

**CITY OF NORTHFIELD RESOLUTION NUMBER 2024-036**

**TOWNSHIP OF BRIDGEWATER RESOLUTION NUMBER 2024-03**

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARING

IN THE MATTER OF THE JOINT RESOLUTION  
OF THE CITY OF NORTHFIELD AND THE  
TOWNSHIP OF BRIDGEWATER DESIGNATING  
CERTAIN AREAS AS IN NEED OF ORDERLY  
ANNEXATION PURSUANT TO MINNESOTA  
STATUTES, SECTION 414.0325

**JOINT RESOLUTION FOR  
ORDERLY ANNEXATION**

WHEREAS, the City of Northfield (the “City”) and the Township of Bridgewater (the “Township”) entered into a Joint Resolution for Orderly Annexation, dated August 25, 1999 (as subsequently amended and extended respectively in 2019, 2022, and 2024), describing the procedures and process for immediate and future orderly annexations of certain designated areas of the Township pursuant to Minnesota Statutes, Section 414.0325 (the “Orderly Annexation Agreement” or “OAA”); and

WHEREAS, the above-referenced OAA and subsequent amendments and extensions thereto were previously filed with the Office of Administrative Hearings (the “OAH”) and are referenced as OAH File No. OA-631; and

WHEREAS, an individual property owner, St. Olaf College, with property located within the orderly annexation area designated in the OAA has petitioned the City seeking annexation of that property to the City; and

WHEREAS, for ease of reference, the area of the Township petitioned for orderly annexation in accordance with the OAA is legally described in Exhibit A (the “Subject Area”) and shown on the map attached hereto as Exhibit B; and

WHEREAS, the Township and City have agreed through the OAA to work cooperatively to accomplish the orderly annexation of the Subject Area legally described in Exhibit A; and

WHEREAS, the Township and City 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 Township and City agree that the Subject Area legally described in Exhibit A is in need of immediate orderly annexation; and

WHEREAS, the Township and City 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 the Township of Bridgewater and the City Council of the City of Northfield, as follows:

1. Designation of Subject Area. The Township and 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 30.31 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. The Township and City agree that all provisions of state law and the OAA have been satisfied in this Joint Resolution, and the Township agrees to the immediate annexation of the Subject Area legally described in Exhibit A. 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 hereon, 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. Because the entirety of the Subject Area is owned by St. Olaf College and is thus exempt from local ad valorem real property taxation, the City and Township agree that upon annexation of the Subject Area legally described in Exhibit A, there shall be no tax reimbursement required under the OAA or Minnesota Statutes, Section 414.036.
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 as part of an area previously designated in the OAA, and all of the property owners of the Subject Area have petitioned 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 pursuant to Paragraph 5 hereunder and the parties have fully performed their respective obligations under this Joint Resolution.

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, notwithstanding any provision of the OAA, 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.
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:

Lori Noreen  
 Town Clerk  
 Bridgewater Town Hall  
 500 Railway Street South  
 Dundas, MN 55019

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 Bridgewater Township, Rice County, Minnesota, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BRIDGEWATER TOWNSHIP

By: \_\_\_\_\_  
Glen Castore, Chair

ATTEST:

By: \_\_\_\_\_  
Lori Noreen, Town Clerk

Passed, adopted, and approved by the City Council of the City of Northfield, Rice County, Minnesota, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF NORTHFIELD

By: \_\_\_\_\_  
Rhonda Pownell, Mayor

ATTEST:

By: \_\_\_\_\_  
Lynette Peterson, City Clerk

**EXHIBIT A**

**Legal Description of Subject Area**

The legal description of the Subject Area for immediate orderly annexation is as follows:

The West Half of the West Half of the Southeast Quarter of Section 35, Township 112, Range 20, Rice County, Minnesota, excepting therefrom the west 9 chains and 66 links of the South 17 chains and 60 links thereof.

And,

The Northeast Quarter of the Southwest Quarter of Section 35, Township 112, Range 20, Rice County, Minnesota, lying east of the following described line:  
Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing North 89 degrees 53 minutes 55 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, 278.50 feet to the point of beginning of the line to be described; thence North 0 degrees 06 minutes 05 seconds East 61.50 feet; thence South 89 degrees 53 minutes 55 seconds East 34.50 feet; thence North 0 degrees 06 minutes 05 seconds East 431.00 feet; thence North 89 degrees 53 minutes 55 seconds West 17.00 feet; thence North 0 degrees 06 minutes 05 seconds East 822.20 feet to the north line of said Northeast Quarter of the Southwest Quarter and said line there terminating.

## **EXHIBIT B**

### **Boundary Map of Subject Area**

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:

