

**CITY OF NORTHFIELD RESOLUTION NUMBER 2023-043**  
**TOWNSHIP OF GREENVALE RESOLUTION NUMBER 2023-23**

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, the City of Northfield (“City”) is the owner of certain property located within the Township of Greenvale (“Township”) and legally described in Exhibit A, which is attached hereto and incorporated herein by reference (referred to hereinafter as the “Subject Area”); and

WHEREAS, the City desires to use the Subject Area and petitions the Township to annex the same in order to construct, operate and maintain a municipal water tower and connect the same to the City’s municipal water system, which is located adjacent to and/or 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 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 property owner 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; 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 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, which is attached hereto and incorporated

herein by reference, for immediate orderly annexation pursuant to Minnesota Statutes, Section 414.0325.

2. Acreage of Subject Area. The Subject Area is approximately 5 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 Office of Administrative Hearings is necessary. Upon the execution and filing of this Joint Resolution, the Office of Administrative Hearings may review and comment thereon, 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. Because the entirety of the Subject Area is owned by the City and is thus exempt from local ad valorem real property taxation, the City and Township agree that upon annexation of the Subject Area legally described in Exhibit A, there shall be no tax reimbursement required under Minnesota Statutes, Section 414.036.
7. Notice of Intent Not Applicable. This Joint Resolution is not subject to the notice and publication requirements of Minn. Stat. § 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 the City to be annexed.
8. Termination. This Joint Resolution shall remain in full force and effect until such time as the 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 have fully performed their respective obligations hereunder.
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 Office of Administrative Hearings, the City and Township agree to make such corrections and file any additional documentation, including a new Exhibit A or Exhibit B making the corrections requested or required by the Office of Administrative Hearings as necessary to make effective the annexation of said 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:

Ben Martig  
City Administrator  
Northfield City Offices  
801 Washington St  
Northfield, MN 55057

If to the Township:

Jane Dilley  
Township Clerk  
Greenvale Town Hall  
31800 Guam Avenue  
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. Filing. The Township and City agree that upon adoption and execution of this Joint Resolution, the City shall file the same with the Office of Administrative Hearings Municipal Boundary Adjustments Office and pay the required filing fee.

*[Signature page to follow]*

Passed, adopted, and approved by the Town Board of Supervisors of Greenvale Township, Dakota County, Minnesota, this 20<sup>th</sup> day of April, 2023.

GREENVALE TOWNSHIP

By:   
Charles Anderson, Chairman

ATTEST:

  
Jane Dilley, Town Clerk

Passed, adopted, and approved by the City Council of the City of Northfield, Rice and Dakota Counties, Minnesota, this 16 day of May, 2023.

CITY OF NORTHFIELD

By:   
Rhonda Pownell, Mayor

ATTEST:

By:   
Lynette Peterson, City Clerk

**RESOLUTION 2023-043**

VOTE: Y POWNELL Y HOLMES Y NESS Y PETERSON WHITE  
REISTER Y SOKUP Y ZUCCOLOTTO

## **EXHIBIT A**

### **Legal Description of Subject Area**

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

That part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 112 North, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota, described as follows:

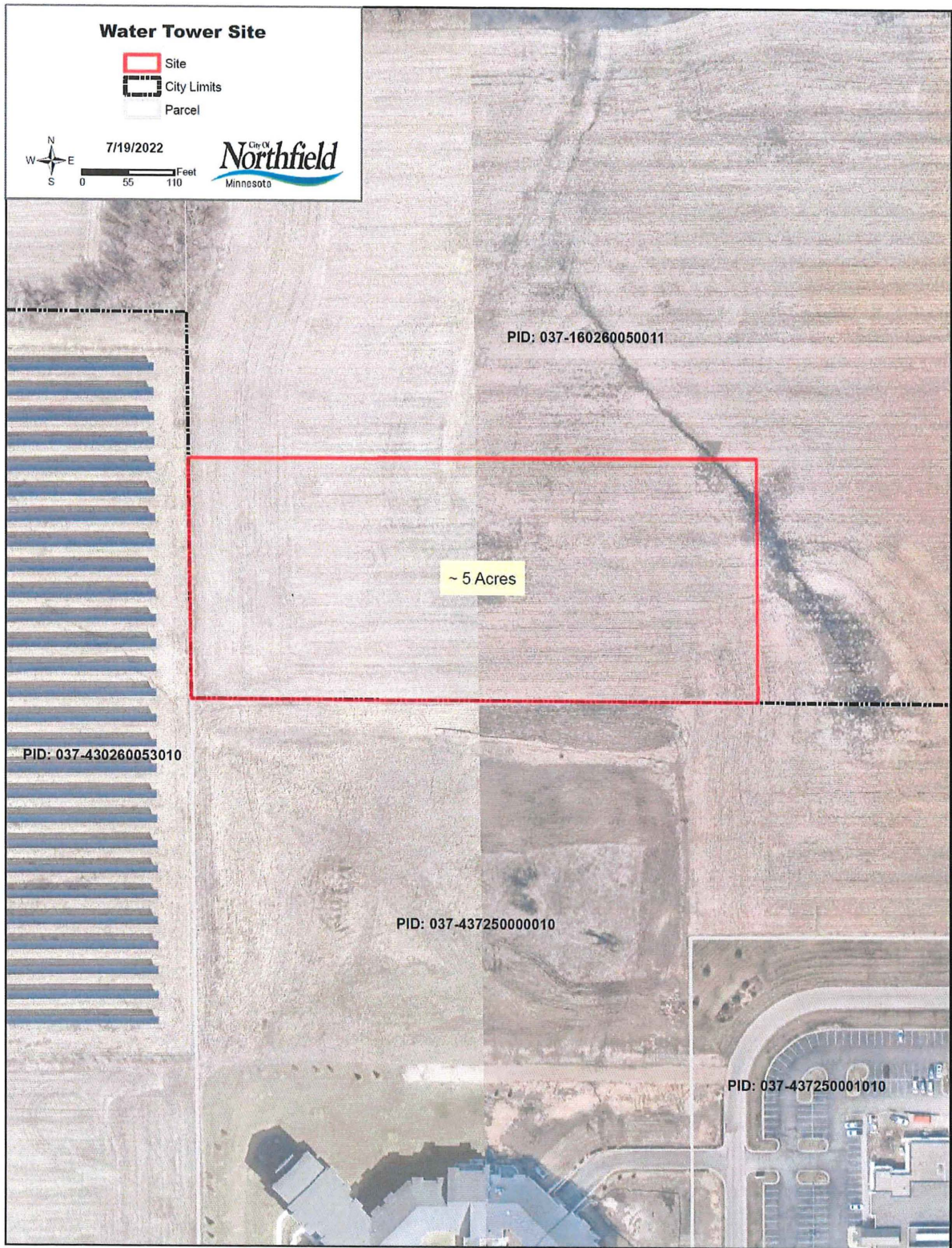
Beginning at the northwest corner of Outlot A, ST. OLAF COLLEGE NORTH AVENUE DEVELOPMENT, according to the recorded plat thereof, said Dakota County, Minnesota; thence on an assumed bearing of South 89 degrees 22 minutes 52 seconds East along the north line of said Outlot A, a distance of 726.00 feet; thence North 00 degrees 19 minutes 28 seconds West parallel to the west line of said Northeast Quarter of the Southwest Quarter, a distance of 300.00 feet; thence North 89 degrees 22 minutes 52 seconds West parallel with said north line of Outlot A, a distance of 726.00 feet to said west line of the Northeast Quarter of the Southwest Quarter; thence South 00 degrees 19 minutes 28 seconds East along said west line to the point of beginning.

