

Eureka Township

Dakota County

State of Minnesota

Special Town Board Meeting
January 4, 2006

Call to Order

Chair Connie Anderson called the special meeting of Eureka Town board to order at 7:31 PM.
Present were Supervisors Connie Anderson, Gloria Belzer, Cheryl Monson, Dan Rogers, Mark Malecha and Clerk/ Treasurer Nanett Champlain to record the minutes. Township Attorney, Peter Tiede was also present.

Agenda

The purpose of the meeting was to discuss Lakeville's response to the list of points to be considered for inclusion in the subsequent Orderly Annexation Agreement as drafted by Eureka Township Attorney Peter Tiede. (*Letter dated October 4, 2005*)

Discussion

The town board reviewed each response from the City of Lakeville and discussed each point.

- Annexation would be delayed until certain development, such as a plat or development proposal for that property, would be submitted to the City.

Initially Lakeville wanted to set up an orderly annexation procedure for future annexations, so they did not need to go through the lengthy process involved. Eureka is only dealing with this one property, (Hat Trick) not future annexations.

It could be written: When Lakeville receives the request they send a copy to the township, giving notice, and then send a letter to the annexation board in Saint Paul. Eureka Town board's view is: No request to annex unless there has been a request to build on the property. Set a 5 year sunset clause.

- At the time of annexation, the City would pay to the Township, up front, the fees described on paragraph 2 of the City's document entitled "Potential Terms of an Orderly Annexation Agreement for Hat Trick Investments Property in Eureka Township"

Lump sum payment instead of 50% building permit: \$6 sq ft land value in Air Lake x 43,560 (*Acre*) = \$261,360.00 per acre- current property is taxed at 1% (*property value as agricultural land*) = \$2,613.93 x 97= \$253, 519.20. The formula will be explained on how we obtained the number and a 10% increase over 5 year period.

- The annexation agreement would contain a restriction on zoning classifications in the orderly annexation area requiring that development in the area be limited to light industrial.

Application needs to follow Light Industrial/ Warehousing as outlined in the City of Lakeville Comprehensive Plan. Lakeville Ordinance will be checked for definition.

- Though it is not specifically a term of negotiation, the township is quite concerned about potential for surface water runoff...

Eureka Township will request copies of documents for water run off plan.

Township attorney, Peter Tiede will send a letter to the City of Lakeville reflecting the town board's discussion. Draft of the letter will be sent to the town board prior to sending it to Lakeville.

A motion by Supervisor Cheryl Monson: To adjourn. Motion seconded by Supervisor Gloria Belzer.

Meeting adjourned at 8:29 pm.