

A JOINT RESOLUTION PURSUANT TO M.S. 414.0325 TO BE
PRESENTED TO THE MINNESOTA MUNICIPAL BOARD
AS TO ORDERLY ANNEXATION BY THE CITY OF NORTHFIELD
AND THE TOWNSHIP OF NORTHFIELD

WHEREAS, the City of Northfield and the Township of Northfield 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 and agreed upon by a majority of the property owners in the described area;

NOW THEREFORE BE IT RESOLVED by the City of Northfield (sometimes hereinafter referred to as "the City") and the Township of Northfield (sometimes hereinafter referred to as "the Township") that the property described herein is proposed to be annexed 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:

Lot 1 Block 1 Machacek Addition, Lot 2 Block 1 Machacek Addition.

Section 05 Township 111 Range 019. Comg at inters of W Boundary Sec 5 and Ctr N Dennison RD and Run E 15R Start PT Thence E 13R Thence N 25R Thence W 13 R to Beg & D198 P 173 S 190 FT SW4 BAP on C/L Dennison RD 157.5Ft E W LI SW4 Thence E 90 Ft ALG C/L SD Rd N PARA WI W LI SW 4 25R 90 Ft TH S C/L RD

Section 05 Township 111 Range 019. M286 P492 PT SW4 BAP E LI Sec 5 19.91 CHS N of SW Cor SD Sec Thence N along Sec LI to a PT C/L CSAH #28 INTERS W LI Thence ELY ALG C/L to a PT 44R E Thence Southwesterly to POB Ex 16R 10 Lks & Also Ex W 16R 2 Lks Thrft

Section 05 Township 111 Range 019. Part NW4 SW4 BEG at PT CTR NFLD & Prairie Creek RD 43RE of W LI of SEC 5 TH W ALG C/L RD 16R 10LKS S12 9LKS To Beg.

- II. The Property is adjacent to the City of Northfield.
- III. The City of Northfield shall construct and provide the following municipal utilities and improvements to the Property pursuant to state and local law.

IV. The parties agree to the following division of tax revenues from and special assessments for local improvements to the Property:

- (a) Property Taxes: The Township of Northfield shall receive all property taxes on the Property through December 31, 1997, to the extent of the Township's 1992 tax capacity rate times the valuation of the Property in each year. The City of Northfield shall receive all property taxes paid through December 31, 1997, to the extent they exceed the amount paid to the Township of Northfield hereunder, and all property taxes paid from and after January 1, 1998. The tax capacity rate applicable to the Property after January 1, 1998. 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 shall not be assessed for utility and street improvements until said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429. After such determination, the Property shall be assessed only in accordance with this Resolution.

Homeowners within the Property shall be required to connect to city sanitary sewer and water unless their individual septic and well systems meet state and county health department regulations.

Payment of assessments may be spread over a period of time not to exceed 10 years.

- 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.

It is the intent of the City of Northfield that the Property will be zoned R-1 (residential-single family) as defined in the Northfield Zoning Ordinance, following all due process including a public hearing as required by law. The City Council shall act upon the recommendation of the City Planning Commission within 60 days after receiving the order of the Municipal Board for annexation of the Property.

AUG 14 1992

- VI. The City of Northfield and the Township of Northfield requests that the Municipal Board review the orderly annexation request and make necessary recommendations in the annexation order. The governmental bodies request that the order is made within 30 days of receiving the joint petition for annexation.

REC'D. BY
MMR AUG 14 1992

Approved by the Township of Northfield this 4th day of August,
1992.

Township of Northfield

By: Willard Estrom
Town Board Chair

By: Marjorie Randolph
Town Board Clerk

Approved by the City of Northfield this 4th day of August,
1992.

City of Northfield

By: Mark L. Chappin
Mayor

By: Edna L. Hunter
Councilmember

By: Marjorie Coy
Councilmember

ATTEST:

Mark Huber
City Clerk

REC'D. BY
MMB
AUG 27 1992

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1.1 Ac.

