



City of New Ulm

m
RECEIVED BY CAH
March 9, 2026

Community Development Department
100 North Broadway Telephone: (507) 359-8245
New Ulm, Minnesota 56073 Email: davids@newulmmn.gov
Web Site: www.newulmmn.gov

March 4, 2026

MBAU Administrator
Office of Administrative Hearings
State of Minnesota
P.O. Box 64620
St. Paul, Minnesota 55164-0620

Dear Friends:

Enclosed for your records is a copy of a new Joint Resolution for Orderly Annexation between the City of New Ulm and Milford Township dated May 8, 2025. The new agreement will replace OA-1169 between the same two parties. The previous agreement expired December 31, 2024.

If you have any questions on this matter, please contact me.

Yours very truly,

CITY OF NEW ULM, MINNESOTA

David Schnobrich
Community Development Director

DS:bfw
Enclosures

IN THE MATTER OF THE JOINT
RESOLUTION OF THE CITY OF
NEW ULM AND MILFORD TOWNSHIP
DESIGNATING CERTAIN AREAS AS IN
NEED OF ORDERLY ANNEXATION
PURSUANT TO MINN. STAT. §414.0325



JOINT RESOLUTION FOR ORDERLY ANNEXATION

WHEREAS, the City of New Ulm (hereinafter “City”) and Milford Township (hereinafter “Township”) deem it necessary and appropriate that they work together to develop and implement a process for the orderly and controlled growth of the City and Township; and

WHEREAS, the City and Township agree that municipal government most efficiently provides governmental services in areas which are developed for residential, commercial, industrial and governmental purposes, and that Township government most efficiently provides governmental services in areas used or developed for agricultural, open space and rural residential purposes; and

WHEREAS, the City and Township agree that given the potential public health threat from individual sewage treatment systems in certain areas designated herein, there is a need for municipal sanitary sewer service; and

WHEREAS, the City and Township agree that orderly annexation and extension of municipal sanitation sewer service to areas needing such service would benefit the public health, safety, and welfare of the entire community; and

WHEREAS, the City and Township agree that orderly urban development using municipal services in a responsible, controlled, and environmentally sound manner is in the best interests of the entire community; and

WHEREAS, the City and Township agree that orderly annexation and orderly development of the areas designated herein is one way to promote the public health, safety, and welfare of the entire community by providing for logical development of the community and the extension of municipal services as urban development occurs; and

WHEREAS, pursuant to its CITY OF NEW ULM EXTRATERRITORIAL SUBDIVISION REGULATION RESOLUTION OF 2003 the City has determined that the extension of its subdivision regulations pursuant to Minnesota Statutes Section 462.358, Subd. 1 to include the areas defined in the attached Exhibits 1 and 2, is in the best interest of the City and has identified those areas as ones of potential future growth of the City;

WHEREAS, for the area designated herein, the City and the Township desire to accomplish the orderly annexation of said areas in a mutually acceptable and beneficial manner without the need for a hearing before the Minnesota Municipal Board as urban development occurs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Ulm and the Town Board of Supervisors of Milford Township as follows:

1. Designation of Orderly Annexation Areas. The City and Township hereby designate the following areas as in need of orderly annexation pursuant to the Minnesota Statutes, Section 414.0325:
 - a. “Orderly Annexation Area”. The “Orderly Annexation Area,” hereinafter referred to as the “Area”, is that portion of Milford Township as legally described in Exhibit 1 attached hereto and incorporated herein by reference. For ease of reference, the Area is shown on the map attached hereto as Exhibit 2 and is generally an area of the Township that is or is about to become urban or suburban in character, and in the foreseeable future will have need of municipal sanitary sewer service.

2. Definitions. For the purposes of this Joint Resolution, the terms defined in this paragraph have the meanings given them:
 - a. “Abutting” shall have the meaning contained in the 2003 Minnesota Statute 414.011, Subdivision 6.

 - b. “Agricultural development” means improvements, buildings, structures, or fixtures, existing or proposed, suitable for use in farming located on ten (10) or more acres of agricultural land, including one single-family dwelling located on ten (10) or more acres of agricultural land that is or will be occupied by a farmer and structures attached to or incidental to the use of the dwelling.

 - c. “Agricultural land” means land used or to be used in farming.

 - d. “Any adjacent, necessary land” means any unincorporated land lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to maintain the symmetry of its corporate boundaries along recognizable physical features; or any unincorporated land adjacent to the City lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to effectively provide municipal services to said unincorporated area.

- e. “Dwelling” means any building or place used or intended to be used by human occupants.
- f. “Farming” means the cultivation of land for the production of agricultural crops, the raising of poultry, the production of eggs, the production of milk, the production of fruit or other horticultural crops, grazing, the production of livestock, aquacultural, hydroponics, or the production of forest products.
- g. “Individual Sewage Treatment System” means a sewage treatment system, or part thereof, serving a dwelling, or other establishments, which uses subsurface soils treatment and disposal. Individual sewage treatment system includes holding tanks and privies.
- h. “Licensed inspector” means a person who is licensed pursuant to Minnesota Statutes or Rules to conduct inspections to determine compliance of individual sewage treatment systems with local ordinances or the minimum standards as set forth in Minnesota Rules Chapter 7080 or other similar state statutes or rules.
- i. “Lot of record” means an existing lot within an existing subdivision, in which property has been platted and subdivided into lots and blocks, and said subdivision has been recorded in the office of the Brown County Recorder prior to the date of the adoption of this Joint Resolution.
- j. “MPCA” means the Minnesota Pollution Control Agency.
- k. “OAH-MBAU” means the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustments Unit.
- l. “Notice of Imminent Public Threat” means a notice given and signed by a licensed inspector under Minnesota Rules, Chapter 7080 or other similar state statute or rule, that an individual sewage treatment system presents an imminent threat to the public health or safety because said systems have failed or are failing as defined by Minnesota Rules, Chapter 7080.
- m. “Other establishment” means any public or private structure other than a dwelling which generates sewage.
- n. “Professional installer” means a person who designs, installs, alters, repairs, maintains, pumps or inspects individual sewage treatment systems pursuant to the minimum standards as set forth in Minnesota Rules, Chapter 7080 or other similar state statutes or rules.
- o. “State” means the State of Minnesota.

