

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 all 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:

NE 1/4 NW 1/4, Section 7, T 111N R19W and North 150 feet of SE 1/4 NW 1/4, Section 7, T111N, R20W

and is hereinafter referred to as "the Property".

- II. The Property is adjacent to the City of Northfield.
- III. The City of Northfield shall construct and provide 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 paid on the Property through December 31, 1998, to the extent of the Township's 1993 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, 1998, to the extent they exceed the amount paid to

the Township of Northfield hereunder, and all property taxes paid from and after January 1, 1999. 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 will be assessed for utility and street improvements when said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429.

- 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.

The Property will come into the City zoned agricultural. The Planning Commission will hold a public hearing to zone the property. After the hearing the Planning Commission will submit a zoning recommendation to the Northfield City Council for adoption.

- VI. The City of Northfield and the Township of Northfield agree that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agreed that no consideration by the Municipal Board is necessary. Upon receipt of this resolution, passed and adopted by each party, the Municipal Board may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this joint resolution.

Approved by the Township of Northfield this 1st day of May, 1993.

Township of Northfield

By: William Estrem
Town Board Chair

By: Margie Randolph
Town Board Clerk

Approved by the City of Northfield this 19th day of April, 1993.

City of Northfield

By: Mark L. Hofer
Mayor

By: D C Boywardt
Councilmember

ATTEST:

By: Lavon
Councilmember

[Signature]
City Clerk

RECORDED BY
MAY 10 1993

