

**CITY OF CARVER
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 109-26**

**AN ANNEXATION RESOLUTION FOR THE CITY OF CARVER IN ACCORDANCE
WITH OA-1428 CARVER/DAHLGREN TOWNSHIP JOINT ANNEXATION
AGREEMENT DESIGNATING PROPERTY FOR IMMEDIATE ORDERLY
ANNEXATION**

WHEREAS, the City of Carver (hereinafter “the City”) and Dahlgren Township (hereinafter the “Township”) entered into an Orderly Annexation Agreement (“OAA”) on March 19, 2009, updated and amended November 9, 2020, for the purpose of orderly and planned annexation pursuant to Minnesota Statutes, Section 414.0325; and

WHEREAS, the OAA has been filed with the Office of Administrative Hearings Municipal Boundary Adjustments Office under Docket No. OA-1428; and

WHEREAS, the OAA provides that any land designated therein may be annexed by the City at any time during the term of the OAA provided that the conditions in Section 8 of the OAA have been fulfilled; and

WHEREAS, on December 10, 2025, the City received a petition for annexation in accordance with the OAA, which was signed by Ruth Lenzen and Edward Hammer (the “Petitioners”); and

WHEREAS, said petition requested immediate orderly annexation of Carver County PIDs 040130100, 040130110, and 040140600, which totals 253.22 acres of property that is legally described on the attached Exhibit A and depicted on the attached Exhibit B (the “Property”); and

WHEREAS, the Property is located within the designated area described in the OAA, and the fee owners of said Property have duly petitioned for annexation under the OAA; and

WHEREAS, on December 18, 2025, the City provided notice of the petition to the Township as required under the OAA; and

WHEREAS, the 2026 Proposed Property Tax Statements for the Property provide that the Township will receive a total of \$1,483.64, \$257.46, and \$397.08 in taxes in 2026 for PIDs 040130100, 040130110, and 040140600, respectively; and

WHEREAS, the Township has been paid pursuant to Sections 6.A and 8 of the OAA the amount of \$126,610.00; and

WHEREAS, there are no delinquent taxes owed on the Property that the City would be required to be paid to the Township under Section 6.B of the OAA; and

WHEREAS, there are no outstanding special assessments levied by the Township on the Property that the City would be required to forward to the Township under Section 6.C of the OAA; and

WHEREAS, there may be deferred Green Acres and Rural Preserves taxes, which amounts will be remitted from the City to the Township if collected by the City; and

WHEREAS, the OAA provides in the last paragraph of Section 6 that other than the reimbursement outlined above, no other reimbursement or taxes shall be owed to the Township from the City; and

WHEREAS, in accordance with Section 4 of the OAA, annexation of the Property designated herein pursuant to the OAA does not require a hearing or any consideration by the Office of Administrative Hearings (“OAH”), except to the extent that the OAH may review and comment thereon; and

WHEREAS, the Property is urban or suburban, or about to become so, and annexation is in the best interests of the City and Petitioners, and annexation thereof would benefit the public health, safety and welfare of the community; and

WHEREAS, although the City was provided with more than 60 days’ advanced notice of the annexation petition, there is no need for the City to provide Petitioners with an electrical utility/rate notice contemplated in Minnesota Statutes, section 414.0325, subd. 1a because this annexation will have no impact on the Property’s electrical service or electrical rates, as (i) the private electrical provider will not change following annexation into the City; and (ii) the City does not impose franchise fees on private utilities, including the private electrical utility that serves the Property; and

WHEREAS, having met all of the triggering conditions for orderly annexation of the Property, as provided in the OAA, the City may now adopt and execute this resolution (“Annexation Resolution”) providing for the immediate annexation of the Property.


NOW, THEREFORE, BE IT RESOLVED by the City of Carver as follows:

1. All recitals listed above are incorporated herein by reference.
2. This Annexation Resolution hereby constitutes and shall be referred to as the Annexation Resolution as provided in Section 8 of the OAA. This Annexation Resolution shall confer jurisdiction upon the OAH and the chief administrative law judge, as defined in Minnesota Statutes, section 414.011, subd. 12, to accomplish the immediate annexation of the Property as provided herein. All of the Property shall immediately be annexed to the City pursuant to this Annexation Resolution.
3. The Property is approximately 253.22 gross acres and the population is 0.
4. In accordance with Section 4 of the OAA, the OAH may review and comment on this

Annexation Resolution but shall within thirty (30) days of receipt of this Annexation Resolution order the annexation of the Property in accordance with the terms of the OAA. No alteration of the stated boundaries as described in this Annexation Resolution is appropriate. No consideration by the OAH is necessary, and all terms and conditions for annexation thereof have been met as provided for in the OAA.