- p. "Urban, non-farm development" means any development, existing or proposed, which is not defined as agricultural development.
3. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to the Area:
- a. Acreeage of the Area. The City and Township agree that the Area designated for orderly annexation contains approximately 610 acres.
 - b. No Hearing Required. The City and Township agree that the annexation of the Area may be initiated upon the occurrence of any of the following:
 - i. The City is required to provide municipal water service to a designated area within the Area by order of an agency of the State;
 - ii. Individual sewage treatment systems located in the Area are found by the MPCA or any other State agency to be failing and in need of municipal sanitary sewer service pursuant to Minnesota Statutes §115.49 or other similar state statutes;
 - iii. Over fifty percent (50%) of the area contained in the Area has been annexed; or
 - iv. The City receives a petition for annexation from 100% of the property owners of an individual parcel of land;
 - v. The area is completely surrounded by the City;
 - vi. The City or property owner(s) is ordered by the State Pollution Control Agency or Department of Health to provide sewer or water service to a portion of the Township for the protection of public health and safety and/or because of immediate environmental concerns;
 - vii. The City decides to add an arterial or collector road to its Municipal State Aid street system, but only to the extent of the right-of-way needed for the road, and provided;
 - viii. The City determines by resolution that land, right-of-way or easements are needed for public works improvement projects designed to provide sanitary sewer pumping and conveyance facilities, water supply, water storage or water conveyance facilities, stormwater retention, stormwater detention or stormwater conveyance facilities, but only to the extent needed for said facilities. The City's statutory condemnation authority shall not otherwise be limited by this provision.
 - ix. The City receives a petition from a majority of property owners, either in a given area or block in a platted residential subdivision or from the entire subdivision, for annexation and/or provision of sewer or water services. The defined area or block must consist of contiguous parcels, including those adjacent to and preceding the last parcel requesting annexation. Such an area shall be annexed together with any adjacent, necessary land such that

the annexation shall not create an island of Township property once petitioned properties are annexed.

- x. A licensed inspector determines that at least 35% of the individual sewage treatment system or individual wells within a platted residential subdivision or neighborhood in such a subdivision are failing or are not meeting state drinking water standards; or
- xi. The City and Township otherwise jointly agree in writing.

All annexations contemplated by this Joint Resolution shall not require a hearing or any consideration by OAH-MBAU, or its successor agency. The City and Township agree that, upon the occurrence of any of the above events triggering annexation as provided herein for any land located within the Area, the City shall provide written notice of such occurrence to the Township, and upon receipt of a resolution of the City (referred to as the "Annexation Resolution") describing such area along with a copy of this Joint Resolution, the Department of Administration or its successor agency, may review and comment, but shall within thirty (30) days of receipt of the Annexation Resolution and a copy of this Joint Resolution, order the annexation of the area designated in the Annexation Resolution in accordance with the terms and conditions of this Joint Resolution. The City and Township agree that no alteration of the stated boundaries as described in the Annexation Resolution is appropriate, that no consideration by OAH-MBAU, or its successor agency, is necessary, and that all terms and conditions for annexation are provided for in this Joint Resolution. Provided that the requisite terms and conditions have been met as contained in this Joint Resolution, the Township shall not object to an annexation initiated by the City filing an Annexation Resolution with the OAH-MBAU, or its successor agency. As of the effective date of this Joint Resolution, there is no election requirement in the law to effect or accomplish an annexation. No such election shall be required to apply to any annexation provided herein either now or during which this Joint Resolution is in effect.

- c. No Urban, Non-Farm Development. The City and Township agree that all new urban, non-farm development within the Area is prohibited, unless the property proposed for such development and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of this Joint Resolution.
- d. Exceptions. The City and Township agree that the following development may occur within the Area without having to be first annexed prior to development thereof:
 - i. Agricultural development as defined in Paragraph 2(b); or
 - ii. Repair, improvements, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution; or
 - (a) For the purposes of this Paragraph, for existing residential uses, repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative fifty percent (50%)

increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period.

(b) For purposed of this Paragraph, for existing commercial or industrial uses, repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative ten percent (10%) increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period.

(c) Should such proposed repair, improvement, or limited expansion exceed the square footage provided for in this Paragraph, such urban, non-farm development shall be subject to annexation under the terms of this Joint Resolution.

iii. In residential zoning districts, the construction of a new single-family dwelling and accessory buildings may be permitted on a lot of record that is part of a residential subdivision in existence on the date of the execution of this Joint Resolution; or

iv. Urban, non-farm development which is first approved in writing by both the City and Township.

e. Provision of Municipal Services. The City and Township agree that after annexation of the Area pursuant to the terms of this Joint Resolution, the City shall be responsible for providing municipal governmental services thereto.

4. Building Permits Review. The City and Township agree that the City shall be responsible, as of the date of execution of this Joint Resolution, for the issuance of all building permits for urban, non-farm development, dwellings and associated structures within the Orderly Annexation Area in accordance with this Joint Resolution and applicable City ordinances.

5. Zoning, Subdivision, and Building Permit Application Procedure. The City and Township agree that:

a. Whenever any person(s) or business entity makes application (“Land Use Application”) to have any parcel of land located within the Orderly Annexation Area subdivided, re-subdivided, platted, re-platted, zoned or rezoned, or whenever application is made for a building permit for the construction, repair or improvement of a building within the Orderly Annexation Area, or whenever application is made for a conditional use permit in the Area, such application shall be submitted to the City for review.

b. Should the City, during its review of a Land Use Application under subparagraph 5.a. above, determine that the Land Use Application qualifies as urban, non-farm development for which an exception is not listed under the terms of this Joint Resolution, the City shall provide notice to the Township and the property owner,

within thirty (30) days of receipt, that the property and any adjacent necessary land are subject to annexation and extension of services by the City in accordance with the terms of this Joint Resolution. The City shall in the notice state whether the City intends to annex the property and any adjacent necessary land. The City shall state in the notice that the property owner, in the event of annexation, may be responsible for all or part of the costs associated with the service extension.

