



March 16, 2023

Re: **In the Matter of the Joint Resolution of the City of North Branch and the Township of Lent Designating Certain Areas as in Need of Orderly Annexation Pursuant to Minnesota Statutes, Section 414.0325**

Dear Property Owner:

As you may be aware, the property you own in Lent as visually depicted on the attached map was annexed by the city of North Branch. The Order approving the annexation was issued on March 1, 2023 and it went into effect immediately. Enclosed for your reference are copies of the Joint Resolution that was approved by the Lent Town Board and the North Branch City Council, the Order Approving Annexation, and a map showing the boundaries of the area that was annexed. If you have any questions about the annexation, please feel free to call me.

If you have questions going forward about developing your land, zoning questions, building permit questions and the like, here is the contact information for some of my staff who are available to assist you:

Planning and zoning matters	Jason Ziemer, Community Development Director	651-277-5227
Building permits	Rich Meyer, Building Official	651-277-5223
Public works	Shawn Williams, Public Works Director	651-674-8493
Elections and voting	Ragini Varma, City Clerk	651-277-5228

6408 Elm Street, PO Box 910
North Branch, MN 55056
Phone: 651-674-8113
www.ci.north-branch.mn.us

Here are a few other noteworthy matters:

- Your 2023 property tax statement will still list Lent as your local government unit. It's too late to change the name of your city for this year, but next year, the city of North Branch will be listed as your local government unit. The property taxes you pay in 2023 will be based on the tax rate determined by your Lent Town Board last year. Over the next four years, your local taxes will be phased in from the Lent rate to the city of North Branch rate. You will still send your property tax payment to Chisago County.
- The zoning for the area annexed will remain Rural Residential, but the city of North Branch allows for lots as small as one acre, buildable. If you want to discuss the subdivision of your property or the applicable lot dimensions and other standards applicable to the city's Rural Residential classification, please contact Jason Ziemer, our Community Development Director.
- The city of North Branch will be holding its Board of Equalization on April 20, 2023 at 6:00 pm at North Branch City Hall. If you believe the value or classification of your property is incorrect, you must first contact the County Assessor's office to discuss your concerns. Chisago County Assessor Office contact is as follows:

Daryl Moeller, County Assessor
313 N Main St Suite 250
Center City, MN 55012
Daryl.Moeller@chisagocountymn.gov
Phone: 651-213-8555

If you are still not satisfied with the valuation or classification after discussing it with the Chisago County Assessor, you may appear before the Local Board of Appeal and Equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your Local Board of Appeal and Equalization is required by law before an appeal can be taken to the County Board of Appeal and Equalization. Please contact City Clerk/IT Director Ragini Varma via email at raginiv@ci.northbranch.mn.us or calling at 651-277-5228 or via mail if you will be attending the City of North Branch Local Board of Appeal & Equalization.

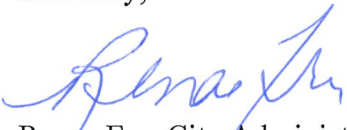
- If the property located within the annexed area is your primary residence, there will be changes to your voting districts and precinct. Starting with elections in 2024, you will be voting at North Branch's fire hall, at 37917 Forest Boulevard North Branch, MN 55056, which is the voting location for Precinct C. You should receive update voter registration information prior to the next election. If not, you can verify your voting information with Chisago County. You will be participating

in elections for North Branch City Council and Chisago County Commissioner District 1 in addition to state and federal offices.