5. In accordance with Section 6 of the OAA, the City shall remit all delinquent taxes, charges and assessments collected from the Property after annexation if such taxes or charges were originally payable while the Property remained in the Township. Additionally, if the Property no longer qualifies for special tax treatment through Green Acres or other applicable programs such as Ag Preserves, CRP, This Old House, and taxes that were deferred under one of these programs is paid to the City, the City shall remit to Township the amount which was deferred during the time the Property was in the Township.
6. In accordance with Section 6 of the OAA, the City does not assume by this annexation any liability or responsibility for the payment of any obligations issued to finance public improvements constructed by the Township or for which special assessments were levied by the Township. In the event that the Property has outstanding special assessments levied by the Township at the time of annexation, the City shall forward to the Township upon receipt all special assessment payments which the City receives as a result of special assessments levied by the Township.
7. In accordance with Section 6 of the OAA, no other reimbursement or taxes shall be owed to the Township from the City.
8. The City shall file this Annexation Resolution with the Township and the OAH Municipal Boundary Adjustments Office along with the required filing fee.
9. In the event there are errors, omissions, or any other problems with the legal description or mapping provided in Exhibits A and B of this Annexation Resolution, including those that are in the judgment of the OAH Municipal Boundary Adjustments Office, the City shall make such corrections and file such additional documentation, including new exhibits if necessary, making the corrections requested or required by the OAH as necessary to make effective the annexation of said area in accordance with the OAA.

Adopted by the City Council of the City of Carver on this 2nd of February 2026.


Courtney Johnson, Mayor

ATTEST:


Brenda Good, Deputy City Clerk

Exhibit A

PID 040140600

ANNEXATION DESCRIPTION

That part of the North Half of the Northeast Quarter of Section 14, Township 115 North, Range 24 West of the 5th Principal Meridian described as follows: Beginning at a point on the north line of the Northeast Quarter of said Section 14 distant 269.06 feet easterly from the northwest corner of said Northeast Quarter; thence Southerly, parallel with the west line of said Northeast Quarter, a distance of 685.92 feet to the intersection with a line drawn easterly, parallel with the south line of said North Half of the Northeast Quarter, from a point on the west line of said Northeast Quarter distant 660.00 feet northerly from the southwest corner of said North Half of the Northeast Quarter; thence Easterly, along the last described parallel line, a distance of 258.95 feet to the intersection with a line drawn northerly, parallel with the west line of said Northeast Quarter, from a point on the south line of said North Half of the Northeast Quarter distant 528.00 feet easterly from the southwest corner of said North Half of the Northeast Quarter; thence Southerly, along the last described parallel line a Distance of 660.00 feet to the south line of said North Half of the Northeast Quarter; thence Easterly along said south line, a distance of 2117.95 feet to the southeast corner of said North Half of the Northeast Quarter; thence Northerly, along the east line of said Northeast Quarter, a distance of 903.74 feet to the intersection with a line 439.26 feet southerly of, measured at a right angle to and parallel with the north line of said Northeast Quarter; thence Westerly, along the last described parallel line, to the intersection with a line 1118.36 feet westerly of, measured at a right angle to and parallel with the east line of said Northeast Quarter; thence Northerly, along the last described parallel line, to the north line of said Northeast Quarter; thence Westerly, along said north line, a distance of 1275.38 feet to the point of beginning. Subject to an easement for public right-of-way purposes in U.S. Highway No. 212, Carver County, Minnesota.

PID 040130100

ANNEXATION DESCRIPTION

The West 530.00 feet (as measured at right angles) of the West Half of the Northwest Quarter of Section 13, and the Southeast Quarter of the Northeast Quarter of Section 14; Except the Railroad right of way; all in Township 115, Range 24, Carver County, Minnesota.

