

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM 4H

Subject: Request from Craig Schmidt for Early Termination of the Metropolitan Agricultural Preserve Program at 9500 County Road 15

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: April 20, 2026

Overview: Craig Schmidt (the “Applicant”) is the property owner of 9500 County Road 15 (the “Property”). The Property is currently enrolled in the Metropolitan Agricultural Preserve Program (the “Program”) and the Applicant is seeking early termination.

Background: The Applicant originally enrolled the Property into the Program back in 1984 (see attached recorded application). The Property has remained in the Program to this day and no expiration paperwork was ever filed. Minnesota Statutes 473H governs the Program and, as of 2019, provides landowners with the option to request early termination of the Program eight years after commencement of the preserve. Early termination requires a majority vote of the City Council.

Conclusion: The Applicant has initiated the request for early termination of Program for the Property by submitting the necessary paperwork (see attached completed application form). The request conforms to the Minnesota Statute requirements for early termination.

Recommended Action: Motion to recommend the City Council approve the requested early termination of 9500 County Road 15 from the Metropolitan Agricultural Preserve Program as requested by Craig Schmidt.

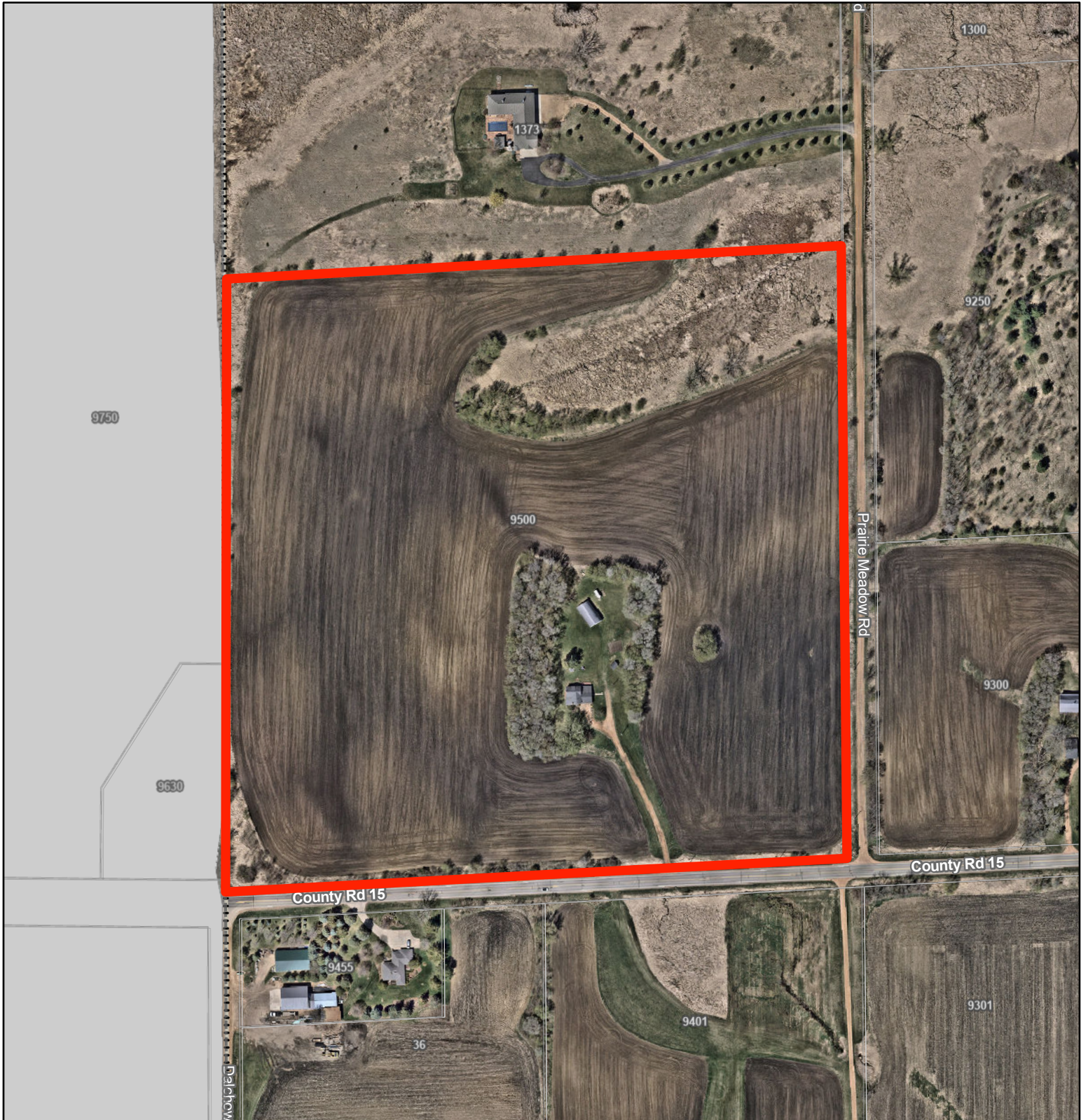
Attachments:

