

ORDERLY ANNEXATION AGREEMENT

A Joint Resolution and Agreement between the Town of Pine Island, Goodhue County, and the City of Pine Island as to the Orderly Annexation of Territory described below.

City of Pine Island Resolution 25-11
 And
 Pine Island Township Resolution 3-2025

WHEREAS: the Town of Pine Island (Township), and the City of Pine Island (City), pursuant to Minn. Stat. § 414.0325, Subdivision 1b, have published notice in a newspaper of general circulation at least ten (10) days before adoption of this agreement identifying the boundaries of the area proposed to be included in this orderly annexation agreement.

WHEREAS: the Township and City hereby agree to enter into this Joint Resolution and Agreement for the orderly annexation of certain territory in accordance with Minn. Stat. § 414.0325, Subdivision 1 described in Exhibit A attached.

WHEREAS: the Township and City are in agreement as to the orderly annexation of the territory for the purpose of providing municipal services to certain property currently located within the Township.

WHEREAS: The Chief Administrative Law Judge of the Office of Administrative Hearings may review and comment but shall within 30 days order agreed upon annexations in accordance with the terms of this agreement.

WHEREAS: the parties hereto desire to set forth the terms and conditions of such orderly annexation by means of this Joint Resolution and Agreement.

NOW THEREFORE BE IT RESOLVED by the Township, and City as follows:

1. Office of Administrative Hearings Jurisdiction. The Township's and the City's submission of this Joint Resolution and Agreement for Orderly Annexation to the Municipal Boundary Adjustment Unit is intended to confer jurisdiction on the Chief Administrative Law Judge ("Chief Judge") of the Office of Administrative Hearings over annexations in the area described in Section 2 below and over the various provisions of this Joint Resolution and Agreement for Orderly Annexation as contemplated in Minn. Stat. § 414.0325, Subd. 1(b).

2. Description of the Property Subject to Orderly Annexation. The property subject to orderly annexation pursuant to this Joint Resolution and Agreement for Orderly Annexation is described on the attached Exhibit A (Property). Pursuant to Minn. Stat. § 414.0325, Subd. 1(g), the Township and City hereby state that no alteration of boundaries of the Property is appropriate.

3. Reasons for Designation of the Property for Orderly Annexation. The Township and the City believe the Property will experience future population growth, that if and when such growth occurs the existing Township form of government will not be adequate to protect the public health, safety and welfare and that under those circumstances annexation of the Property will be in the best interest of the Township and City. The City's comprehensive plan and future land use map encompasses the Property, and the City can efficiently provide utility infrastructure and services and other public services to the Property due to the Property's proximity to the City.

4. Consideration by the Chief Judge. Pursuant to Minn. Stat. § 414.0325, Subd. 1(h), the Town and the City state that the conditions for annexation of the Property are set forth in this Joint Resolution and Agreement for Orderly Annexation and no consideration by the Chief Judge is necessary.

5. Consideration of Annexation. As set forth in Minn. Stat. § 414.0325, Subd. 1 (e) annexation of any part of the Property may be initiated by the City submitting a Resolution requesting annexation to the Chief Judge or pursuant to proceedings the Chief Judge initiates. The Township and the City agree that the conditions to annexation are as follows:

(a) No portion of the Property may be annexed into the City unless, at the time of annexation, that portion of the Property abuts upon a portion of the Property that has already been annexed to the City or the other property that is, at that time, within the boundaries of the City; and

(b) The City receives a petition requesting annexation from 100% of the owners of the portion of the Property to be annexed. Owners may not petition the City for annexation unless and until the Owners have entered into an agreement with the City obligating the Owners to: present a General Development Plan for the portion of the Property subject to the petition to the City for review and approval within 24 months of the date of annexation; reimburse all City expenses associated with the annexation including payments made to the Township under paragraph 9 herein; and; comply with all City requirements concerning the extension of utilities in effect at the time of such extension.

6. Electric Utility Service Notice. At least 60 days before property owners file a petition pursuant to Section 5 above, the property owner must notify the municipality that the property owner intends to file a petition for annexation. At least 30 days before a petition is filed for annexation, the municipality must notify the Petitioner that the cost of electric utility service to the petitioner may change if the land is annexed to the City. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from annexation.

