

HAVEN TOWNSHIP

Orderly Annexation Agreement

Haven Township

To Connect with any Haven
Township Representative
Supervisor / Clerk /
Treasurer:
Contact by Telephone

Call: (320) 743-3717



Why are we talking about annexation?

It is important to have an annexation agreement, because it sets restrictions and conditions on how the City can annex property. The lack of an agreement removes the ability of the township to participate in decisions regarding annexation, preventing the township board from having a voice in preserving and protecting the rural and agricultural character of much of the township.

Haven Township previously had an orderly annexation agreement that was executed in October of 2010 and that provided the framework for any property to be annexed into the City of St. Cloud for 15 years. It was due to expire on November 1st of 2025, but it was extended for a year by mutual consent of the township and the city, with a new expiration date of October 31st, 2026. The Haven Board of Supervisors has been working with city officials to execute a new agreement that will continue to govern the process by which any Haven properties could be annexed into the city. This new agreement would not expire until 2075, providing a framework for the next fifty years.

What kinds of conditions and considerations are included in the plan?

Annexation order would be determined by the annexation tract map included in the graphic displayed on the next page.

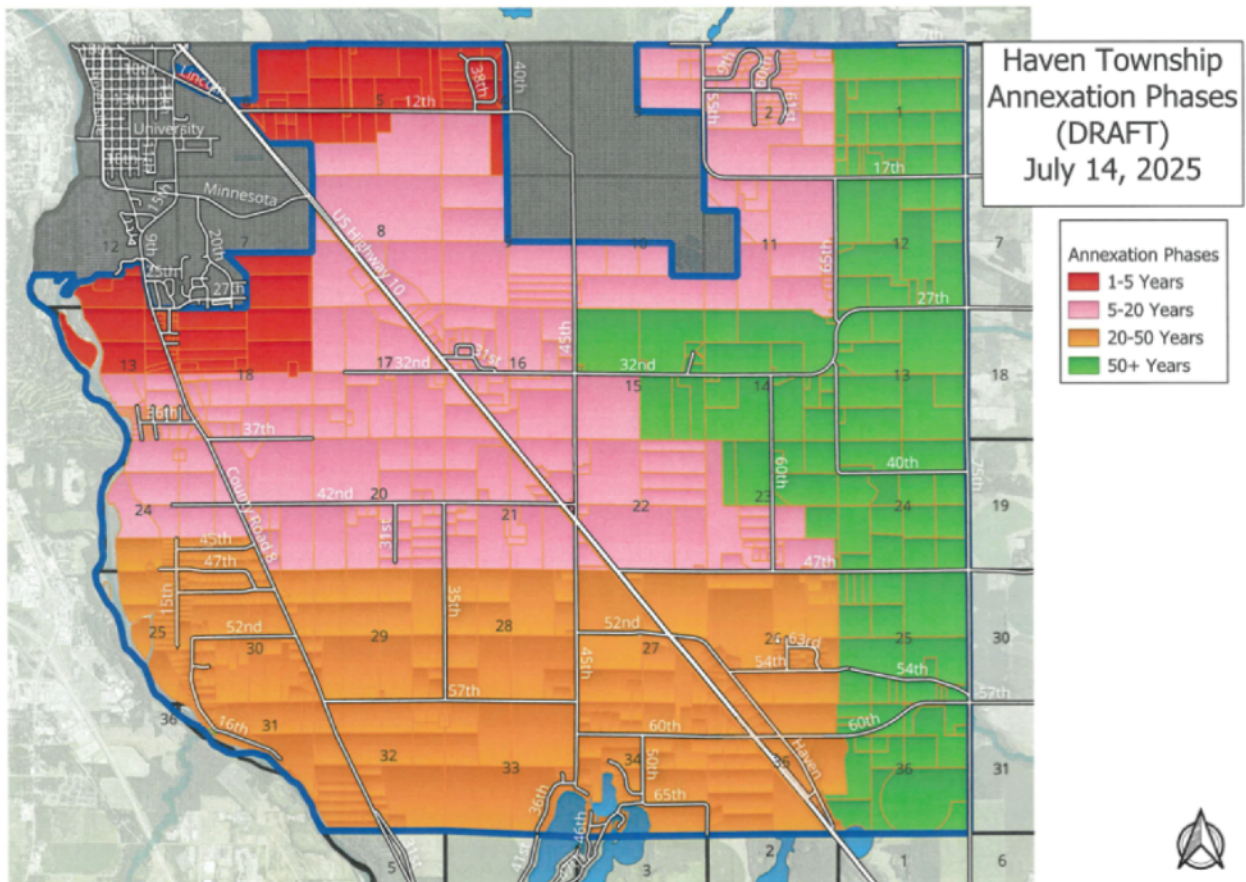
The property owner must request annexation.

