

RECD BY
MMB

JUL 12 2002

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2002-207

TO THE OFFICE OF MINNESOTA PLANNING A RESOLUTION OF THE CITY OF NORTHFIELD ANNEXING AN UNINCORPORATED AREA TO THE CITY OF NORTHFIELD FROM GREENVALE TOWNSHIP PURSUANT TO JOINT RESOLUTION #2000-209 (OA-696) AND CONFERRING JURISDICTION OVER SAID AREA ON THE OFFICE OF MINNESOTA PLANNING 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, the City of Northfield and the Township of Greenvale adopted Resolution #2000-209 (OA-696), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Greenvale establishing a master annexation agreement between the City and the Township; and

WHEREAS, College City Homes, hereinafter referred to as Developer, has made application to the City of Northfield for annexation of 80 acres of land to the City of Northfield; and

WHEREAS, the information submitted by the Developer is consistent with the City of Northfield's annexation policy as defined in City Code Section 1340:00; and

WHEREAS, the land proposed for annexation is adjacent and abutting to the corporate limits of the City of Northfield; and

WHEREAS, the land proposed for annexation is governed by Resolution #2000-209 (OA-696), the Joint Resolution for Orderly Annexation between the City of Northfield and Greenvale Township establishing the master annexation agreement between City and the Township; and

WHEREAS, the proposed annexation is consistent with Resolution #2000-209 (OA-696), the Joint Resolution for Orderly Annexation between the City of Northfield and Greenvale; Township: and

WHEREAS, that the City Council of the City of Northfield adopted resolution #2002-052 on February 4, 2002 approving the Conceptual Development Plan for the proposed development; and

NOW, THEREFORE BE IT RESOLVED THAT:

The City of Northfield (sometimes hereinafter referred to as "the City") hereby designates for orderly

annexation to the City of Northfield the property described herein and said property shall be annexed subject to the following terms and conditions:

I. The City of Northfield hereby approves the following described property for immediate annexation to the City of Northfield:

The north half of the Southwest Quarter of Section 25, Township 112 North, Range 20 West, Dakota County, Minnesota. (80 acres) (Pavek Property)

Hereinafter referred to collectively as the "Property".

II. Pursuant to Resolution #2000-209 (OA-696), the City of Northfield may annex up to 206.196 acres of land from the date of the orderly annexation agreement through September 1, 2005.

The following is an accounting of the annexations accomplished pursuant to Resolution #2000-209 (OA-696):

1.	2002 – Resolution #2002-031 (OA-696)	126.196 acres
2.	2002 – Resolution #2002-207 (OA-696)	<u>80.00 acres</u>
	Total	206.196 acres

Subsequent to the annexation proposed in this Resolution, the City of Northfield will have annexed 206.196 acres within the 206.196 acres allowed pursuant to Paragraph 1. of Resolution #2000-209 for the time period of 2000 through September 1, 2005. Therefore, the City of Northfield will have no acres remaining that may be annexed pursuant to Resolution #2000-209 (OA-696) prior to September 1, 2005.

III. The Property being annexed to the City of Northfield is being requested by 100% of the landowners owning 100% of the property.

IV. The City of Northfield specifies that the Property being annexed to the City is being annexed consistent with the terms of Resolution #2000-209 (OA-696) the Joint Resolution for Orderly Annexation between the City of Northfield and the Township of Greenvale.

V. The City of Northfield specifies that the Property proposed for annexation is located within the orderly annexation area defined in Paragraph 1. of Resolution #2000-209 (OA-696).

VI. Pursuant to Paragraph 5 of #2000-209 (OA-696), jurisdiction over the annexation of the Property has been conferred on the Office of Minnesota Planning. The Property is adjacent to the City of Northfield.

VII. The provision of municipal utilities within the Property will be consistent with the City's policies concerning the extension of municipal utilities.


- VIII. 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, in the discretion of the City and based on the policies of the City then in effect.
- IX. For each annexation that occurs under this Agreement, the electric utility service notice as required by Minnesota Statutes Section 414.0325, Subd. 1a, will be satisfied.
- X. The parties agree to the division of tax revenues from the Property shall be consistent with Paragraph 8. of Resolution #2000-209 (OA-696).
- XI. Pursuant to Paragraph 12. of Resolution #2000-209 (OA-696), the City of Northfield and the Township of Greenvale previously agreed that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agree that no consideration by the Office of Minnesota Planning is necessary. Upon receipt of this resolution, passed and adopted by each party, the Office of Minnesota Planning may review and comment, but shall, within thirty (30) days, make an order, including the immediate annexation stated in Section I, in accordance with the terms of this joint resolution.