7. Effective Date of Annexation. A Chief Judge's Order of Annexation issued pursuant to this Joint Resolution and Agreement for Annexation is effective as of the date of its issuance.

8. Planning and Land Use Control Authority Prior to Annexation. As contemplated in Minn. Stat. § 414.0325, Subd. 5, until annexation, properties within the orderly annexation area

shall be subject to the City's zoning and subdivision regulations enacted pursuant to Minn. Stat. § 462.357, Subd. 1 and Minn. Stat. § 462.358, Subd. 1(a). The City's regulations will be administered, applied and enforced by the City of Pine Island.

9. Reimbursement. The City and/or developer shall reimburse the Township for the loss of taxes generated from the annexed property in the amount of \$495.00 per acre being annexed for any parcel of land annexed prior to January 1, 2026. The per acre unit price to be paid from the City and/or developer to the Township shall increase 4.0% on January 1, 2026 and each subsequent January 1. Annexation payments are due prior to the Township signing associated annexation paperwork.

10. Term. This Resolution and Agreement is effective when both the Township and the City have adopted and approved it, and it terminates on the date twenty (20) years from the date that the last of the Township and the City has adopted this resolution and approved this Agreement.

Adopted by the Pine Island Township Board this 11 day of MAR, 2025.

BY: Glen Betcher
Glen Betcher, Town Board Chair

BY: David A. Arndt
David A. Arndt, Town Board Clerk

Adopted by the City Council of the City of Pine Island this 18th day of February, 2025.

BY: David Friese
David Friese, Mayor

BY: Elizabeth Howard
Elizabeth Howard, City Administrator

That part of the West Half of Section 20 and Section 29, both in Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows;

Beginning at the Northeast corner of the said West Half of Section 20; thence South 00 degrees 07 minutes 29 seconds West, assumed bearing along the East Line of said West Half of Section 20, a distance of 5,240.80 feet to the Northeast corner of said West Half of Section 29; thence South 00 degrees 17 minutes 04 seconds West, along the East Line of Said West Half of Section 29, a distance of 2,620.13 feet to the North line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence North 89 degrees 46 minutes 07 seconds West along said north line, a distance of 1,110.48 feet to the Westerly Right of Way line of the Rochester and Northern Minnesota Railroad Company; thence Southerly, along said westerly right of way line on a non-tangential curve, concave to the East, having a central angle of 20 degrees 11 minutes 59 seconds, a radius of 2,915.00 feet for an arc distance of 1,027.68 feet; the chord of said curve bears South 01 degree 52 minutes 46 seconds East with a chord distance of 1022.37 feet; thence South 11 degrees 58 minutes 45 seconds East, tangent to said curve and along said westerly right of way line, a distance of 222.02 feet to the easterly Right of Way line of Trunk Highway No. 52; thence North 44 degrees 00 minutes 05 seconds West, along said easterly right of way line, a distance of 349.92 feet; thence North 43 degrees 30 minutes 12 seconds West, continuing along said easterly right of way line, a distance of 197.38 feet; thence Northerly, continuing along said easterly right of way line, along a non-tangential curve, concave to the East, having a central angle of 40 degrees 52 minutes 30 seconds, a radius of 3,718.93 feet for an arc distance of 2,653.10 feet; the chord of said curve bears North 22 degrees 03 minutes 49 seconds West with a chord distance of 2597.19 feet; thence North 00 degrees 37 minutes 25 seconds West, not tangent to said curve and continuing along said easterly right of way line, a distance of 197.38 feet; thence North 00 degrees 07 minutes 33 seconds West, continuing along said easterly right of way line, a distance of 722.93 feet; thence North 63 degrees 25 minutes 12 seconds East, continuing along said easterly right of way line, a distance of 223.39 feet; thence North 00 degrees 08 minutes 45 seconds East, continuing along said easterly right of way line, a distance of 65.99 feet; thence North 63 degrees 26 minutes 59 seconds West, continuing along said easterly right of way line, a distance of 223.82 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 695.36 feet; thence North 89 degrees 52 minutes 28 seconds East, continuing along said easterly right of way line, a distance of 20.00 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 300.00 feet; thence South 89 degrees 52 minutes 28 seconds West, continuing along said easterly right of way line, a distance of 20.00 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 1,250.00 feet; thence North 89 degrees 52 minutes 28 seconds East, continuing along said easterly right of way line, a distance of 30.00 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 239.84 feet; thence North 89 degrees 59 minutes 08 seconds West, continuing along said easterly right of way line, a distance of 15.00 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 210.12 feet; thence South 89 degrees 52 minutes 28 seconds West, continuing along said easterly right of way line, a distance of 15.00 feet; thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 2,278.85 feet; thence North 44 degrees 56 minutes 13 seconds East, continuing along said easterly right of way line, a distance of 141.37 feet; thence North 00 degrees 11 minutes 10 seconds West, continuing along said easterly right of way line, a distance of 33.00 feet to the North line of said West Half of Section 20;

