

**JOINT PLANNING BOARD  
CITY HALL CONFERENCE ROOM  
SEPTEMBER 13, 2010  
7:00 A.M.**

AGENDA

- I. CALL TO ORDER
  
- II. CONSENT AGENDA
  - A. Minutes (page 1)
  
- III. NEW BUSINESS
  - A. Future Land Use Map (page 4)
  - B. Urban Expansion Zoning District (page 6)
  
- IV. OLD BUSINESS
  - A. Orderly Annexation (page 13)
  - B. Annexation of Parcels Inside City Limits (page 20)
  - C. Assessments of Parcel Inside City Limits (page 38)
  
- V. INFORMATIONAL
  
- VI. ADJOURN

**\*\*\*Please contact Renee Eckerly at 320-243-3714 ext. 227 or  
at [reneeE@paynesvillemn.com](mailto:reneeE@paynesvillemn.com) if you can't attend the meeting.\*\*\***

**Members: Township - Don Wiese, Don Pietsch, City – Jeff Thompson, Renee Eckerly, At Large – Jeff Bertram.**

This agenda has been prepared to provide information regarding an upcoming meeting of the Joint Planning Board. This document does not claim to be complete and is subject to change.

**BARRIER FREE:** All Joint Planning Board meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

## REQUEST FOR COMMITTEE/COUNCIL ACTION

**COMMITTEE/COUNCIL NAME:** Joint Planning Board

Committee/Council Meeting Date: September 13, 2010

Agenda Section: Consent

Originating Department:

Item Number: II - A

**ITEM DESCRIPTION:** Minutes

Prepared by: Staff

**COMMENTS:**

Please review the attached minutes from the August 9, 2010 Joint Planning Board meeting minutes.

**ADMINISTRATOR COMMENTS:**

**COMMITTEE/COUNCIL ACTION:**

Motion to approve the minutes from the August 9, 2010 Joint Planning Board meeting minutes.

**MINUTES  
JOINT PLANNING BOARD**

**AUGUST 9, 2010**

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 7:00 a.m. Members present were Jeff Thompson, Jeff Bertram, Renee Eckerly, and Don Wiese.

**Motion was made by Bertram to approve the minutes of the July 14, 2010 Joint Planning Board meeting. Seconded by Wiese and unanimously carried.**

**ORDERLY ANNEXATION**

The 2010 Resolution was discussed:

- 9iii – has the reasonable amount of time
- 9ii – Pietsch noted that the Township Attorney stated the “need for City services such as” can be misconceived as something else. The Board discussed clarifying the wording and change it to “for a need for municipal sanitary sewer and municipal water” as written in 9i.
- Eckerly presented an additional paragraph to allow the resolution to be reviewed on a regular basis. The Board discussed the potential dangers to putting this paragraph into the agreement. The Board discussed other services such as police, fire, storm sewer, road maintenance, and the building code.

**Motion was made by Bertram to approve Resolution 2010 Addendum to Joint Resolution For Orderly Annexation with the noted change to 9ii. Seconded by Wiese and passed 3:2 (Pietsch, yes; Bertram, yes; Wiese, yes; Thompson, no; and Eckerly, no).**

The motion to set a time line for the orderly annexation agreement died for lack of a motion.

**MAP**

Landowner's have not been contacted yet by the Township and the City can't contact them.

**Motion was made by Bertram to include the seven parcels within the City in the Orderly Annexation Agreement and the Rothstein property (by Cinota Circle (old Hwy. 23)) and the Ray Lien property (abutting Hwy. 23 (3 acres)). Seconded by Wiese and unanimously carried.**

The Board discussed whether the Township should receive 100% or even 50% of the tax base on the 7 parcels inside the City limits; since the City is providing all the services currently except water and sewer. Some Board members expressed that the City should immediately get 100% of the tax base and no amount should be paid to the Township upon annexation. It was agreed upon to remove 6 of the 7 parcels from the motion.

**Bertram withdrew his motion. Don Wiese seconded.**

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**Motion was made by Bertram to include the Rothstein property (by Cinota Circle (old Hwy. 23)), the Ray Lien property (abutting hwy. 23 (3 acres), and the Angeline Arends property (456 Hoffman St. E, Greenhouse on Hwy. 23) in the Orderly Annexation Map. Seconded by Wiese and unanimously carried.**

Eckerly will confirm with Spooner that there needs to be a public hearing. The earliest the Township can have their public hearing is September 13, 2010. The Township inquired as to who is tracking the annexation payments, from Ferche and others, to the Township from the City. Eckerly stated that the City does and it is noted on the checks to the Township.

There being no further business, the meeting was adjourned at 8:05 a.m.

## Renee Eckerly

---

**From:** Don Pietsch [donpietsch@yahoo.com]  
**Sent:** Wednesday, August 18, 2010 1:31 PM  
**To:** Renee Eckerly  
**Subject:** Fw: Future Land Use map  
**Attachments:** paynesvillefutureLU.pdf

----- Forwarded Message -----

**From:** "Winskowski, Heidi" <Heidi.Winskowski@co.stearns.mn.us>  
**To:** donpietsch@yahoo.com  
**Sent:** Wed, August 18, 2010 12:31:42 PM  
**Subject:** Future Land Use map

I guess this is the most current version of the map for the Paynesville area. I don't think there have been any amendments to Paynesville Township.

*Heidi Winskowski*

Stearns County Environmental Services  
705 Courthouse Sq Rm 343  
St. Cloud, MN 56303  
Phone: 320-656-3613 320-656-3613  
1-800-450-0852 1-800-450-0852  
Fax: 320-656-6484

