

TO THE MINNESOTA MUNICIPAL BOARD
A JOINT RESOLUTION
OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF GREENVALE
DESIGNATING AN UNINCORPORATED AREA AS IN NEED OF
ORDERLY ANNEXATION AND CONFERRING JURISDICTION OVER
SAID AREA ON THE MUNICIPAL BOARD PURSUANT TO MINN. STAT. §414.0325

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 the sole owner of the designated 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 designated for orderly annexation 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:

Tract I:

That part of the West One-Half (W1/2) of the Southeast Quarter (SE1/4) lying West of the Minneapolis, Northfield and Southern Railway right-of-way EXCEPT the South 2092 Feet thereof; and

Tract II:

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying West of the Minneapolis, Northfield and Southern Railway right-of-way;

All in Section 25, Township 112 North, Range 20, Dakota County, Minnesota.

("the property").

- II. The parties hereby confer jurisdiction on the Municipal Board over annexation of the Property and over the various provisions of this agreement. The Property is adjacent to the City of Northfield.
- III. The City of Northfield will construct and provide water, sanitary sewer, storm sewer and street improvements to the property as requested by the owner, pursuant to state and local law.
- IV. The parties agree to the following division of tax revenues from the Property and payment of special assessments for local improvements to the Property:
 - (A) Property Taxes: The Township of Greenvale shall receive property taxes payable on the Property through December 31, 2001, to the extent of the Township's 1995 tax capacity rate times the valuation of the Property in each year. The City of Northfield shall receive property taxes payable through December 31, 2001, to the extent they exceed the amount payable to the Township of Greenvale hereunder, and all property taxes payable from and after January 1, 2002. 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 rezone the Property. After the hearing, the Planning Commission will submit a zoning recommendation to the Northfield City Council for adoption.
- VI. This Agreement will go into effect on the date that the orderly annexation is approved by the Minnesota Municipal Board.
- 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.

REC'D. BY
M A R NOV 08 1995

Approved by the Township of Greenvale this 16 day of October, 1995.

TOWNSHIP OF GREENVALE

By: Richard K. Moore
Town Board Chair

By: Edith Nelson
Town Board Clerk

Approved by the City of Northfield this 6th day of November, 1995.

CITY OF NORTHFIELD

By: Paul L. Hager
Mayor

By: W. Ross
Councilmember

By: DAVID R. GARWOOD-DELONG
Councilmember

ATTEST:

[Signature]
Finance Director/City Clerk

to be amended
to include in
the OA area

Area to be

Amended

in OA area

REC'D BY
ASALA NOV 08 1995

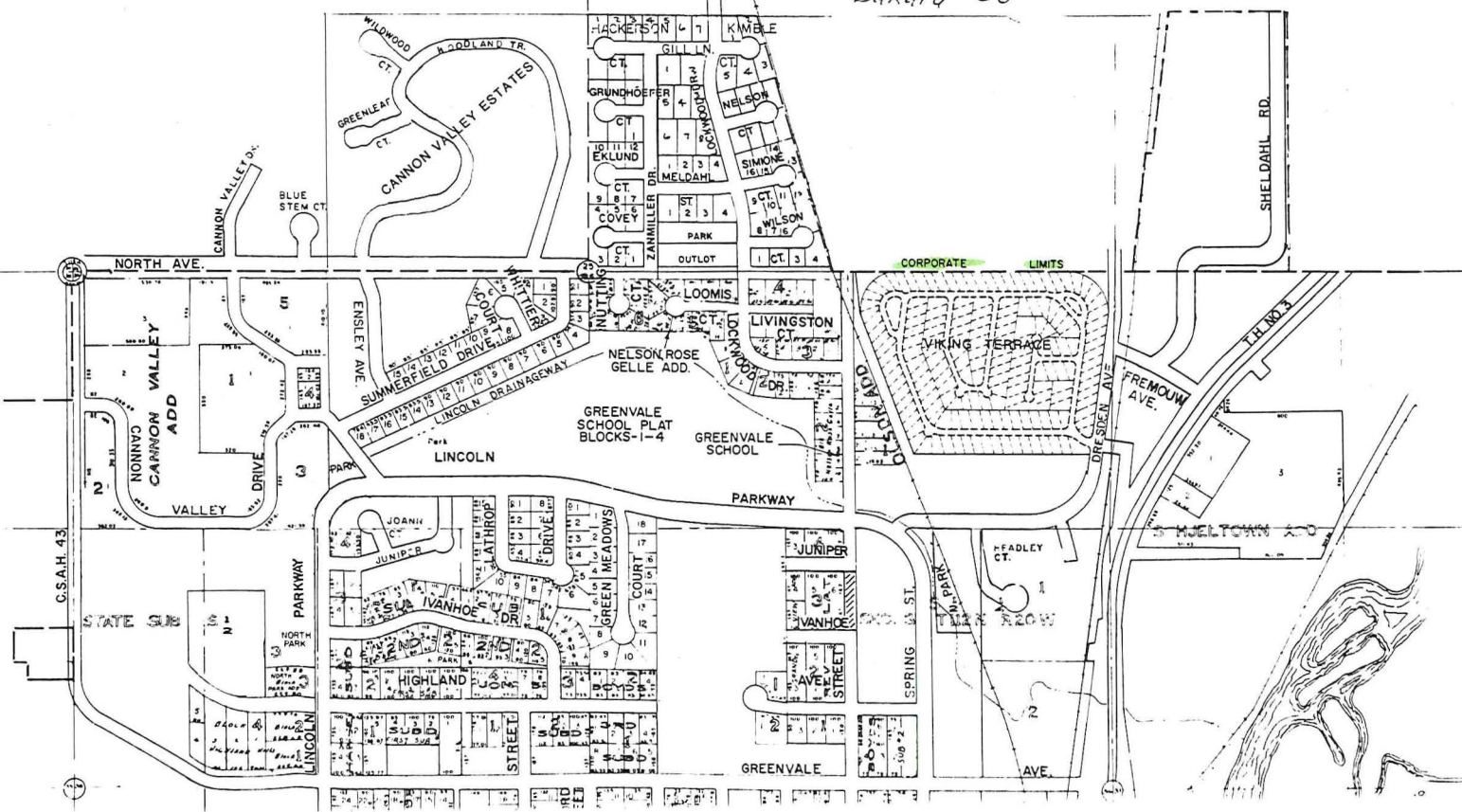
SE 1/4 Sec 25

T112N R20W

Dakota Co

Existing
City
Limits

DAKOTA CO.
RICE CO.