thence South 89 degrees 59 minutes 59 seconds East, along said north line, a distance of 2,324.99 feet to the point of beginning.

Exhibit A

Orderly Annexation Boundary

ORDERLY ANNEXATION
EXHIBIT A
City of Pine Island



0 1,000 2,000
Feet

- Orderly Annexation Area
- Corporate Limits

2024-10018

1/30/2025
ESRI World Base

USTH 52

195th St

490th St

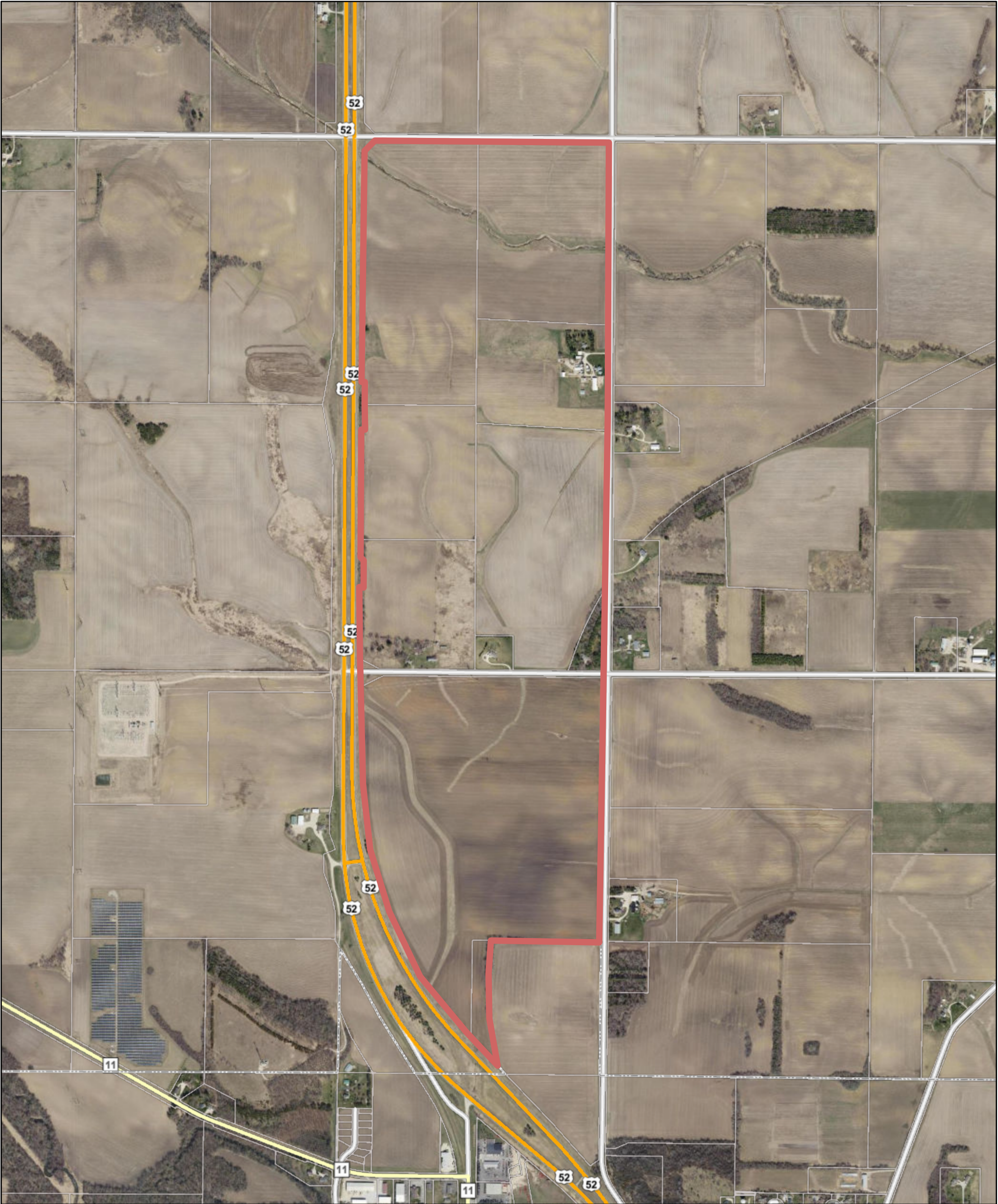
500th St

Pine Island Township
City of Pine Island

N Main St

CSAH 11

OAA Detailed Map



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 Municipal Boundary

Goodhue County Roads

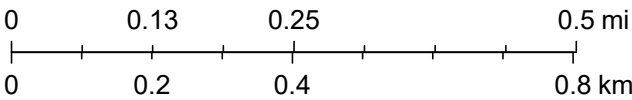
 CEM; ; OCTY; OCRLN; CTRLN

 CSAHP; CRP

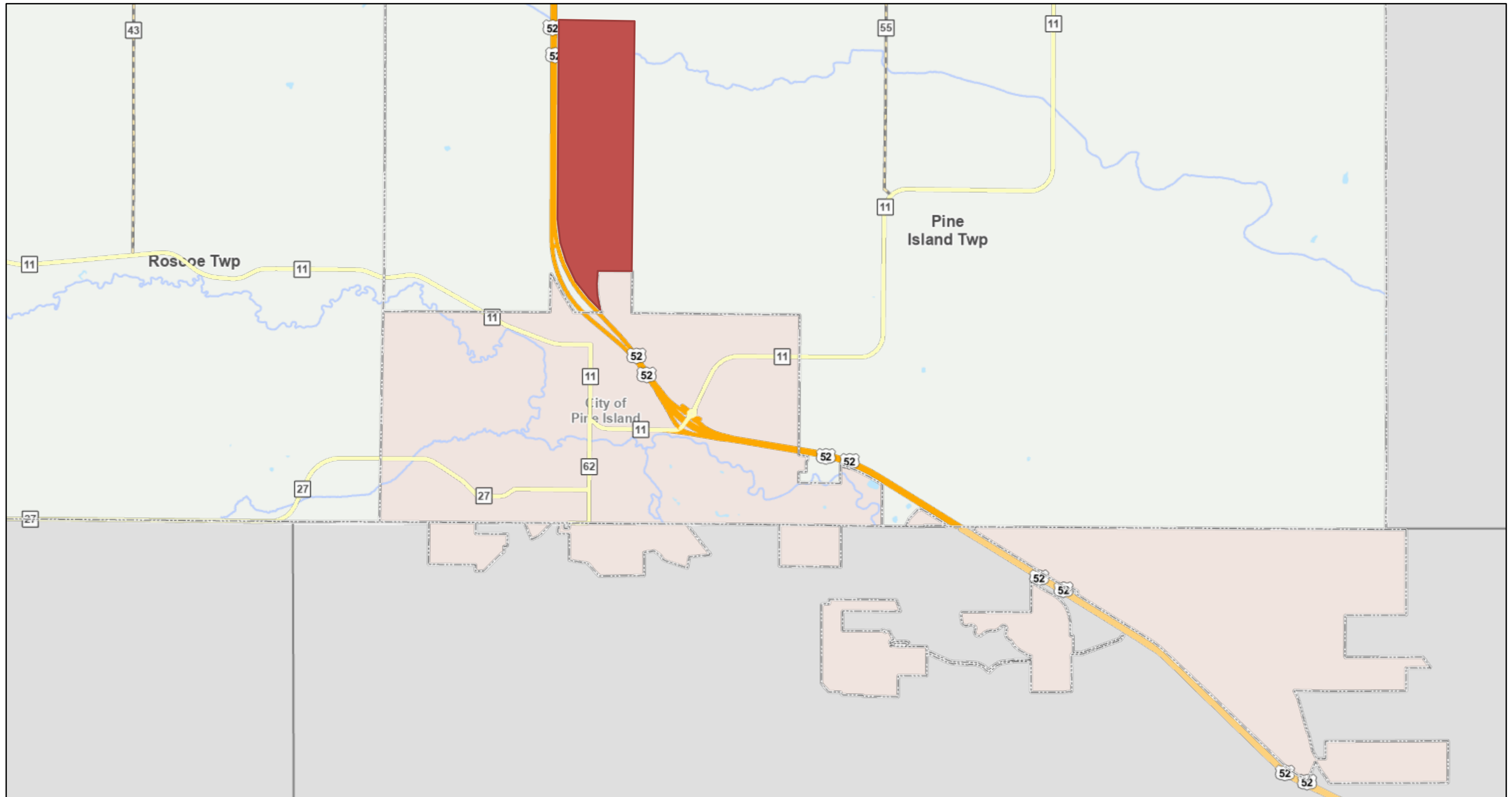
 USHWY

 Parcels

1:15,000



Corporate Boundary Map



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Municipal Boundary

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

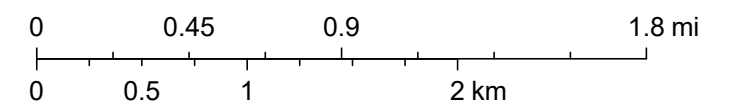
CSAHG; CRG

CSAHP; CRP

USHWY

Esri Major Roads

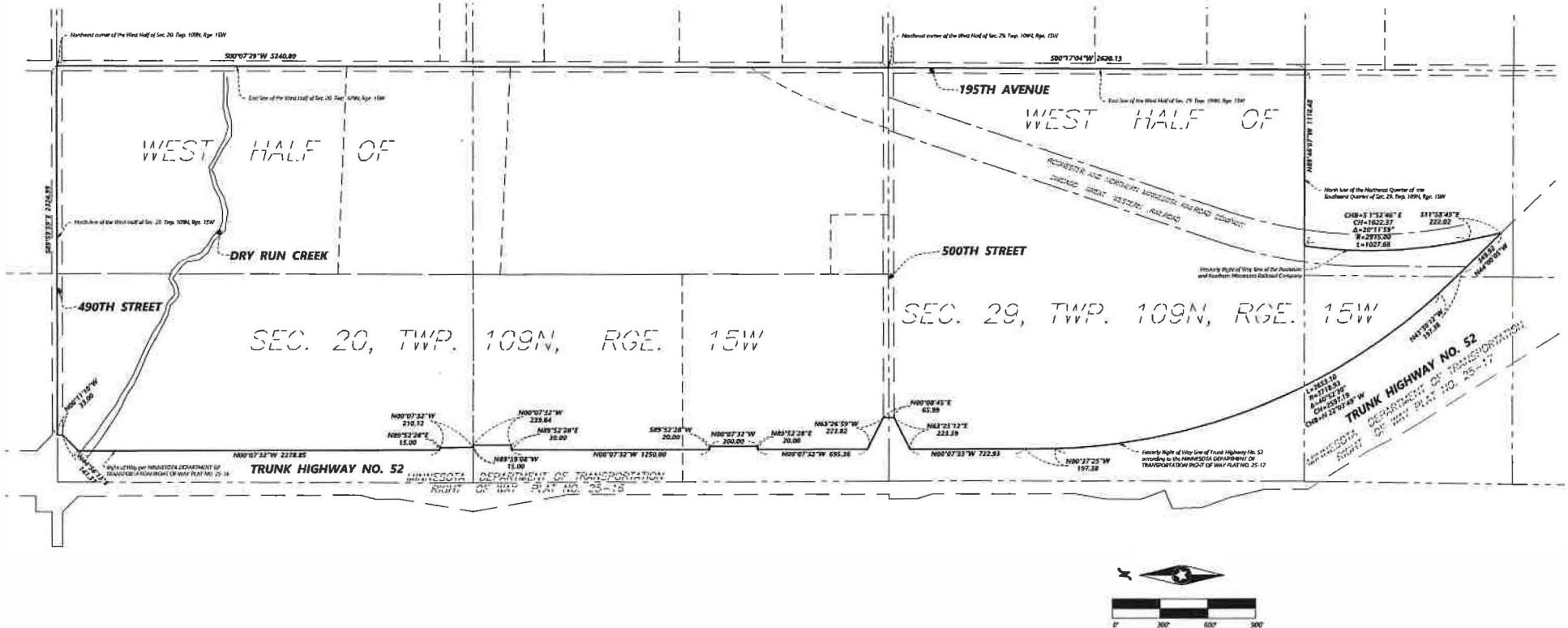
1:50,000



LEGAL DESCRIPTION

That part of the West Half of Section 20 and Section 29, both in Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning at the Northwest corner of the said West Half of Section 20, thence South 00 degrees 07 minutes 29 seconds West, assumed bearing along the East Line of said West Half of Section 20, a distance of 5,240.80 