- The city of North Branch imposes a rural storm water fee on each parcel instead of incorporating it into the local levy like Lent does. The rural storm water fee is billed by the city directly and bills will be mailed to the record owner of the parcel each spring. You **will not be paying a rural storm water fee in 2023**. The storm water fee will be phased in over the next two years. In 2024, you will pay 50% of the applicable rural storm water fee. In 2025, you will pay 75% of the applicable rural storm water fee and in 2026 and thereafter, you will pay 100% of the applicable rural storm water fee. In 2023, the annual fee is \$74.76 for residential and undeveloped parcels. Fees are set by the city council each fall, so the actual fee for 2024 is unknown at this time.
- City council agendas, minutes and video recordings, along with the fee schedule, budget information, maps and various applications can be found on the city's website. Information regarding current committee and commission openings can be found on the website as well. www.ci.north-branch.mn.us. The city also has a Facebook page. [City of North Branch, Minnesota - Government | North Branch MN | Facebook](#) I encourage to check out both sites for more information about the city and its resources.

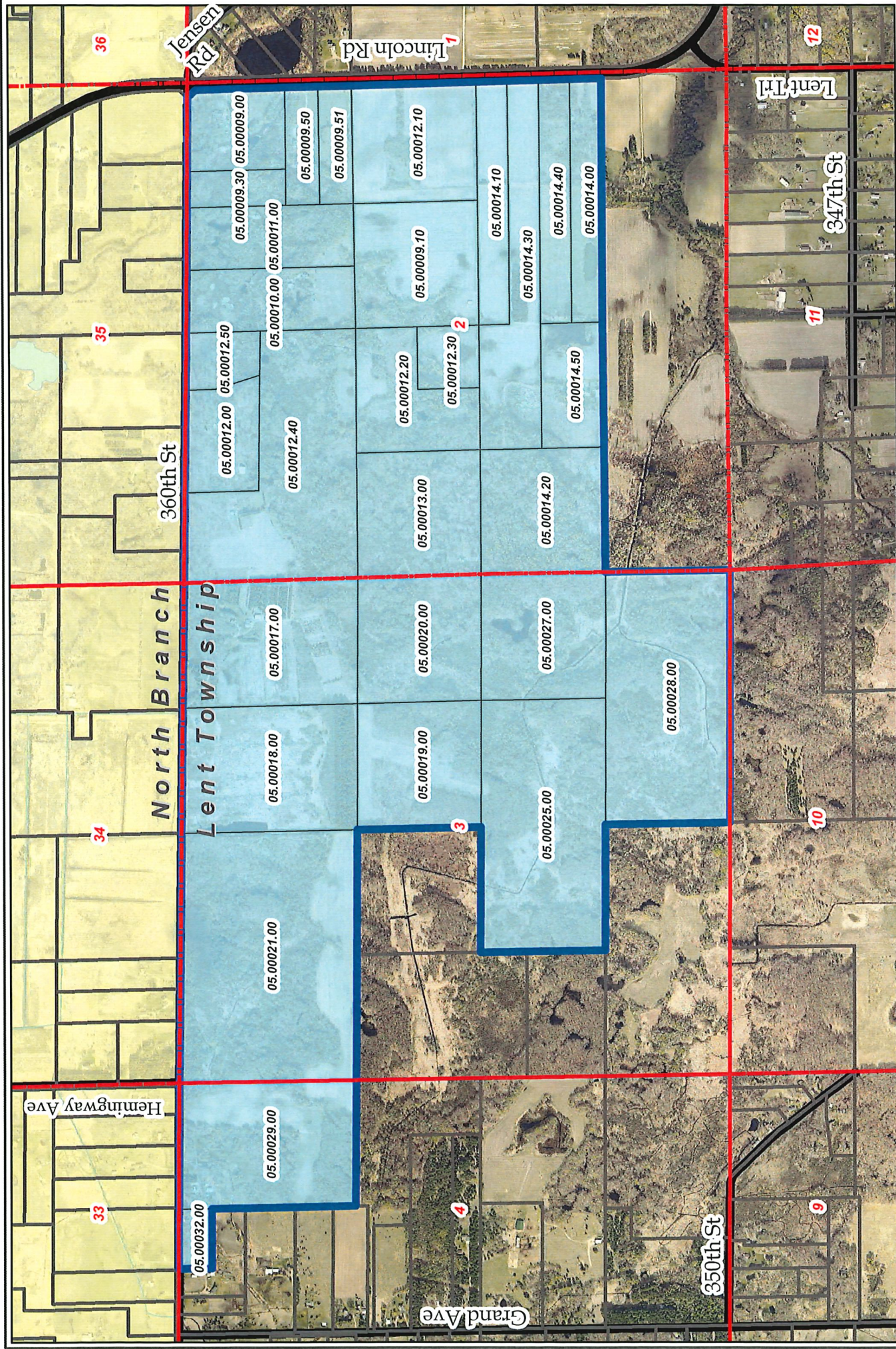
Welcome to North Branch!