This Resolution is being submitted to the Office of Minnesota Planning from the City pursuant to Paragraph 13 of Resolution #2000-209 (OA-696). The Property proposed for annexation under the terms of this Resolution is consistent with Resolution #2000-209 (OA-696).

Approved by the City of Northfield this 17th day of June, 2002.

CITY OF NORTHFIELD

By: 
Mayor

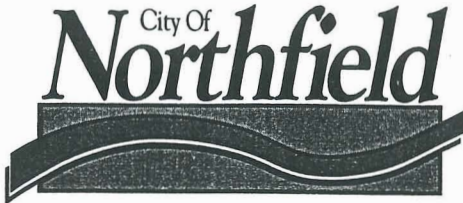
By: 
Council Member

By: 
Council Member

ATTEST:

Finance Director/City Clerk

VOTE: Y BOND Y COVEY Y GRAHAM ³ Y LINSTROTH
Y MALECHA Y POKORNEY Y VOHS



REC'D BY
MMB

JUL 12 2002

Office of the Community Development Director
Memorandum: #2002-041

DATE: June 10, 2002

TO: Mayor Covey and City Council Members

FROM: Joel B. West, Interim City Administrator/
Community Development Director

RE: Annexation of 80 acres from Greenvale Township – College City Homes
(Pavek 80 acres also known as Liberty Park)

ATTACHMENTS: Resolution for Orderly Annexation – Resolution #2002-207

EXHIBITS: Location Map – Area to be Annexed – Attached to Resolution
City Council Resolution #2000-209

A handwritten signature in black ink, appearing to be "JBW", is located to the right of the "FROM:" field.

REQUEST

As you may recall, the City of Northfield and the Township of Greenvale adopted Resolution #2000-209 (OA-696), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Greenvale Township establishing a master annexation agreement between the City and the Township. Pursuant to paragraph 13 of Resolution #2000-209, future annexations are to be accomplished by the submission of a resolution for orderly annexation to Minnesota Planning (the successor agency to the Municipal Board) by the City of Northfield. Since the Conceptual Development Plan was approved pursuant to City Council Resolution #2002-052 (adopted February 4, 2002) and the developer has deeded the right-of-way for Thye Parkway as required, the conditions specified in Resolution #2002-052 have been satisfied and the formal annexation the 80 acres can proceed.

I have drafted the attached resolution for orderly annexation (Resolution #2002-207) from the City Of Northfield to the Office of Minnesota Planning to annex said 80 acres of land, which will be utilized in the development of housing. The resolution has been drafted consistent with Resolution #2000-209 (OA-696), the master annexation agreement between the City of Northfield and Greenvale Township, and with Resolution #2002-052, which approved the annexation request and Conceptual Development Plan for annexation.

Office of the Community Development Director
Memorandum: #2002-041

GREENVALE TOWNSHIP

Pursuant to the terms of Resolution #2000-209, the joint resolution for orderly annexation between the City of Northfield and Greenvale Township, the City of Northfield can submit a resolution to the Office of Minnesota Planning annexing land within the established orderly annexation area provided that the annexation is consistent with the terms of Resolution #2000-209. The annexation is consistent with the terms of Resolution #2000-209. In order to communicate our actions to the Greenvale Town Board, a copy of Resolution #2002-207 was sent to the Greenvale Township Board members.

STATEMENT OF URGENCY

There is no specific time limit required for the approval of annexation requests. However, the developer desires approval of the annexation as soon as possible in order to proceed with development of the property.

REQUESTED ACTION/RECOMMENDATION

I recommend that the City Council adopt Resolution #2002-207 annexing 80 acres of land to the City of Northfield.

