

REC'D BY JUN 05 1992  
MMB

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 GREENVALE

WHEREAS, the City of Northfield and the Township of Greenvale 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 a majority 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 Greenvale (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:

Cannon Valley Estates Addition, Dakota County, Minnesota  
(hereinafter "the Property").

II. The Property is adjacent to the City of Northfield.

III. The City of Northfield shall construct and provide the following municipal utilities and improvements to the Property pursuant to state and local law, the same to be substantially completed in 1992, subject to acts of God and delays beyond the City's reasonable control: City water, sanitary sewer, storm sewer main and lateral lines, and a 28 foot wide bituminous surfaced road with surmountable curb and gutter.

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 Greenvale shall receive all property taxes paid on the Property through December 31, 1997, to the extent of the Township's 1992 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, 1997, to the extent they exceed the amount paid to the Township of Greenvale hereunder, and all property taxes paid from and after January 1, 1998. 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 shall not be assessed for utility and street improvements until said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429. After such determination, the Property shall be assessed only in accordance with this Resolution.

The City has determined that the benefit to each lot within the Property shall not exceed \$18,000 and that each lot with a house thereon as of April 1, 1992, shall receive a credit in the amount of \$2,000 for disposal of existing sanitary waste disposal systems and disconnection of existing well water from the domestic water service. (If one residence occupies two lots, only one such credit will be available.)

Homeowners within the Property shall be required to connect to City sanitary sewer and water unless their individual septic and well systems meet state and county health department regulations.

Payment of assessments may be spread over a period of time not to exceed 20 years.

No part of the cost of 1981 Storm Sewer Improvement #12 shall be assessed against the Property.

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.

It is the intent of the City of Northfield that the Property will be zoned R-1 (Residential-single family) as defined in the Northfield Zoning Ordinance, following all due process including a public hearing as required by law. The City Council shall act upon the recommendation of the City Planning Commission within 45 days after receiving the order of the Municipal Board for annexation of the Property.

VI. The City shall construct and provide the following additional items to be completed in 1992, subject to acts of God and delays beyond the City's reasonable control, and the following additional conditions shall apply:

(a) The City agrees to assume the park area as designated in the plat of the Property.

(b) The street design within the Property shall be an urban section measuring 28 feet from gutterline of curb to gutterline of curb. The homeowners' association may name the streets as shown in the plat of the Property and shall file notice thereof with the Dakota County Recorder.

(c) Parking on the street to be constructed shall be limited to one side only.

(d) The City shall have street lights installed within the Property consistent with City policy, such lights to be of the

"shoebox" design.

(e) The storm sewer system within the Property shall have underground pipes.

(f) The City shall build a storm water detention pond to control storm water run-off north of the Property.

(g) In 1992 the City shall provide Property residents with a one time only, week long pick up of yard waste. Residents shall be responsible to move their yard waste to the curb for pick up by the City.

(h) The Property shall be within the City's Dutch Elm Control Area.

(i) Property residents may retain their private homeowners' association covenants.

VII. The City of Northfield and the Township of Greenvale agree that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agree 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 Greenvale this 20th day of April, 1992.

Township of Greenvale

By: *Hans Dobson*  
Town Board Chair

By: *Edith Nelson*, Clerk  
Town Board Clerk

Approved by the City of Northfield this 20th day of April, 1992.

City of Northfield

By: *Myron L. Ruffe*  
Mayor

By: *Paul L. Hager*  
Council Member

By: *Marjorie Cox*  
Council Member

ATTEST:

*[Signature]*  
City Clerk

LETTER OF AGREEMENT  
ORDERLY ANNEXATION AGREEMENT  
GREENVALE TOWNSHIP AND THE CITY OF NORTHFIELD

The purpose of this Letter of Agreement is to clarify items that are part of state statutes, city ordinances, city policies and other issues of understanding between the Cannon Valley Residents and the City of Northfield.

The City of Northfield agrees to the following issues:

1. There shall not be a prepayment penalty on early payment of special assessments.
2. Actual cost of improvements and deferred assessments would be charged to lot owners if the cost of the improvements are less then \$16,000.
3. No additional financial burdens will be assumed by the residents of Cannon Valley Estates for the holding pond constructed north of Cannon Valley Estates.
4. Lot owners may continue to use water wells if health and safety standards are met.
5. No sidewalks will be constructed.
6. Propane tanks may be retained.

This Letter of Agreement is hereby incorporated as an attachment to the Orderly Annexation Agreement between Greenvale Township and the City of Northfield dated May 18, 1992.