Sincerely,



Renae Fry, City Administrator
(651) 277-5229 (direct dial)
renaef@ci.north-branch.mn.us

Encls.



Subject Area





MINNESOTA

OFFICE OF
ADMINISTRATIVE
HEARINGS

PO Box 64620 PH 651-361-7900
St. Paul MN, 55164-0620
mn.gov/oah

March 1, 2023

City of North Branch
c/o Renae Fry, Administrator
North Branch City Hall
PO Box 910
North Branch, MN 55056-0910

Lent Town Board
c/o Tanya Smolke, Township Clerk
Lent Township Hall
33155 Hemingway Ave
Stacy, MN 55079

Christopher M. Hood
Flaherty & Hood, P.A.
525 Park St Ste 470
St. Paul, MN 55103

Re: OAH 71-0331-39032 (MBAU OA-1854-1 North Branch/Lent Township)

Dear Ms. Fry, Ms. Smolke, and Mr. Hood:

Attached and served upon you is the **ORDER APPROVING ANNEXATION** in the above-entitled matter. The Office of Administrative Hearings' file in this matter is now closed.

Please contact me at star.holman@state.mn.us or 651-361-7909 if you have any questions.

Sincerely,

STARLENE J. HOLMAN
MBAU Administrator

Attachment

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation
of Certain Real Property to the City of
North Branch from Lent Township
(MBAU Docket OA-1854-1)

**ORDER APPROVING
ANNEXATION**

City of North Branch Resolution Number 008-23-CC/Township of Lent Resolution Number 2023-6 (Joint Resolution), adopted by the City of North Branch (City) on February 14, 2023, and the Lent Town Board (Township) on February 21, 2023, requests the designation and immediate annexation of certain real property (Property) legally described as follows:

All of Section Two (2), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota, excepting therefrom the South Half of the Southwest Quarter and the South Half of the Southeast Quarter.

AND

All of Section Three (3), Township Thirty-four (34) North, Range Twenty-one (21) West, excepting therefrom the South Half of the Northwest Quarter, the Northwest Quarter of the Southwest Quarter, and the South Half of the Southwest Quarter.

AND

The Northeast Quarter of the Northeast Quarter of Section Four (4), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota.

AND

All that part of the Northwest Quarter of the Northeast Quarter of Section Four (4), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence West 630 feet; thence South 350 feet; thence East, parallel with described first course, 630 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence North 350 feet to the point of beginning.

Subject to Township Road along the North line thereof. Subject to any other easements, restrictions, or reservations of record, if any.

Based upon a review of the Joint Resolution, the Administrative Law Judge makes the following:

ORDER

1. Pursuant to Minn. Stat. § 414.0325 (2022), the Joint Resolution is deemed adequate in all legal respects and properly supports this Order.
2. Pursuant to the terms of the Joint Resolution and this Order, the Property is **ANNEXED** to the City.
3. Pursuant to the agreement of the parties and as allowed by Minn. Stat. § 414.036 (2022), no reimbursement shall be made by the City to the Township.

Dated: March 1, 2023


JESSICA A. PALMER-DENIG
Administrative Law Judge

NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2022). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Chisago County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2021). However, no request for amendment shall extend the time of appeal from this Order.