PID 040130110

ANNEXATION DESCRIPTION

That part of the Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 13, Township 115, Range 24, Carver County, Minnesota, described as follows: Beginning at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence North 87 degrees 19 minutes 43 seconds East assumed bearing along the north line of said Southeast Quarter of the Northwest Quarter, a distance of 10.01 feet; thence South 00 degrees 25 minutes 17 seconds West, a distance of 974.28 feet; thence South 89 degrees 34 minutes 43 seconds East, a distance of 5.00 feet; thence South 00 degrees 25 minutes 17 seconds West, a distance of 261.65 feet; thence South 01 degrees 42 minutes 44 seconds West, a distance of 221.93 feet; thence South 03 degrees 34 minutes 58 seconds West, a distance of 134.19 feet to the west line of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 09 minutes 58 seconds West, along said west line of the Northeast Quarter of the Southwest Quarter, a distance of 253.62 feet; thence North 00 degree 25 minutes 17 seconds East, along the west line of said Southeast Quarter of the Northwest Quarter, a distance of 1337.65 feet to the point of beginning, Carver County, Minnesota.

AND

The North Thirty (30) acres, more or less, from the center of the creek of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Fourteen (14), and the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Thirteen (13), and that portion of the West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section Thirteen (13) lying east of the West 530 feet thereof; all in Township One Hundred Fifteen (115) North of Range Twenty Four (24) West, Carver County, Minnesota.

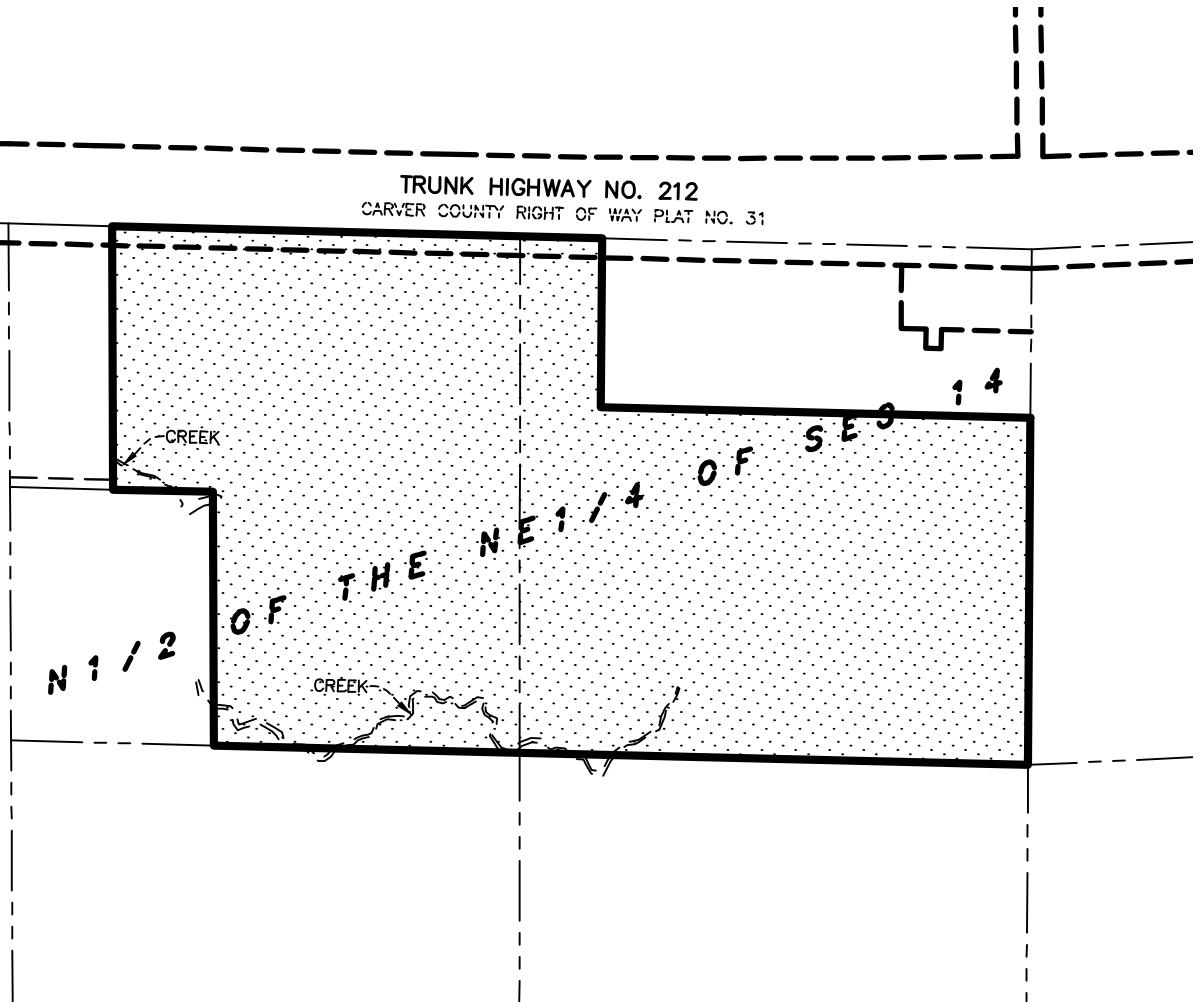
Less and Excepting:

Parcel 17, Carver County Right of Way Plat No. 31, according to the recorded plat thereof, Carver County, Minnesota.