LIBERTY PARK

City of Northfield
Dakota County, Minnesota

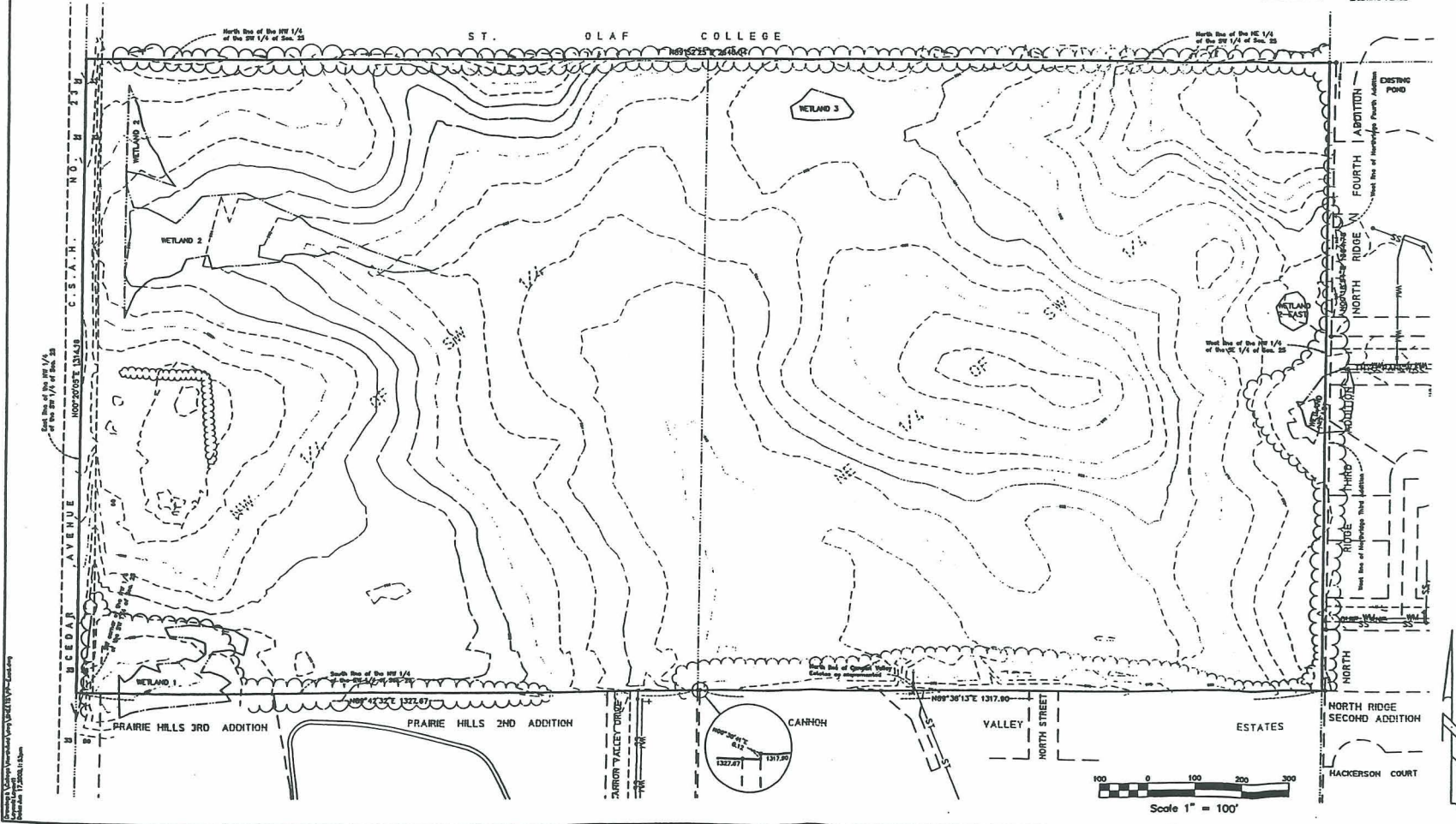
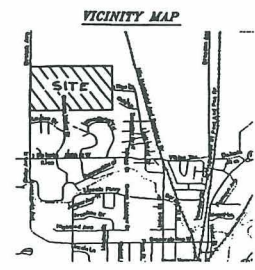
PROJECT NUMBER	021003
DATE	6/21/02
BY	
FOR	
REVISION	
DATE	
BY	
FOR	

LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter lying northerly of Cannon Valley Estates, as per existing monumentation, all in Section 25, Township 112, Range 20, Dakota County, Minnesota.

LEGEND:

- EXISTING CONTOUR
- EXISTING GRADE ELEVATION
- EXISTING TREE LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING FENCE



I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in and for the State of Minnesota, do hereby certify that the foregoing is a true and correct copy of the original record of this map as filed in my office.