- c. The City and Township, thereafter, within sixty (60) days of such notice, shall each consider and either approve or deny the annexation. If either the City or Township determines that such annexation is not appropriate or is premature, the City shall deny the Land Use Application.
 - d. If the City and Township both approve the annexation per Subpart (5)(c) above, the City and Township agree that the City may submit a resolution for annexation of the area proposed for urban, non-farm development in accordance with paragraph 3.b. of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annex it in accordance with paragraph 3.b. of this Joint Resolution.
 - e. After annexation of an area as provided for in this paragraph, the City shall be responsible for providing municipal governmental services to the area annexed. This Paragraph 5 shall not limit or prohibit an annexation meeting any condition under Paragraph 3 above.
6. City Property. The City may at any time annex property owned by the City in accordance with paragraph 3.b. of this Joint Resolution.
7. Tax Reimbursement. For all property annexed pursuant to the Joint Resolution, the City shall remit to the Township, property taxes as follows:
- a. Property taxes payable on the annexed area for the year in which the annexation becomes effective shall be paid to the Township. Thereafter, property taxes shall be paid to the City but shall be apportioned as listed below, and the City shall make a cash payment to the Township yearly in the following amounts:
 - i. In the first year following the year in which the land was annexed, 90% of the property taxes paid to the Township in the year the land was annexed;
 - ii. In the second year following the year in which the land was annexed, 70% of the property taxes paid to the Township in the year the land was annexed;
 - iii. In the third year following the year in which the land was annexed, 50% of the property taxes paid to the Township in the year the land was annexed;

- iv. In the fourth year following the year in which the land was annexed, 30% of the property taxes paid to the Township in the year the land was annexed;
 - v. In the fifth year following the year in which the land was annexed, 10% of the property taxes paid to the Township in the year the land was annexed;
 - b. Thereafter all property taxes from the described property shall be paid to the City.
 - c. At the option of the City, the City may pay the Township the total sum due under Paragraph 7, in a lump sum, or prepay any remaining amount due, at any time.
- 8. Additional Annexations. In addition to annexations pursuant to this Joint Resolution, property within the Orderly Annexation Area may also be annexed to the City by ordinance as provided for in Minnesota Statutes Sections 414.033 and 414.0335 (or any amendment or replacement of the same) including property owner initiated annexations, annexations of City owned lands, annexations of completely surrounded areas, and annexations of ordered service extension areas.
- 9. Line Roads. For any Township roads that become the boundary line for the City and Township as a result of an annexation, the City shall assume responsibility for road maintenance and improvement for the entire section of the Township road that becomes the boundary line adjacent to the City.
- 10. The City and Township to Adopt and Enforce Regulations. The City and Township agree to enact, adopt, and strictly enforce all such resolutions, ordinances, or regulations, as may be or shall be necessary to give full effect to the stipulations contained in this Joint Resolution.
- 11. Assessments. The assessment policy of the City of New Ulm, as it applies now or as it may be amended from time to time, shall be incorporated by reference into this agreement.
- 12. Governing Law. This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.
- 13. Modification/Amendment. The Joint Resolution shall not be modified, amended, or altered except upon the written joint resolution of the City and the Township duly executed and adopted by the City Council and the Township Board of Supervisors and filed with the OAH-MBAU or its successor agency.
- 14. Term. This Joint Resolution shall be in full force and effect until January 1, 2035, unless otherwise terminated earlier by mutual written joint resolution of the City and Township or should the remaining unincorporated areas of the Township merge with the City, whichever comes first.

15. Severability. In the event that any provision of this Joint Resolution is determined and adjudged to be unconstitutional, invalid, illegal or unenforceable by a court of competent jurisdiction, the remaining provisions of this Joint Resolution shall remain in full force and effect, and the parties hereto shall negotiate in good faith and agree to such amendments or modifications to this Joint Resolution or other appropriate actions as shall, to the maximum extent practicable in light of such determination, implement and give effect to the intentions of the parties hereto.
16. Headings and Captions. Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.
17. Attachments. All attachments referred to in this Joint Resolution are hereby made a part hereof and incorporated herein by reference as fully and as completely as if set forth herein verbatim.
18. Entire Agreement. The term, covenants, conditions, and provisions of this Joint Resolution, including the present and all future attachments, 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 City and Township.
19. Disputes and Remedies. The City and Township agree as follows:
 - a. Negotiation. When a disagreement over interpretation of any provision of this Joint Resolution shall arise, the respective City and Township will direct staff members as they deem appropriate to meet as least one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.
 - b. Arbitration. When the parties to this Joint Resolution are unable to resolve the dispute, claims or counterclaims, or are unable to negotiate an interpretation of any provision of this Joint Resolution, the parties may mutually agree in writing to seek relief by submitting their respective grievances to mediation or binding arbitration.
 - c. Adjudication. When the parties to this Joint Resolution are unable to resolve disputes, claims, or counterclaims, are unable to negotiate an interpretation of any provision of this Joint Resolution or are unable to agree to submit their respective grievances to mediation or binding arbitration, either party may seek relief through initiation of any action in a court of competent jurisdiction. In addition to the remedies provided for in this Joint Resolution and any other available remedies at law or equity, in the case of a violation, default or breach of any provision of this Joint Resolution, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Joint Resolution in accordance with its terms.

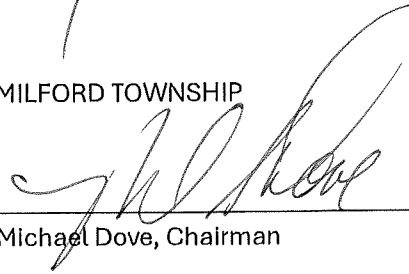
20. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to the City: Chris Dalton, City Manager (or his successor)
 City Hall
 100 North Broadway
 New Ulm, MN 56073

If to the Township: Kristine Runck, Clerk (or her successor)
 27332 187th Avenue
 New Ulm, MN 56073

Approved by the Milford Township this 30th day of MAY, 2025.

MILFORD TOWNSHIP



Michael Dove, Chairman



Kristine Runck, Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF BROWN)

On this ____ day of _____, 2025, before me, a notary public within and for said County, personally appeared Michael Dove and Kristine Runck, to me personally known, who, being by me duly sworn did say that they are respectively the Chairman and the Clerk of Milford Township named in the foregoing instrument, and that said instrument was signed in behalf of said Milford Township by authority of the Board of Supervisors and said Michael Dove and Kristine Runck acknowledged said instrument to be the free act and deed of said Township.

Approved by the City of New Ulm this 7th day of May, 2025.

CITY OF NEW ULM


Chris Dalton, City Manager


Nicole Jorgensen, Finance Director

STATE OF MINNESOTA)
) ss.
COUNTY OF BROWN)

On this 7th day of May, 2025, before me, a notary public within and for said County, personally appeared Chris Dalton and Nicole Jorgensen, to me personally known, who, being by me duly sworn did say that they are respectively the City Manager and the Finance Director of the City of New Ulm named in the foregoing instrument, and that said instrument was signed in behalf of said City of New Ulm by authority of the City Council and said Chris Dalton and Nicole Jorgensen acknowledged said instrument to be the free act and deed of said corporation.



