56303	MANION	MARK & JOHN	INDUSTRIAL
31.21303.0001	7652 305TH ST	ST. CLOUD, MN 56303	MATHEW HALL LUMBER CO		INDUSTRIAL
31.20799.0050			MANION	MARK & JOHN	INDUSTRIAL
31.21303.0003			MANION	MARK & JOHN	INDUSTRIAL
31.21303.0004			MANION	MARK & JOHN	INDUSTRIAL
31.21303.0005	7757 305TH ST	ST. CLOUD, MN 56303	MATHEW HALL LUMBER CO		INDUSTRIAL
31.21303.0006	30409 76TH AVE	ST. CLOUD, MN 56303	MATHEW HALL LUMBER CO		INDUSTRIAL
31.21403.0027	30801 PEARL DRIVE	St. Joseph, MN 56374	PRISTINE HOLDINGS SJ LLC		INDUSTRIAL
31.21403.0026			PRISTINE HOLDINGS SJ LLC		INDUSTRIAL
31.21403.0025	30884 KOHLER CT	St. Joseph, MN 56374	WINTER PROPERTIES OF ST. JOSEPH LLC		INDUSTRIAL
31.21403.0023	30865 KOHLER CT	St. Joseph, MN 56374	AMI PROPERTIES LLC		INDUSTRIAL
31.21403.0022	30827 KOHLER CT	St. Joseph, MN 56374	SCHRODENS INC		INDUSTRIAL
31.21403.0021	30765 PEARL DR	St. Joseph, MN 56374	TND ENTERPRISES LLC		INDUSTRIAL
31.21403.0020	30753 PEARL DR	St. Joseph, MN 56374	RPM ATHLETICS LLC		INDUSTRIAL
31.21403.0052	30701 PEARL DR	St. Joseph, MN 56374	JR PARTNERS OF ST. CLOUD		INDUSTRIAL
31.21403.0051	30701 PEARL DR #3	St. Joseph, MN 56374	AMK COMPANIES LLC		INDUSTRIAL
31.21403.0009	30659 PEARL DR	St. Joseph, MN 56374	JR PARTNERS OF ST. CLOUD		INDUSTRIAL
31.21403.0008	8124 DELTA CIR	St. Joseph, MN 56374	JR PARTNERS OF ST. CLOUD		INDUSTRIAL
31.21403.0007	8148 DELTA CIR	St. Joseph, MN 56374	WEST VENTURES LLC		INDUSTRIAL
31.21403.0006	8162 DELTA CIR	St. Joseph, MN 56374	DGB PROPERTIES LLP		INDUSTRIAL
31.21403.0005	8186 DELTA CIR	St. Joseph, MN 56374	DGB PROPERTIES LLP		INDUSTRIAL
31.21403.0003	8232 DELTA CIR	St. Joseph, MN 56374	RELIABLE ROLLOFF LLC		INDUSTRIAL
31.21403.0002	8250 DELTA CIR	St. Joseph, MN 56374	COLE PROPERTIES LLC		INDUSTRIAL
31.21403.0001	8274 DELTA CIR	St. Joseph, MN 56374	RGJH LLC		INDUSTRIAL
31.21403.0000	30489 PEARL DR	St. Joseph, MN 56374	J&D PROP OF ST. JOSEPH LLC		INDUSTRIAL
31.21403.0011	8201 DELTA CIR	St. Joseph, MN 56374	SCHMITT	MICHAEL	INDUSTRIAL
31.21403.0012	30593 PEARL DR	St. Joseph, MN 56374	UNIVERSAL HOLDINGS LLC		INDUSTRIAL
31.21403.0013	30577 PEARL DR	St. Joseph, MN 56374	ROBERT R GUGGENBERGER TRUST		INDUSTRIAL
31.21403.0014			MG DEVELOPMENT LLC		INDUSTRIAL
31.21403.0049	30701 PEARL DR #2	St. Joseph, MN 56374	AMK COMPANIES LLC		INDUSTRIAL
31.21403.0048	30762 PEARL DR	St. Joseph, MN 56374	BEAM DEVELOPMENT LLC		INDUSTRIAL
31.21403.0047	30736 PEARL DR	St. Joseph, MN 56374	GRANITE SERVICES LLC		INDUSTRIAL
31.21403.0046	7924 STERLING DR	St. Joseph, MN 56374	GOLD COUNTRY PROPERTY LLC		INDUSTRIAL
31.21403.0045	7938 STERLING DR	St. Joseph, MN 56374	GOLD COUNTRY PROPERTY LLC		INDUSTRIAL
31.21403.0053	7956 STERLING DR	St. Joseph, MN 56374	JR PARTNERS OF ST. CLOUD		INDUSTRIAL
31.21403.0054	XXX STERLING DR	St. Joseph, MN 56374	JR PARTNERS OF ST. CLOUD		INDUSTRIAL
31.21403.0043	7974 STERLING DR	St. Joseph, MN 56374	TAMARACK MATERIALS		INDUSTRIAL
31.21403.0042	7992 STERLING DR	St. Joseph, MN 56374	TAMARACK MATERIALS		INDUSTRIAL
31.21403.0041	8010 STERLING DR	St. Joseph, MN 56374	TAMARACK MATERIALS		INDUSTRIAL
31.21403.0040	8028 STERLING DR	St. Joseph, MN 56374	TAMARACK MATERIALS		INDUSTRIAL
31.21403.0039	8046 STERLING DR	St. Joseph, MN 56374	MONDOCH PROPERTIES LLC		INDUSTRIAL
31.21403.0038	8068 STERLING DR	St. Joseph, MN 56374	OPATZ ENTERPRISES LLC		INDUSTRIAL
31.21403.0037			OPATZ ENTERPRISES LLC		INDUSTRIAL
31.21403.0028	8075 STERLING DR	St. Joseph, MN 56374	HEUN PROPERTIES LLC		INDUSTRIAL
31.21403.0029	8053 STERLING DR	St. Joseph, MN 56374	STERLING PROPERTIES LLC		INDUSTRIAL
31.21403.0030	8037 STERLING DR	St. Joseph, MN 56374	TMG INVESTMENTS		INDUSTRIAL

