

**CITY OF NORTHFIELD RESOLUTION NUMBER 2024-021**

**TOWNSHIP OF NORTHFIELD RESOLUTION NUMBER 2024-03-13**

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS

IN THE MATTER OF THE JOINT RESOLUTION  
OF THE CITY OF NORTHFIELD AND NORTHFIELD  
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 Northfield (“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 water treatment plant 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 have previously entered into Resolution #2001-318 (OA 805), as amended (collectively referred to herein as “Resolution #2001-318 (OA 805)”); and

WHEREAS, the City and Township agree that those terms and conditions contained in Resolution #2001-318 (OA 805) should not apply to annexation of the Subject Area designated herein and instead the terms and conditions of this Joint Resolution should apply, and therefore,

this Joint Resolution shall serve as an amendment to and supersede Resolution #2001-318 (OA 805), as amended, but only with respect to the Subject Area legally described and depicted herein, and that Resolution #2001-318 (OA 805), as amended, shall otherwise remain in full force and effect with respect to all other areas designated in Resolution #2001-318 (OA 805), as amended, except as otherwise provided herein; 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 Northfield 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 17.41 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. To compensate the Township for the permanent loss of taxable property from Township tax rolls, the City and Township agree that upon annexation of the Subject Area legally described in Exhibit A, the City will pay the township a total one-time lump sum payment of \$23,735.97.
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 Township and 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 with respect only to the Subject Area designated herein superseding all prior agreements and negotiations with respect only to the Subject Area legally described and depicted herein. Resolution #2001-318 (OA 805), as amended, shall otherwise remain in force and effect for the areas designated therein in accordance with its terms and conditions, except with respect to the Subject Area designated herein. 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 Hall  
 801 Washington St  
 Northfield, MN 55057


If to the Township:

Diane Lyman  
 Town Clerk  
 9090 100th St. E.  
 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.

Passed, adopted, and approved by the Town Board of Supervisors of Northfield Township, Rice County, Minnesota, this 13 day of March 2024.

NORTHFIELD TOWNSHIP

By:   
Ronald Somberg, Chair

ATTEST:

  
Diane Lyman, Town Clerk

Passed, adopted, and approved by the City Council of the City of Northfield, Rice County, Minnesota, this 12 day of March 2024.

CITY OF NORTHFIELD

By:   
Rhonda Pownell, Mayor

ATTEST:

By:   
Lynette Peterson, City Clerk

## 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 south 100 acres of the Northwest Quarter of Section 8, Township 19 West of the 5th Principal Meridian, Rice County, Minnesota described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence on an assumed bearing of South 00 degrees 05 minutes 10 seconds West along the west line of said Northwest Quarter, a distance of 1178.54 feet; thence South 89 degrees 54 minutes 50 seconds East, perpendicular to said west line, a distance of 326.00 feet; thence South 00 degrees 05 minutes 10 seconds West, parallel with said west line, a distance of 163.23 feet to the point of beginning of the parcel of land to be described; thence continuing South 00 degrees 05 minutes 10 seconds West, parallel with said west line, a distance of 135.15 feet; thence South 89 degrees 54 minutes 50 seconds East, perpendicular to said west line, a distance of 134.00 feet; thence South 00 degrees 05 minutes 10 seconds West, parallel with said west line, a distance of 443.95 feet; thence North 89 degrees 54 minutes 50 seconds West, perpendicular to said west line, a distance of 460.00 feet to said west line; thence South 00 degrees 05 minutes 10 seconds West along said west line, a distance of 50.00 feet; thence South 89 degrees 54 minutes 50 seconds East, perpendicular to said west line, a distance of 1275.00 feet; thence North 00 degrees 05 minutes 10 seconds East, parallel with said west line, a distance of 629.10 feet; thence North 89 degrees 54 minutes 50 seconds West, perpendicular to said west line, a distance of 949.00 feet to the point of beginning.