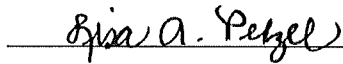


EXHIBIT 1

MILFORD TOWNSHIP ORDERLY ANNEXATION LEGAL DESCRIPTIONS

NOTE: Each legal description area is circled on Exhibit 2.

- 1) Lots 1-A, 2 and 4 of the Plat of the Southeast Quarter of the Northeast Quarter, the West Half of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter and the East 45 acres of the Northwest Quarter of all in Section 13, Township 110 North, Range 31 West, Brown County, Minnesota excepting therefrom, Lakeside Addition, North Highland 2nd Addition and Wels Subdivision.
- 2) That part of the East 44 acres of the East Half of the Southwest Quarter of Section 12 Township 110 North, Range 31 West, Brown County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 12; thence North 89 degrees 15 minutes 49 seconds West, a distance of 727.10 feet to the west line of the East 44 acres of said Southwest Quarter; thence North 00 degrees 50 minutes 29 seconds West on said west line, a distance of 2386.78 feet; thence North 26 degrees 52 minutes 56 seconds East, a distance of 263.93 feet to the north line of said Southwest Quarter; thence North 89 degrees 28 minutes 54 seconds East on said North line, a distance of 109.05 feet; thence South 45 degrees 40 minutes 47 seconds East, a distance of 702.01 feet to the east line of said Southwest Quarter; thence South 00 degrees 50 minutes 29 seconds East on said east line, a distance of 2142.02 feet to the point of beginning.
- 3) Lots A-4, A-9, A-10 and the balance of Lot A in the Northeast Quarter of the Southeast Quarter in Section 12, and the Northeast Quarter of the Southeast Quarter in Section 12 all in Township 110 North, Range 31 West, Brown County, Minnesota.
- 4) That part of the East 700.00 feet of the West 1514.00 feet of the North 1569.00 feet of the Northwest Quarter of Section 13, Township 110 North, Range 31 West, which lies southerly of the southerly railroad right-of-way line and the southerly right of way line of County Road No. 29, Brown County, Minnesota.
- 5) Lots 5 and 6 of the Plat of the Northwest Quarter of the Southwest Quarter of Section 13 Township 110 North, Range 31 West, Brown County, Minnesota.
- 6) That part of the Section 24 Township 110 North, Range 31 West, Brown County, Minnesota described as follows:
Beginning at the Southwest corner of said Section 24; thence North 00 degrees 10 minutes 37 seconds East on the west line of said Section 24, a distance of 3965.81 feet to the south line of Lot 1 Block 1, PALMER ADDITION, according to the recorded plat thereof; thence South 89 degrees 49 minutes 23 seconds East on said south line, a distance of 1145.10 feet to the west line of Block 2, NEW ULM AIRPORT SUBDIVISION; thence South 29 degrees 25 minutes 31 seconds East on said west line, a distance of 358.31 feet to the south corner of said Block 2, being of the west line of Block 3 of NEW ULM AIRPORT SUBDIVISION; thence

South 00 degrees 18 minutes 05 seconds West on said west line, a distance of 996.80 feet to a bend point in said west line; thence South 00 degrees 07 minutes 13 seconds West on said west line, a distance of 661.71 feet to the Southwest corner of said Block 3; thence North 89 degrees 58 minutes 11 seconds East on the south line of said Block 3, a distance of 940.67 feet to the Northwest corner of Block 4 of said NEW ULM AIRPORT SUBDIVISION; thence South 29 degrees 23 minutes 42 seconds East on the west line of said Block 4, a distance of 2266.41 feet to the south line of the Southeast Quarter of said Section 24; thence South 89 degrees 41 minutes 39 seconds West on said south line, a distance of 736.36 feet to the South Quarter corner of said Section 24; thence South 89 degrees 42 minutes 18 seconds West on the south line of the Southwest quarter of said Section 24, a distance of 2643.51 feet to the point of beginning.

- 7) That part of Sections 24 and 25, Township 110 North, Range 31 West and Section 30, Township 110 North, Range 30 West, Brown County, Minnesota, described as follows: Beginning at the Southeast corner of said Section 24; thence North 00 degrees 20 minutes 14 seconds East on the east line of the Southeast Quarter of said Section 24, a distance of 2625.91 feet to the East Quarter corner of said Section 24; thence North 00 degrees 20 minutes 37 seconds East on the east line of the Northeast Quarter of said Section 24, a distance of 1275.27 feet; thence South 57 degrees 03 minutes 14 seconds West, a distance of 969.98 feet to the northeast line of North Highland Avenue as per the plat of NORTH HIGHLAND AVENUE FIRST ADDITION; thence South 86 degrees 31 minutes 16 seconds West, a distance of 137.84 feet to the Southeast corner of Outlot C of MAPLEWOOD DRIVE FIRST ADDITION; thence Southwesterly on the south line of said Outlot C, a distance of 465.98 feet to the east line of Block 3 of NEW ULM AIRPORT SUBDIVISION; thence South 00 degrees 18 minutes 06 seconds West on said east line, a distance of 1130.93 feet to the southeast corner of said Block 3; thence South 89 degrees 53 minutes 30 seconds West on the south line of said Block 3, a distance of 334.68 feet to the Northeast corner of Block 4 of NEW ULM AIRPORT SUBDIVISION; thence South 29 degrees 23 minutes 42 seconds East on the east line of said Block 4, a distance of 3181.66 feet to the southeast corner of Block 4; thence South 45 degrees 20 minutes 18 seconds East, a distance of 120.78 feet; thence South 37 degrees 55 minutes 40 seconds East, a distance of 1629.10 feet; thence South 60 degrees 36 minutes 11 seconds West, a distance of 1140.29 feet to the west line of the Northwest Quarter of said Section 30; thence South 00 degrees 49 minutes 56 seconds East on said west line, a distance of 80.29 feet; thence North 89 degrees 35 minutes 27 seconds East, a distance of 1373.39 feet to the east line of the West Half of the West Half of said Section 30; thence North 00 degrees 22 minutes 48 seconds West on said east line, a distance of 1133.87 feet to the south line of Lot 1, Block 1, FIFTH NORTH STREET FIRST ADDITION; thence South 89 degrees 45 minutes 43 seconds West on said south line, a distance of 383.42 feet to the southwest corner of said FIFTH NORTH STREET FIRST ADDITION; thence North 00 degrees 14 minutes 17 seconds West on the west line of FIFTH NORTH STREET FIRST ADDITION, a distance of 1679.09 feet to the north line of the Northwest Quarter of said Section 30; thence South 89 degrees 40 minutes 16 seconds West on said north line, a distance of 987.57 feet to the point of beginning.