CITY OF NORTH BRANCH RESOLUTION NUMBER 008-23-00
TOWNSHIP OF LENT RESOLUTION NUMBER 2023-6

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

IN THE MATTER OF THE JOINT RESOLUTION
OF THE CITY OF NORTH BRANCH AND THE
TOWNSHIP OF LENT DESIGNATING CERTAIN
AREAS AS IN NEED OF ORDERLY ANNEXATION
PURSUANT TO MINNESOTA STATUTES § 414.0325

**JOINT RESOLUTION FOR
ORDERLY ANNEXATION**

WHEREAS, the Township of Lent ("Township") desires to merge with the City of Stacy, and correspondingly desires that certain portions of the Township, which could be more cost-effectively and/or efficiently served and/or would more logically be a part of neighboring cities, be annexed to the City of North Branch ("North Branch") and the City of Chisago, respectively, prior to or at the same time as the remaining portions of the Township are annexed/merged in their entirety to the City of Stacy; and

WHEREAS, based on the above-mentioned intent, the City of North Branch and the Township of Lent desire to accordingly enter into an agreement for the orderly annexation of certain property, legally described herein, pursuant to Minnesota Statutes, Section § 414.0325; and;

WHEREAS, North Branch and the Township are in agreement as to the procedures and process for orderly annexation of said property described herein for the purpose of orderly, planned growth and services; and

WHEREAS, North Branch and the Township have agreed to work cooperatively to accomplish the orderly annexation of the Subject Area legally described in Exhibit A (the "Subject Area"); and

WHEREAS, for ease of reference, the Subject Area proposed for annexation in accordance with this Joint Resolution and legally described in Exhibit A is shown on the map attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, North Branch and the Township agree that orderly annexation of the Subject Area to North Branch is in the best interest of the property owners and would benefit the public health, safety, and welfare of the community; and

WHEREAS, North Branch and the Township agree that the Subject Area legally described in Exhibit A is in need of immediate orderly annexation; and

WHEREAS, North Branch and the Township desire to accomplish the immediate orderly annexation of the Subject Area without the need for any further hearing before the Minnesota Office of Administrative Hearings.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of the Township of Lent and the City Council of the City of North Branch, as follows:

1. Designation of Subject Area for Orderly Annexation. The Township and North Branch hereby designate the Subject Area legally described in Exhibit A, which is attached hereto and incorporated herein by reference, for immediate orderly annexation pursuant to Minnesota Statutes, Section 414.0325.
2. Acreage of Subject Area. The Subject Area is approximately 1,099 acres.
3. Population of Subject Area. The population of the Subject Area is approximately 33.
4. Map of Subject Area. A boundary map showing the Subject Area legally described in Exhibit A is attached hereto as Exhibit B and is incorporated herein by reference.
5. No Hearing Required / Review and Comment Jurisdiction Only. Pursuant to Minnesota Statutes, Section 414.0325, the Township and North Branch agree that no alteration of the boundaries stated herein is appropriate, that all conditions for annexation of the Subject Area legally described in Exhibit A are contained in this Joint Resolution, and that no consideration by the Minnesota Office of Administrative Hearings is necessary. Upon the execution and filing of this Joint Resolution, the Office of Administrative Hearings may review and comment thereon, but shall, within 30 days of receipt of this Joint Resolution, order the annexation of the Subject Area legally described in Exhibit A in accordance with the terms and conditions contained in this Joint Resolution.
6. Tax Reimbursement. North Branch and the Township agree that no tax reimbursement under Minnesota Statutes, Section 414.036 is required or applicable to annexation of the Subject Area since the entirety of the Township is being annexed to the above-mentioned cities.
7. Tax Rate Phase-In. To the extent that the North Branch tax rate is higher than the Township tax rate effective in the year of annexation for each respective tax year for a period of six years following annexation of the Subject Area, the tax rate of North Branch applied to the Subject Area hereby annexed shall be phased-in and increased from the Township tax rate effective in the year of annexation, 2023, in substantially equal proportions over six years to equality with the North Branch tax rate then applicable to other property already located within the City of North Branch in a given levy year in accordance with the following schedule:
 - a. 2023 – Subject Area taxed at applicable 2023 Township tax rate;