021

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2.5 Ac.

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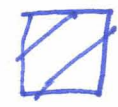
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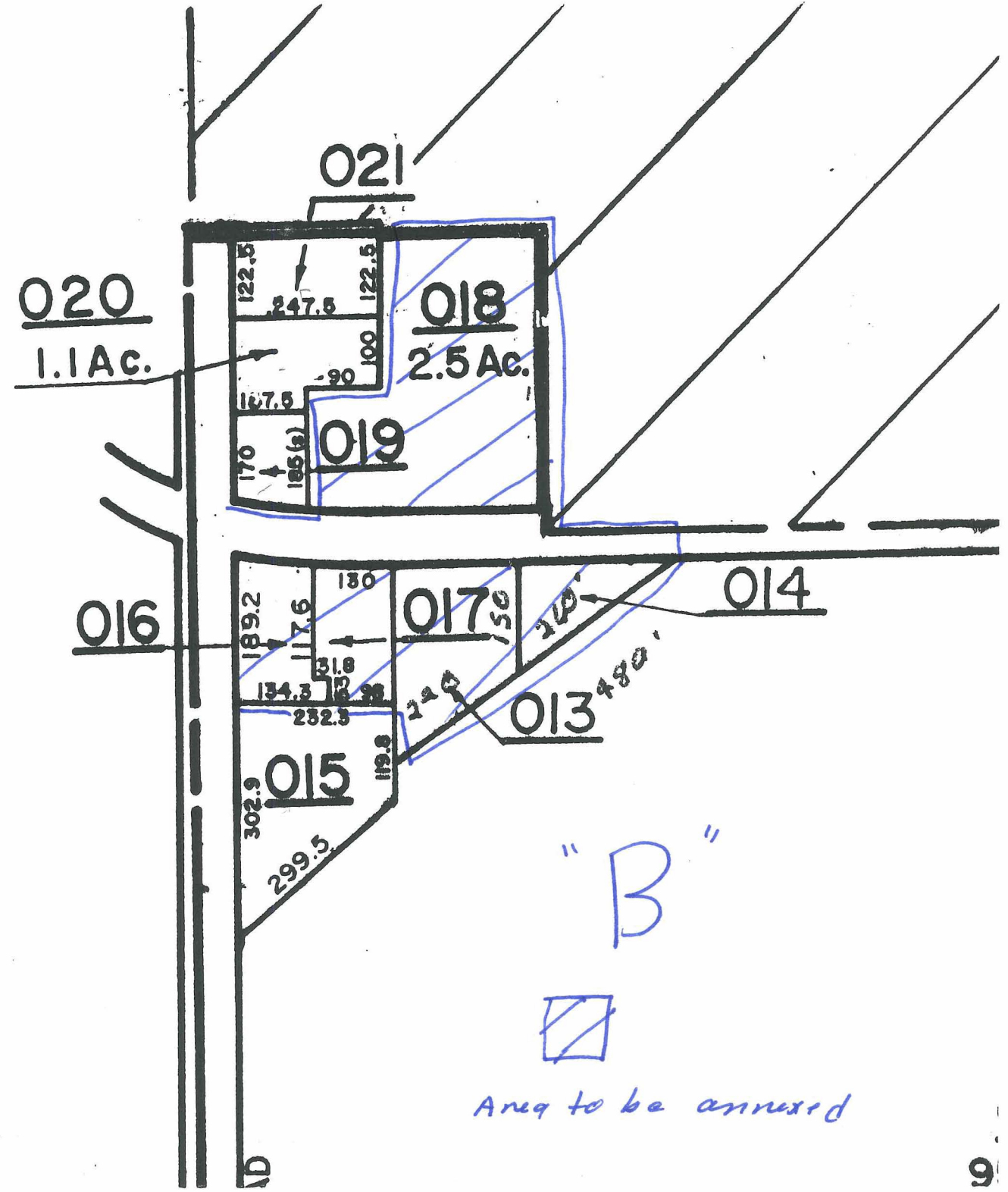
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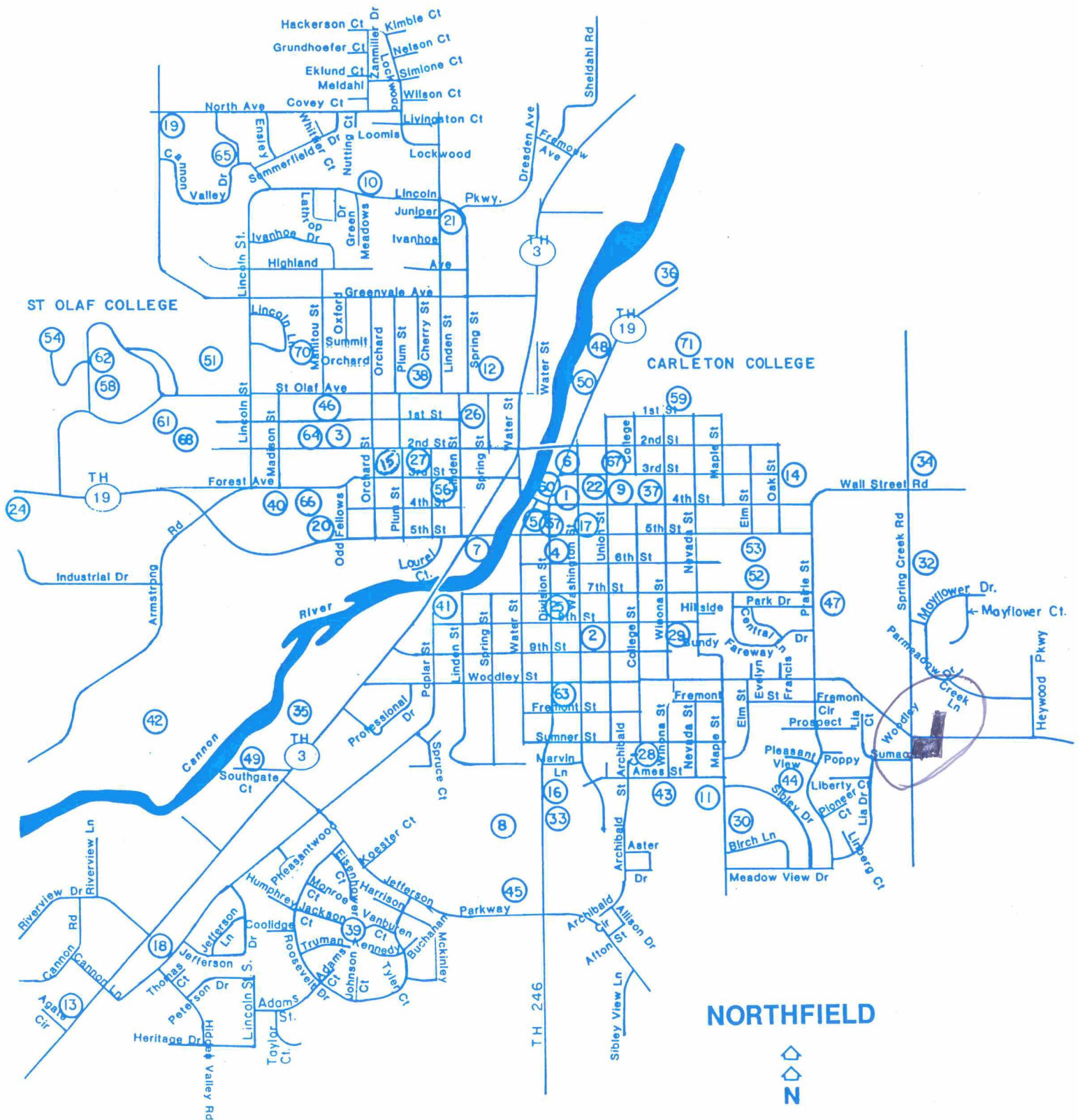