SKETCH & DESCRIPTION

FOR: DR HORTON, INC. - MINNESOTA

TRUNK HIGHWAY NO. 212
CARVER COUNTY RIGHT OF WAY PLAT NO. 31



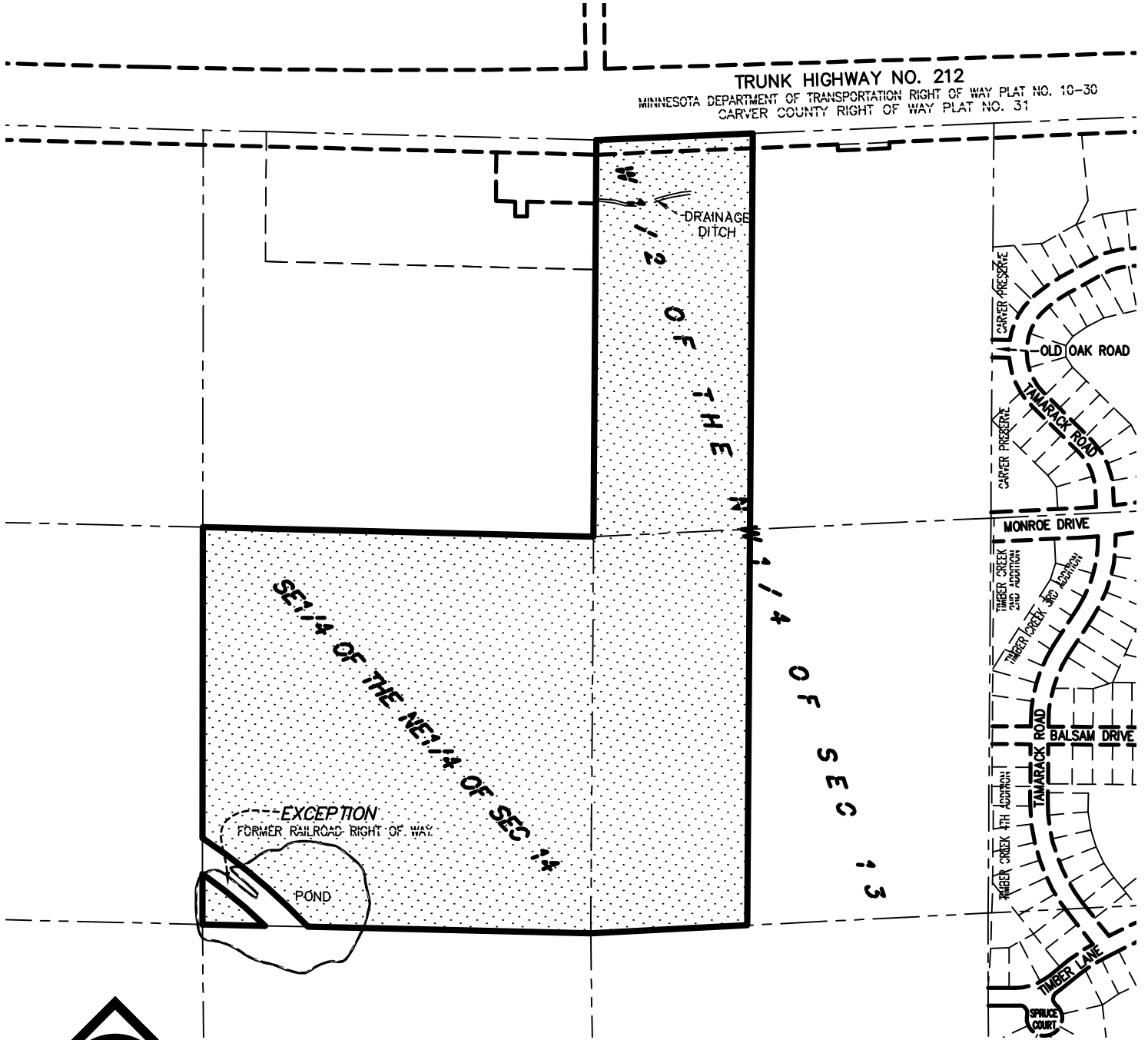
SCALE: 1"=500'