# Paynesville Township

August 2008

## Future Land Use Plan

## Stearns County Comprehensive Plan Update

Figure 3.4

### Legend

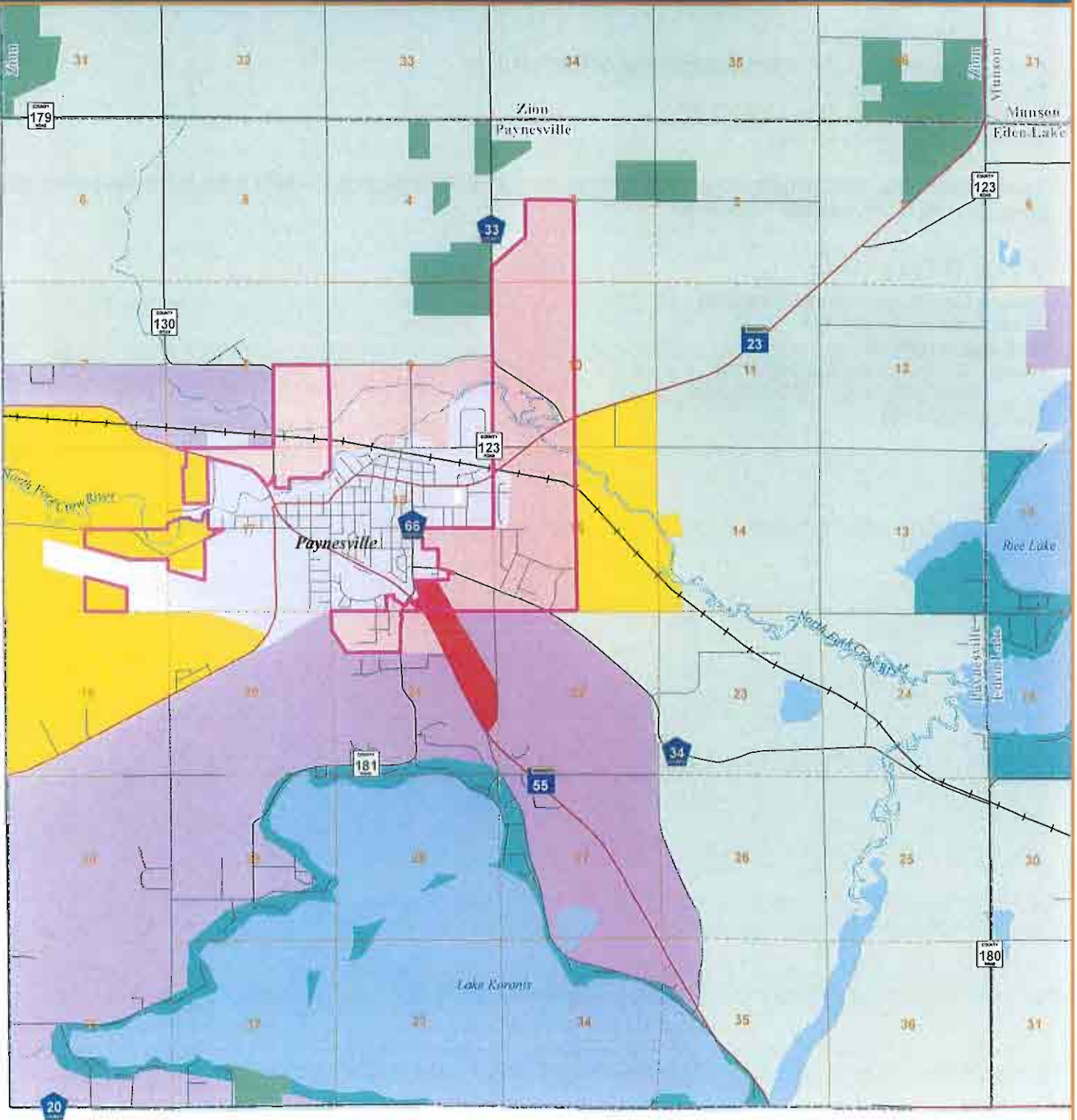
#### Future Land Use

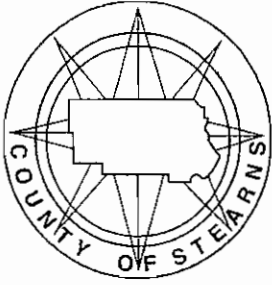
- Agricultural
- Limited Residential
- Moderate Residential
- Urban Expansion
- Townsite Mixed Use
- Avon Hills Conservation Area
- Shoreland / Concentrated Residential
- Commercial
- Industrial
- Public / Semi-Public
- Orderly Annexation Areas



0 0.5 1  
Miles

Amended By Ordinance #411 August 19, 2008





# COUNTY OF STEARNS

## *Environmental Services Department*

Administration Center Rm 343 • 705 Courthouse Square • St. Cloud, MN 56303  
320-656-3613 • Fax 320-656-6484 • 1-800-450-0852

### MEMO

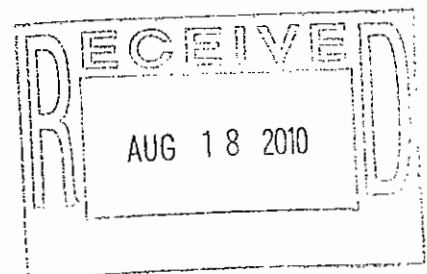
**TO:** Stearns County City Officials  
**FROM:** Jennifer Buckentine *JB*  
**DATE:** August 17, 2010  
**RE:** Urban Expansion zoning district

As you may be aware, Stearns County recently adopted a new zoning ordinance: Stearns County Land Use and Zoning Ordinance Number 439. One of the major additions to the new ordinance is the **Urban Expansion zoning district**. This district applies to those areas where cities and townships have entered into an Orderly Annexation Agreement.

The intent of the Urban Expansion district is to allow uses and residential development density similar to the A-40 zoning district until annexation. The district provides the flexibility of allowing additional uses, if expressly allowed under the terms of the Orderly Annexation Agreement.

Although your city may not currently have an Orderly Annexation Agreement in place, we wanted to make you aware of this new zoning district, which would be applicable in the event that you and your surrounding Townships enter into an Orderly Annexation Agreement in the future.

Please give our office a call if you have any questions regarding this new zoning district or any aspect of Ordinance Number 439.



## 9.15 Urban Expansion District (UE District)

### 9.15.1 Purpose

The purpose of this district is to enable the orderly and efficient staging of urban services, including wastewater, water, electric, gas, roads and communications in those areas where cities and townships have entered into an orderly annexation agreement (OAA). Urban services are extended more efficiently and land use patterns are more coherent when cities can grow without being hindered by large lot residential or commercial development. Residential development may only be allowed at a low density, not to exceed one residence per forty (40) acres and agriculture is the primary and preferred land use until annexation.

This district is intended to meet the goals of the Stearns County Comprehensive Plan by limiting barriers to efficient growth of cities and encouraging joint planning between cities and townships and is specifically directed by the following Stearns County Comprehensive Plan goals:

- A. Manage the impacts of growth and development on the County's rural character (Land Use Goal 3).
  - (1) Deter premature development in rural areas and in urban expansion areas around cities (Objective 3).
- B. Use existing infrastructure and resources efficiently (Land Use Goal 5).
  - (1) Coordinate infrastructure expansion with development; and encourage development where the infrastructure is adequate to serve that growth (Objective 1).

### 9.15.2 Relationship to Orderly Annexation Agreement

The Urban Expansion District regulates areas of Stearns County adjacent to incorporated municipalities in areas also subject to an Orderly Annexation Agreement (OAA) except those areas within Commercial, Industrial and Residential Manufactured Home districts. If an Orderly Annexation Agreement has been formally adopted by a township and city, the provisions of the OAA shall supersede the provisions of *Section 9 of this Ordinance* if they cover the same subject matter. For example, if the OAA specifically defines permitted uses to be allowed, the OAA listed uses supersede the permitted uses in *Section 9.15.3 of this Ordinance*; or, if the OAA is silent on lot coverage requirements, then the provisions in *Section 9.15.14 of this Ordinance* shall apply. All subdivision applications in the UED district shall be reviewed for consistency with the OAA by both the Township and the City affected.

### 9.15.3 Permitted Uses

The following uses are permitted subject to any applicable performance standards and general development standards contained in *Sections 6 and 7 of this Ordinance*:

- A. Agricultural operations



- B. New animal feedlots, if not prohibited under the orderly annexation agreement, and subject to the provisions of *Section 6.7 of this Ordinance*
- C. Antennas - TV/radio receiving, short wave/private transmitting
- D. Essential services, transmission services and utility substations
- E. Family day care
- B. Group family day care
- F. Licensed residential program
- G. Licensed nonresidential program
- H. Public and private forest and game management areas
- I. Public parks and trails
- J. Seasonal produce stands which are accessory to agricultural operations
- K. Single family residential dwelling unit subject to the conditions of *Section 7.32 of this Ordinance*
- L. Wind energy conversion systems (less than 6kw)
- M. Any permitted land use expressly allowed under the terms of the orderly annexation agreement between the township and the city.

**9.15.4 Provisional Uses**

The following uses are provisional uses subject to the performance standards and general development standards contained in *Sections 6 and 7 of this Ordinance*:

- A. Bed and Breakfast Inns
- B. Government administrative and service buildings
- C. Greenhouses and nurseries
- D. Home extended businesses
- E. Home occupations
- F. Outdoor recreational facilities
- G. Temporary use sites in licensed resorts and campgrounds
- H. Temporary uses/special events
- I. Any provisional land use expressly allowed under the terms of the orderly annexation agreement between the township and the city.

**9.15.5 Permitted Accessory Uses and Structures**

The following accessory uses and structures are permitted subject to the performance standards and general development standards contained in *Sections 6 and 7 of this Ordinance*:

- A. Accessory agricultural buildings subject to the conditions of *Sections 6.1 and 7.32 of this Ordinance*
- B. Accessory residential buildings subject to the conditions of *Sections 6.2 and 7.32 of this Ordinance*
- C. Kennels – private
- D. Solar energy systems – accessory
- E. Structures related to public airports
- F. Swimming pools
- G. Any accessory uses expressly allowed under the terms of the orderly annexation agreement between the township and the city.

**9.15.6 Conditional Uses**

The following uses may be allowed as conditional uses following the procedures set forth in *Section 4.8 of this Ordinance* and further subject to the performance and general development standards contained in *Sections 6 and 7 of this Ordinance*:

- A. Accessory structures subject to the conditions of *Section 6.1, 6.2 and 7.32 of this Ordinance*
- B. Agriculturally oriented businesses
- C. Animal feedlot expansions and modifications permitted by and subject to the provisions of *Section 6.7 of this Ordinance*
- D. Single family residential dwelling unit subject to the conditions of *Section 7.32 of this Ordinance*
- E. Cemeteries
- F. Churches
- G. Community buildings
- H. Commercial businesses, if allowed under the terms of the orderly annexation agreement.
- I. Concrete (ready mix) or asphalt mixing facility, permanent
- J. Limited rural business
- K. Motor vehicle repair – accessory
- L. Schools-public or private
- M. Storage facilities, accessory agricultural building
- N. Transmission services
- O. Truck terminal – small
- P. Wastewater treatment facilities
- Q. Wind energy conversion systems (6kw to 40 KW)
- R. Any conditional land use expressly allowed under the terms of the orderly annexation agreement between the township and the city.

**9.15.7 Interim Use Permits**

The following uses may be allowed as interim uses subject to the procedures set forth in *Section 4.18 of this Ordinance* and further subject to the performance standards and general development standards contained in *Sections 6 and 7 of this Ordinance*:

- A. Concrete (ready mix) or asphalt mixing facility, temporary
- B. One (1) temporary single family dwelling unit that is to be located in the existing farmyard
- C. Migrant and/or seasonal worker housing
- D. Mining
- E. Vacation/private home rental
- F. Any interim land use expressly allowed under the terms of the orderly annexation agreement between the township and the city.

