

TO THE MINNESOTA MUNICIPAL BOARD
A JOINT RESOLUTION
OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF BRIDGEWATER
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 Bridgewater 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 Bridgewater (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:

SCHOOL DISTRICT - ROCK PROPERTY

The East One-Half (E-1/2) of the Northeast Quarter (NE-1/4), except the North One-Half (N-1/2) of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4), all in Section Twelve (12), Township One Hundred Eleven (111), Range Twenty (20), Rice 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 Tax: The City and Township anticipate the Property will be tax exempt Property owned by Independent School District No. 659. If tax revenues are generated from the Property, the City, Independent School No. 659, and Rice County will receive tax revenues as prescribed by State law.
 - (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 Bridgewater 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 Bridgewater this 18th day of December, 1995.

TOWNSHIP OF BRIDGEWATER

By: Bruce Albem
Town Board Chair

By: Geraldine Reuners
Town Board Clerk

Approved by the City of Northfield this 18th day of December, 1995.

CITY OF NORTHFIELD

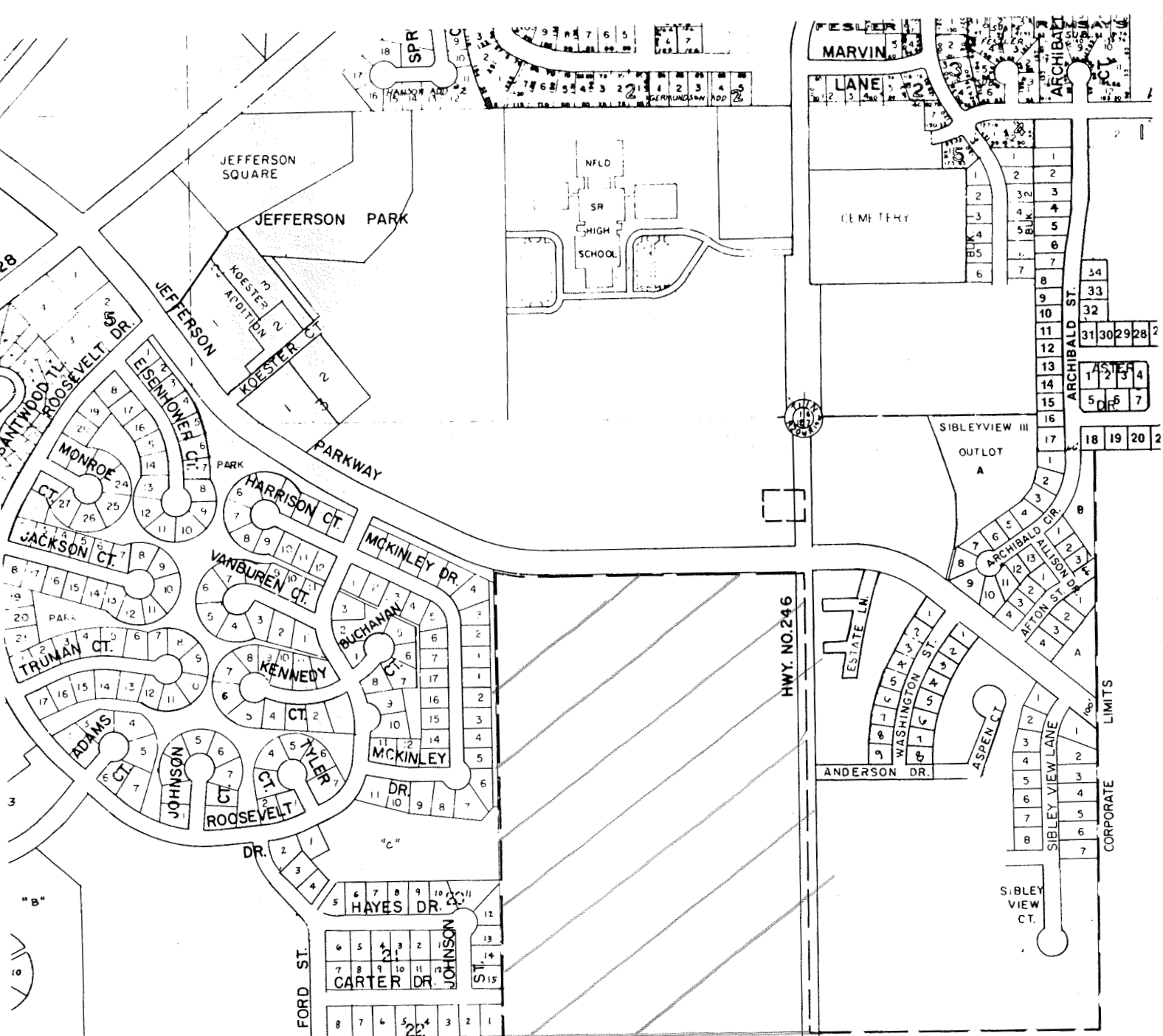
By: Paul L. Hager
Mayor

By: [Signature]
Councilmember

By: DAVID R. GARWOOD-DELOMB
Councilmember

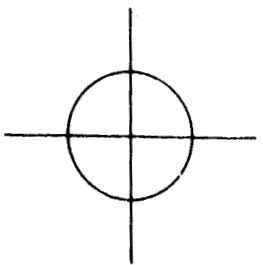
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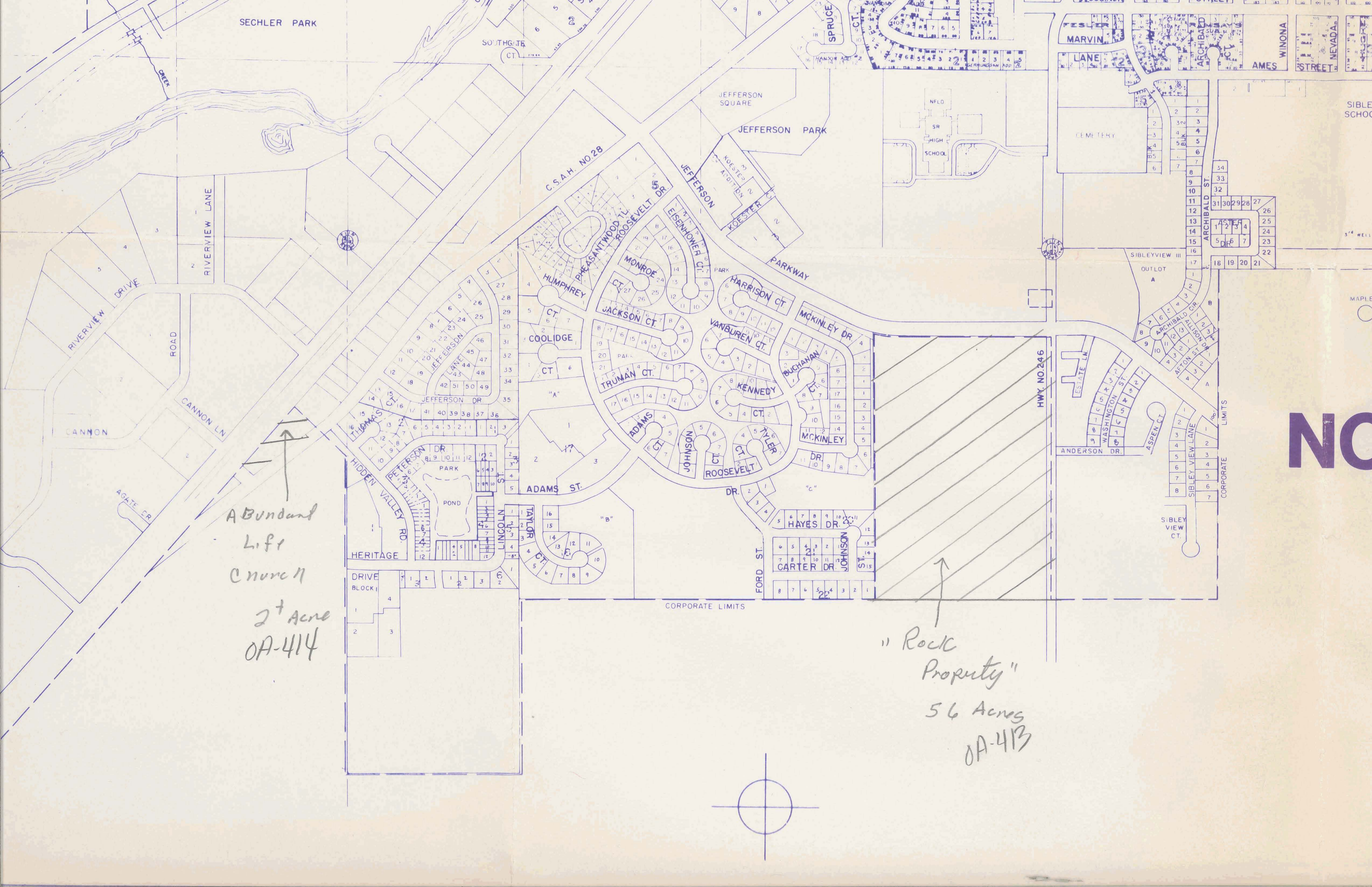
[Signature]
Finance Director/City Clerk



"Rock
Property"
54 AC

REC'D. BY
MMR DEC 20 1995





Abundant
Life
Church
2⁺ Acre
OA-414

"Rock
Property"
56 Acres
OA-413

NO