- b. 2024 – Subject Area taxed at the lesser of: (i) the applicable 2023 Township tax rate plus 20% of the difference between the 2024 Township tax rate and the applicable 2023 North Branch tax rate; or (ii) the 2024 North Branch tax rate;
 - c. 2025 – Subject Area taxed at the lesser of: (i) the applicable 2023 Township tax rate plus 20% of the difference between the 2023 Township tax rate and the applicable 2025 North Branch tax rate; or (ii) the 2025 North Branch tax rate;
 - d. 2026 – Subject Area taxed at the lesser of: (i) the applicable 2023 Township tax rate plus 20% of the difference between the 2023 Township tax rate and the applicable 2026 North Branch tax rate; or (ii) the 2026 North Branch tax rate;
 - e. 2027 – Subject Area taxed at the lesser of: (i) the applicable 2023 Township tax rate plus 20% of the difference between the 2023 Township tax rate and the applicable 2027 North Branch tax rate; or (ii) the 2027 North Branch tax rate; and
 - f. 2028 – Subject Area taxed at 100% of the applicable 2028 North Branch tax rate.
8. Zoning of Subject Area Following Annexation. Pursuant to North Branch City Code, Chapter 66, within 120 days of the effective date of an Office of Administrative Hearings order annexing the Subject Area to the City, the City shall amend its comprehensive plan, as applicable, and its zoning ordinance and official zoning map in accordance with applicable law in order to make effective the rezoning of the Subject Area from its pre-annexation Township zoning designation to the City's zoning designation of Rural Residential (RR). From the effective date of the State's order annexing the Subject Area to the City until the City adopts a resolution amending its comprehensive plan, as applicable, and an ordinance amending its zoning ordinance to rezone the Subject Area as required herein (within 120 days of the State order), the Subject Area shall be designated as un-zoned.
 9. Termination. This Joint Resolution shall remain in full force and effect until such time as the Office of Administrative Hearings issues an order effecting the annexation of the Subject Area to the City of North Branch pursuant to Paragraph 5 hereunder and the parties have fully performed their respective obligations hereunder.
 10. Governing Law. This Joint Resolution is made pursuant to and shall be construed in accordance with the laws of the State of Minnesota.
 11. Headings and Captions. Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.
 12. Entire Agreement. The terms, covenants, conditions and provisions of this Joint Resolution shall constitute the entire agreement between the parties hereto superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the Township and City.
 13. Legal Description and Mapping. The Township and City agree that in the event there are errors, omissions or any other problems with the legal descriptions provided in Exhibit A or mapping provided in Exhibit B, in the judgment of the Office of Administrative Hearings, the City and Township agree to make such corrections and file any additional

documentation, including a new Exhibit A or Exhibit B making the corrections requested or required by the Office of Administrative Hearings as necessary to make effective the annexation of said Subject Area in accordance with the terms of this Joint Resolution.

14. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by U.S. mail, postage prepaid, as follows:

If to the City:

City Administrator
North Branch City Hall

If to the Township:

Township Clerk
Lent Town Hall

15. Effective Date. This Joint Resolution shall be effective on the date that the last party hereto signs and dates said document.

16. Filing. The Township and City agree that upon adoption and execution of this Joint Resolution, the City shall file the same with the Office of Administrative Hearings Municipal Boundary Adjustments Office and pay the required filing fee.

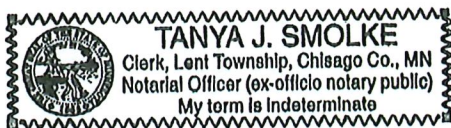
Passed, adopted, and approved by the Town Board of Supervisors of the Township of Lent, Chisago County, Minnesota, this 2nd day of February 2023.

