



December 8, 2025

Star Holman
Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P O Box 64620
Saint Paul MN 55164-0620

Shannon Coyle, Auditor/Treasurer
Jenny Sanders, Recorder
Amy Kowalzek, Land Services
Morrison County Government Center
213 Southeast First Avenue
Little Falls MN 56345

Bonnie Bieniek, Clerk
Little Falls Township
littlefallstownship@gmail.com
20313 Highway 27
Little Falls MN 56345

RE: INTENT TO ANNEX, LITTLE FALLS TOWNSHIP
FRANCISCAN SISTERS, PARCEL NO. 16.0263.000 (52 ACRES)

Dear Mlles. Holman, Bieniek, Coyle, Sanders, and Kowalzek:

Enclosed is a copy of the Orderly Annexation Agreement between the City of Little Falls and Little Falls Township. The property in question is unplatted, consisting of approximately 52.0 acres. The property owner has requested annexation in order to receive City services, and it will be designated for business use

Currently, all of the territory lies within Little Falls Township, Morrison County, and does not border any other city. This area is not part of any Community-Based Planning Pilot Projects, nor is it located within the Mississippi Headwaters Corridor.

Also enclosed with this letter to the Office of Administrative Hearings is a check for \$260.00 to cover the associated fees. Please feel free to call if you have any questions.

Respectfully,

Alex Smith
City Administrator

Enclosures

City of Little Falls

RESOLUTION 2025-49

RESOLUTION AUTHORIZING THE EXECUTION OF A
JOINT RESOLUTION FOR ORDERLY ANNEXATION AGREEMENT WITH
LITTLE FALLS TOWNSHIP PURSUANT TO MINNESOTA STATUTE 414.0325

WHEREAS, the City of Little Falls and Little Falls Township wish to enter into a Joint Resolution for Orderly Annexation for certain territory described as follows, of which all lands are located within Little Falls Township, County of Morrison, Minnesota:

That part of the North Half of the Southwest Quarter of Section 17, Township 40, Range 32, Morrison County, Minnesota, lying westerly of the west line of the former Northern Pacific Railway and easterly of the east line of Haven Road, Little Falls, MN; and

WHEREAS, the City of Little Falls and Little Falls Township are in agreement as to the orderly annexation of the unincorporated land described; that both believe it will be to their benefit and to the benefit of their respective residents; and

WHEREAS, on November 9, 2025, a Notice of Intent to include property in an orderly annexation area was published pursuant to Minnesota Statutes 414.0325; and

WHEREAS, Little Falls Township signed a Joint Resolution for Orderly Annexation Agreement on November 10, 2025, for said territory.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Little Falls hereby authorizes the execution of a Joint Resolution for Orderly Annexation Agreement with Little Falls Township for certain territory within that part of the North Half of the Southwest Quarter of Section 17, Township 40, Range 32, Morrison County, Minnesota, lying westerly of the west line of the former Northern Pacific Railway and easterly of the east line of Haven Road; and

BE IT FURTHER RESOLVED, that Gerald M. Knafla, Council President, be authorized to execute said Orderly Annexation Agreement and all documents necessary regarding said annexation on behalf of the City Council of the City of Little Falls; and Alex Smith, City Administrator, be authorized to attest.

Passed this 17th day of November, 2025.

ATTEST:

Alex Smith

Alex Smith (Nov 25, 2025 09:16:09 CST)

Alex Smith, City Administrator

Gerald M Knafla

Gerald M Knafla (Nov 25, 2025 09:15:22 CST)

Gerald M. Knafla, Council President

Approved this 17th day of November, 2025.

Gregory J. Zylka

Gregory J. Zylka (Nov 25, 2025 11:35:45 CST)

Gregory J. Zylka, Mayor

IN THE MATTER OF THE JOINT RESOLUTION OF THE TOWN
OF LITTLE FALLS AND THE CITY OF LITTLE FALLS
DESIGNATING AN UNINCORPORATED AREA AS IN NEED
OF ORDERLY ANNEXATION AND CONFERRING
JURISDICTION OVER SAID AREA TO THE OFFICE OF
ADMINISTRATIVE HEARINGS, MUNICIPAL BOUNDARY
ADJUSTMENT UNIT, PURSUANT TO MINNESOTA STATUTE
414.0325

JOINT RESOLUTION FOR
ORDERLY ANNEXATION

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

1. That the following described area in Little Falls Township is subject to orderly annexation pursuant to Minnesota Statute 414.0325, and the parties hereto designate this area for orderly annexation, to wit:

That part of the North Half of the Southwest Quarter of Section 17, Township 40, Range 32, Morrison County, Minnesota, lying westerly of the west line of the former Northern Pacific Railway and easterly of the east line of Haven Road, Little Falls, MN; being approximately 52.0 acres more or less, Little Falls, Morrison County, Minnesota.