feet to the Northeast corner of said West Half of Section 20, thence South 00 degrees 17 minutes 04 seconds West, along the East Line of said West Half of Section 20, a distance of 2,620.12 feet to the North line of the Northeast Quarter of the Southwest Quarter of said Section 20, thence North 89 degrees 45 minutes 07 seconds West along said north line, a distance of 1,143.48 feet to the Western Right of Way line of the Rochester and Northern Minnesota Railroad Company, thence Southwesterly, along said westerly right of way line on a non-symmetrical curve, curve to the East, having a central angle of 30 degrees 11 minutes 39 seconds, a radius of 2,915.00 feet for an arc distance of 1,027.68 feet, the chord of said curve bears South 01 degree 52 minutes 46 seconds East with a chord distance of 1022.37 feet, thence South 11 degrees 54 minutes 45 seconds East, tangent to said curve and along said westerly right of way line, a distance of 2,223.82 feet to the Eastern Right of Way line of Trunk Highway No. 52, thence North 04 degrees 03 minutes 09 seconds West, along said easterly right of way line, a distance of 345.92 feet, thence North 43 degrees 20 minutes 12 seconds West, continuing along said easterly right of way line, a distance of 197.38 feet, thence Northwesterly, continuing along said easterly right of way line, along a non-symmetrical curve, curve