LENT TOWNSHIP

By: 
Rick Keller, Chair

ATTEST:


Tanya Smolke, Town Clerk



Passed, adopted, and approved by the City Council of the City of North Branch, Chisago County, Minnesota, this 14th day of February, 2023.

CITY OF NORTH BRANCH

By: Kevin Schieber
Kevin Schieber, Mayor

ATTEST:

By: Ragini Varma
Ragini Varma, City Clerk

EXHIBIT A

Legal Description of Subject Area

The Subject Area to be annexed in the attached Joint Resolution is legally described as follows:

All of Section Two (2), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota, excepting therefrom the South Half of the Southwest Quarter and the South Half of the Southeast Quarter.

AND

All of Section Three (3), Township Thirty-four (34) North, Range Twenty-one (21) West, excepting therefrom the South Half of the Northwest Quarter, the Northwest Quarter of the Southwest Quarter, and the South Half of the Southwest Quarter.

AND

The Northeast Quarter of the Northeast Quarter of Section Four (4), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota.

AND

All that part of the Northwest Quarter of the Northeast Quarter of Section Four (4), Township Thirty-four (34) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence West 630 feet; thence South 350 feet; thence East, parallel with described first course, 630 feet to the East line of said Northwest Quarter of the Northeast; thence North 350 feet to the point of beginning.

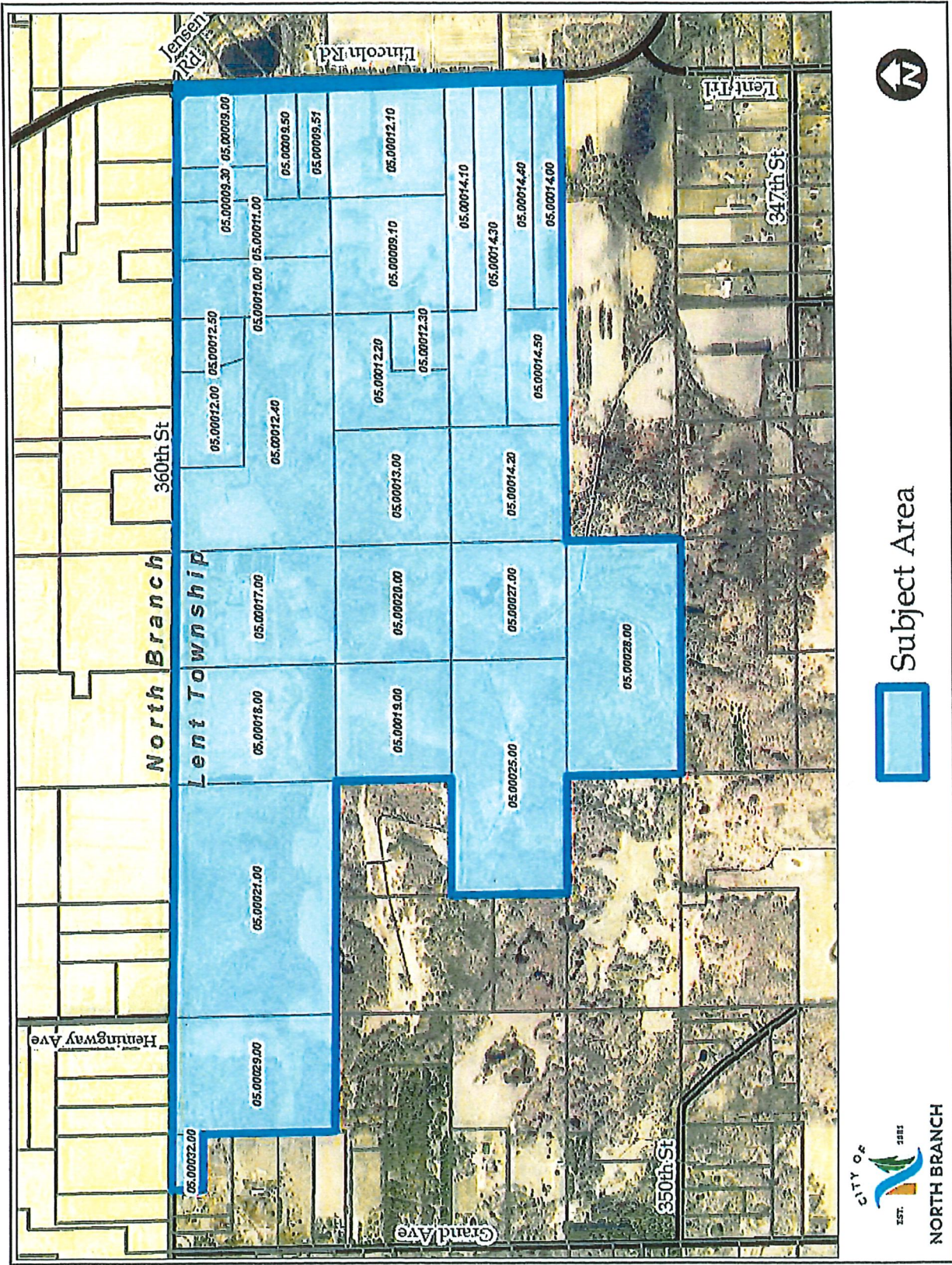
Subject to Township Road along the North line thereof.

Subject to any other easements, restrictions, or reservations of record, if any.

EXHIBIT B

Boundary Map

The following is a municipal boundary map as referenced in the attached Joint Resolution, showing the current City of North Branch and its relation to the Subject Area to be annexed, legally described in Exhibit A:



Chisago County Press Affidavit of Publication

STATE OF MINNESOTA }
COUNTY OF CHISAGO } SS

Matt Silver, being first duly sworn, on oath states as follows:

1. I am the publisher of the Chisago County Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows

FEBRUARY 2, 2023

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows:

\$13.20per column inch

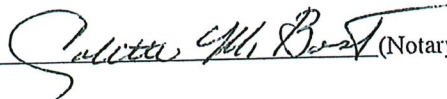
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Chisago County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

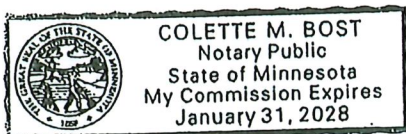


(Publisher)

Subscribed and sworn to before me on the 02 day
of FEBRUARY 2023



(Notary Public)



(February 2, 2023)
**JOINT NOTICE OF INTENT FOR
 THE ORDERLY ANNEXATION
 OF CERTAIN LAND FROM LENT
 TOWNSHIP TO THE CITY OF
 NORTH BRANCH PURSUANT TO
 MINNESOTA STATUTES,
 SECTION 414.0325**

The City of North Branch (City) and
 Lent Township (Township) have pre-
 pared and will be considering for adop-
 tion a Joint Resolution for Orderly
 Annexation (Joint Resolution) annexing
 certain portions of the Township into the
 City as identified in the Joint Resolution

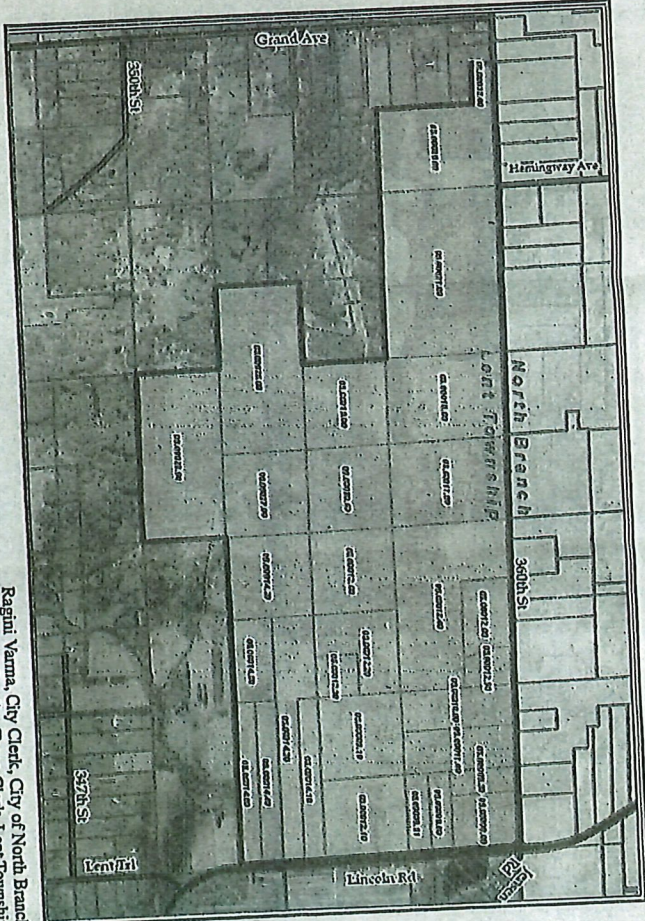
following 10 days published notice of
 the same pursuant to Minnesota
 Statutes, section 414.0325, Subd. 1b.
 The Subject Area to be annexed pur-
 suant to the Joint Resolution is as visu-
 ally depicted below and as legally
 described as follows:

All of Section Two (2), Township
 Thirty-four (34) North, Range
 Twenty-one (21) West, Chicago
 County, Minnesota, excepting
 therefrom the South Half of the
 Southwest Quarter and the South
 Half of the Southeast Quarter.
AND

All of Section Three (3), Town-
 ship Thirty-four (34) North,
 Range Twenty-one (21) West ex-
 cepting therefrom the South Half
 of the Northwest Quarter, the
 Northwest Quarter of the South-
 west Quarter, and the South Half
 of the Southwest Quarter. **AND**
 The Northeast Quarter of the
 Northeast Quarter of Section Four
 (4), Township Thirty-four (34)
 North, Range Twenty-one (21)
 West, Chicago County, Min-
 nesota. **AND**
 All that part of the Northwest
 Quarter of the Northeast Quarter
 of Section Four (4), Township
 Thirty-four (34) North, Range
 Twenty-one (21) West, Chicago
 County, Minnesota, described as
 follows: Beginning at the North-
 east corner of said Northwest
 Quarter of the Northeast Quarter
 thence West 630 feet; thence
 South 350 feet; thence East, par-
 allel with described first course,
 630 feet to the East line of said
 Northwest Quarter of the North-
 east thence North 350 feet to the
 point of beginning.
 Subject to Township Road along
 the North line thereof.
 Subject to any other easements,
 restrictions, or reservations of
 record, if any.

The Joint Resolution including full
 legal description and depiction of the
 Subject Area to be annexed to the City
 is available to view at North Branch
 City Hall or on the City's website at
www.ci.north-branch.mn.us and is also
 available at the Lent Town Hall and on
 the township's website at [township.com.
 The North Branch City Council will
 consider adopting the Joint Resolution
 at their regular meeting on February 14,
 2023 at 7:00 p.m. at City Hall located at
 6408 Elm St., North Branch, MN
 55056.
 The Lent Township Town Board will](http://www.lent</p>
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consider adopting the Joint Resolution
 at their regular meeting on February 21,
 2023 at 7:00 PM at Town Hall located
 at 33155 Henningsway Ave., Stacy, MN
 55079.
 A depiction of the Subject Area to be
 annexed follows:



Ragini Varma, City Clerk, City of North Branch
 Tanya Smolke, Town Clerk, Lent Township
 See PUBLIC NOTICES/15.