- 8) Lots A4, A5 P1 and P2 of BROWN COUNTY RIGHT OF WAY PLAT 01-027, Brown County, Minnesota, lying east of the southerly extension of the westerly line of Block 4 of NEW ULM AIRPORT ADDITION.

Prepared By: Bolton & Menk, Inc.
Sleepy Eye, MN.

Date: December 5, 2024

EXHIBIT 2





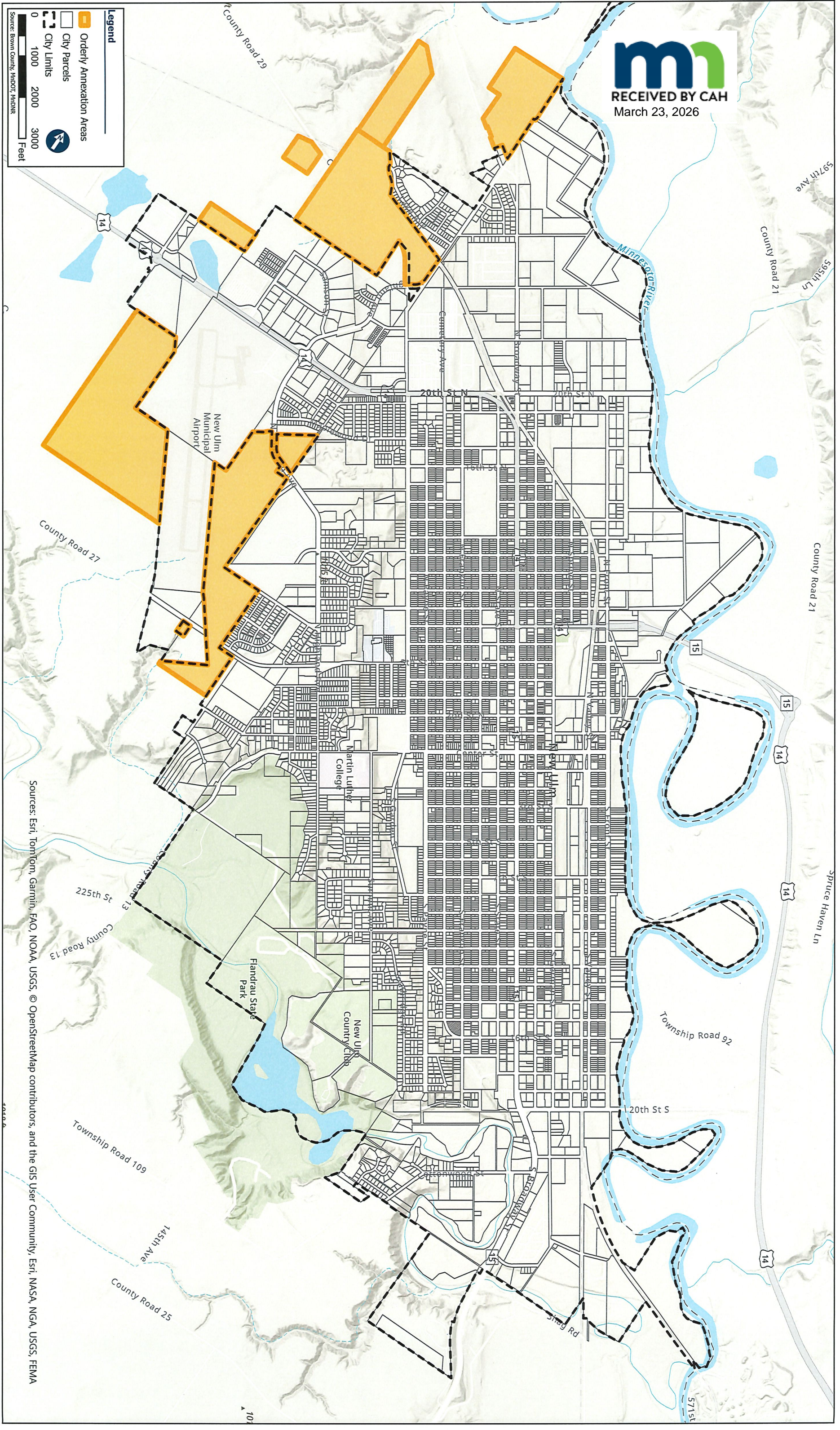
mi
RECEIVED BY CAH
March 23, 2026

Legend

- Orderly Annexation Areas
- City Limits
- City Parcels

Scale: 0 1000 2000 3000 Feet

Source: Brown County, MNDOT, MNDNR



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Orderly Annexation - City of New Ulm

March 2026



City of New Ulm

mi
RECEIVED BY CAH
March 17, 2026

Community Development Department
100 North Broadway Telephone: (507) 359-8245
New Ulm, Minnesota 56073 Email: davids@newulmmn.gov
Web Site: www.newulmmn.gov

Ms. Jamie Smith
Legal Assistant
Municipal Boundary Adjustment Unit
Court of Administrative Hearings
600 Robert Street North
St. Paul, Minnesota 55164-0620

Dear Ms. Smith:

Attached are the following documents that address the items contained in your e-mail:

1. Attached is a copy of the Notice of Intent. It was published on April 26, 2025. The New Ulm City Council met on May 6, 2025. The Milford Township Board met on May 8, 2025.
2. The total number of acres within the area designated for orderly annexation was 610 acres. Attached is the Affidavit of Publication.

If you need any further information on this matter, please contact me.

Very truly yours,

City of New Ulm, Minnesota

David Schnobrich
Community Development Director

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

1. Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of of the Journal (New Ulm), or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes S331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes S331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

Run Date(s): Apr. 26, 2025

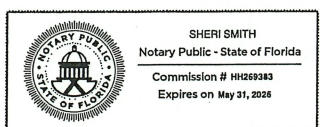
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to S331A.06, is as follows: \$386.32

5. [NEW] Mortgage Foreclosure Notices [Effective 7/1/15]. Pursuant to Minnesota Statutes S580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Brown County. The newspaper complies with the conditions described in S580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER THE AFFIANT SAITH NOT.