AND

The part of the NW1/4 of Section 8, Township 111, Range 19, Rice County, Minnesota described as follows; Commencing at the northwest corner of said NW1/4, thence S00°05'10"W, along the west line of said NW1/4, a distance of 1476.92 feet to the point of beginning of the land to be described: thence S89°54'50"E, perpendicular to said west line, a distance of 460.00 feet; thence S00°05'10"W, parallel to said west line, a distance of 443.95 feet; thence N89°54'50"W, perpendicular to said west line, a distance of 460.00 feet to the west line of said NW1/4; thence N00°05'10"E, along the west line of said NW1/4, a distance of 443.95 feet to the point of beginning. Subject to Spring Creek Road over and across the west side thereof.

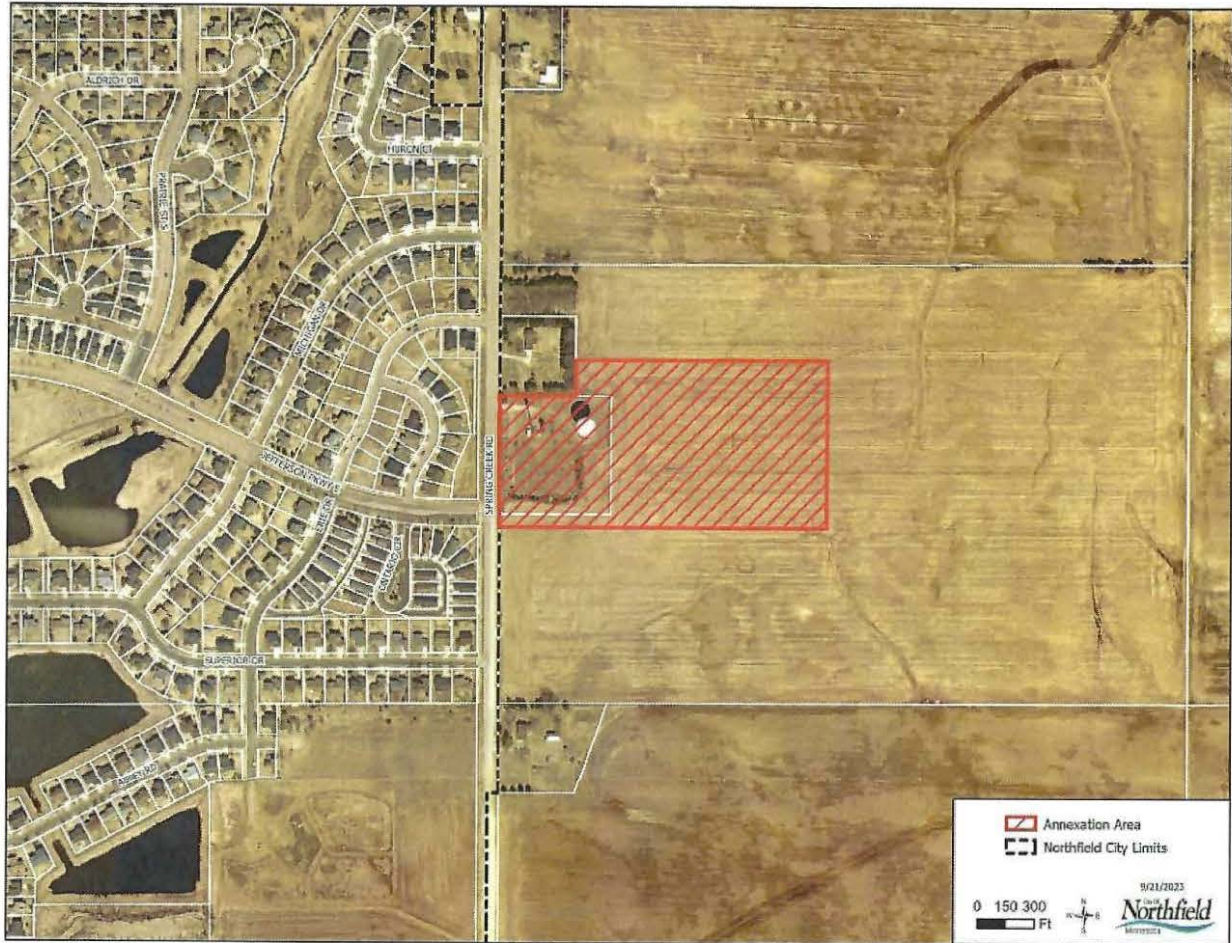
Abstract Property

Excepting any land already within the City on or before March 12, 2024.

