

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 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 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:

Property located in the NW 1/4, SW 1/4 Section 5 T 111 N, R 19 W.

Lot 3 Block 1 Machacek Addition and property northerly of Woodley Street and easterly of Hall Avenue (Spring Creek Road) beginning at the city limit line at the intersection of Woodley and Hall Avenue (Spring Creek Road) thence northerly 462.5 feet to the city limit line then easterly 247.5 feet along the existing city limit line, thence southerly 222.5 feet, thence westerly 90 feet thence southerly 255 feet to the city limit line on Woodley Street, thence westerly along the center line of Woodley Street to the point of beginning.

- 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 City proposes to provide water, sanitary sewer and storm sewer to the area in 1995.

IV. The parties agree to the following division of tax revenues 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, 2000, 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 all property taxes paid through December 31, 2000, to the extent they exceed the amount paid to the Township of Northfield hereunder, and all property taxes paid from and after January 1, 2001. 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.

Homeowners within the area 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 10 years. All deferred assessments shall be assessed to the property as per benefit received from said assessment.

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 residential. The zoning will be in effect after all due process including a public hearing as required by law has been completed.

VI. This Agreement will go into effect on January 1, 1995.

VII. 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.

REC'D. BY
M M R DEC 13 1993

Approved by the Township of Northfield this 9th day of November, 1993.

Township of Northfield

By: Willard Estrom
Town Board Chair

By: Margaret Randolph
Town Board Clerk

Approved by the City of Northfield this 18th day of October, 1993.

City of Northfield

By: Michael Choder
Mayor

By: FC Boywardt
Councilmember

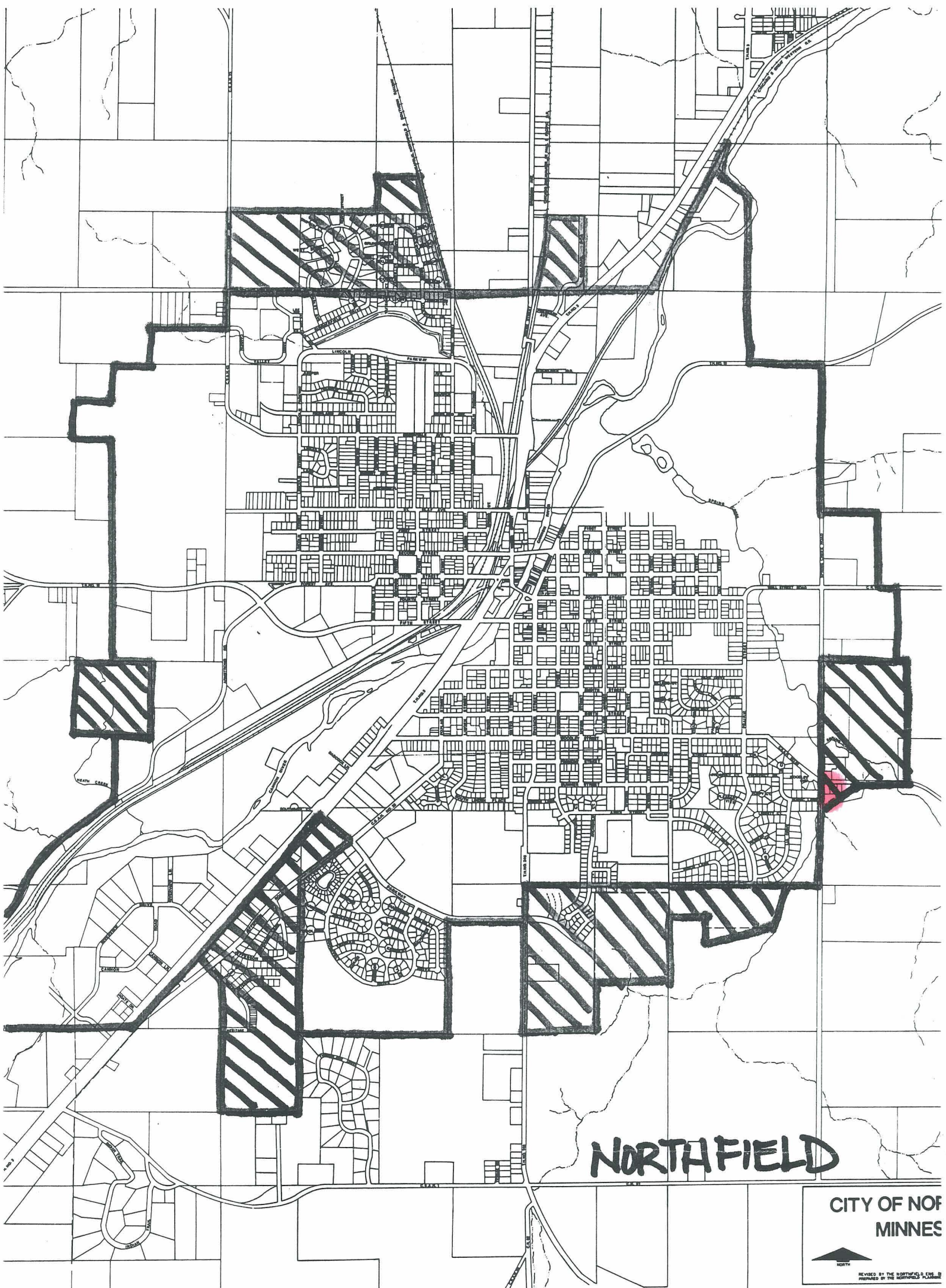
ATTEST:

By: Margaret Cox
Councilmember

Carl Huber
City Clerk

Map 1

REC'D. BY JAN 10 1994
MMR

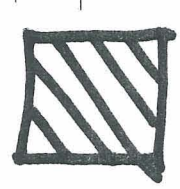


NORTHFIELD

**CITY OF NORTH
MINNESOTA**



REVIEWED BY THE NORTHFIELD PLANNING BOARD
PREPARED BY THE NORTHFIELD PLANNING BOARD



**Areas Annexed
from 1977-93**

**Approx. 550 ac.
or 35 ac./yr.**