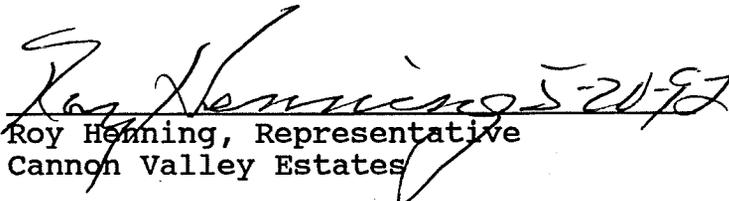
Agreed upon by:



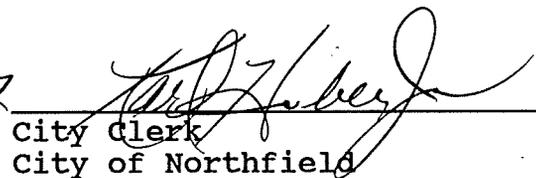
Robert Shannon, Representative  
Cannon Valley Estates



Mayor  
City of Northfield



Roy Henning, Representative  
Cannon Valley Estates



City Clerk  
City of Northfield

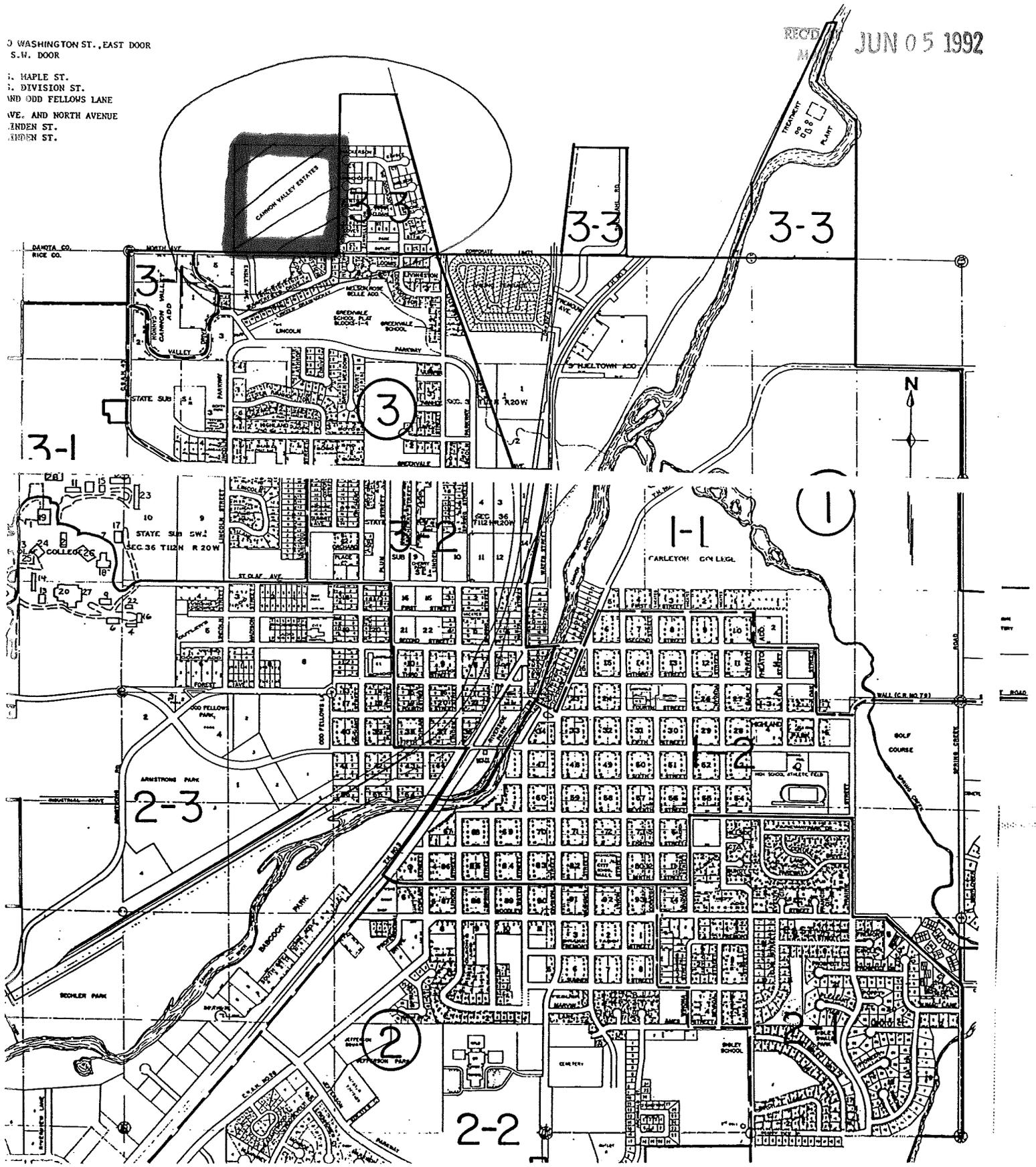
May 26, 1992

DATE:

3 WASHINGTON ST., EAST DOOR  
S.W. DOOR

REC'D JUN 05 1992

1. MAPLE ST.  
1. DIVISION ST.  
AND ODD FELLOWS LANE  
WE. AND NORTH AVENUE  
INDEN ST.  
INDEN ST.



City  
of  
Northfield