

A JOINT RESOLUTION TO BE PRESENTED TO THE MINNESOTA
MUNICIPAL BOARD AS TO ORDERLY ANNEXATION BY THE
CITY OF NORTHFIELD AND ~~TOWNSHIP OF WATERFORD~~

WHEREAS, the City of Northfield recognizes the potential for urban development into the Township of Waterford; and

WHEREAS, the City of Northfield and Township of Waterford desire to accommodate growth in the most orderly fashion; and

WHEREAS, the joint orderly annexation agreement between the parties hereto will be beneficial to both parties from the standpoint of orderly planning and orderly transition of form of government within the area proposed to be annexed as well as providing the guidelines under which this annexation is to take place.

NOW, THEREFORE, be it resolved by the City of Northfield and the Township of Waterford that the parcel to be annexed by the City shall occur under the following stipulations:

- I. That the parcel to be annexed by this annexation agreement shall be legally described as the West 20 acres of all that part East of the Railroad right-of-way of the South 1/2 of the Southwest 1/4 of Section 30, Township 112, Range 19, Dakota County, Minnesota.
- II. The City shall follow City policies concerning the extension of municipal utilities.
- III. In the annexation within the orderly annexation area the parties agree to the following division of financial obligations:
 - (a) Property Taxes: Property taxes payable in the year of annexation shall be apportioned on a monthly

basis between the City and the Township i.e., if the parcel for annexation was annexed with four (4) months remaining in the year, the property taxes collected would be apportioned and paid to the Township for two-thirds (2/3) of the year and to the City for one-third (1/3) of the year.

(b) Utility Assessments: The parcel annexed, shall not be assessed for utilities (such as sewer and water) until said utilities shall have been determined to benefit the property.

(c) It is the intent of both the parties to provide payment of \$675 to Waterford Township or a variable amount set forth in the following paragraph:

The City of Northfield will reimburse the Township of Waterford on an amount based on a mill rate of 1.902 for twenty acres which yields an amount of \$675 per year which is agreed upon by both parties. This amount is based on the amount of taxes paid in 1980 on an adjacent piece of property. If the Waterford Township mill rate increases, then the amount that the Township will receive will be in direct proportion to the increase in the mill rate. Example: If the mill rate increases to four (4) mills then the formula for the amount paid would be 1.902 mill rate

is to \$675 as four (4) mills is to X for the amount to be paid. In the event that the Minnesota Legislature fails to enact legislation which would allow Northfield to make these payments, the parties hereto agree that they will seek other methods to make these payments.

(d) The land described herein will be zoned industrial as defined in the City of Northfield's zoning ordinance.

(e) The City of Northfield and Waterford Township recognize that in order for Waterford Township to survive as a township and a viable unit of government, Waterford Township must be very selective in its annexation policies. Waterford Township is in fact the smallest township adjoining the City of Northfield. The township is less than 15 sections in size. Therefore, the City of Northfield and Waterford Township agree there will be no future annexation in Waterford Township without the agreement of the City of Northfield Council and the Waterford Town Board.

The parties agree that the owners of the property being annexed hereunder will provide screening or a buffer between the property in Waterford Township and the property being annexed hereunder, which screening or buffer will be located on the property

being annexed hereunder and that the City will include this requirement of screening or a buffer as part of any permit procedures required of the owners of the property to develop the same.

Approved by the City of Northfield this 21st day of April, 1980.

CITY OF NORTHFIELD

By: Amel W. Nelson
Its: Mayor

And: Wendine Hall
Its: Clerk

Approved by the Township of Waterford this 14th day of April, 1980.

WATERFORD TOWN BOARD

By: Louis Bondreau
Its: Chairman

And: Edna Harmon
Its: Clerk