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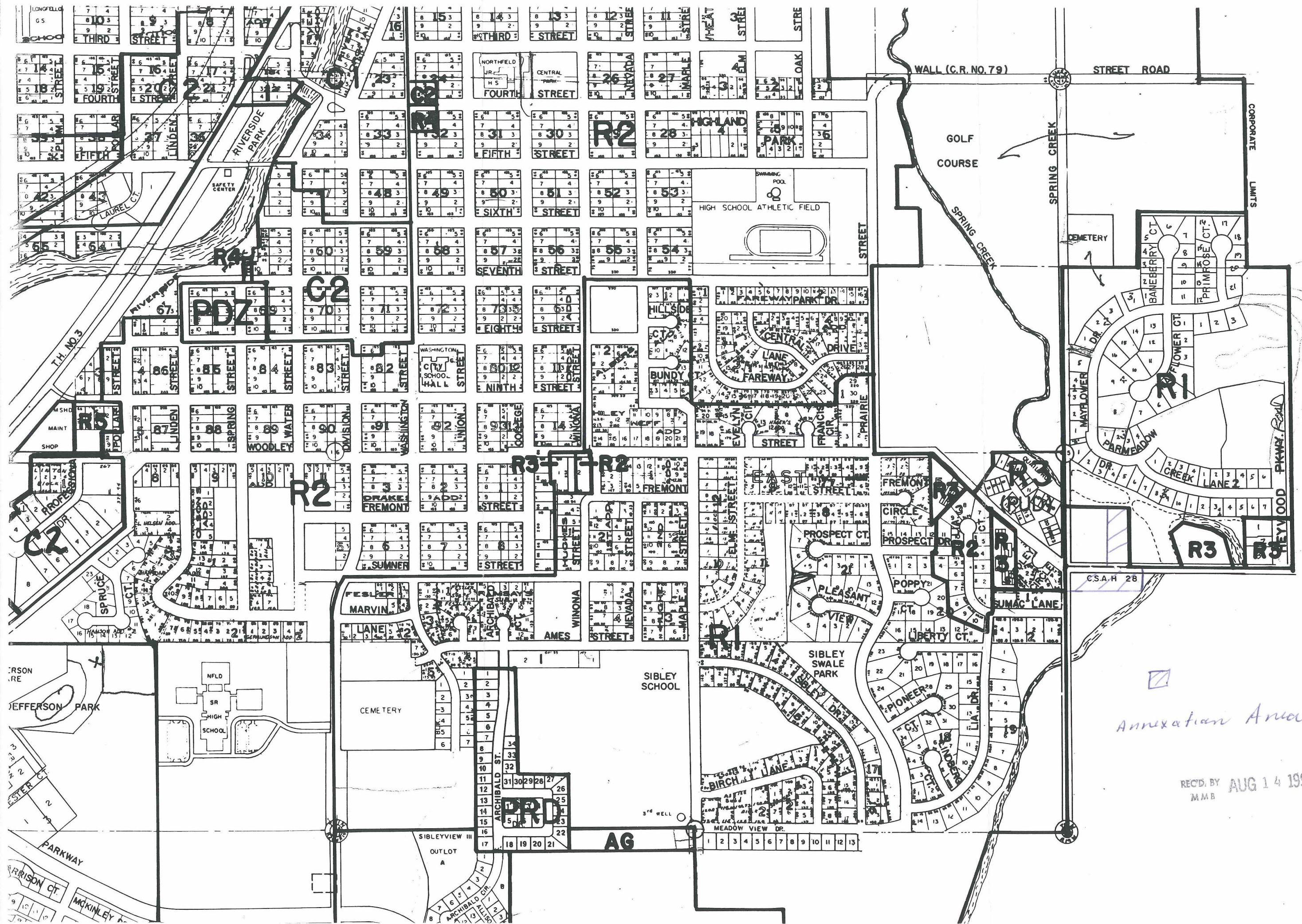


Area to be annexed



REC'D. BY
MMB





Annexation Area

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