[Signature]
Professional Land Surveyor, No. 103378

PREPARED BY
HEDLUND
PLANNING ENGINEERING SURVEYING
2000 Pine Drive
Northfield, Minnesota 55057
Phone (612) 402-4400
Fax (612) 402-4400

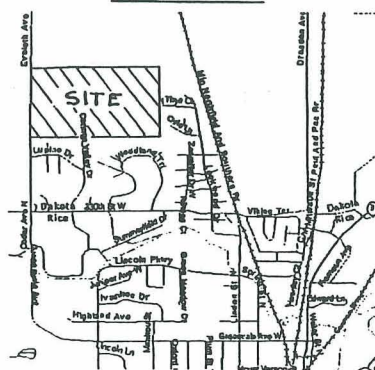
PROJECT NAME: LIBERTY PARK - SURVEY
CERTIFICATE/EXISTING CONDITIONS
PROPOSED FOR: PARR FAMILY INVESTMENTS
JANIS L. PARR, PROJECT MANAGER
Phone (612) 488-8900

DATE	6/21/02
BY	
FOR	
REVISION	
DATE	
BY	
FOR	

REC'D BY
BAMB
JUL 12 2002

RECD BY MMB JUL 12 2002

VICINITY MAP



LIBERTY PARK

City of Northfield
Dakota County, Minnesota

LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter lying northerly of Cannon Valley Estates, as per existing monumental, all in Section 25, Township 112, Range 20, Dakota County, Minnesota.

LEGEND:

- EXISTING CONTOUR
- X = 920.8 EXISTING GRADE ELEVATION
- EXISTING TREE LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING FENCE

PROJECT NUMBER
021003

REVISIONS	DATE	BY
Rev's per City Staff	8/17	TLD

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer or a Licensed Surveyor in the State of Minnesota.