2. That the Town Board of Little Falls Township, and the City Council of the City of Little Falls, upon passage and adoption of this Resolution and upon the acceptance by the Office of Administrative Hearings, Municipal Boundary Adjustments, confer jurisdiction upon said Office of Administrative Hearings, Municipal Boundary Adjustments, over the various provisions contained in this Agreement.

3. That said certain property, abuts the City of Little Falls corporate limits, is presently urban or suburban in nature or is about to become so. Further, the City of Little Falls is capable of providing services to this area within a reasonable time and the annexation is in the best interest of the area proposed for annexation.

4. In accordance with Minnesota Statute 414.0325, Subdivision 1(a) regarding electric utility service notice, the City of Little Falls notified Minnesota Power Company on November 5, 2025, of our intent to annex said territory, and requested notification if there is a change in the cost of electric utility service as a result of this annexation. No change is anticipated, since said territory is and will remain within the Minnesota Public Utilities Commissions' Service Area of Minnesota Power Company.

5. It is agreed that upon annexation, the City of Little Falls will reimburse to the Township of Little Falls, one hundred and fifty percent [150%] of the township's portion of the property taxes due and payable in 2025, [i.e. \$0.00], for a total payment of \$0.00.

6. It is therefore agreed that the following property be immediately annexed to the City of Little Falls, to wit:

That part of the North Half of the Southwest Quarter of Section 17, Township 40, Range 32, Morrison County, Minnesota, lying westerly of the west line of the former Northern Pacific Railway and easterly of the east line of Haven Road, Little Falls, MN; being approximately 52.0 acres more or less.

7. The City of Little Falls and Township of Little Falls certify that the total acreage is fifty-two (52.0) acres more or less and the current population of said property is zero [0].

8. Both Little Falls Township and the City of Little Falls agree that no alteration of the stated boundaries of this Agreement is appropriate. Furthermore, each party agrees that no consideration by the Office of Administrative Hearings, Municipal Boundary Adjustments, is necessary. Upon receipt of this Resolution, passed and adopted by each party, the Office of Administrative Hearings, Municipal Boundary Adjustments, may review and comment, but shall within thirty [30] days, order the annexation in accordance with the terms of this Joint Resolution.

Approved by the Town Board of Little Falls Township, this 10th day of November, 2025.

LITTLE FALLS TOWNSHIP



Charles Parins (Nov 24, 2025 11:49:28 CST)

Charles Parins, Chairperson



Bonnie Bieniek (Nov 24, 2025 20:02:05 CST)

Bonnie Bieniek, Clerk

Passed this 17th day of November, 2025.

CITY OF LITTLE FALLS

ATTEST:



Gerald M Knafla (Nov 25, 2025 09:15:22 CST)

Gerald M. Knafla, Council President



Alex Smith (Nov 25, 2025 09:16:09 CST)

Alex Smith, City Administrator

Approved this 16th day of October, 2023.



Gregory J Zylka (Nov 25, 2025 11:35:45 CST)