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- bonus, the provisions of *Section 7.4 and 9.15.10 of this Ordinance* shall be met.
- C. **Lot Area Requirements.** All residential lots within a cluster development in the Urban Expansion District shall be one (1) to one and one-half (1.5) acres in size, unless the lot is within the shoreland overlay district of a Natural Environment Lake. If the lot is within the shoreland overlay district of a Natural Environment Lake, the lot size shall be a eighty thousand (80,000) square feet as required by *Section 10.2.8(A)1 of this Ordinance*. The minimum lot size may be reduced, except within the shoreland overlay of a Natural Environment or Recreational Development Lake, to one-half (0.5) acre if a community subsurface sewage treatment system is installed. Lots created pursuant to *Section 9.15.10 of this Ordinance* after January 27, 2005 shall not be increased in size by means of an administrative subdivision or plat to exceed the maximum allowable lot size as specified in this paragraph.
  - D. **Location of structures.** In the UED, consideration shall be given to the location of residential structures on lots in a cluster development. The location of structures shall be such that they will blend in to future urban development and not impede future resubdivision of the lot when urban services are available. For example, residential structures shall not be placed in the middle of a lot where a future lot line may logically be placed if the parcel is resubdivided; and residential structures shall be placed near the minimum front yard setback line in a manner similar to urban development.
  - E. **Ghost platting required.** Ghost platting is required in cluster developments to facilitate the conversion of subdivisions from the UED district to urban development after annexation. The preliminary plat for a cluster development in the UED shall include a sketch plan of a subdivision of lots and public rights-of-ways depicting the future subdivision of the property at urban densities. The ghost plat sketch plan shall be consistent with the OAA. Lot sizes shall be similar to lot sizes planned in the OAA or with existing lot sizes of similar uses within the municipality. Public rights-of-ways shall be shown to connect with existing rights-of-ways or as extensions of the municipal street grid and shall connect to ghost-platted rights-of-way on adjacent parcels. See *Appendix F of this Ordinance* for an illustration of this requirement.
  - F. **Deed covenants.** All lots within a cluster subdivision shall include a deed covenant disclosing that the reserved agricultural land or open space is intended for future development.

#### **9.15.11 Lot Requirements for Non-Cluster Development**

The following lot requirements shall apply unless expressly modified by the Orderly Annexation Agreement:

- A. **Lots of Record less than forty (40) acres.** A parcel of record that is determined as such pursuant to *Section 5.3.1 A of this Ordinance* that is less than forty (40) acres in size shall be allowed as a residential building site.
- B. **Dimensional standards.** The following standards shall apply to lots or tracts created in the Urban Expansion District:

- (1) The minimum lot size for a single family residential dwelling shall be one (1) acre.
- (2) The minimum median lot width shall be one hundred fifty (150) feet.
- (3) For uses other than residential uses, the minimum lot size shall be sufficient to meet the applicable performance standards of *this Ordinance* for the proposed use and setback requirements of *Section 9.15.11 of this Ordinance* and the sewage treatment system standards of *this Ordinance*; or successor ordinance.
- (4) The location of any lot in the Urban Expansion District that is to be used as a residential dwelling site shall be located so that the Residential Dwelling can meet the animal feedlot setback provisions of *Section 6.7.5 of this Ordinance*.

C. Land uses restricted on small lots. In the Urban Expansion District only those uses that are allowed as permitted, provisional, interim, conditional or accessory in the R-1 zoning district shall be allowed on a lot or tract less than ten (10) acres in area, except that a home extended business shall be allowed as a provisional use pursuant to *Section 4.22 of this Ordinance*. Setbacks for the R-1 zoning district shall be applicable to these lots or tracts. Lots or tracts with an animal feedlot shall meet the standards as provided in *Sections 6.7 and 7.16 of this Ordinance*.

**9.15.12 Setback Requirements**

Except as provided in *Section 9.15.10 B (5) of this Ordinance*, or in the Orderly Annexation Agreement, the following setback requirements shall apply:

A. Setbacks. Minimum building setbacks are listed below:

- (1) Side 50 feet
- (2) Rear 50 feet
- (3) Front

<b>Road Classification</b>	<b>Setback from Road Centerline*</b>	<b>Setback from Road Right-of-Way (R.O.W.)*</b>
Principal Arterial	150	75
Minor Arterial	120	60
Major Collector	100	50
Minor Collector	100	50
<b>Un-Classified Roads</b>	<b>Setback from Road Centerline*</b>	<b>Setback from Road Right-of-Way (R.O.W.)*</b>
County Road	100	50
Township Road	63	30
Private Road Esmt.	63	30
<b>*THE MORE RESTRICTIVE SETBACK SHALL APPLY.</b>		

- (4) Detached garages and accessory buildings may be placed ten (10) feet from the side lot line and ten (10) feet from the rear lot line.

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- (5) For lots created after January 27, 2005, setbacks from Types 3, 4 and 5 wetlands shall be fifty (50) feet and twenty five (25) feet from all other wetlands.
- B. Animal feedlots. If allowed under the Orderly Annexation Agreement, new and expanded animal feedlots and manure storage facilities shall meet the setback provisions of *Section 6.7.5 of this Ordinance* and all setbacks described in the OAA.
- C. Residential setbacks from feedlots. All residential dwellings, in addition to meeting the minimum building setback requirements of *Section 9.15.11A of this Ordinance*, shall also comply with the residential setbacks from an Animal Feedlot as provided in *Section 6.7.5 A of this Ordinance*.

**9.15.13 Height Requirements**

- A. Building height limited. Buildings, other than agricultural buildings, shall not exceed thirty five (35) feet in height except as provided in *Section 7.14 of this Ordinance*.
- B. Agricultural exemption. Agricultural buildings shall be exempt from the height requirements.

**9.15.14 Lot Coverage**

The maximum lot coverage shall be twenty five (25) percent.

IN THE MATTER OF THE JOINT RESOLUTION OF THE TOWN OF PAYNESVILLE AND THE CITY OF PAYNESVILLE TO AMEND THE JOINT RESOLUTION FOR ORDERLY ANNEXATION ENTITLED 2005-38 JOINT RESOLUTION FOR ORDERLY ANNEXATION AND ACCEPTED AND FILED IN THE OFFICE OF ADMINISTRATIVE HEARINGS AS FILE OA-1220, WHICH JOINT RESOLUTION FOR ORDERLY ANNEXATION WAS PREVIOUSLY AMENDED BY THE JOINT RESOLUTION OF THE TOWN OF PAYNESVILLE AND THE CITY OF PAYNESVILLE ENTITLED 2007-45 ADDENDUM TO JOINT RESOLUTION FOR ORDERLY ANNEXATION.

**2010-\_\_\_\_\_**  
**ADDENDUM TO JOINT RESOLUTION FOR ORDERLY ANNEXATION**

The Township of Paynesville and the City of Paynesville hereby jointly agree to the following:

1. The parties hereto previously entered into a Joint Resolution for Orderly Annexation (Resolution 2005-38), which was executed by the City of Paynesville September 28, 2005, and by Paynesville Township September 12, 2005, and filed in the Office of Administrative Hearings Municipal Boundary Adjustments unit as OA-1220.

2. Subsequently, the parties hereto entered into an Addendum to the Joint Resolution for Orderly Annexation (Resolution 2007-45).

3. The parties hereto wish to re-state the Joint Resolution for Orderly Annexation in its entirety, further modifying and amending the same.

NOW, THEREFORE, the Joint Resolution for Orderly Annexation between the parties hereto as referenced above, is hereby modified and amended so that the same shall read in its entirety as follows:

2005-38  
JOINT RESOLUTION FOR ORDERLY ANNEXATION

1. This Agreement is intended to deal primarily with undeveloped areas of the Township which are believed to be likely areas for future development of residential, commercial and industrial property. Both parties recognize that there may be other areas which are currently developed in either residential or commercial property within the Township and may later come to require City services due to water or septic system demands. Any such areas will be dealt with separately and aside from this Joint Resolution

for Orderly Annexation. The parties also recognize that the possible re-routing of Highway 23 may affect future development in ways that cannot presently be anticipated, but this Joint Resolution for Orderly Annexation represents the efforts of the parties to deal with future development as they presently believe it is most likely to occur.

2. The areas in Paynesville Township described on Exhibit A, which is attached hereto and incorporated herein by reference, are subject to orderly annexation pursuant to Minnesota Statutes §414.0325, and the parties designate these areas for orderly annexation.

3. The Township of Paynesville does, upon the passage of this Resolution and its adoption by the City Council of the City of Paynesville, Minnesota, and upon acceptance by the Office of Administrative Hearings, Municipal Boundary Adjustments, confer jurisdiction on the Office of Administrative Hearings, Municipal Boundary Adjustments, over the various provisions contained in this agreement.

4. The effect of annexation on population shall be that the population of the area annexed pursuant to this Resolution shall be treated for all purposes as part of the population of the City of Paynesville immediately upon approval of annexation by the Office of Administrative Hearings, Municipal Boundary Adjustments.

5. Planning throughout the orderly annexation areas described above shall be pursuant to Minnesota Statute §414.0325, Subd. 5, by the creation of a Joint Planning board. The Joint Planning Board shall take responsibility for zoning and planning within the above-described areas from the date of this agreement. Planning and land use control authority with the areas designated for orderly annexation shall be the responsibility of a Joint Planning Board consisting of five (5) members, two (2) to be appointed by the City Council of the City of Paynesville and two (2) to be appointed by the Paynesville Township Board. The fifth member of the Planning Board shall be elected by a majority of the four (4) members appointed by the City Council of the City of Paynesville and the Paynesville Township Board.

6. In all annexations within the orderly annexation area, the taxes due and/or delinquent on the date of annexation remain the property of Paynesville Township. All taxes and assessments accrued after the date of annexation are the property of the City of Paynesville, subject only to the provisions of Paragraph 8 below. The City of Paynesville, upon annexation, becomes the owner or beneficiary of all roads, easements and rights-of-way, or other interests in property within the annexed area previously held by Paynesville Township and shall bear the responsibility associated with those rights.

7. Any person owning the lands annexed to the City pursuant to this agreement shall have the following rights with regard to the payment of assessment and hook-up charges on projects previously completed by the City which may be assessable against said annexed property:

- a) Hook-up charges shall be payable upon hook-up to municipal services.
- b) Hook-up charges will be based on costs to the City determined by the City Council from time to time.
- c) Any assessment for existing improvements benefiting annexed property shall be payable over the same number of years and at the same interest rate as the original project provided for.

8. As to those lands which are agreed to be subject to orderly annexation to the City pursuant to this agreement, of the base tax payable to the Township at the time of annexation, the following shall occur:

The Township shall receive 100% of the base tax until the annexed property has been serviced by municipal services, including City sewer and water, for up to a maximum of eight (8) years. If City services, including sewer and water, are installed on the annexed property after annexation, but prior to the expiration of the eight (8) year time period, then after the installation of City services, the Township shall receive 50% of the base tax in each year after the City services have been installed, through and



including the eighth year after annexation. Thereafter, all taxes collected, if any, shall belong to the City of Paynesville.

9. The annexation of areas of land which are subject to this Resolution shall be triggered by a request from the owner of one of the parcels described, or if there is more than one property owner within a parcel described above, then 51% of the property owners within the area as of the date of the request. Each person whose name appears as an owner of a fee interest in a parcel within one of the described areas on the date of the request shall be entitled to one vote regardless of the size of the parcel or the percentage of that person's ownership. When a request is received:

i) The request for annexation must contain a request to be served with municipal sanitary sewer and municipal water facilities from the City and first addressed to the Paynesville Township Board, which shall consider whether the request is from a sufficient number of property owners.

ii) If the request is from a sufficient number of property owners and the request has been triggered by a need for municipal sanitary sewer or municipal water services, Paynesville Township shall approve the request for annexation, subject to approval by the City of Paynesville.

iii) The request will then be directed to the City of Paynesville where, if the City Council agrees that annexation is desirable, and that the City can provide services within a reasonable time upon request by the property owner, then the request for annexation will be approved by the City and submitted to the Office of Administrative Hearings, Municipal Boundary Adjustments, without further consideration.

10. 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 this Resolution.

11. The City shall not initiate any annexation action nor promote a property owner petition seeking annexation of any property not located within the orderly annexation area as described in Paragraph 2 of this Agreement without the written consent of the Town Board.

12. This Resolution shall take effect on the date that the Joint Resolution for Orderly Annexation is approved by the Office of Administrative Hearings. Each annexation of property included in this Joint Resolution for Orderly Annexation must be submitted to and approved by the Office of Administrative Hearings, Municipal Boundary Adjustments, following the procedures set forth in Paragraph 9 above. The Joint Planning Board created pursuant to Paragraph 5 above shall review this Joint Resolution for Orderly Annexation at least annually and based on that review may make recommendations to the City and Township for amendments to this Agreement.

13. Any alterations, variations, modifications or waivers of the provisions of this Joint Resolution for Orderly Annexation shall only be valid if they have been reduced to writing and signed by authorized representatives of the parties.

14. The provisions of this Joint Resolution for Orderly Annexation shall be deemed to be severable. If any part of this contract is rendered void, invalid, or unenforceable, such rendering shall not affect the validity and enforceability of the remainder of the contract unless the part or parts which are void, invalid or otherwise unenforceable shall substantially impair the value of the entire contract with respect to either party.

The parties further agree to substitute for any invalid provision a valid provision that most closely approximates the economic effect and intent of the invalid provision.

15. This Joint Resolution for Orderly Annexation is the final expression of the agreement of the parties and the complete and exclusive statement of the terms agreed upon and shall supersede all prior

negotiations, understandings or agreements. There are no representations, warranties or stipulations, either oral or written, not herein contained.

16. It is specifically acknowledged and understood that the parties are represented by, and have available to them, independent counsel. As a matter of convenience, one party to this agreement may have taken on the bulk of the task of drafting this agreement. This agreement shall not be construed against the drafting party merely because of its role in drafting this agreement.

CITY OF PAYNESVILLE

Passed and adopted by the City Council of the City of Paynesville this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Attest:

\_\_\_\_\_  
Renee Eckerly, City Administrator

\_\_\_\_\_  
Jeff Thompson, Mayor

PAYNESVILLE TOWNSHIP

Passed and adopted by the Town Board of the Town of Paynesville this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Attest:

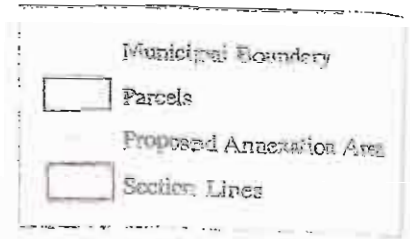
\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Chairman

# Paynesville Township\City of Paynesville Orderly Annexation Area

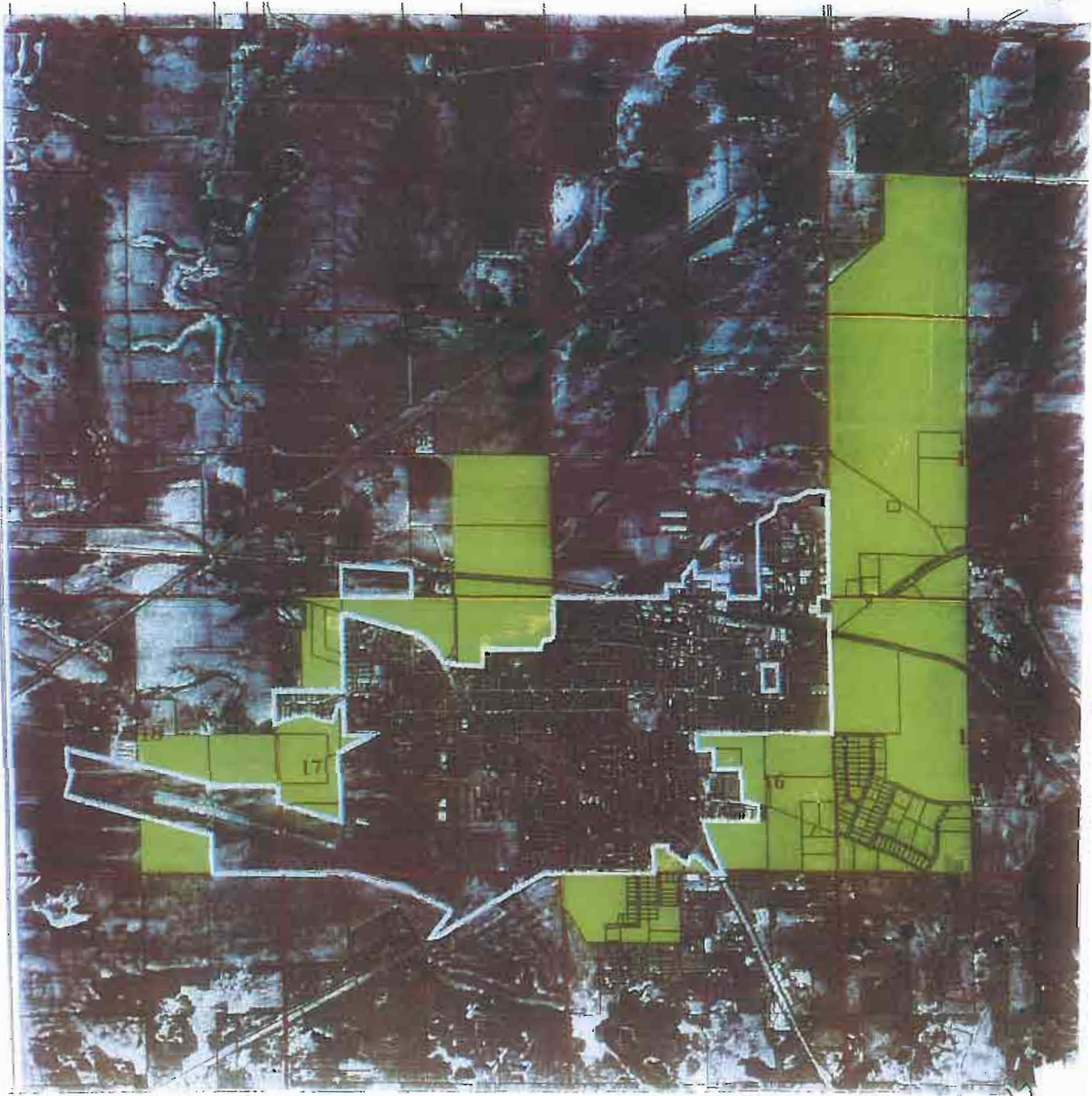


Stearns County Environmental Services  
October 7, 2005



This map is made available on an "as is" basis without express or implied warranty of any sort, including specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy of the database.

~ 1,260 acres in annexation area



## Jennifer Welling

---

**From:** Jennifer Welling  
**Sent:** Wednesday, August 18, 2010 1:14 PM  
**To:** 'Don Pietsch (donpietsch@yahoo.com)'  
**Cc:** Renee Eckerly  
**Subject:** properties

Parcel numbers as you requested:

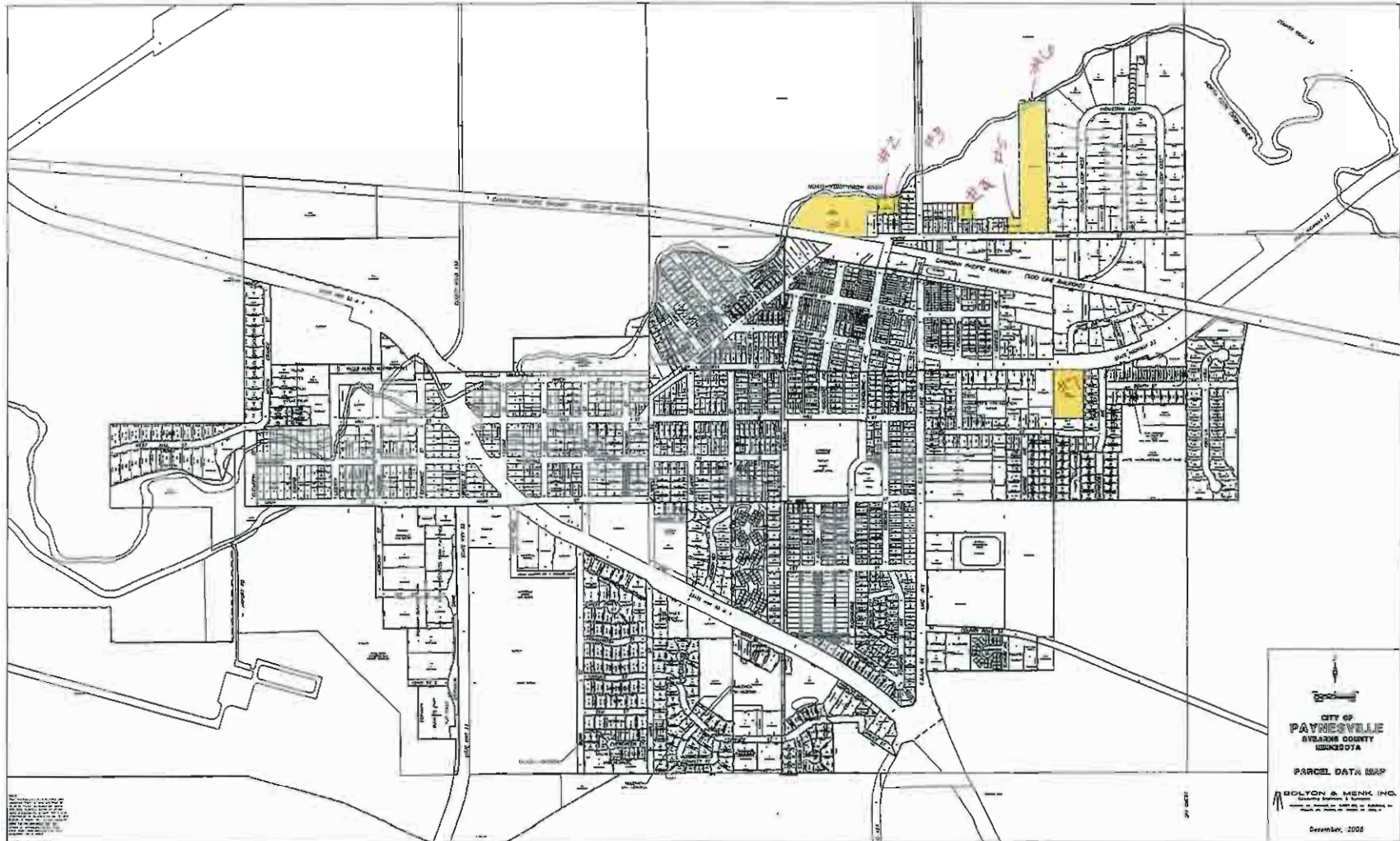
26.15477.0001 – Stanley & Star Putzke  
26.16149.0000 – Crow River Trail Guards  
26.16148.0000 – Central MN Federal Credit Union  
26.15480.0000 – Peter & Adeline Holper  
26.15479.0000 – Paynesville Township  
26.15482.0000 – DVK Diversified LLC  
26.15521.0000 – Angeline D. Arends Trust  
26.15547.0000 – Duane & Yolanda Lien  
26.15576.0000 – Dennis Rothstein

Hope this helps.

Thanks.

*Jennifer Welling  
City of Paynesville  
Administrative Assistant  
221 Washburne Ave.  
Paynesville, MN 56362  
Phone: 320-243-3714 ext. 221  
Fax: 320-243-3713*



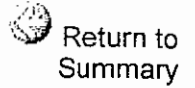


# Stearns County Auditor-Treasurer



P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us



## Tax Summary

Last Update: 8/17/2010 10:19:28 AM

PIN Number: 26.15477.0001

Tax Roll: 1 - Real Property

**Current Owner**  
PUTZKE STANLEY D & STAR  
28924 MINNIE ST W  
PAYNESVILLE MN 56362-9767

**Property Address**  
28924 MINNIE ST

**Legal Description**  
Section 09 Township 122 Range 032

**Owner of Record**  
PUTZKE STANLEY D & STAR

**Lender**

Tax Bill Totals	
Installment	\$596.00
Delinquent	\$0.00
<b>Amount Due</b>	<b>\$596.00</b>

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/15/2010	\$596.00	\$0.00	\$0.00	\$596.00
<b>Total Due:</b>					<b>\$596.00</b>

Tax Year: 2010

Bill Number: 478933

Net Tax Assessment: \$1,192.00

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/06/2010	478933	2010	\$596.00	U10.3102	ERIC PUTZKE
10/27/2009	16067	2009	\$661.10	U09.29979	STANLEY D & STAR PUTZKE
10/09/2009	16067	2009	\$601.00	U09.13001	ERIC PUTZKE
10/15/2008	16067	2008	\$749.00	0445006-100704376	STANLEY D & STAR PUTZKE 20081015ML001118
05/15/2008	16067	2008	\$749.00	0407532-100668935	STANLEY D & STAR PUTZKE 20080515JL000654
10/10/2007	16067	2007	\$690.00	0335659-100532193	STANLEY D & STAR PUTZKE 20071010HM000030
05/07/2007	16067	2007	\$690.00	0286023-100483634	STANLEY D & STAR PUTZKE 20070507CH000552
10/14/2006	16067	2006	\$606.00	0258626-100385097	STANLEY D & STAR PUTZKE 20061014JT000687
05/15/2006	16067	2006	\$606.00	0224107-100350515	STANLEY D & STAR PUTZKE 20060515JT000088
10/10/2005	16067	2005	\$520.00	0154873-100217829	STANLEY D & STAR PUTZKE 20051010CH000398
05/12/2005	16067	2005	\$520.00	0119258-100180728	STANLEY D & STAR PUTZKE 20050512CH000004