Edmar Corachia

(Signed)



VERIFICATION

State of Florida County of Broward

Subscribed in my presence and sworn to before me on this: 04/28/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLISH (April 26, 2025)

PUBLIC NOTICE

Joint notice is hereby given of the intent to adopt an Orderly Annexation Agreement (OAA) between Milford Township and the City of New Ulm designating certain properties for Orderly Annexation pursuant to Minnesota Statute 414.0325, Sub. 1(b).

The entire text of the Joint Resolution including the full legal description and map of the orderly annexation area is available for review at the New Ulm City Hall or on the City's website at www.newulm.mn.gov.

The properties to be included in the OAA area are as follows:

· Lots 1-A, 2 and 4 of the Plat of the Southeast Quarter of the Northeast Quarter, the West Half of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter and the East 45 acres of the Northwest Quarter of all in Section 13, Township 110 North, Range 31 West, Brown County, Minnesota excepting therefrom, Lakeside Village Addition, North Highland 2 nd Addition and Wels Subdivision.

· That part of the East 44 acres of the East Half of the Southwest Quarter of Section 12, Township 110 North, Range 31 West, Brown County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 12; thence North 89 degrees 15 minutes 49 seconds West, a distance of 727.10 feet to the west line of the East 44 acres of said Southwest Quarter; thence North 00 degrees 50 minutes 29 seconds West on said west line, a distance of 2386.78 feet; thence North 26 degrees 52 minutes 56 seconds East, a distance of 263.93 feet to the north line of said Southwest Quarter; thence North 89 degrees 28 minutes 54 seconds East on said north line, a distance of 109.05 feet; thence South 45 degrees 40 minutes 47 seconds East, a distance of 702.01 feet to the east line of said Southwest Quarter; thence South 00 degrees 50 minutes 29 seconds East on said east line, a distance of 2142.02 feet to

the point of beginning.

. Lots A-4, A-9, A-10 and the Balance of Lot A in the Northeast Quarter of the Southeast Quarter in Section 12, and the Northeast Quarter of the Southeast Quarter in Section 12 all in Township 110 North, Range 31 West, Brown County, Minnesota.

. That part of the East 700.00 feet of the West 1514.00 feet of the North 1569.00 feet of the Northwest Quarter of Section 13, Township 110 North, Range 31 West, which lies southerly of the southerly railroad right-of-way line and the southerly right of way line of County Road No. 29, Brown County, Minnesota.

. Lots 5 and 6 of the Plat of the Northwest Quarter of the Southwest Quarter of Section 13 Township 110 North, Range 31 West, Brown County, Minnesota.

. All of Section 24, Township 110 North, Range 31 West, Brown County, Minnesota except that part currently located within the City of New Ulm.

. That part of Section 25, Township 110 North, Range 31 West, and Section 30, Township 110 North, Range 30 West, Brown County, Minnesota, described as follows:

Beginning at the Northeast corner of Section 25; thence South 89 degrees 40 minutes 16 seconds West, a distance of 535.65 feet; to the North corner of Block 5 of NEW ULM AIRPORT SUBDIVISION; thence South 29 degrees 23 minutes 42 seconds East on the east line of said Block 5, a distance of 921.31 feet to the Southeast corner of Block 5; thence South 45 degrees 20 minutes 18 seconds East, a distance of 120.78 feet; thence South 37 degrees 55 minutes 40 seconds East, a distance of 1629.10 feet; thence South 60 degrees 36 minutes 11 seconds West, a distance of 1140.29 feet to the west line of the Northwest Quarter of said Section 30; thence South 00 degrees 49 minutes 56 seconds East on said west line, a distance of 80.29 feet; thence North 89

degrees 35 minutes 27 seconds East, a distance of 1373.39 feet to the east line of the West Half of the West Half of said Section 30; thence North 00 degrees 22 minutes 48 seconds West on said east line, a distance of 1133.87 feet to the south line of Lot 1, Block 1, FIFTH NORTH STREET FIRST ADDITION; thence South 89 degrees 45 minutes 43 seconds West on said south line, a distance of 383.42 feet to the southwest corner of said FIFTH NORTH STREET FIRST ADDITION; thence North 00 degrees 14 minutes 17 seconds West on the west line of FIFTH NORTH STREET FIRST ADDITION, a distance of 1679.09 feet to the north line of the Northwest Quarter of said Section 30; thence South 89 degrees 40 minutes 16 seconds West on said north line, a distance of 987.57 feet to the point of beginning.

. Lots A4, A5 P1 and P2 of BROWN COUNTY RIGHT OF WAY PLAT 01-027, Brown County, Minnesota, lying east of the southerly extension of the westerly line of Block 4 of NEW ULM AIRPORT ADDITION.

The New Ulm City Council will consider adopting the Joint Resolution at their regular meeting on Tuesday, May 6, 2025 at 4:30 P.M. at the New Ulm City Hall, 100 North Broadway, New Ulm, MN 56073.

The Milford Township Board will consider adopting the Joint Resolution at their regular meeting on Thursday, May 8, 2025 at 5:00 P.M. at the Milford Township Hall, 29924 Main Street, Essig, MN 56030.

Dated: April 23, 2025

Nicole Jorgensen
Kristine Runck
Finance Director.
Clerk
City of New Ulm. Milford Township

From home listings from the area's top Realtors to apartment rentals, our classified section has it all!

Check out a wide array of auctions and agricultural needs.

Find merchandise, pets, furnishings and more. Journal Classified works for you.

Car, truck, R.V. shopping is easy with a variety of vehicles found only in the Journal Classifieds.

jobs.nujournal.com

Friday 8 am-4 pm

ad by phone: 3:30 am-4:00 pm

ad or box ad to: journal.com

* DEADLINES *

Boxed Ad Deadline:

Noon

3 days prior to publication

Line Ad Deadline:

10:00am

3 days prior to publication

Boxed Ad
45
Garage/Yard Sales

Boxed Ad
4500 - Garage Sales (N)

Boxed Ad
4502 - AREA Sales

Boxed Ad
60
Merchandise

Boxed Ad
6044 - Wanted to Buy

Boxed Ad
70
Transportation

Boxed Ad
7016 - Boats/Access.

