

REC'D. BY NOV 08 1995  
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TO THE MINNESOTA MUNICIPAL BOARD  
A JOINT RESOLUTION  
OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF GREENVALE  
DESIGNATING AN UNINCORPORATED AREA AS IN NEED OF  
ORDERLY ANNEXATION AND CONFERRING JURISDICTION OVER  
SAID AREA ON THE MUNICIPAL BOARD PURSUANT TO MINN. STAT. §414.0325

WHEREAS, the City of Northfield and the Township of Greenvale desire to accommodate growth in the most orderly fashion; and

WHEREAS, a joint orderly annexation agreement between the parties hereto is beneficial to both parties from the standpoint of orderly planning and orderly transition of government within the area proposed to be annexed, and provides the guidelines under which such annexation shall take place; and

WHEREAS, the conditions of the orderly annexation agreement contained herein have been discussed with the sole owner of the designated area.

NOW THEREFORE BE IT RESOLVED by the City of Northfield (sometimes hereinafter referred to as "the City") and the Township of Greenvale (sometimes hereinafter referred to as "the Township") that the property described herein is designated for orderly annexation by the City of Northfield and shall be annexed subject to the following terms and conditions:

- I. The property which is covered by this orderly annexation agreement is legally described as follows:

Tract I:

That part of the West One-Half (W1/2) of the Southeast Quarter (SE1/4) lying West of the Minneapolis, Northfield and Southern Railway right-of-way EXCEPT the South 2092 Feet thereof; and

Tract II:

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying West of the Minneapolis, Northfield and Southern Railway right-of-way;

All in Section 25, Township 112 North, Range 20, Dakota County, Minnesota.

("the property").

- II. The parties hereby confer jurisdiction on the Municipal Board over annexation of the Property and over the various provisions of this agreement. The Property is adjacent to the City of Northfield.
- III. The City of Northfield will construct and provide water, sanitary sewer, storm sewer and street improvements to the property as requested by the owner, pursuant to state and local law.
- IV. The parties agree to the following division of tax revenues from the Property and payment of special assessments for local improvements to the Property:
  - (A) Property Taxes: The Township of Greenvale shall receive property taxes payable on the Property through December 31, 2001, to the extent of the Township's 1995 tax capacity rate times the valuation of the Property in each year. The City of Northfield shall receive property taxes payable through December 31, 2001, to the extent they exceed the amount payable to the Township of Greenvale hereunder, and all property taxes payable from and after January 1, 2002. The tax capacity rate applicable to the Property after annexation shall be increased in substantially equal proportions each year over a six year period until it equals the tax capacity rate of the City of Northfield.
  - (B) Utility and Street Assessments: The Property will be assessed for utility and street improvements when said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429.
- V. The Property shall be zoned according to the normal zoning designation procedure established in the Northfield Zoning Ordinance. The City of Northfield Comprehensive Plan shall guide the City in arriving at the appropriate zoning of the property.

The Property will come into the City zoned agricultural. The Planning Commission will hold a public hearing to rezone the Property. After the hearing, the Planning Commission will submit a zoning recommendation to the Northfield City Council for adoption.
- VI. This Agreement will go into effect on the date that the orderly annexation is approved by the Minnesota Municipal Board.
- VII. The City of Northfield and the Township of Greenvale agree that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agree that no consideration by the Municipal Board is necessary. Upon receipt of this resolution, passed and adopted by each party, the Municipal Board may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this joint resolution.

REC'D. BY  
MAR NOV 08 1995

Approved by the Township of Greenvale this 16 day of October, 1995.

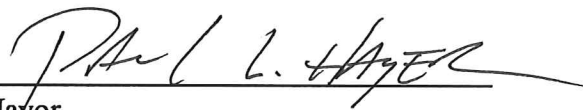
TOWNSHIP OF GREENVALE

By:   
Town Board Chair

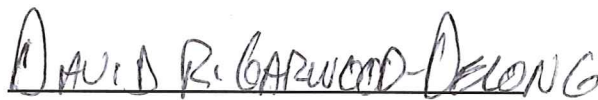
By:   
Town Board Clerk

Approved by the City of Northfield this 6<sup>th</sup> day of November, 1995.


CITY OF NORTHFIELD

By:   
Mayor

By:   
Councilmember

By:   
Councilmember

ATTEST:

  
Finance Director/City Clerk

to be amended  
to include in  
the OA area

Area to be  
Amended

in OA area

REC'D BY  
NOV 08 1995

SE 1/4 Sec 25  
T112N R20W  
Dakota Co

Existing  
City  
Limits

DAKOTA CO.  
RICE CO.