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10/07/2004	16067	2004	\$481.00	0060763-100060250	ERIC PUTZKE 20041007DK000326
05/17/2004	16067	2004	\$481.00	0041075-100039690	STANLEY D & STAR PUTZKE 20040517C1001623
10/08/2003	16067	2003	\$404.00	0011686-001490580	ERIC PUTZKE 20031008DS000011
05/15/2003	16067	2003	\$404.00	1445151-001167888	PUTZKE,ERIC
10/15/2002	16067	2002	\$320.00	1382724-001117880	PUTZKE,ERIC
05/15/2002	16067	2002	\$320.00	1341500-001090728	PUTZKE,STAR

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 478933

Class Code 1 - Real Property

Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$410.93	(\$46.15)	\$364.78	\$0.00
NORTH FORK/CROW R WD	\$45.82	(\$8.71)	\$37.11	\$0.00
PAYNESVILLE TWP	\$226.64	(\$43.02)	\$183.62	\$0.00
REGIONAL RAIL AUTHORITY	\$4.09	(\$0.78)	\$3.31	\$0.00
SP STEARNS COUNTY	\$10.00	\$0.00	\$10.00	\$0.00
STEARNS COUNTY	\$728.35	(\$138.28)	\$590.07	\$0.00
STEARNS COUNTY HRA	\$3.84	(\$0.73)	\$3.11	\$0.00
<b>Net Tax</b>			<b>\$1,192.00</b>	



# Stearns County Auditor-Treasurer

# 2

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us

 Return to Summary

## Tax Summary

Last Update: 8/14/2010 1:14:01 AM

**PIN Number: 26.16149.0000**

**Tax Roll: 1 - Real Property**

**Current Owner**  
CROW RIVER TRAIL GUARDS INC  
327 AUGUSTA AVE  
PAYNESVILLE MN 56362-1205

**Property Address**  
0

**Legal Description**  
Section 09 Township 122 Range 032

**Owner of Record**

**Lender**

Tax Bill Totals	
Installment	\$0.00
Delinquent	\$0.00
Amount Due	\$0.00

**Class Code**

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
No Installment Records Found					

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
No Payment Records Found					
Authority	Gross	Credit	Net Tax	Savings	
No Records Found.					

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# Stearns County Auditor-Treasurer

#3

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us

 Return to  
Summary

## Tax Summary

Last Update: 8/17/2010 10:23:58 AM

PIN Number: 26.16148.0000

Tax Roll: 1 - Real Property

**Current Owner**  
CENTRAL MINNESOTA FEDERAL CREDIT UNION  
PO BOX 10  
MELROSE MN 56352-1356

**Property Address**  
18057 MINNIE ST

**Owner of Record**  
CENTRAL MINNESOTA FEDERAL CREDIT UNION

**Legal Description**  
Section 09 Township 122 Range 032

**Lender**

Tax Bill Totals	
Installment	\$85.00
Delinquent	\$0.00
Amount Due	\$85.00

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Tax Year: 2010

Bill Number: 479490

Net Tax Assessment: \$170.00

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/15/2010	\$85.00	\$0.00	\$0.00	\$85.00
<b>Total Due:</b>					<b>\$85.00</b>

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/10/2010	479490	2010	\$85.00	B10.33893	CENTRAL MINNESOTA FEDERAL CREDIT UNION
10/12/2009	16740	2009	\$85.00	U09.15423	CENTRAL MN FEDERAL CREDIT UNIO
05/11/2009	16740	2009	\$85.00	0477955-100807575	CENTRAL MN FEDERAL CREDIT UNIO 20090511JT000492
10/13/2008	16740	2008	\$89.00	0431598-100694417	CENTRAL MN FEDERAL CREDIT UNIO 20081013DK000544
05/12/2008	16740	2008	\$89.00	0386580-100651192	CENTRAL MN FEDERAL CREDIT UNIO 20080512MJ000930
10/10/2007	16740	2007	\$90.00	0336474-100532763	CENTRAL MN FEDERAL CREDIT UNIO 20071010HM000204
05/14/2007	16740	2007	\$90.00	0302881-100499824	CENTRAL MN FEDERAL CREDIT UNIO 20070514CL000279
10/09/2006	16740	2006	\$90.00	0243437-100371227	CENTRAL MN FEDERAL CREDIT UNIO 20061009JS000631
05/08/2006	16740	2006	\$90.00	0201036-100328316	CENTRAL MN FEDERAL CREDIT UNIO 20060508DK000831
10/10/2005	16740	2005	\$87.00	0154289-100217245	CENTRAL MN FEDERAL CREDIT UNIO 20051010CC000125
05/09/2005	16740	2005	\$87.00	0111070-100173051	KIM WENNING 20050509CH000319

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10/12/2004	16740	2004	\$94.00	0066637-100064020	CENTRAL MN FEDERAL CREDIT UNIO 20041012SK000018
05/06/2004	16740	2004	\$94.00	0014377-100013290	CENTRAL MN FEDERAL CREDIT UNIO 20040506CC000357
10/21/2003	16740	2003	\$95.68	0031187-001508147	CENTRAL MN FEDERAL CREDIT UNIO 20031021JT000012
05/12/2003	16740	2003	\$92.00	1436214-001159030	CENTRAL MN FEDERAL C
10/09/2002	16740	2002	\$86.00	1358897-001107308	CENTRAL MN FED CR UN
05/13/2002	16740	2002	\$86.00	1317236-001070947	CENTRAL MINNESOTA FC

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479490

Class Code 1 - Real Property

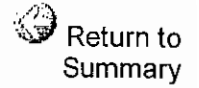
Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$27.53	\$0.00	\$27.53	\$0.00
NORTH FORK/CROW R WD	\$3.85	\$0.00	\$3.85	\$0.00
PAYNESVILLE TWP	\$19.07	\$0.00	\$19.07	\$0.00
REGIONAL RAIL AUTHORITY	\$0.34	\$0.00	\$0.34	\$0.00
STATE	\$57.81	\$0.00	\$57.81	\$0.00
STEARNS COUNTY	\$61.08	\$0.00	\$61.08	\$0.00
STEARNS COUNTY HRA	\$0.32	\$0.00	\$0.32	\$0.00
<b>Net Tax</b>			<b>\$170.00</b>	

# Stearns County Auditor-Treasurer

#4

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us



## Tax Summary

Last Update: 8/17/2010 10:22:15 AM

PIN Number: 26.15480.0000

Tax Roll: 1 - Real Property

**Current Owner**  
HOLPER PETER J & ADELINE M  
28664 MINNIE ST  
PAYNESVILLE MN 56362-9766

**Property Address**  
0

**Owner of Record**  
HOLPER PETER J & ADELINE M

**Legal Description**  
Section 09 Township 122 Range 032

**Lender**

Tax Bill Totals	
Installment	\$0.00
Delinquent	\$0.00
Amount Due	\$0.00

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Tax Year: 2010

Bill Number: 479096

Net Tax Assessment: \$48.00

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
				<b>Total Due:</b>	<b>\$0.00</b>

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
04/13/2010	479096	2010	\$48.00	B10.4533	HOLPER PETER J & ADELINE M
04/14/2009	16070	2009	\$48.00	0462351-100792270	PETER J & ADELINE M HOLPER 20090414PS000048
04/10/2008	16070	2008	\$26.00	0367960-100633131-1	PETER J & ADELINE M HOLPER 20080410AT000012
04/10/2008	16070	2008	\$26.00	0367960-100633131-2	PETER J & ADELINE M HOLPER 20080410AT000012
04/06/2007	16070	2007	\$26.00	0275180-100472893	PETER J & ADELINE M HOLPER 20070406CL000186
04/06/2007	16070	2007	\$26.00	0275233-100472947	PETER J & ADELINE M HOLPER 20070406CL000234
04/03/2006	16070	2006	\$26.00	0183318-100312676-1	PETER J & ADELINE M HOLPER 20060403PS000009
04/03/2006	16070	2006	\$26.00	0183318-100312676-2	PETER J & ADELINE M HOLPER 20060403PS000009
04/05/2005	16070	2005	\$27.00	0096652-100158454-1	PETER J & ADELINE M HOLPER 20050405CC000116
04/05/2005	16070	2005	\$27.00	0096652-100158454-2	PETER J & ADELINE M HOLPER 20050405CC000116
04/13/2004	16070	2004	\$38.00	0000048-100000081	PETER J & ADELINE M HOLPER 20040413DS000050
04/03/2003	16070	2003	\$40.00	1402170-001137406	HOLPER,PETER J & ADE

27

04/02/2002

16070

2002

\$34.00

1289713-001050248

HOLPER,PETER J & ADE

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479096

Class Code 1 - Real Property

Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$14.00	\$0.00	\$14.00	\$0.00
NORTH FORK/CROW R WD	\$1.56	\$0.00	\$1.56	\$0.00
PAYNESVILLE TWP	\$7.73	\$0.00	\$7.73	\$0.00
REGIONAL RAIL AUTHORITY	\$0.14	\$0.00	\$0.14	\$0.00
STEARNS COUNTY	\$24.44	\$0.00	\$24.44	\$0.00
STEARNS COUNTY HRA	\$0.13	\$0.00	\$0.13	\$0.00
<b>Net Tax</b>			<b>\$48.00</b>	