Boxed Ad
Public Notices

Boxed Ad
Public Notices

Boxed Ad
Public Notices

Boxed Ad
Public Notices

Boxed Ad
Public Notices

Boxed Ad
Public Notices

4500 - Garage Sales (N)
 MULTI FAMILY GARAGE SALE
 1226 N. Payne St.
 Fri. April 25, 8-5
 Sat. April 26, 8-12
 Lawn mower, lockers, JD Bike, Hape Wooden Doll House, vintage typewriters, lawn chairs, toys, girls clothes 2T-8, adult clothing, tons of misc.

A NEW ULM CITY ORDINANCE 6.03 Sub. 4 - Signs & other Structures
 It is unlawful for any person to place or maintain a sign or other structure in the traveled or un-traveled portion of any street, right-of-way, or other public property without first having obtained a written permit from the City Council. In a district zoned for commercial or industrial enterprise, special permission allowing an application to erect and maintain signs overhanging the street may be granted upon such terms and conditions as may be set forth in the zoning or construction provisions of the City Code.

What does this mean? No garage sale signs or any other signs can be placed on the sidewalks, boulevards, roads, including alleys. This includes placing any signs on any utility pole, utility box or any item that is on the boulevard. The center median of any street, road or highway is also included in this ordinance.

LOOK HERE!
GARAGE SALE ADS need to be at The Journal by 10:00am two days prior to them being published in the paper.
 1-2 days \$23.50
 3-4 days \$26.50
 Aprox. 35 words
 Includes address, dates, times, items.

4502 - AREA Sales
Multi Family Sale
 Name brand kids-adult clothes, toys, books, double stroller, mini car, vintage Fischer Price toys, baby swing, jumper, bikes, New Ulm Bricks, portable icehouse, sump pump, corrugated metal sheets 26"X11 ft, home decor, craft items, lots of misc.
 Friday, April 25th 8 am - 5 pm
 Saturday, April 26th 8 - noon.
 18720 Cty Rd 25, New Ulm.
 Directions from New Ulm Hwy 13 towards Hanska, take a right on Cty Rd 25, Go about 3 miles on the S Curve, Sale right side.

MAP IT!
4502 - AREA Sales
Courtland City Wide Garage Sales
 Thursday, April 24
 Friday, April 25
 Saturday, April 26
 Maps available at the Courtland Mart starting Thursday (4/24)
 Search for Facebook '2025 City Wide Garage Sales - Courtland, MN' for more details!

MAP IT!
 220 Kiefer St. NE, Sleepy Eye.
 Wednesday April 30th 8:00-6:00,
 Thursday May 1st 8:00-6:00, and
 Friday May 2nd 8:00-6:00.

Hand crafted wooden items, Bedding, MN Twins memorabilia, Princess Diana porcelain doll, Shirley Temple dolls and outfits, Counter Top Dishwasher, crafts, John Deere remote control tractor, Christmas decor, household, variety record albums, vintage school desks, baked goods.
 No early sales.

MAP IT!
 **READ.**
 Then Recycle.

MAP IT!
NICOLLET CITY-WIDE SALE
 107 Chase Ave, Nicollet
 APRIL 24-26th
 Thursday 8 am - 5 pm
 Friday 8 am - 5 pm
 Saturday 8 am - 1 pm

MAP IT!
MULTI-FAMILY SALE
 Huge selection of Boys sz 8-18, Girls sz 7-16, Mens & Ladies Clothes JFK Clothes, Vionic shoes sz 8-9.5, household, bedding, decor, Biaggi Luggage, leather backpack, Lug, golf balls, Razor scooters, bikes, Funko, Melissa & Doug, childrens toys, youth water skis, youth golf set, youth cross country ski set, Step 2 storage chest, Hot Wheels super garage, youth adult books, CD's, DVD's, dual screen DVD player, GoProHero7, White Mtn puzzles, stuffed animals, humidifiers, furniture, collectible glassware, Mowers, Bridgestone 235/55 R19 tires, Curve decor stamps, rubber stamps, assorted yarns, stencils, craft supplies LOTS OF MISC.

MAP IT!

MAP IT!

MAP IT!

6044 - Wanted to Buy
 Buying Stamps and Stamp Collections. Dave: 507-626-0032 Lamberton MN.

Old Hauenstein, Schells or Grain Belt Beer Signs, Trays or very old collectibles- Pre 1960 for personal collection. Call 507-276-3442

7016 - Boats/Access.
 2007 Crestliner 16ft. boat w/shoreland'r trailer. Mercury 50HP motor. 4 seats & 2 live wells. Full cover & accessories. \$10,500. 507-766-1969 or 507-276-7421

Public Notices
 PUBLISH (April 26, 2025)
PUBLIC NOTICE

Joint notice is hereby given of the intent to adopt an Orderly Annexation Agreement (OAA) between Milford Township and the City of New Ulm designating certain properties for Orderly Annexation pursuant to Minnesota Statute 414.0325, Sub. 1(b). The entire text of the Joint Resolution including the full legal description and map of the orderly annexation area is available for review at the New Ulm City Hall or on the City's website at www.newulmmn.gov. The properties to be included in the OAA area are as follows:
 Lots 1-A, 2 and 4 of the Plat of the Southeast Quarter of the Northeast Quarter, the West Half of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter

and the East 45 acres of the Northwest Quarter of all in Section 13, Township 110 North, Range 31 West, Brown County, Minnesota excepting therefrom, Lakeside Village Addition, North Highland 2nd Addition and Wels Subdivision.
 That part of the East 44 acres of the East Half of the Southwest Quarter of Section 12, Township 110 North, Range 31 West, Brown County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 12; thence North 89 degrees 15 minutes 49 seconds West, a distance of 727.10 feet to the west line of the East 44 acres of the said Southwest Quarter; thence North 00 degrees 50 minutes 29 seconds West on said west line, a distance of 2386.78 feet; thence North 26 degrees 52 minutes 56 seconds East, a distance of 263.93 feet to the north line of said Southwest Quarter; thence North 89 degrees 28 minutes 54 seconds East on said north line, a distance of 109.05 feet; thence South 45 degrees 40 minutes 47 seconds East, a distance of 702.01 feet to the east line of said Southwest Quarter; thence South 00 degrees 50 minutes 29 seconds East on said east line, a distance of 2142.02 feet to the point of beginning.
 Lots A-4, A-9, A-10 and the Balance of Lot A in the Northeast Quarter of the Southeast Quarter in Section 12, and the Northeast Quarter of the Southeast Quarter in Section 12 all in Township 110 North, Range 31 West, Brown County, Minnesota.
 That part of the East 700.00 feet of the West 1514.00 feet of the North 1569.00 feet of the Northwest Quarter of Section 13, Township 110 North, Range