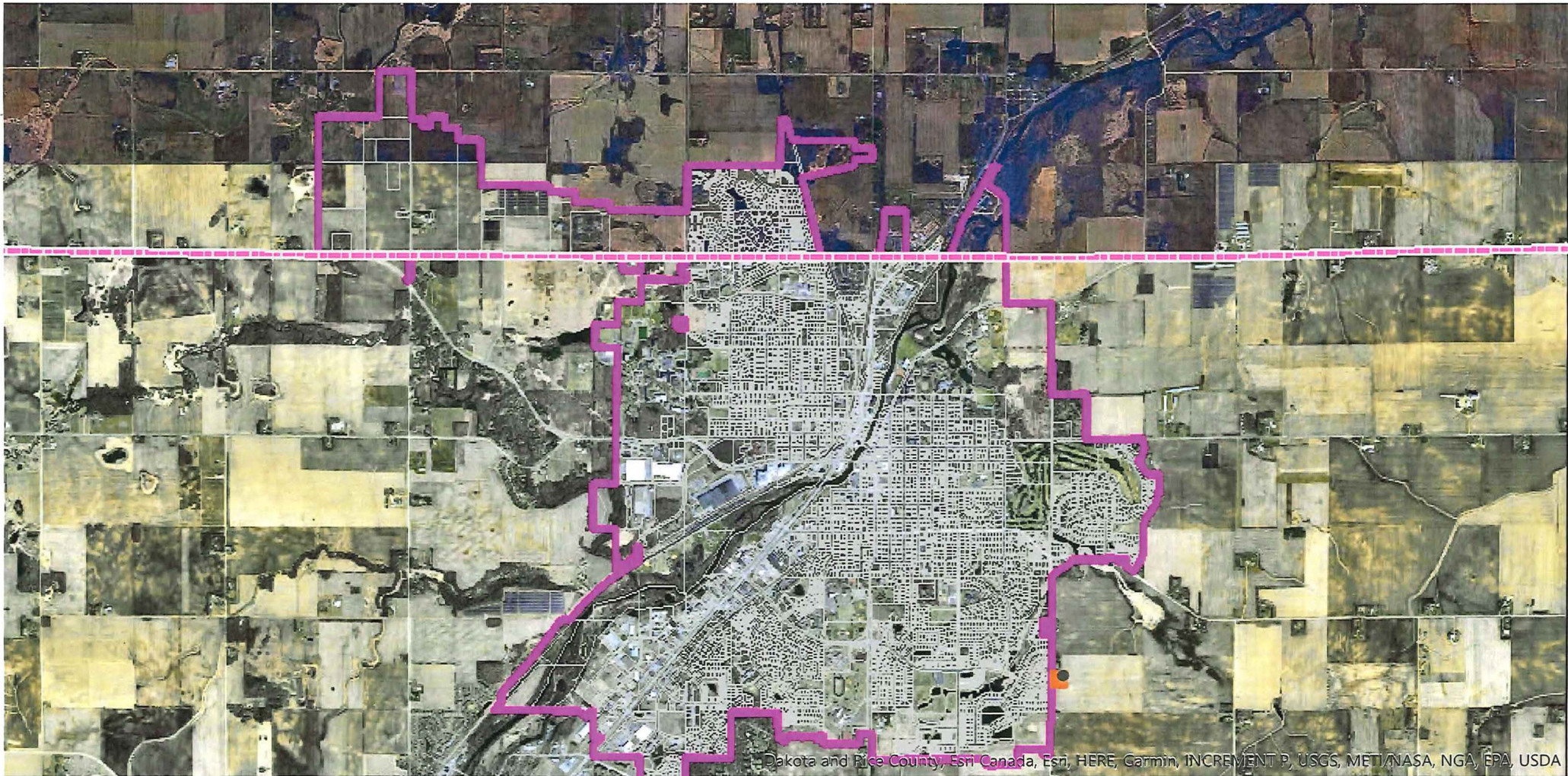
## EXHIBIT B

### 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:







Dakota and Rice County, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA