

SEP 15 1987

A JOINT RESOLUTION TO BE PRESENTED TO THE MINNESOTA
MUNICIPAL BOARD AS TO ORDERLY ANNEXATION BY THE
CITY OF NORTHFIELD AND TOWNSHIP OF NORTHFIELD

WHEREAS, the City of Northfield and Township of Northfield desire to accommodate growth in the most orderly fashion; and have entered into an orderly annexation agreement which is still in effect; and

WHEREAS, the joint orderly annexation agreement between the parties hereto is beneficial to both parties from the standpoint of orderly planning and orderly transition of form of government within the area proposed to be annexed as well as providing the guidelines under which the annexation is to take place.

NOW, THEREFORE, be it resolved by the City of Northfield and the Township of Northfield that the parcel described herein proposed to be annexed by the City shall be annexed under the following stipulations:

I. The Rice County Zoning Ordinance recognizes certain designated areas as A-1 (Agricultural Land for Urban Expansion). The parcel described herein is located within the A-1 district.

II. The City shall annex this parcel which is contiguous and shall follow City policies concerning the extension of municipal utilities.

III. The following described property shall be the lands which are covered by this orderly annexation agreement:

The West 300 feet of the Southeast Quarter (SE1/4) of Northwest Quarter (NW1/4), and the West 300 feet of the Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4) lying northerly of County State Aid Highway 28, all in Section 5, Township 111 North, Range 19 West, Rice County, Minnesota.

IV. Said lands are 41% surrounded by the previously incorporated lands of the City of Northfield.

V. The parties agree to the following division of financial obligations for the lands described in this agreement:

(a) Property Taxes: Property taxes payable in the year of annexation shall be proportioned on a monthly basis between the City and Township, i.e., if the parcel for annexation was annexed with four (4) months remaining in the year, the property taxes collected would be apportioned and paid to the Township for two-thirds (2/3) of the year and to the City for one-third (1/3) of the year.

It is hereby agreed upon by the Town Board and City that the mill levy of the City of Northfield on the property herein described shall be increased in substantially equal proportions over a period of three years to equality with the mill levy of the property previously within the City.

(b) Utility Assessments: The parcel annexed shall not be assessed for improvements until said improvements all have been determined to benefit the property as set forth in Minnesota Statutes Chapter 429.

VI. All lands annexed by the City shall be zoned according to the normal zoning designation procedure established in the Northfield Zoning Ordinance. The City of Northfield's Comprehensive Guide Plan will guide the City in arriving at the appropriate zoning of the parcel.

It is the intent of the Northfield City Council that the land herein described shall be zoned R-1 (Residential-single family) as defined in the City of Northfield Zoning Ordinance, in accordance with due process, for which a public hearing shall be held within 45 days after completion of the annexation.

VII. The Township and the City agree that no alteration of the stated boundaries of this agreement is appropriate. Furthermore, both parties agree that no consideration by the Board is necessary. Upon receipt of this resolution, the Municipal Board may review and comment, but shall, within 30 days, order the the annexation of the above-described property in accordance with the terms of this joint resolution.

Approved by the City of Northfield this 8th
day of September, 1987.

CITY OF NORTHFIELD

By: William R. Gill
Its Mayor

And By: [Signature]
Its Clerk

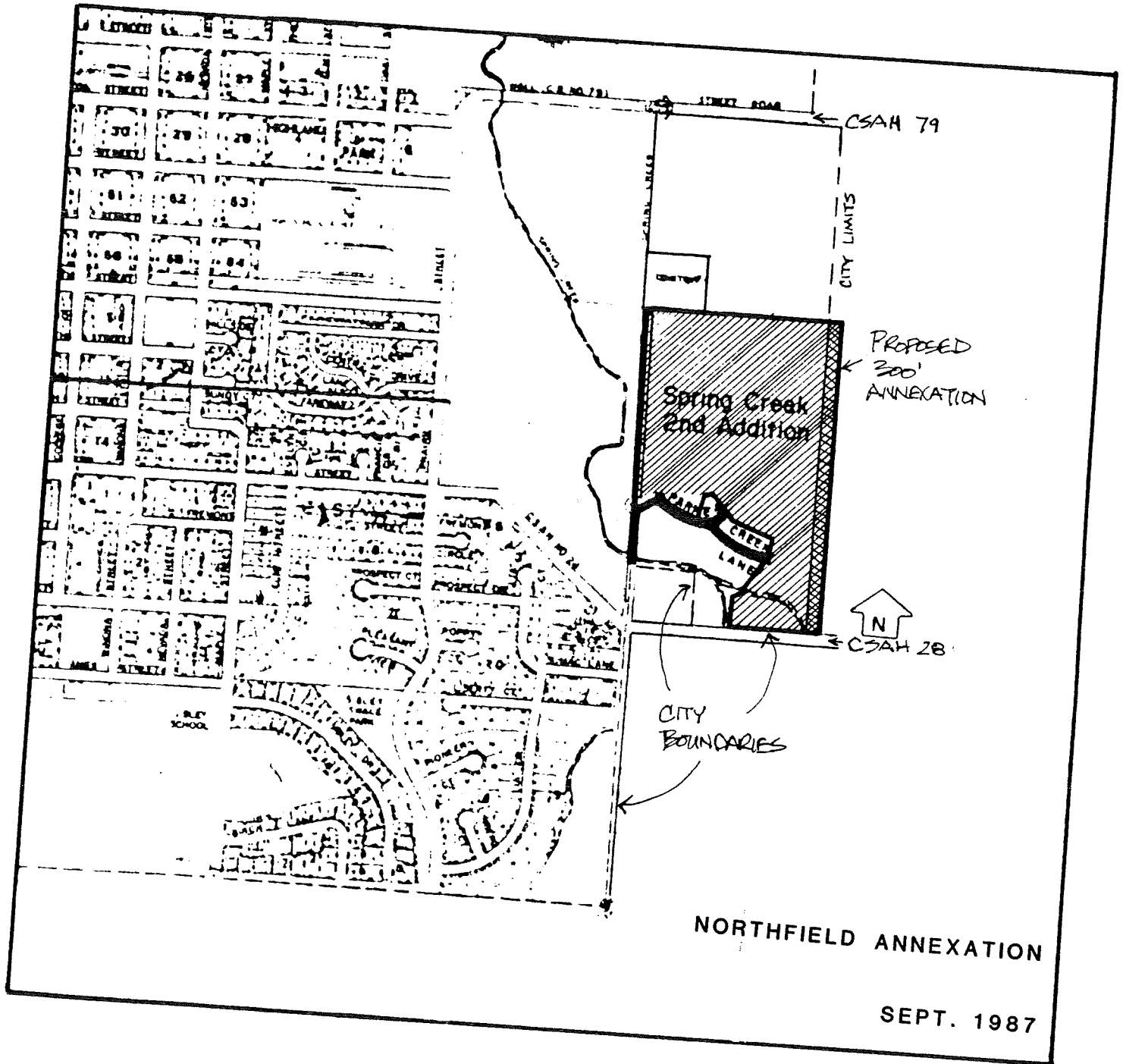
Approved by the Township of Northfield this 8th
day of September, 1987.

NORTHFIELD TOWNSHIP

By: William D. Estrem
Its Chairman

And By: Margie R. Kouchak
Its Clerk

LOCATION MAP



REC'D. BY

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