Public Notices
 and the East 45 acres of the Northwest Quarter of all in Section 13, Township 110 North, Range 31 West, Brown County, Minnesota excepting therefrom, Lakeside Village Addition, North Highland 2nd Addition and Wels Subdivision.
 That part of the East 44 acres of the East Half of the Southwest Quarter of Section 12, Township 110 North, Range 31 West, Brown County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 12; thence North 89 degrees 15 minutes 49 seconds West, a distance of 727.10 feet to the west line of the East 44 acres of the said Southwest Quarter; thence North 00 degrees 50 minutes 29 seconds West on said west line, a distance of 2386.78 feet; thence North 26 degrees 52 minutes 56 seconds East, a distance of 263.93 feet to the north line of said Southwest Quarter; thence North 89 degrees 28 minutes 54 seconds East on said north line, a distance of 109.05 feet; thence South 45 degrees 40 minutes 47 seconds East, a distance of 702.01 feet to the east line of said Southwest Quarter; thence South 00 degrees 50 minutes 29 seconds East on said east line, a distance of 2142.02 feet to the point of beginning.
 Lots A-4, A-9, A-10 and the Balance of Lot A in the Northeast Quarter of the Southeast Quarter in Section 12, and the Northeast Quarter of the Southeast Quarter in Section 12 all in Township 110 North, Range 31 West, Brown County, Minnesota.
 That part of the East 700.00 feet of the West 1514.00 feet of the North 1569.00 feet of the Northwest Quarter of Section 13, Township 110 North, Range

Public Notices
 31 West, which lies southerly of the southerly railroad right-of-way line and the southerly right of way line of County Road No. 29, Brown County, Minnesota.
 Lots 5 and 6 of the Plat of the Northwest Quarter of the Southwest Quarter of Section 13 Township 110 North, Range 31 West, Brown County, Minnesota.
 All of Section 24, Township 110 North, Range 31 West, Brown County, Minnesota except that part currently located within the City of New Ulm.
 That part of Section 25, Township 110 North, Range 31 West, and Section 30, Township 110 North, Range 30 West, Brown County, Minnesota, described as follows:
 Beginning at the Northeast corner of Section 25; thence South 89 degrees 40 minutes 16 seconds West, a distance of 535.65 feet; to the North corner of Block 5 of NEW ULM AIRPORT SUBDIVISION; thence South 29 degrees 23 minutes 42 seconds East on the east line of said Block 5, a distance of 921.31 feet to the Southeast corner of Block 5; thence South 45 degrees 20 minutes 18 seconds East, a distance of 120.78 feet; thence South 37 degrees 55 minutes 40 seconds East, a distance of 1629.10 feet; thence South 60 degrees 36 minutes 11 seconds West, a distance of 1140.29 feet to the west line of the Northwest Quarter of said Section 30; thence South 00 degrees 49 minutes 56 seconds East on said west line, a distance of 80.29 feet; thence North 89 degrees 35 minutes 27 seconds East, a distance of 1373.39 feet to the east line of the

Public Notices
 West Half of the West Half of said Section 30; thence North 00 degrees 22 minutes 48 seconds West on said east line, a distance of 1133.87 feet to the south line of Lot 1, Block 1, FIFTH NORTH STREET FIRST ADDITION; thence South 89 degrees 45 minutes 43 seconds West on said south line, a distance of 383.42 feet to the southwest corner of said FIFTH NORTH STREET FIRST ADDITION; thence North 00 degrees 14 minutes 17 seconds West on the west line of FIFTH NORTH STREET FIRST ADDITION, a distance of 1679.09 feet to the north line of the Northwest Quarter of said Section 30; thence South 89 degrees 40 minutes 16 seconds West on said north line, a distance of 987.57 feet to the point of beginning.
 Lots A4, A5 P1 and P2 of BROWN COUNTY RIGHT OF WAY PLAT 01-027, Brown County, Minnesota, lying east of the southerly extension of the westerly line of Block 4 of NEW ULM AIRPORT ADDITION. The New Ulm City Council will consider adopting the Joint Resolution at their regular meeting on Tuesday, May 6, 2025 at 4:30 P.M. at the New Ulm City Hall, 100 North Broadway, New Ulm, MN 56073. The Milford Township Board will consider adopting the Joint Resolution at their regular meeting on Thursday, May 8, 2025 at 5:00 P.M. at the Milford Township Hall, 29924 Main Street, Essig, MN 56030.
 Dated: April 23, 2025
 Nicole Jorgensen
 Kristine Runck
 Finance Director.
 Clerk
 City of New Ulm. Milford Township

Public Notices
 West Half of the West Half of said Section 30; thence North 00 degrees 22 minutes 48 seconds West on said east line, a distance of 1133.87 feet to the south line of Lot 1, Block 1, FIFTH NORTH STREET FIRST ADDITION; thence South 89 degrees 45 minutes 43 seconds West on said south line, a distance of 383.42 feet to the southwest corner of said FIFTH NORTH STREET FIRST ADDITION; thence North 00 degrees 14 minutes 17 seconds West on the west line of FIFTH NORTH STREET FIRST ADDITION, a distance of 1679.09 feet to the north line of the Northwest Quarter of said Section 30; thence South 89 degrees 40 minutes 16 seconds West on said north line, a distance of 987.57 feet to the point of beginning.
 Lots A4, A5 P1 and P2 of BROWN COUNTY RIGHT OF WAY PLAT 01-027, Brown County, Minnesota, lying east of the southerly extension of the westerly line of Block 4 of NEW ULM AIRPORT ADDITION. The New Ulm City Council will consider adopting the Joint Resolution at their regular meeting on Tuesday, May 6, 2025 at 4:30 P.M. at the New Ulm City Hall, 100 North Broadway, New Ulm, MN 56073. The Milford Township Board will consider adopting the Joint Resolution at their regular meeting on Thursday, May 8, 2025 at 5:00 P.M. at the Milford Township Hall, 29924 Main Street, Essig, MN 56030.
 Dated: April 23, 2025
 Nicole Jorgensen
 Kristine Runck
 Finance Director.
 Clerk
 City of New Ulm. Milford Township

transportation special!