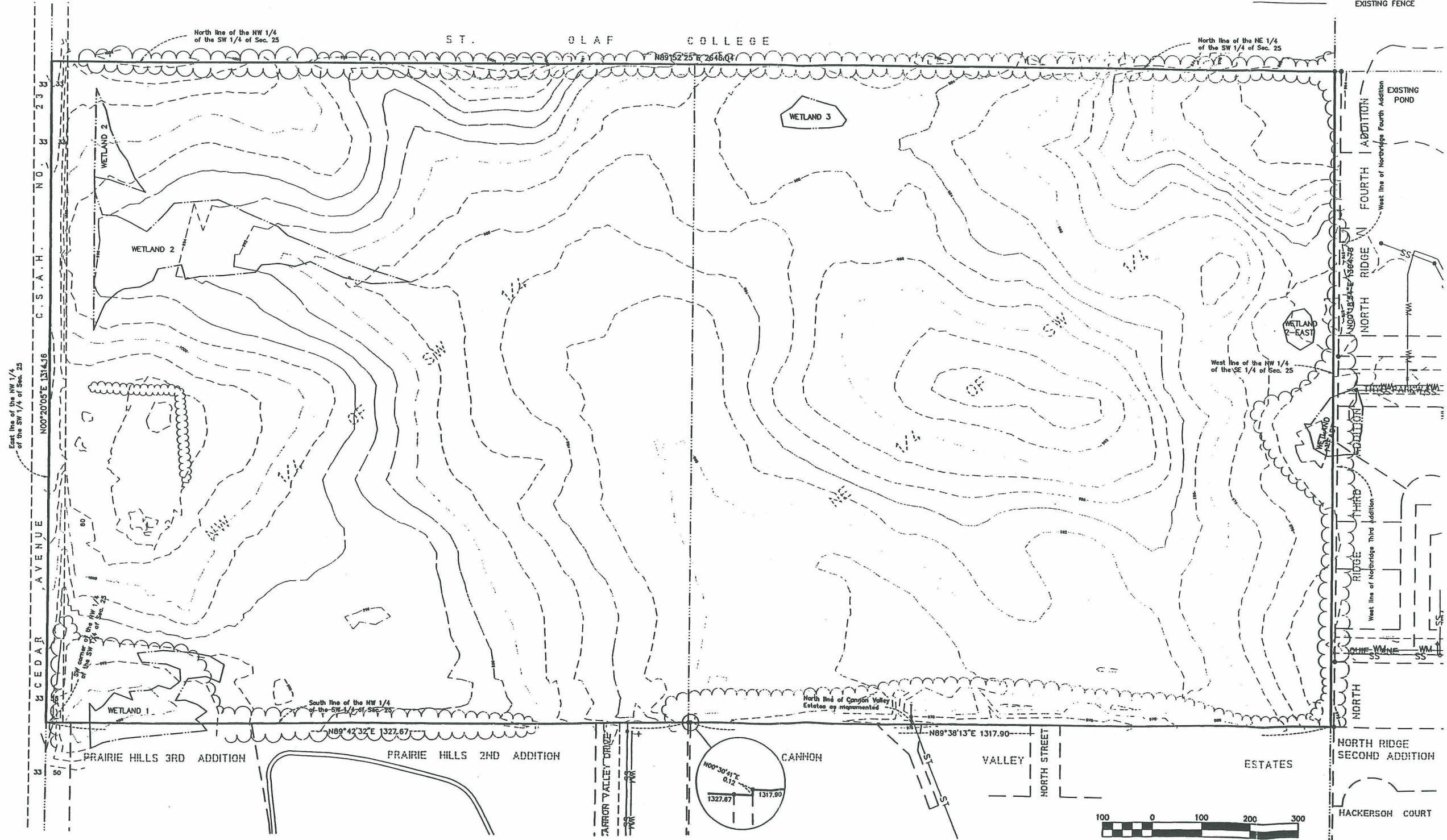
Jeffrey Lundgren, Minn. No. 244378

CERTIFICATION:

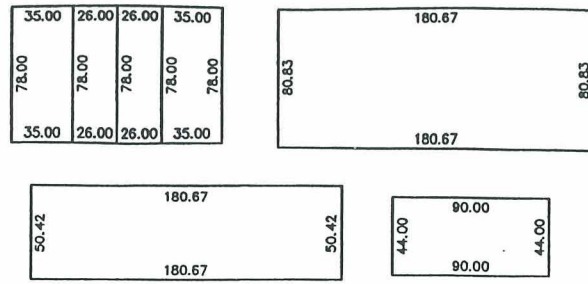
HEDLUND
ENGINEERING & SURVEYING
2005 Pine Oak Drive
Eagan, MN 55122
Phone: (651) 405-6800
Fax: (651) 405-6800

SHEET TITLE: **LIBERTY PARK - SURVEY**
CERTIFICATE/EXISTING CONDITIONS
PREPARED FOR: **PAYK FAMILY INVESTMENTS**
7920 LAKEVILLE BOULEVARD
LAKEVILLE, MINNESOTA 55044
Phone: (952) 469-6800

DATE	5/31/02
TLD	5

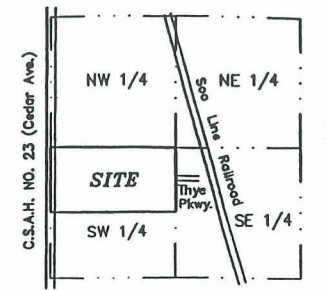


Drawing is a Computer Aided Design (CAD) file. It is not a final drawing. It is subject to change without notice. The user assumes all responsibility for the accuracy of the information contained herein. The user agrees to indemnify and hold the engineer harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing.



LEGAL DESCRIPTION :

The Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter lying northerly of Cannon Valley Estates, as per existing monumentation, all in Section 25, Township 112, Range 20, Dakota County, Minnesota.



LIBERTY PARK
City of Northfield
Dakota County, Minnesota

INDEX :

- 1) COVERSHEET/PRELIMINARY PLAT
- 2) SITE PLAN
- 3) GRADING PLAN
- 4) UTILITY PLAN
- 5) EXISTING CONDITIONS

REVISIONS	DATE	BY	REMARKS
	6/17		rev's per city staff

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jeffrey D. Steiner
Jeffrey D. Steiner, Minn. No. 14376