1. Location Map
2. Ag Preserves Application from 1984
3. Applicant Request
4. Res. No. ___ Approve Early Termination of Metropolitan Ag Preserve Program for 9500 County Road 15





Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

9500 County Road 15



1 in = 400 Ft

-  City Boundary
-  City Mask
-  Address Labels
-  Parcels



Minnesota Department of Agriculture
90 West Plato Boulevard
St. Paul, Minnesota 55107
612-296-7686

4909731



METROPOLITAN AGRICULTURAL PRESERVES
RESTRICTIVE COVENANT

THIS AGREEMENT, made and entered into this 21st day of May, 19 84, by and between
Craig L. Schmidt and Nancy A. Schmidt
husband and wife (the Landowner), and the _____

_____ City _____ of Minnetrista _____,

WITNESSETH:

WHEREAS, the Landowner is the owner/contract for deed vendee of the tract of land (the Land) in the
County of Hennepin, State of Minnesota, legally described as:

The Southwest 1/4 of the Southwest 1/4 of Section 7,
Township 117 North, Range 24 West

WHEREAS, the Landowner desires to receive the benefits of participation in the State of Minnesota
Metropolitan Agricultural Preserves Program established by Minn. Stat., Chapter 473H, and has made application for
initiating placement of the Land into a Metropolitan agricultural preserve, a copy of which is attached hereto and
incorporated herein as Attachment A; and

WHEREAS, the Land described herein is classified as agricultural pursuant to Minn. Stat., Section 273.13
and City of Minnetrista

has (have) approved and certified this Land as being eligible for designation as an agricultural preserve; a copy of the
affidavit evidencing that the Land is certified long-term agricultural is attached hereto and incorporated herein by
reference as Attachment B;

WHEREAS, Minn. Stat., Section 473H.05, requires that the applicant complete and file as part of his
application a "restrictive covenant which shall constitute an easement running with the land";

NOW, THEREFORE, in consideration of receipt of the benefits of participation in the State of Minnesota
Metropolitan Agricultural Preserves Program, the Landowner on behalf of himself, his successors and assignees,
agrees and covenants as follows:

1. The Land herein described shall be kept in agricultural use. Agricultural use as that is used herein
means the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing
animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands,
pasture and woodlands accompanying land in agricultural use shall be deemed to be an agricultural use.

2. The Land herein described shall be used in accordance with the provisions of Minn. Stat., Chapter
473H which exist on the date of this covenant.

3. This Restrictive Covenant shall be binding on the owner, or his successors and assignees, and shall
be an easement running with the land.

4. Duration. This Restrictive Covenant shall be in force and effect in accordance with the
aforementioned statute:

- a. until expiration initiated pursuant to Minn. Stat., Section 473H.08 becomes final;
- b. until the agricultural preserve is terminated by executive order of the Governor; or
- c. until the Land is acquired by eminent domain;

all in accordance with Minn. Stat., Chapter 473H.

5. Enforcement: This Agreement and Restrictive Covenant may be enforced by the _____

City of Minnetrista

or the State of Minnesota, or by an interested person, by appropriate action in the courts of the State of Minnesota.

NT 07-17-24-59-0001

Handwritten signature and initials

APPLICATION FOR INITIATING
PLACEMENT OF LAND INTO A
METROPOLITAN AGRICULTURAL PRESERVE

LOCAL AUTHORITY: City of Minnetrista
County of Hennepin

1. NAME OF OWNER/CONTRACT FOR DEED VENDEE: Owner is ("X" one):
 Craig L. Schmidt and Nancy A. Schmidt, Individual
 ADDRESS: husband and wife Legal Guardian
 9500 County Road 15 Family Farm Corporation
 Maple Plain, Minnesota 55359 Other (specify): _____
2. NAME OF VENDOR (IF A CONTRACT FOR DEED):
 Otis C. Olson and Marjorie E. Olson, husband and wife
 ADDRESS:
 Route 1, Box 266-A
 Kasota, Minnesota 56050
3. LAND IS FARMED BY ("X" one):
 Owner
 Other
4. BASIS OF ELIGIBILITY ("X" one):
 40 or more acres of land.
 Non-contiguous parcels of at least ten acres; parcels farmed as a unit.
 35-acre parcel, bound by public right-of-way or perturbation in rectangular survey system.
 20-acre parcel, subject to conditions of Minn. Stat., Section 473H.03, Subd. 4.