Gregory J. Zylka, Mayor

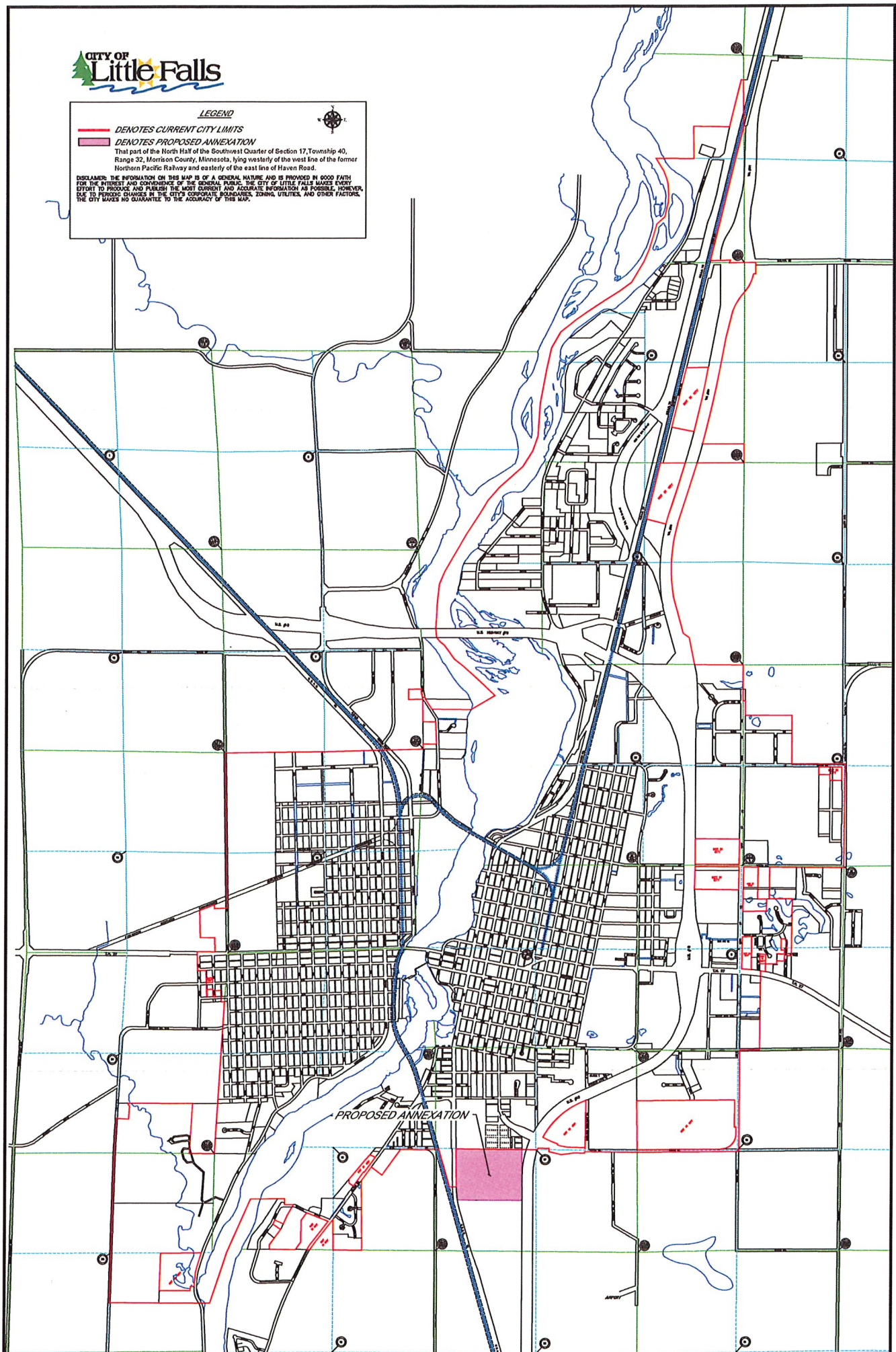
LEGEND

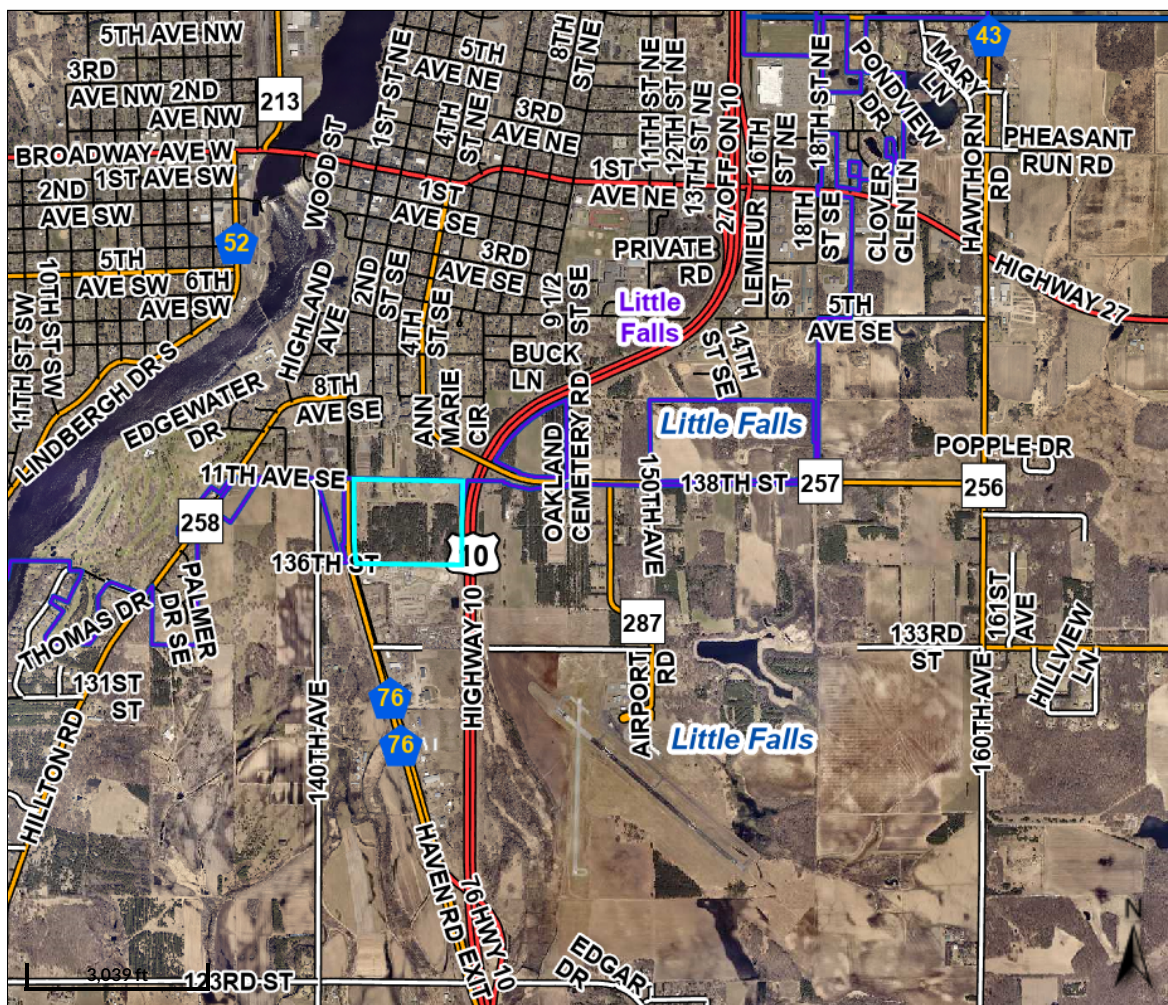
— DENOTES CURRENT CITY LIMITS

■ DENOTES PROPOSED ANNEXATION

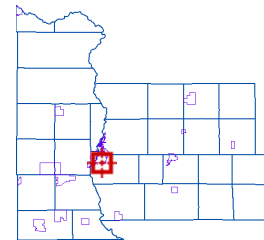
That part of the North Half of the Southwest Quarter of Section 17, Township 40,
Range 32, Morrison County, Minnesota, lying westerly of the west line of the former
Northern Pacific Railway and easterly of the east line of Haven Road.

DISCLAIMER: THE INFORMATION ON THIS MAP IS OF A GENERAL NATURE AND IS PROVIDED IN GOOD FAITH
FOR THE INTEREST AND CONVENIENCE OF THE GENERAL PUBLIC. THE CITY OF LITTLE FALLS MAKES EVERY
EFFORT TO PROVIDE AND PUBLISH THE MOST CURRENT AND ACCURATE INFORMATION AS POSSIBLE. HOWEVER,
DUE TO PERIODIC CHANGES IN THE CITY'S CORPORATE BOUNDARIES, ZONING, UTILITIES, AND OTHER FACTORS,
THE CITY MAKES NO GUARANTEE TO THE ACCURACY OF THIS MAP.











Overview



Legend

-  Corporate Limits
 Political Townships
- Road Centerlines**
-  US/State Hwy
 CSAH; County Road
 Township
 Roads

Parcel ID 160263000
Sec/Twp/Rng 17/040/032
Property Address MN

Alternate ID	n/a
Class	5E-Exempt Properties
Acres	52.0

Owner Address FRANCISCAN SISTERS OF L F
116 8TH AVE SE
LITTLE FALLS MN 56345

District

LITTLE FALLS TWP-School District 482

Brief Tax Description

PT OF N1/2 OF SW1/4 LYING WLY OF W LN OF NP RR & ELY OF E LN OF HAVEN RD

(Note: Not to be used on legal documents)

This imagery is displayed at 9 inch resolution, (1 pixel = 9 inches). In the areas of Pierz and the NW/NE lakes, the image is 2 inch pixel resolution and is the highest quality imagery on this site. These images were flown by Eagleview in the spring of 2023. Portions of the NW and NE parts of the county were reflown in spring of 2024.

Date created: 12/24/2025

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