31.21403.0032	7967 STERLING DR	St. Joseph, MN 56374	MG DEVELOPMENT LLC	INDUSTRIAL
31.21403.0033	7949 STERLING DR	St. Joseph, MN 56374	MG DEVELOPMENT LLC	INDUSTRIAL
31.21403.0035	30638 PEARL DR	St. Joseph, MN 56374	MG DEVELOPMENT LLC	INDUSTRIAL
31.21403.0036			MG DEVELOPMENT LLC	INDUSTRIAL
31.21159.0200	8348 RIDGEWOOD RD	St. Joseph, MN 56374	BRUCE BATZER PROPERTIES LLC	INDUSTRIAL
31.21159.0400			KNIFE RIVER CORP	INDUSTRIAL
31.20761.0010	8552 RIDGEWOOD RD		KNIFE RIVER CORP	INDUSTRIAL
31.20761.0000	8644 RIDGEWOOD RD	St. Joseph, MN 56374	AMCON CONCRETE PRODUCTS LLC	INDUSTRIAL
31.20790.0005			RIVER BATS STADIUM	INDUSTRIAL

ATTACHMENT 1

Land Use and Zoning Ordinance Provisions

1. Residential accessory buildings shall meet the road setbacks and in no case shall they be located closer to the road than the residential dwelling.
2. No residential accessory building shall be located on a lot prior to the location of a residential dwelling on the same lot.
3. Any manufactured home to be used as a residential dwelling unit and located within the Urban Expansion Zone shall be no less than 24 feet in width and shall bear the Seal of Compliance issued by the State of Minnesota. Residential dwelling units shall be no less than 24 feet in width.
4. The transfer of residential development rights within the Township is prohibited in the OAA.
5. The transfer of residential development rights from another Township into St. Joseph Township is prohibited in the OAA.
6. The transfer of residential development rights from St. Joseph Township into another Township is prohibited in the OAA.
7. The following uses (as such are defined in the Stearns County Land Use and Zoning Ordinance) shall require a conditional use permit in the OAA:
 - a. Antennas – TV/Radio Receiving, Short Wave/Private Transmitting
 - b. Essential Services, Transmission Services and Utility Substations
 - c. Animal Feedlot expansions
 - d. Bed and Breakfast Inns
 - e. Government administrative and service buildings
 - f. Home extended businesses
 - g. Home occupations
 - h. Outdoor recreational facilities
 - i. Accessory agricultural buildings that are accessory to an Agricultural Operation
 - j. Kennels – private
 - k. Solar systems
 - l. Contractor yards, provided they are setback a minimum 650 feet from the center of the road and meets the performance standards required by the Stearns County Land Use and Zoning Ordinance.
 - m. Structures related to public airports
8. The following uses as such are defined in the Stearns County Land Use and Zoning Ordinance) which are permitted or provisional uses in the Urban Expansion District shall require an interim use permit in the OAA:
 - a. Temporary uses/Special Events
 - b. All uses under Section 9.15.7 of the Stearns County Land Use and Zoning Ordinance
 - c. Any other uses determined by the Joint Planning Board to be similar in nature and impact to the conditional or interim uses enumerated herein and which are in harmony with the City of St. Joseph Comprehensive Plan.