JAN 24 1979

RESOLUTION #78-343

WHEREAS, the mayor and city administrator have negotiated an orderly annexation agreement with the Greenvale Township Board.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Northfield authorize the mayor and city recorder to execute the attached orderly annexation agreement with Greenvale Township.

Passed by the City Council of the City of Northfield this 11
day of December, 1978.

Kent E. Elmund
Mayor

Mari Jensen
Council Member

Paul K. Linfield
Council Member

ATTEST:

Franklin Hall
City Recorder

JOINT RESOLUTION
AS TO
ORDERLY ANNEXATION

The City of Northfield, Rice County, Minnesota, and the Township of Greenvale, Dakota County, Minnesota, hereby resolve as follows:

WHEREAS, the Township of Greenvale, Dakota County, Minnesota, and the City of Northfield, Rice County, Minnesota, recognize the potential for urban development from the City of Northfield into the Township of Greenvale; and

WHEREAS, both the Township of Greenvale and the City of Northfield desire to accomodate growth in the most orderly fashion; and

WHEREAS, there is a basis for agreement between the Township of Greenvale and the City of Northfield concerning annexations, and both the Township of Greenvale and the City of Northfield desire to set forth such terms and agreements by means of this resolution;

NOW THEREFORE BE IT RESOLVED, by the Township of Greenvale, Dakota County, Minnesota, and the City of Northfield, Rice County, Minnesota, that annexations of the lands in the Township of Greenvale by the City of Northfield shall be under the following conditions:

1. That the following described area in the Township of Greenvale, Dakota County, Minnesota, is properly subject to orderly annexation under and pursuant to Minnesota Statutes Annotated, Section 414.032, and the parties hereto do hereby designate this area as in need of orderly annexation as provided by law:

The South One-Half ($S\frac{1}{2}$) of the South One-Half ($S\frac{1}{2}$) of Section 25, Township 112 North, Range 20 West of the Fifth Principal Meridian, Dakota County, Minnesota.

That this agreement shall apply to the above described real property.

2. That the Township of Greenvale does upon the passage of this Resolution and its adoption by its town board and by the city council of the City of Northfield, confer jurisdiction upon the Minnesota Municipal Commission so as to accomplish said orderly annexation immediately in accordance with the terms of this Resolution.

3. All annexations within the above described lands will be of contiguous properties and in agreement with the policies of the City of Northfield concerning the extension of municipal utilities.

4. Property taxes which have already been assessed for the year in which an annexation occurs and payable the following year shall be proportioned on a monthly basis between the City of Northfield and the Township of Greenvale. For example, if a parcel is annexed as of June 30, 1979, the property taxes paid in 1978 for that parcel will be divided six months to the Township and six months to the City, so that if the County collects \$5,000.00 in taxes in 1980 for this newly annexed parcel, one-half of the Township's portion for the entire year shall be paid to the Township and one-half shall be paid to the City.

5. All lands annexed to the City of Northfield will 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.

6. The City will consider annexation of property subject to this agreement upon the receipt of a Petition signed by a majority of the land owners of a particular parcel requesting to be annexed.

This Petition will be forwarded to the City of Northfield, Township of Greenvale and the Minnesota Municipal Board.

A. Should both the Township of Greenvale and the City of Northfield agree to the annexation, the City's normal annexation process will occur.

B. Should the Township of Greenvale and the City of Northfield disagree with the annexation, the Minnesota Municipal Board shall conduct a public hearing and resolve the disagreement.

7. The City of Northfield and the Township of Greenvale may independently propose an annexation if the city council of the City of Northfield and the township board of the Township of Greenvale agree that a certain parcel of land is about to become urban and can be served by the City of Northfield with utilities. The affected land owners may appeal to the Minnesota Municipal Board, which will conduct a public hearing and determine if the annexation is appropriate.

8. The Minnesota Municipal Commission shall determine the ratio of the population annexed to the total population of the Township of Greenvale on the date of its order of annexation. This ratio will be further modified by the proportion of the year remaining in which the annexation takes place. The County Auditor will apply this modified ratio to all quarterly or other subsequent payments of state per capita aids to the Township of Greenvale and divide the payments accordingly. Per capita aids received by the Township of Greenvale in the year of annexation, prior to the date of annexation, will be shared by the same modified ratio as explained above.

9. The parties hereto further agree that this orderly annexation agreement shall be reviewed every two years by the town board of the Township of Greenvale and the city council of the City of Northfield.

Adopted by the town board of the Township of Greenvale, Dakota County, Minnesota, this 15 day of January, 1979.

TOWNSHIP OF GREENVALE

By:

Jerome J. Jaron
Chairman

Peter Blesener
Supervisor

Orville Harby
Clerk

Adopted by the city council of the City of Northfield, Rice County, Minnesota, this 11 day of December, 1978.
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CITY OF NORTHFIELD

By:

Kent E. Elshund
Mayor

And:

Wendie Hall
Recorder