 PROPERTY TO
 BE ANNEXED

AREA = 58.454 ACRES

SKETCH & DESCRIPTION

FOR: DR HORTON, INC. - MINNESOTA



SCALE: 1"=500'

 PROPERTY TO
 BE ANNEXED

AREA = 72.514 ACRES

SKETCH & DESCRIPTION FOR: DR HORTON, INC. - MINNESOTA

TRUNK HIGHWAY NO. 212
MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-30
CARVER COUNTY RIGHT OF WAY PLAT NO. 31

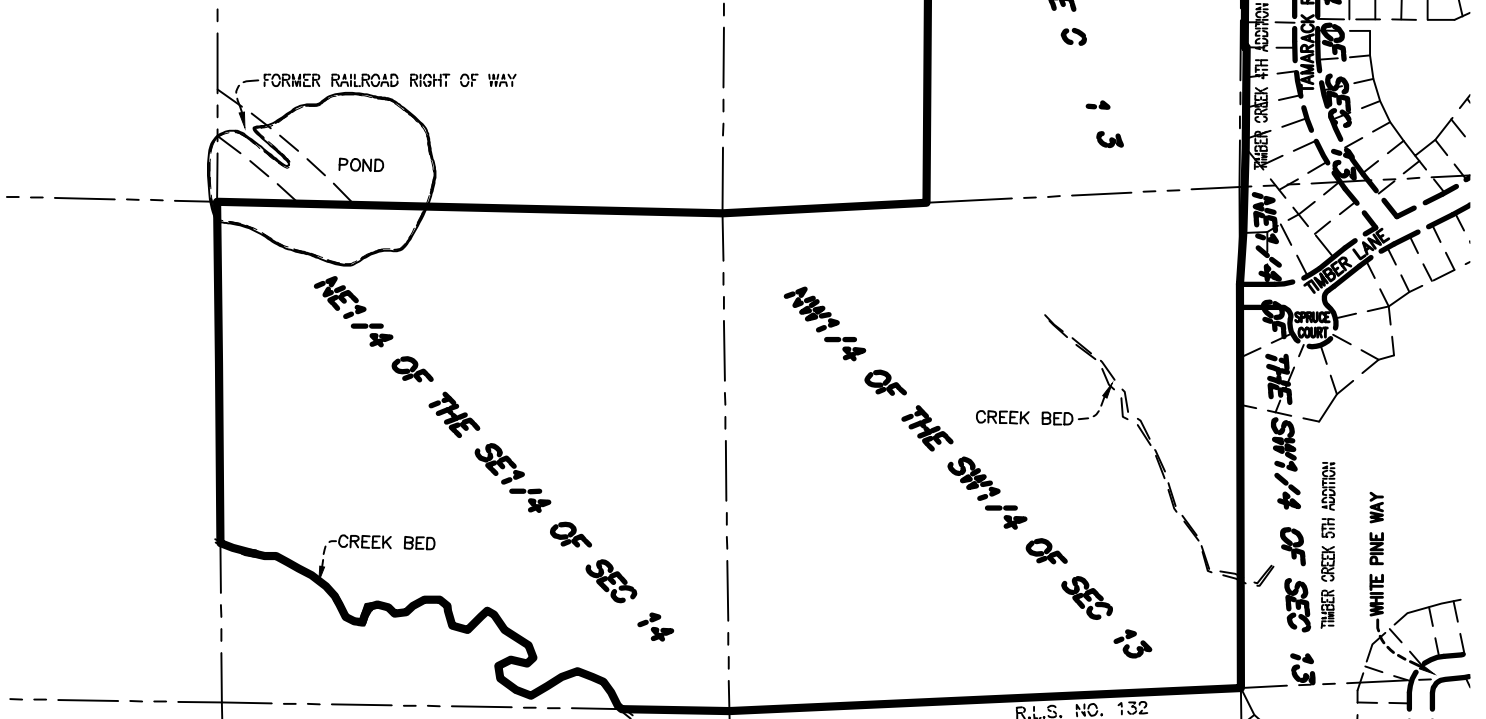
EXCEPTION
PARCEL 17, CARVER COUNTY
RIGHT OF WAY PLAT NO. 31



SCALE: 1"=500'

 PROPERTY TO BE ANNEXED

AREA = 124.310 ACRES



R.L.S. NO. 132

24218ANNEX-2.dwg

HILL INCORPORATED