28

# Stearns County Auditor-Treasurer

#5

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us

 Return to Summary

## Tax Summary

Last Update: 8/14/2010 1:14:01 AM

PIN Number: 26.15479.0000

Tax Roll: 1 - Real Property

**Current Owner**  
PAYNESVILLE TOWNSHIP  
27393 STATE HIGHWAY 55  
PAYNESVILLE MN 56362

**Property Address**  
421 MINNIE ST

**Legal Description**  
Section 09 Township 122 Range 032

**Owner of Record**

**Lender**

Tax Bill Totals	
Installment	\$0.00
Delinquent	\$0.00
Amount Due	\$0.00

**Class Code**

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

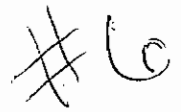
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
No Installment Records Found					

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
No Payment Records Found					

29

# Stearns County Auditor-Treasurer



P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us



## Tax Summary

Last Update: 8/17/2010 10:26:13 AM

PIN Number: 26.15482.0000

Tax Roll: 1 - Real Property

**Current Owner**  
DVK DIVERSIFIED LLC  
15325 300TH AVE  
PAYNESVILLE MN 56362

**Property Address**  
0

**Legal Description**  
Section 09 Township 122 Range 032

**Owner of Record**  
DVK DIVERSIFIED LLC

**Lender**

Tax Bill Totals	
Installment	\$494.00
Delinquent	\$0.00
<b>Amount Due</b>	<b>\$494.00</b>

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Tax Year: 2010

Bill Number: 479706

Net Tax Assessment: \$988.00

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/15/2010	\$494.00	\$0.00	\$0.00	\$494.00
<b>Total Due:</b>					<b>\$494.00</b>

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/17/2010	479706	2010	\$494.00	U10.6131	VOSS PLUMBING
10/14/2009	16071	2009	\$169.00	U09.15609	AMUNDSON & JOHNSON
05/15/2009	16071	2009	\$169.00	0500025-100830448	PAUL A AMPE 20090515KD003639
10/15/2008	16071	2008	\$146.00	0441864-100703740	PAUL A AMPE 20081015SK000331
05/15/2008	16071	2008	\$146.00	0402340-100663934	PAUL A AMPE 20080515RS000371
10/13/2007	16071	2007	\$113.00	0343103-100539189	PAUL A AMPE 20071013JD000076
05/15/2007	16071	2007	\$113.00	0312341-100508783	PAUL A AMPE 20070515CK000593
10/15/2006	16071	2006	\$93.00	0258377-100384848	PAUL A AMPE 20061015JD000199
05/13/2006	16071	2006	\$93.00	0216999-100343818	PAUL A AMPE 20060513SK000667
10/17/2005	16071	2005	\$75.00	0169042-100230050	PAUL A AMPE 20051017JD000209
03/31/2005	16071	2005	\$75.00	0095668-100157458	PAUL A AMPE 20050331DK000240

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10/13/2004	16071	2004	\$53.00	0068837-100066397	PAUL A AMPE 20041013KC000352
05/17/2004	16071	2004	\$53.00	0039493-100038105	PAUL A AMPE 20040517JS000563
10/15/2003	16071	2003	\$32.00	0028813-001506637	PETER F & PAUL A AMPE TRUSTEES 20031015JT002113
05/06/2003	16071	2003	\$32.00	1413626-001147397	AMPE,PAUL A
10/15/2002	16071	2002	\$30.00	1387710-001122873	AMPE,PAUL A
05/15/2002	16071	2002	\$30.00	1328695-001082318	AMPE,PAUL A

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479706

**Class Code 1 - Real Property**

Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$268.75	\$0.00	\$268.75	\$0.00
NORTH FORK/CROW R WD	\$32.62	\$0.00	\$32.62	\$0.00
PAYNESVILLE TWP	\$161.38	\$0.00	\$161.38	\$0.00
REGIONAL RAIL AUTHORITY	\$2.91	\$0.00	\$2.91	\$0.00
STEARNS COUNTY	\$519.61	\$0.00	\$519.61	\$0.00
STEARNS COUNTY HRA	\$2.73	\$0.00	\$2.73	\$0.00
<b>Net Tax</b>			<b>\$988.00</b>	



# Stearns County Auditor-Treasurer



P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us

 Return to  
Summary

## Tax Summary

Last Update: 8/17/2010 10:27:36 AM

PIN Number: 26.15521.0000

Tax Roll: 1 - Real Property

**Current Owner**  
ANGELINE D ARENDS TRUST  
456 HOFFMAN ST E  
PAYNESVILLE MN 56362

**Property Address**  
28527 STATE HIGHWAY 23

**Legal Description**  
Section 16 Township 122 Range 032

**Owner of Record**  
ANGELINE D ARENDS TRUST

**Lender**

Tax Bill Totals	
Installment	\$1,703.00
Delinquent	\$0.00
<b>Amount Due</b>	<b>\$1,703.00</b>

**Class Code**  
1 - Real Property

## Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

## Current Year

Tax Year: 2010

Bill Number: 479345

Net Tax Assessment: \$3,406.00

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/15/2010	\$1,703.00	\$0.00	\$0.00	\$1,703.00
<b>Total Due:</b>					<b>\$1,703.00</b>

## Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/11/2010	479345	2010	\$1,703.00	B10.36068	ANGELINE D ARENDS TRUST
10/14/2009	16126	2009	\$1,715.00	U09.21146	PAYNESVILLE GREENHOUSE
05/12/2009	16126	2009	\$1,715.00	0481220-100810650	PAYNESVILLE GREENHOUSE 20090512CH000576
10/09/2008	16126	2008	\$1,678.00	0427623-100690574	PAYNESVILLE GREENHOUSE 20081009CM000235
05/06/2008	16126	2008	\$1,678.00	0377762-100642659	PAYNESVILLE GREENHOUSE 20080506NL000177
10/02/2007	16126	2007	\$1,651.00	0327960-100524966	PAYNESVILLE GREENHOUSE 20071002CH000088
05/14/2007	16126	2007	\$1,651.00	0297291-100494552	PAYNESVILLE GREENHOUSE 20070514CH000145
10/14/2006	16126	2006	\$1,450.00	0255020-100381492	PAYNESVILLE GREENHOUSE 20061014TS000033
05/12/2006	16126	2006	\$1,450.00	0209068-100336014	PAYNESVILLE GREENHOUSE 20060512JD000252
10/17/2005	16126	2005	\$1,426.00	0172268-100233200	PAYNESVILLE GREENHOUSE 20051017SJ000058
05/15/2005	16126	2005	\$1,426.00	0133663-100193272	PAYNESVILLE GREENHOUSE 20050515CH000628

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10/08/2004	16126	2004	\$1,428.00	0061576-100061026	PAYNESVILLE GREENHOUSE 20041008BS000077
05/17/2004	16126	2004	\$1,428.00	0044464-100041860	PAYNESVILLE GREENHOUSE 20040517J2001400
10/15/2003	16126	2003	\$1,283.00	0028611-001506466	MARLIN & ANGELINE ARENDS 20031015DD001841
05/15/2003	16126	2003	\$1,283.00	1452267-001174960	PAYNESVILLE GREENHOU
10/14/2002	16126	2002	\$1,195.00	1371714-001111882	PAYNESVILLE GREENHOU
05/15/2002	16126	2002	\$1,195.00	1331707-001085377	PAYNESVILLE GREENHOU

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479345

Class Code 1 - Real Property

Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$736.99	(\$56.70)	\$680.29	\$0.00
NORTH FORK/CROW R WD	\$90.81	(\$10.68)	\$80.13	\$0.00
PAYNESVILLE TWP	\$449.18	(\$52.85)	\$396.33	\$0.00
REGIONAL RAIL AUTHORITY	\$8.11	(\$0.95)	\$7.16	\$0.00
SP STEARNS COUNTY	\$10.00	\$0.00	\$10.00	\$0.00
STATE	\$951.11	\$0.00	\$951.11	\$0.00
STEARNS COUNTY	\$1,444.13	(\$169.86)	\$1,274.27	\$0.00
STEARNS COUNTY HRA	\$7.61	(\$0.90)	\$6.71	\$0.00
<b>Net Tax</b>			<b>\$3,406.00</b>	

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# Stearns County Auditor-Treasurer