The City must have the resources for sewer and water development in order to proceed.

Property owners who choose to annex do NOT have to connect to city water and sewer immediately.

The zoning authority will shift from the current structure of zoning decisions made by Sherburne County Zoning Board to a Joint Powers Board comprised of two representatives from the Township and one from the City. This increases the local control of zoning decisions, giving Haven representatives the ability to make the best decisions for the Township, rather than relying on a county board who may prioritize the needs of the other regions of the county.

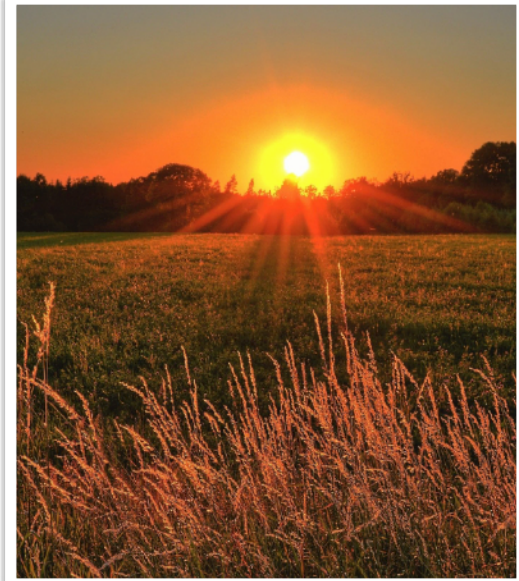
When would my property be annexed?



This would depend on its proximity to the City. Areas currently bordering the City (shown in red on the map) could be annexed in 0-5 years, if the City met the terms of the Orderly Annexation Agreement in order to proceed. Other areas would vary, with timelines stretched out to possibly 50 years, and some areas may never be annexed.

Could my property be annexed if I don't want it to be?

The City's current policy is not to force annexation, meaning that a property owner has to request annexation for their property to go through the process. Currently, the proposed agreement states that in addition to being located in Tract 1 or 2, properties must be contiguous to the City's boundary in order to even be eligible to request annexation.



Do I have to connect to city sewer if I am annexed?

Not immediately. While the extension of sanitary sewer services is a high priority for the city, the timeline for connection would be determined by one of the following triggers:

The property owner petitions for service.

The property is sold or otherwise transferred.

Construction of new non-agricultural buildings or the expansion of existing non-agricultural buildings occurs on the property.

The property's septic system is failing.

State or Federal law requires connection; or

Three years have passed since annexation and the properties abutting or adjacent to the property have connected.

If I am annexed, will my property taxes go up?

Yes. The City taxes are higher than in unincorporated areas. This is due to the need to fund the increased level of services. Township taxes stop on the effective date of annexation, so no resident would be double-taxed at any point.

Where can I learn more?

There is more information about the Orderly Annexation Agreement, including a link to a copy of the current draft at the Haven Township website found at <https://www.haventwp.org>

Additionally, the Township Board is planning to host two informational meetings to give Haven residents a chance to learn more about the process and the agreement. Watch the website for the publication of these dates once they are set.

You can also learn more about the annexation process by reviewing Minnesota Statute 414.0325, which governs the annexation of unincorporated areas. It can be found at the following link:

<https://www.revisor.mn.gov/statutes/2013/cite/414.0325>

Lastly, we encourage everyone to stay informed by going to the Haven website and subscribing to notifications for updates, notices and other news. To sign-up, go to <http://www.haventwp.org> and scroll down the main page to find this subscription box.

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