CITY OF NORTHFIELD RESOLUTION NUMBER 2025-069

TOWNSHIP OF GREENVALE RESOLUTION NUMBER 2025-06

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

IN THE MATTER OF THE JOINT RESOLUTION
OF THE CITY OF NORTHFIELD AND GREENVALE
TOWNSHIP DESIGNATING CERTAIN AREAS
AS IN NEED OF ORDERLY ANNEXATION
PURSUANT TO MINNESOTA STATUTES § 414.0325

JOINT RESOLUTION FOR ORDERLY ANNEXATION

WHEREAS, property owners, Matthew Langer and Shelley Langer (the "Petitioner"), of certain property located within the Township of Greenvale (the "Township") and legally described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Subject Area"), petitioned the City of Northfield (the "City") and the Township seeking annexation of the Subject Area to the City; and

WHEREAS, the Petitioner desires annex the Subject Area in order to develop the same and connect the same to the City's municipal sewer and water systems, which are located in close proximity to the Subject Area; and

WHEREAS, the Township and City have agreed to work cooperatively to accomplish the orderly annexation of the Subject Area legally described in Exhibit A; and

WHEREAS, for ease of reference, the Subject Area proposed for annexation in accordance with this Joint Resolution and legally described in Exhibit A is shown on the map, which is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City and Township agree that orderly annexation of the Subject Area is in the best interest of the Petitioner and would benefit the public health, safety, and welfare of the community; and

WHEREAS, the City and Township agree that the Subject Area legally described in Exhibit A is in need of immediate orderly annexation since the Subject Area is urban or suburban or about to become so and will need of City services; and

WHEREAS, the City and Township desire to accomplish the immediate orderly annexation of the Subject Area without the need for any further hearing before the Minnesota Office of Administrative Hearings.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of Greenvale Township and the City Council of the City of Northfield, as follows:

1. Designation of Orderly Annexation Area. The Township and the City hereby designate the Subject Area legally described in Exhibit A, for immediate orderly annexation pursuant to Minnesota Statutes, Section 414.0325.

2. Acreage of Subject Area. The Subject Area is approximately 12.66 acres.

3. Population of Subject Area. The population of the Subject Area is 0.

4. Map of Subject Area. A boundary map showing the Subject Area legally described in Exhibit A is attached hereto as Exhibit B and is incorporated herein by reference.

5. No Hearing Required / Review and Comment Jurisdiction Only. Pursuant to Minnesota Statutes, Section 414.0325, the Township and City agree that no alteration of the boundaries stated herein is appropriate, that all conditions for annexation of the Subject Area legally described in Exhibit A are contained in this Joint Resolution, and that no consideration by the Minnesota Office of Administrative Hearings is necessary. Upon the execution and filing of this Joint Resolution, the Minnesota Office of Administrative Hearings may review and comment hereon, but shall, within 30 days of receipt of this Joint Resolution, order the annexation of the Subject Area legally described in Exhibit A in accordance with the terms and conditions contained in this Joint Resolution.

6. Tax Reimbursement. Pursuant to Minnesota Statutes, Section 414.036, the Township and City agree that upon annexation of the Subject Area legally described in Exhibit A, the City shall reimburse the Township for the loss of taxes from the property so annexed in an amount equivalent to three years of property taxes for the 2025 Township portion of the property tax attributable to the Subject Area, which is $214.81. The foregoing cumulative tax reimbursement amount of $644.43 (3 x $214.81) shall be paid by the City to the Township in one lump sum on or before January 31, 2026.

7. Notice of Intent Not Applicable. This Joint Resolution is not subject to the notice and publication requirements of Minnesota Statutes, Section 414.0325, subd. 1b since this Joint Resolution designates the Subject Area for immediate annexation and all of the property owners of the Subject Area have petitioned to be annexed.

8. Termination. This Joint Resolution shall remain in full force and effect until such time as the Minnesota Office of Administrative Hearings issues an order effecting the annexation of the Subject Area to the City of Northfield pursuant to Paragraph 5 hereunder, and the parties hereto have fully performed their respective obligations hereunder, including completion of tax reimbursement to the Township in accordance with Paragraph 6 of this Joint Resolution.

9. Governing Law. This Joint Resolution is made pursuant to and shall be construed in accordance with the laws of the State of Minnesota.

10. Headings and Captions. Headings and captions contained in this Joint Resolution are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.

11. Entire Agreement. The terms, covenants, conditions and provisions of this Joint Resolution shall constitute the entire agreement between the parties hereto superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the Township and City.

12. Legal Description and Mapping. The Township and City agree that in the event there are errors, omissions or any other problems with the legal descriptions provided in Exhibit A or mapping provided in Exhibit B, in the judgment of the Minnesota Office of Administrative Hearings, that the City and Township shall make such corrections and file any additional documentation, including a new Exhibit A or Exhibit B replacing and making the corrections requested or required by the Minnesota Office of Administrative Hearings as necessary to make effective the annexation the Subject Area in accordance with the terms of this Joint Resolution.

13. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by U.S. mail, postage prepaid, as follows:

If to the City:	If to the Township:
Ben Martig	Mark Legvold
City Administrator	Township Clerk
Northfield City Offices	Greenvale Town Hall
801 Washington St	31800 Guam Avenue
Northfield, MN 55057	Northfield, MN 55057

14. Effective Date. This Joint Resolution shall be effective on the date that the last party hereto signs and dates said document.

15. Recitals. The recitals hereto are incorporated herein and made a part hereof by reference.

16. Counterparts. This Joint Resolution may be executed simultaneously in two or more counterparts that, when taken together, shall be deemed an original and constitute one and the same document. The signature of any party hereto to the counterpart shall be deemed a signature to the Joint Resolution, and may be appended to, any other counterpart. Facsimile and email transmissions of executed signature pages shall be deemed as originals and sufficient to bind the executing party.

17. Filing. The Township and City agree that upon adoption and execution of this Joint Resolution, the City shall file the same with the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustments Unit and pay the required filing fee(s).

[*Signature page to follow*]

Passed, adopted, and approved by the Town Board of Supervisors of Greenvale Township, Dakota County, Minnesota, this 15 day of May, 2025.

GREENVALE TOWNSHIP

By: _____
Charles Anderson, Chairman

ATTEST:

_____
Mark Legvold, Town Clerk

Passed, adopted, and approved by the City Council of the City of Northfield, Rice and Dakota Counties, Minnesota, this 1st day of July, 2025.

CITY OF NORTHFIELD

By: _____
Erica Zweifel, Mayor

ATTEST:

By: _____
Lynette Peterson, City Clerk

EXHIBIT A

Legal Description of Subject Area

The Subject Area to be annexed in the attached Joint Resolution is legally described as follows:

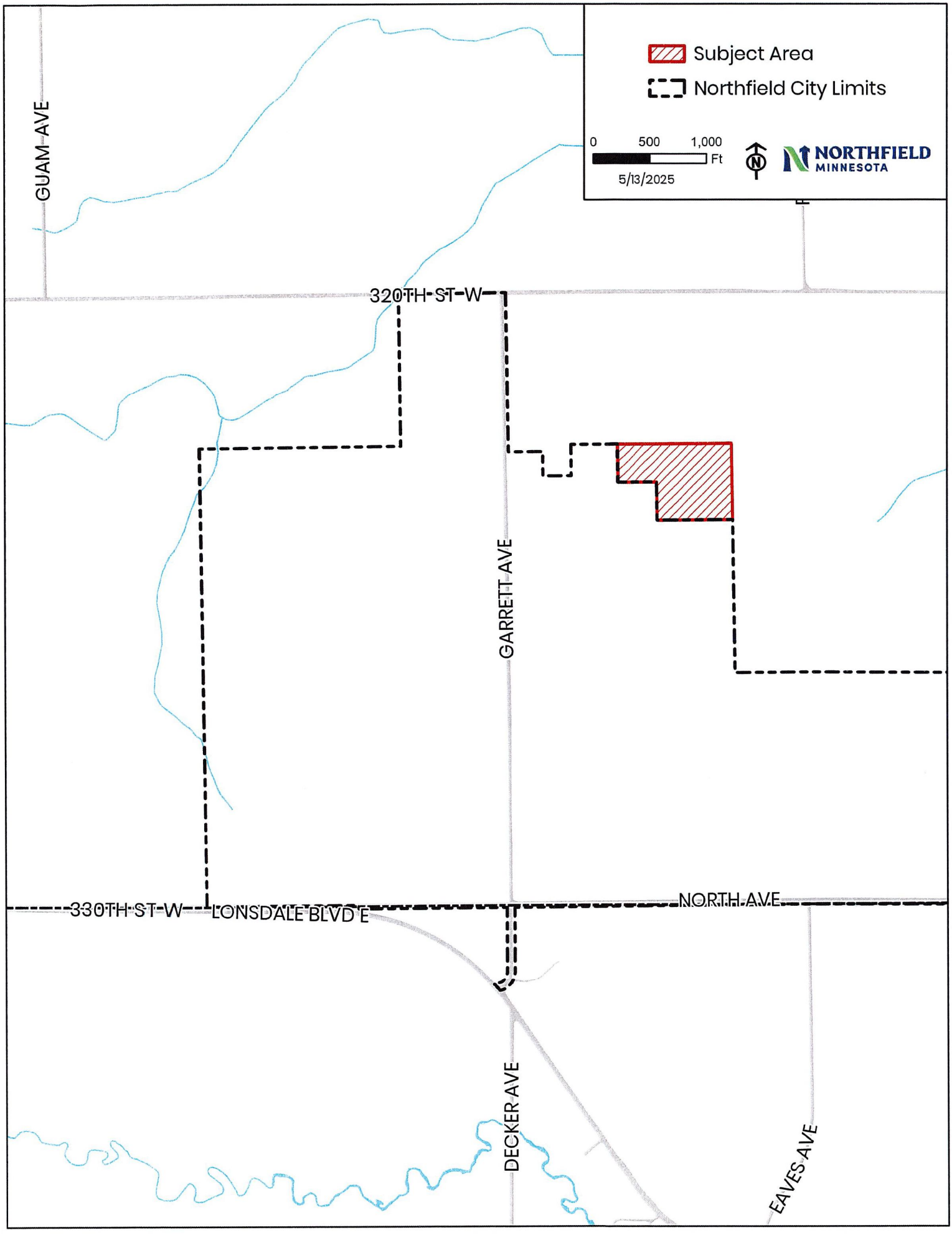
PARCEL A

The East half of the North half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, all in Section 27, Township 112 North, Range 20 West, Dakota County, Minnesota.

EXHIBIT B

Boundary Map

The following is a municipal boundary map as referenced in the attached Joint Resolution, showing the current City of Northfield and its relation to the Subject Area to be annexed, which are legally described in Exhibit A:


Subject Area
Northfield City Limits
0
500
1,000
Ft
5/13/2025
NORTHFIELD
MINNESOTA
GUAM AVE
320TH ST W
GARRETT AVE
330TH ST W
LONSDALE BLVD E
NORTH AVE
DECKER AVE
EAVES AVE

Langer Property Map - CC Resolution 2025-069 - OA-1928-1

11/18/2025, 3:21:14 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

PID 160270009012

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Dakota County, Vantor

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This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.