to the East, having a central angle of 40 degrees 52 minutes 30 seconds, a radius of 3,718.81 feet for an arc distance of 2,653.10 feet, the chord of said curve bears North 22 degrees 03 minutes 49 seconds West with a chord distance of 2577.72 feet, thence North 08 degrees 37 minutes 25 seconds West, not tangent to said curve and continuing along said easterly right of way line, a distance of 197.38 feet, thence North 00 degrees 07 minutes 29 seconds West, continuing along said easterly right of way line, a distance of 722.33 feet, thence North 12 degrees 12 minutes 12 seconds East, continuing along said easterly right of way line, a distance of 223.79 feet, thence North 00 degrees 06 minutes 43 seconds East, continuing along said easterly right of way line, a distance of 65.97 feet, thence North 03 degrees 26 minutes 39 seconds West, continuing along said easterly right of way line, a distance of 223.82 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 435.36 feet, thence North 89 degrees 52 minutes 39 seconds East, continuing along said easterly right of way line, a distance of 23.00 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 200.00 feet, thence South 89 degrees 52 minutes 39 seconds West, continuing along said easterly right of way line, a distance of 20.00 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 1,250.00 feet, thence North 89 degrees 52 minutes 39 seconds East, continuing along said easterly right of way line, a distance of 30.00 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 239.84 feet, thence North 00 degrees 39 minutes 08 seconds West, continuing along said easterly right of way line, a distance of 15.00 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 318.13 feet, thence South 89 degrees 53 minutes 29 seconds West, continuing along said easterly right of way line, a distance of 15.00 feet, thence North 00 degrees 07 minutes 32 seconds West, continuing along said easterly right of way line, a distance of 2,708.85 feet, thence North 04 degrees 18 minutes 12 seconds East, continuing along said easterly right of way line, a distance of 141.37 feet, thence North 00 degrees 07 minutes 31 seconds West, continuing along said easterly right of way line, a distance of 23.00 feet to the North line of said West Half of Section 20, thence South 89 degrees 53 minutes 39 seconds East, along said north line, a distance of 2,620.12 feet to the point of beginning.



Checked by:	DATE:
Reviewed by:	DATE:
Drawn by:	DATE:

PREPARED FOR:
Ryan Companies US, Inc.
 Minneapolis, Minnesota

Pine Island
 Pine Island, Minnesota

Westwood
 2400 83rd Street, Suite 200
 Minneapolis, MN 55425
 612.333.3333
 westwood.com

Annexation Exhibit
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