

8. Road Maintenance in Subject Area. The City agrees to assume responsibility for future road maintenance of North Avenue and Garrett Avenue that are adjacent to and included within the Subject Area immediately following annexation thereof.
9. Agricultural Uses in Subject Area. The Subject Area may be zoned agricultural by the City and if so zoned, such zoning will remain in effect following annexation for the term of this Joint Resolution, unless portions of the Subject Area are otherwise zoned or rezoned by the City for development purposes. For portions of the Subject Area zoned agricultural following annexation, the Township shall be the permit authority for continuing agricultural uses and any permit revenues from such continuing agricultural uses received by the City shall be paid to the Township within 90 days of receipt by the City. The City will exercise review and comment authority for all agricultural permitting activities in the Subject Area. The Township shall provide the City at least 30 days written notice of all permits for the City to review and comment thereon before issuing a permit, and all agricultural permits issued by the Township shall not conflict with development plans for the Subject Area, the City's zoning, or the City's comprehensive plan as said plan exists at the time. To the extent that the City finds that a permit is in conflict, said permit shall not be issued, and if issued, shall be declared null and void.
10. Residential Development in Subject Area. Unless otherwise agreed, residential land uses within the Subject Area during the term of this Joint Resolution will be limited to 20% of the net developable acres within the Subject Area.
11. Future Annexations – Comprehensive Plan. Unless otherwise agreed, the City will not initiate annexation of property located in the Township outside the Subject Area during the term of this Joint Resolution, which is inconsistent with the City's comprehensive plan as said plan exists at the time of annexation or as said plan may be amended from time to time thereafter. The Township agrees to maintain agricultural zoning and not to initiate incorporation or enter into any agreement with any other local unit of government for annexation of a portion of the Township during the term of this Joint Resolution.

Notwithstanding the foregoing, for a period of five years following the effective date of this Joint Resolution, the City may initiate annexations pursuant to Minn. Stat. §§ 414.0325 (orderly annexation by joint agreement with the Township) or 414.0335 (pollution/state mandated), but the City will not initiate a contested annexation pursuant to Minn. Stat. § 414.031 or an annexation by ordinance of property pursuant to Minn. Stat. § 414.033 in the Township outside the Subject Area, unless the City, prior to filing the annexation with the OAH, or its successor agency, receives a written petition from 100% of the property owners from within the proposed annexation area requesting annexation and the City does not receive a written objection from those property owners having property directly abutting the property proposed for annexation.

12. Limitation on Assessments. The City agrees that in the event the City levies any assessments for improvement of Garrett Avenue, those assessments shall be deferred for adjoining property owners for so long as the adjoining properties remain in agricultural use.
13. Term. This Joint Resolution shall remain in full force and effect until one of the following conditions takes place, whichever comes first:
 - a. Termination by mutual written joint resolution of the City and Township; or
 - b. Upon completion of tax reimbursement to the Township in accordance with paragraph 6 of this Joint Resolution; or
 - c. Twenty-five years from the effective date of this Joint Resolution.
14. Notice Not Required. 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 City to be annexed.