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us

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## Tax Summary

**Last Update:** 8/17/2010 12:01:02 PM

**PIN Number:** 26.15547.0000

**Tax Roll:** 1 - Real Property

**Current Owner**  
LIEN DUANE R & YOLANDA F  
17869 COUNTY ROAD 130  
PAYNESVILLE MN 56362-1913

**Property Address**  
17869 COUNTY ROAD 130

**Legal Description**  
Section 17 Township 122 Range 032

**Owner of Record**  
LIEN DUANE R & YOLANDA F

**Lender**

Tax Bill Totals	
Installment	\$962.00
Delinquent	\$0.00
<b>Amount Due</b>	<b>\$962.00</b>

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Tax Year: 2010	Bill Number: 479789	Net Tax Assessment: \$1,924.00			
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	11/15/2010	\$962.00	\$0.00	\$0.00	\$962.00
<b>Total Due:</b>					<b>\$962.00</b>

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/14/2010	479789	2010	\$962.00	B10.47469	LIEN DUANE R & YOLANDA F
11/16/2009	16149	2009	\$988.00	U09.33417	DUANE R & YOLANDA F LIEN
05/11/2009	16149	2009	\$988.00	0476445-100806127	DUANE R & YOLANDA F LIEN 20090511CS000277
11/13/2008	16149	2008	\$1,184.00	0452226-100712802	DUANE R & YOLANDA F LIEN 20081113DS000062
05/13/2008	16149	2008	\$1,184.00	0388652-100653072	DUANE R & YOLANDA F LIEN 20080513LN000293
11/13/2007	16149	2007	\$1,074.00	0359164-100553404	DUANE R & YOLANDA F LIEN 20071113JT000049
05/15/2007	16149	2007	\$1,074.00	0307430-100504302	DUANE R & YOLANDA F LIEN 20070515CH001139
11/14/2006	16149	2006	\$1,004.00	0267380-100395560	DUANE R & YOLANDA F LIEN 20061114KC000486
05/14/2006	16149	2006	\$1,004.00	0221979-100348519	DUANE R & YOLANDA F LIEN 20060514JT000831
11/14/2005	16149	2005	\$956.00	0177345-100238482	DUANE R & YOLANDA F LIEN 20051114JT000132
04/20/2005	16149	2005	\$956.00	0100213-100162096	DUANE R & YOLANDA F LIEN 20050420DK000028

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11/12/2004	16149	2004	\$932.00	0089065-100084643	DUANE R & YOLANDA F LIEN 20041112DK000486
05/17/2004	16149	2004	\$932.00	0040277-100038891	DUANE R & YOLANDA F LIEN 20040517C1001413
11/13/2003	16149	2003	\$905.00	0037983-001514425	DUANE R & YOLANDA F LIEN 20031113DD000116
05/06/2003	16149	2003	\$905.00	1414359-001148150	LIEN,DUANE R & YOLAN
10/03/2002	16149	2002	\$782.00	1353548-001102013	COUNTRYWIDE FUNDING
05/14/2002	16149	2002	\$782.00	1319322-001073047	COUNTRYWIDE FUNDING

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479789

Class Code 1 - Real Property

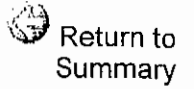
Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$638.04	(\$81.15)	\$556.89	\$0.00
NORTH FORK/CROW R WD	\$76.92	(\$15.29)	\$61.63	\$0.00
PAYNESVILLE TWP	\$380.46	(\$75.64)	\$304.82	\$0.00
REGIONAL RAIL AUTHORITY	\$6.87	(\$1.36)	\$5.51	\$0.00
SP STEARNS COUNTY	\$10.00	\$0.00	\$10.00	\$0.00
STEARNS COUNTY	\$1,223.07	(\$243.08)	\$979.99	\$0.00
STEARNS COUNTY HRA	\$6.45	(\$1.29)	\$5.16	\$0.00
<b>Net Tax</b>			<b>\$1,924.00</b>	

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# Stearns County Auditor-Treasurer

P.O. Box 728  
St. Cloud, MN 56301

Phone: (320) 656-3870  
Email: Taxes@co.stearns.mn.us



## Tax Summary

**Last Update:** 8/17/2010 12:02:06 PM

**PIN Number:** 26.15576.0000

**Tax Roll:** 1 - Real Property

**Current Owner**  
ROTHSTEIN DENNIS A  
26792 153RD ST  
PIERZ MN 56364-1501

**Property Address**  
0

**Legal Description**  
Section 20 Township 122 Range 032

**Owner of Record**  
ROTHSTEIN DENNIS A

**Lender**

Tax Bill Totals	
Installment	\$466.00
Delinquent	\$0.00
<b>Amount Due</b>	<b>\$466.00</b>

**Class Code**  
1 - Real Property

### Delinquents

Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
No Delinquent Records Found					

### Current Year

Tax Year: 2010	Bill Number: 479020	Net Tax Assessment: \$932.00			
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
INST 1	5/17/2010	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	11/15/2010	\$466.00	\$0.00	\$0.00	\$466.00
<b>Total Due:</b>					<b>\$466.00</b>

### Payments

Last Paid	Bill Number	Tax Year	Amount Paid	Receipt Number	Paid By
05/17/2010	479020	2010	\$466.00	B10.53453	ROTHSTEIN DENNIS A
10/15/2009	16177	2009	\$507.00	U09.26647	DENNIS A ROTHSTEIN
05/15/2009	16177	2009	\$507.00	0497397-100827876	DENNIS A ROTHSTEIN 20090515KD002901
10/15/2008	16177	2008	\$432.00	0446189-100705562	DENNIS A ROTHSTEIN 20081015DE000210
05/15/2008	16177	2008	\$432.00	0406712-100668118	DENNIS A ROTHSTEIN 20080515JL000467
10/15/2007	16177	2007	\$327.00	0353139-100546148	DENNIS A ROTHSTEIN 20071015DK000346
05/15/2007	16177	2007	\$327.00	0305340-100502284	DENNIS A ROTHSTEIN 20070515CH000409
10/13/2006	16177	2006	\$245.00	0251006-100377716	DENNIS A ROTHSTEIN 20061013KC000068
05/15/2006	16177	2006	\$245.00	0224262-100350670	DENNIS A ROTHSTEIN 20060515CH000050
10/17/2005	16177	2005	\$205.00	0171774-100232705	DENNIS A ROTHSTEIN 20051017AA000143
05/15/2005	16177	2005	\$205.00	0136091-100195689	DENNIS A ROTHSTEIN 20050515JT002523

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10/15/2004	16177	2004	\$160.00	0080827-100076839	DENNIS A ROTHSTEIN 20041015DS000694
05/17/2004	16177	2004	\$160.00	0044128-100041524	DENNIS A ROTHSTEIN 20040517J2001105
10/15/2003	16177	2003	\$190.00	0021884-001500113	DENNIS A ROTHSTEIN 20031015JS000489
10/15/2003	16177	2003	\$190.00	0024328-001502678	DENNIS A ROTHSTEIN 20031015JS001246
05/15/2003	16177	2003	\$190.00	1451720-001174494	ROTHSTEIN,DENNIS A
10/15/2002	16177	2002	\$179.00	1383981-001119052	ROTHSTEIN,DENNIS A
05/15/2002	16177	2002	\$179.00	1341344-001090570	ROTHSTEIN,DENNIS A

Tax Assessment for Tax Year

Tax Year 2010

Bill Number: 479020

**Class Code 1 - Real Property**

Authority	Gross	Credit	Net Tax	Savings
ISD 0741 PAYNESVILLE	\$181.11	\$0.00	\$181.11	\$0.00
NORTH FORK/CROW R WD	\$34.14	\$0.00	\$34.14	\$0.00
PAYNESVILLE TWP	\$168.81	\$0.00	\$168.81	\$0.00
REGIONAL RAIL AUTHORITY	\$3.05	\$0.00	\$3.05	\$0.00
STEARNS COUNTY	\$542.03	\$0.00	\$542.03	\$0.00
STEARNS COUNTY HRA	\$2.86	\$0.00	\$2.86	\$0.00
<b>Net Tax</b>			<b>\$932.00</b>	

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**Amount of Assessment to be paid to Paynesville Twp upon annexation**

Property #	Parcel ID#	Name	100% per year for 8 years	50% per year for for 8 years
1	26.15477.0001	Stanley Putzke	\$ 226.64	\$ 113.32
2	26.16149.0000	Crow River Trail Guards	\$ -	\$ -
3	26.16148.0000	CMFCU	\$ 19.07	\$ 9.53
4	26.15480.0000	Peter Holper	\$ 7.73	\$ 3.86
5	26.15479.0000	Paynesville Twp	\$ -	\$ -
6	26.15482.0000	DVK Diversified	\$ 161.38	\$ 80.69
7	26.15521.0000	Angeline Arends Trust	\$ <u>449.18</u>	\$ <u>224.59</u>
TOTAL			\$ 864.00	\$ 431.99

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