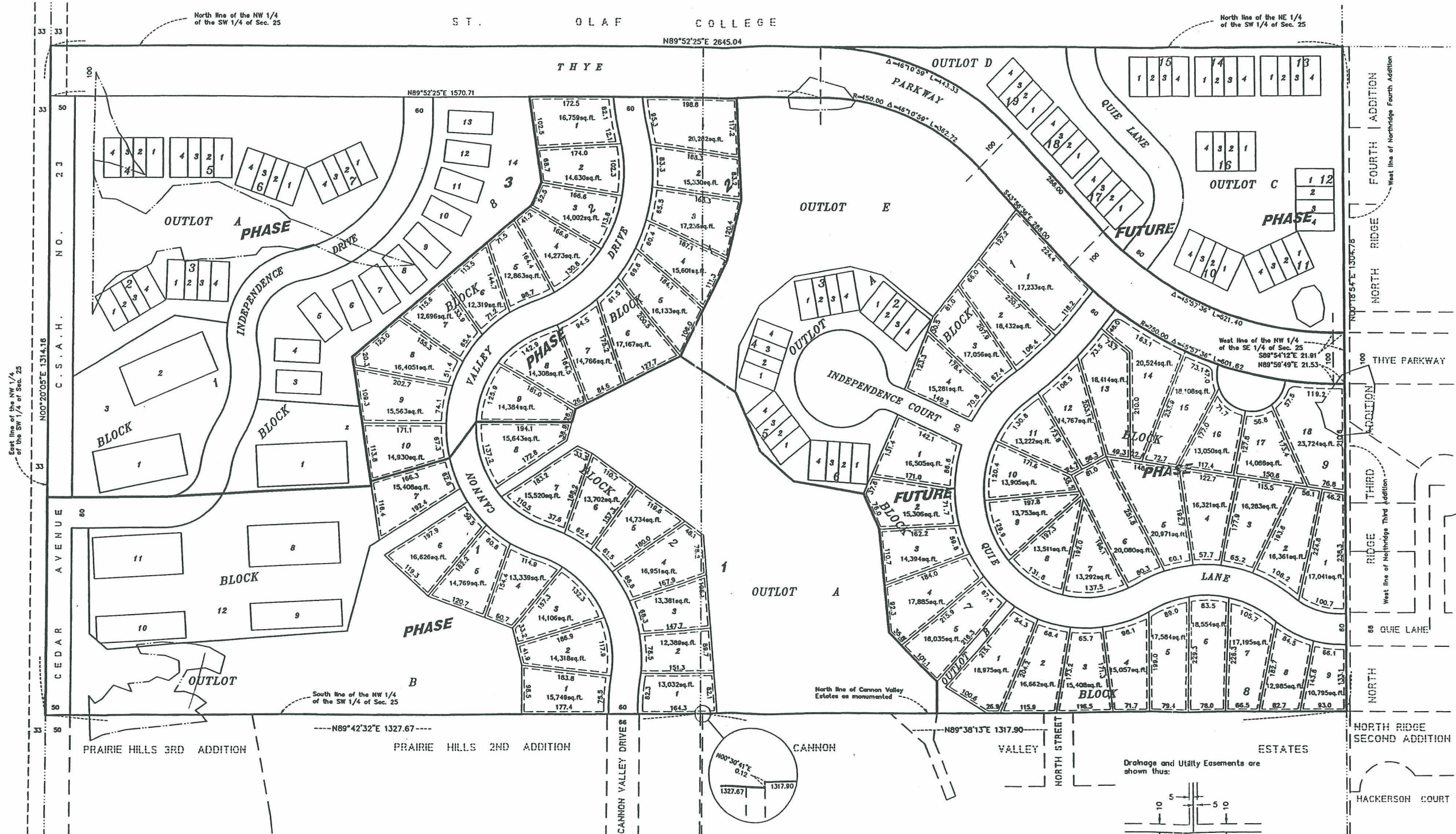
HEDLUND
ENGINEERING
SURVEYING
PLANNING
2005 Pine Oak Drive
Eagan, MN 55122
Phone: (651) 405-6800
Fax: (651) 405-6808

SHEET TITLE: **LIBERTY PARK COVERSHEET/PRELIMINARY PLAT**

PREPARED FOR: **PAYEK FAMILY INVESTMENTS**
7920 LAKEVILLE BOULEVARD
LAKEVILLE, MINNESOTA 55044
Phone: (952) 469-6900

DATE: 5/31/02

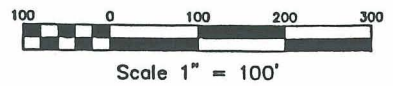
TYPICAL LOT DIMENSIONS



Drainage and Utility Easements are shown thus:

Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

Bearings shown are based upon an assumed datum.



REC'D BY MMB JUL 12 2002

Drawing: E:\College\Northfield\proj\SHREETS\PP-Plat.dwg
Lynette Pro. Plot
Date: 5/11/2002, 1:22 pm
User: Jeff Steiner
Printer: Dwg: Northfield.dwg
Plotter: E:\bin\epsonplott.dwg