## **EXHIBIT B**

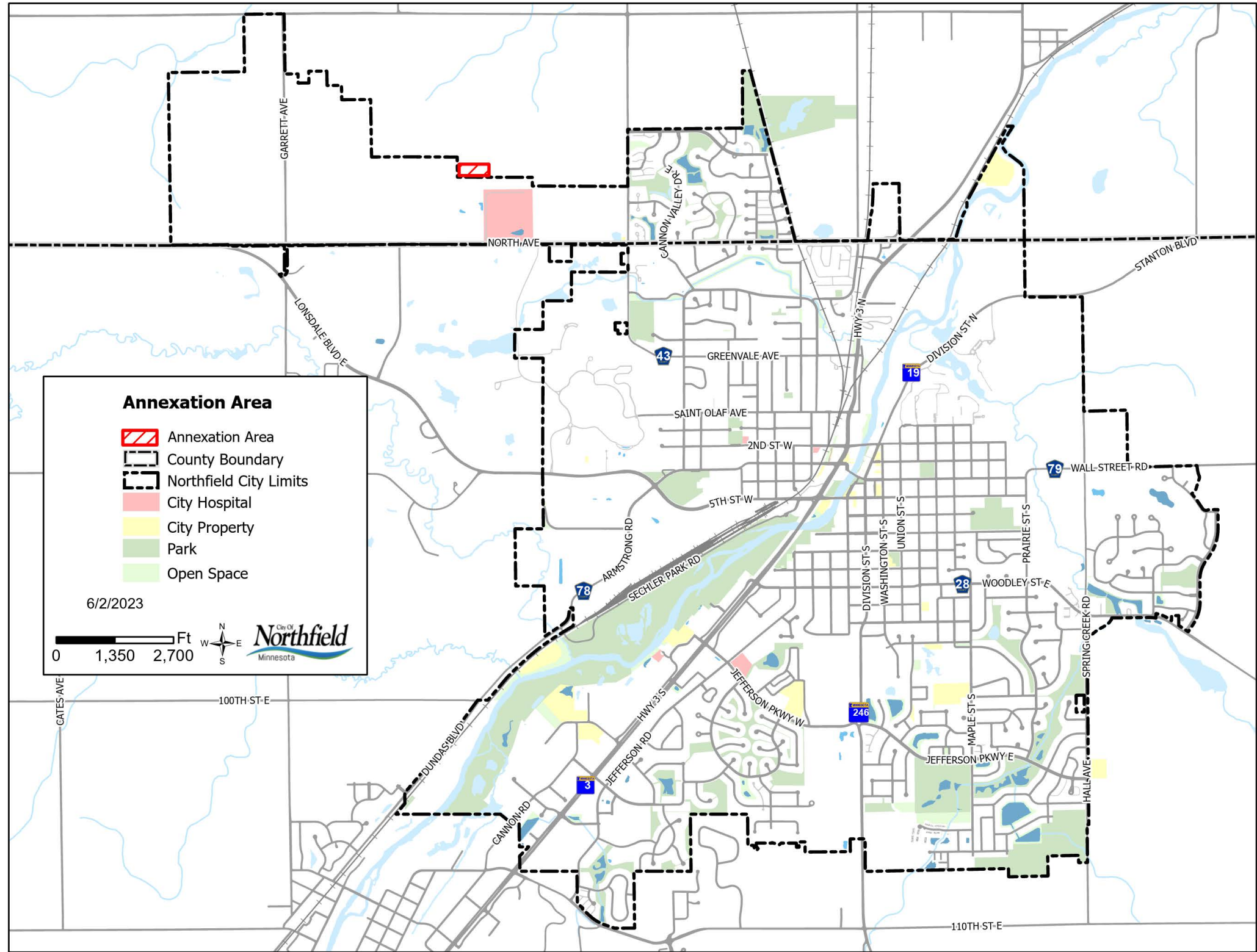
### **Boundary Map**

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:









### Annexation Area

-  Annexation Area
-  County Boundary
-  Northfield City Limits
-  City Hospital
-  City Property
-  Park
-  Open Space

6/2/2023

0 1,350 2,700 Ft



City of Northfield  
Minnesota