5. TOTAL ACRES: 38.6

6. TYPE OF PROPERTY ("X" one):
 Abstract
 Registered (Torrens) If "Torrens," include your Owner's Duplicate Certificate of Title.

7. SIGNATURE OF OWNER/CONTRACT FOR DEED VENDEE:
Craig L. Schmidt Date: 5/21/84
 Craig L. Schmidt

Nancy A. Schmidt Nancy A. Schmidt Date: 5/21/84

8. SIGNATURE OF VENDOR (IF A CONTRACT FOR DEED):
Otis C. Olson Date: 3-4-82
 Otis C. Olson
Marjorie E. Olson Date: 3-4-82
 Marjorie E. Olson

FOR LOCAL AUTHORITY ONLY:

9. This application has been reviewed by this Authority and is determined complete this 5th day of July, 1984. The Restrictive Covenant and the affidavit from the Authority certifying eligibility of the land are included in this application.

Charlotta A. Bateman
 Clerk/Administrator

 City _____ of _____ Minnetrista

10. DATE OF PLACEMENT OF LAND INTO PRESERVE: 7-5-84

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN) ss AFFIDAVIT OF "AUTHORITY"
)
)

Charlotte Paterson, being first duly sworn upon oath deposes and says as follows:

- I am the Clerk/Administrator of City of Minnetrista,
(Title)
State of Minnesota, which unit of government exercises the planning and zoning authority for the land described herein, and constitutes the "Authority" as that term is defined under Minn. Stat., Section 473H.02, Subd. 4.
- This affidavit is being executed and submitted on behalf of the Authority.
- The tract of land in the County of HENNEPIN, State of Minnesota, legally described as:

The Southwest 1/4 of the Southwest 1/4
of Section 7, Township 117 North,
Range 24 West.

is, as of Jan 4, 1982, designated as long term agricultural land and in accordance with a resolution adopted by the Authority on Jan 4, 1982, is certified and eligible for designation as an agricultural preserve as provided under the provisions of Minn. Stat., Section 473H.04.

- This affidavit is submitted at the request of Craig and Nancy Schmidt (Applicant) for the purpose of making application for designation and creation of an agricultural preserve in accordance with Minn. Stat., Chapter 473H.

Dated June 19, 1984.

Signature: Charlotte Paterson
Clerk/Administrator
City of Minnetrista

Subscribed and sworn to before me

this 5th day of July, 1984.

Barbara J. Schaumburg
Notary Public



**REQUEST BY LANDOWNER(S) FOR TERMINATION OF
METROPOLITAN AGRICULTURAL PRESERVE
BY MAJORITY VOTE OF AUTHORITY**

Pursuant to Minn. Stat. § 473H.09, subd. 3, the undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve. The Landowner(s) understand that the requested termination shall not be effective until approved by a majority vote of the Authority.

LOCAL AUTHORITY: _____ and _____
(if applicable)

1. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF RECORD FEE OWNER(S):
(Use this space only if applicable.)

*Craig Lee Schmidt
9500 County Road 15
Maple Plain, MN 55359*

Owner(s) are ("X" one):

- Individual(s)
 - Legal Guardian
 - Family Farm Corporation
 - Other
- (Specify): _____

2. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED BUYER(S) (VENDEES):
(Use this space only if applicable.)

3. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED SELLER(S) (VENDORS):

4. TYPE OF PROPERTY ("X" one):

- Abstract
- Registered (Torrens)

5. COMPLETE LEGAL DESCRIPTION OF THE LAND. (If Torrens property, use the description from the Certificate of Title, verbatim. If Abstract property, use the description from the abstract or deed, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homesteaded.)

Parcel I.D. Number: *07-117-24-33-0001*

Homestead or Non-homestead.
(Circle one)

Legal Description:

*The Southwest 1/4 of the Southwest 1/4 of Section 7,
Township 117 North, Range 24 West*

6. TOTAL ACRES: *38.6*

In accordance with the Americans with Disabilities Act, this information is available in alternative forms of communication upon request by calling 651-201-6000. TTY users can call the Minnesota Relay Service at 711. The MDA is an equal opportunity employer and provider.

7. REQUEST FOR TERMINATION.

The undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve.

IN WITNESS HEREOF, the parties to this agreement have caused this instrument to be executed on the day and year last notarized below. (To be signed in the presence of a notary public with exact same name as on page 1.)

Witnessed Signature of Record Fee Owner(s):

Craig L. Schmidt

Craig L. Schmidt

Witnessed Signature of Contract for Deed Vendor(s) (Sellers), if any:

Witnessed Signature of Contract for Deed Vendee(s) (Buyers) if any.

For Individual or Husband/Wife:

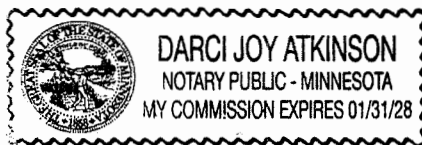
State of MINNESOTA)
) SS
County of HENNEPIN)

The foregoing instrument was acknowledged before me this 14TH day of APRIL, 20 26, by CRAIG L. SCHMIDT
(Print or type exact same name(s) with marital status or identity as on page 1.)

Darci Joy Atkinson
Signature of Notary Public
Commission Expires 1-31-2028

For Individual or Husband/Wife:

State of)
) SS
County of)



The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____
(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires _____

For Individual or Husband/Wife:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____
(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires _____

For Corporation:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____, its _____ and _____,
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Corporation:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____, its _____ and _____,
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____, partner of _____, a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____, partner of _____, a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Attorney-in-Fact:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____, as attorney-in-fact on behalf of _____.

Signature of Notary Public
Commission Expires _____

For Trustee or Personal Representative:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, the _____ of the _____

Signature of Notary Public
Commission Expires _____

8. APPROVAL BY MAJORITY VOTE OF AUTHORITY.

The undersigned representative of the Authority hereby certifies that the Authority approved Landowner(s) request for termination of the agricultural preserve and covenant identified herein by a majority vote taken on the _____ day of _____, 20____.

_____ of _____
(Signature and Title or Position of Local Authority)

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ (Name and Title), of _____

Signature of Notary Public
Commission Expires _____

CITY OF MINNETRISTA

RESOLUTION NO. 43-26

**RESOLUTION APPROVING EARLY TERMINATION OF
METROPOLITAN AGRICULTURAL PRESERVE PROGRAM
PARTICIPATION OF PROPERTY LOCATED AT
9500 COUNTY ROAD 15**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, Craig Schmidt (the “Applicant”), is the fee owner of the property generally known as 9500 County Road 15 and which is legally described on Exhibit A attached hereto (the “Property”); and

WHEREAS, pursuant to Minnesota Statutes, Chapter 473H, the Property was granted agricultural preserve status through the Metropolitan Agricultural Preserve Program (the “Program”); and

WHEREAS, pursuant to Minn. Stat. 473H.08, Subd. 2, the owner of property in the Program may initiate expiration of the agricultural preserve through notice to the City and such expiration shall be at least eight years from the date of such notice; and

WHEREAS, pursuant to Minn. Stat. 473H.09, Subd. 3, termination of participation in the Program earlier than the date derived through the process described under Minn. Stat. 473H.08 may be requested by the owner eight years after commencement of the preserve; and

WHEREAS, the Property has maintained its agricultural preserve status in the Program for at least eight years and the Applicant has now requested early termination from the Program; and

WHEREAS, pursuant to Minn. Stat. 473H., Subd. 3, the Applicant must provide certain notice to the City on a form provided by the Commissioner of Agriculture, and the Applicant has provided such notice; and

WHEREAS, pursuant to Minn. Stat. 473H., Subd. 3, early termination of the agricultural preserve status of the Property shall become effective only upon approval by a majority vote of the City Council; and

WHEREAS, the City Council has approved the early termination of the agricultural preserve status of the Property through a majority vote of the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota as follows:

1. The City hereby approves the early termination of the agricultural preserve status of the Property.
2. The city staff is authorized and directed to prepare and present to the Applicant notice that the City has approved of the early termination of the agricultural preserve status of the Property on the form provided by the Commissioner of Agriculture and the mayor and city clerk are authorized and directed to execute such documents as may be necessary to effectuate such termination.

The foregoing resolution was adopted by the city council of the city of Minnetrista this 20th day of April, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the Property

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 117 North, Range 24 West, Hennepin County, Minnesota.

Abstract Property.