

**JOINT RESOLUTION
BETWEEN THE TOWNSHIP OF MEDFORD AND THE CITY OF MEDFORD,
DESIGNATING AN AREA FOR ORDERLY ANNEXATION**

The Township of Medford, hereinafter referred to as the Township, and the City of Medford, hereinafter referred to as the City, hereby jointly agree to the following:

1. That the following described area in the Township is subject to orderly annexation pursuant to Minnesota Statute 414.0325, and the parties hereto designate this area for orderly annexation as shown on Exhibit "A" attached hereto and made a part of this agreement consisting of approximately 3,240 acres.

Described Area:

All that part of Section 4, Township 108 N, Range 20 W, Steele County, Minnesota lying south and west of Medford Creek and also west of the Straight River north of the confluence of Medford Creek.

All of Sections 5, 8, 16 and 17, Township 108 N, Range 20 W, Steele County, Minnesota.

All that part of Section 9, Township 108 N, Range 20 W, Steele County, Minnesota lying west of Medford Creek.

Excepting therefrom all those parts thereof now within the corporate limits of the City of Medford, Minnesota.

2. That the Township and the City of Medford do, upon their adoption, and upon acceptance by the Minnesota Municipal Board, confer jurisdiction upon the Minnesota Municipal Board over the various tracts described in this agreement so as to accomplish said orderly annexation in accordance with the terms of this Resolution. No consideration by the Minnesota Municipal Board is necessary although the Board may review and comment. However, within thirty (30) days, the Board shall order the annexation in accordance with the terms of this joint resolution.
3. The Annexation Agreement shall be in effect for ten (10) years. After nine (9) years, the agreement shall be reviewed and upon majority vote of the respective governing bodies, a five (5) year extension of the agreement with approved revisions, if any, shall be made.
4. Annexation into the City of undeveloped parcels within the Orderly Annexation area in their entirety or portions thereof shall be uncontested by the Township provided:

- (a) There exists a development concept plan for the entire area being annexed, denoting the proposed land uses, major street patterns and storm drainage patterns.
- (b) There exists a utility improvement plan for extension of sewer and/or water services or an approved water system and waste disposal system for the entire area being annexed.
- (c) Petition by the land owner for annexation to the City,

or

Request by the City due to the construction of local improvements which benefit the property and permit assessments for all or a portion of the cost. In this case, a development concept plan is not required.

5. Annexation of existing developed parcels of land within the Orderly Annexation area, shall only be annexed when there is a petition for annexation or the owners have requested, by petition, the extension of municipal services to the area, and the City approves the petition as being in the best interest of the City. The City and Township agree that if the City or Township receive a property owner petition for annexation by any property owner with land abutting municipal corporate limits and said land is platted or subdivided, is proposed to be platted or subdivided, or is proposed for urban, non-farm development, the land may be designated in need of orderly annexation and annexed. The City and Town agree that upon receipt of an annexation petition and a resolution from the City providing for annexation of a designated area, the Municipal Board, may review and comment, but shall within thirty (30) days of receipt of said resolution, order the annexation of the area designated therein in accordance with the terms and conditions of this Joint Resolution. The annexation of said parcels shall be uncontested by the Township.

Further, the City and Township agree that any property in the Township which becomes 100% surrounded by the City corporate limits shall be immediately annexed to the City. The annexation of said parcels shall be uncontested by the Township.

6. The Township prefers that annexation occur as a result of comprehensive development proposals rather than on a lot by lot basis. Individual lot annexation will be unopposed if development has already occurred and the property is contiguous to the City borders or if the individual property owner can demonstrate an urgent situation exists which can be remedied by annexation. An urgent situation may include, but is not limited to, septic system failures or well failures.

7. Planning and Zoning throughout the orderly annexation area shall be under the control of the applicable Steele County, Minnesota, ordinances until annexed to the City. The City and Township will request the County to notify each party of any pending zoning requests or for the issuance of permits requiring special approval or requesting a zoning change on the affected property. This provision shall also apply to all areas within two (2) miles of the existing city limits of the City of Medford. Due consideration shall be given by Steele County of the Township and City comments and the City of Medford Comprehensive Plan before acting upon the zoning request or for the issuance of permits requiring special approval.

Further, the City and Township shall request formal approval of an agreement between the City, Township and County concerning these matters.

8. In the Orderly Annexation areas described, the City shall pay to the Township an amount which is based upon the intended land use for the parcel and rate structure listed as follows:

Residential	=	\$ 85.00 per gross acre
Commercial	=	\$125.00 per gross acre
Industrial	=	\$125.00 per gross acre
Mixed Use	=	To be determined based upon Land Uses (i.e. Residential, Commercial, Industrial) shown on the Development Concept Plan Submittal

Note: Gross acres shall be determined to the nearest one-hundredth of an acre.

The intended land use shall be in conformance with the City of Medford Comprehensive Plan and all approved amendments thereto. The payments may be spread over a maximum three (3) year period with the approval by both the Township and the City with the first payment being made by the City to the Township at the time of the Orderly Annexation Order by the Municipal Board. The City and the Township shall agree to the payment period at the time of the orderly annexation request.

Further, all previous annexations prior to the signing of this Agreement shall follow the conditions of the previous Annexation Agreement under which they were annexed to the City.

9. After annexation and the installation of sanitary sewer to the annexed area, all existing waste disposal systems in the annexed area shall be converted to the

municipal sanitary sewer as per requirements of the City of Medford ordinances. After connection to sewer, all current septic tanks shall be removed or pumped in accordance with the City's removal standards.

10. Abandonment of wells shall be done in accordance with regulations of the Minnesota Department of Health (MHD 218) as amended from time to time. When a well is abandoned, it must be filled with materials described in MHD 218 (e)C2 to provide an adequate seal against ground water contamination. When a well is abandoned and not capped, the City of Medford has the authority to order the work completed and the costs assessed to the property owner.
11. The Lazy-U Park shall remain in the Township unless health reasons necessitate services by the City for which an annexation corridor along County State Aid Highway No. 12 would be agreed upon by both parties or further expansion of the Lazy-U Park is requested by the Owner.
12. The City and the Township agree that preservation of the prime farmland and natural amenities are important and both parties will strive to maintain these amenities.
13. The City and the Township agree to cooperate in achieving mutually beneficial improvements for the area through joint efforts and support. Such improvements would include:
 1. I-35 Corridor Improvements.
 2. County Road Improvements.
 3. Explore the possibility of a Joint Governmental Use Facility of the land owned by the Girl Scouts.
 4. Straight River Improvements.
14. The terms of this agreement can be altered by joint resolution of affected Township and City.
15. The City and the Township shall equally divide all filing fees incurred for the proper filing of this Agreement.

REC'D. BY
M.M.B. JUL 15 1999

CITY OF MEDFORD

Passed and adopted by the City
of Medford this 8th day of
June, 1999.

BY: [Signature]
Its Mayor

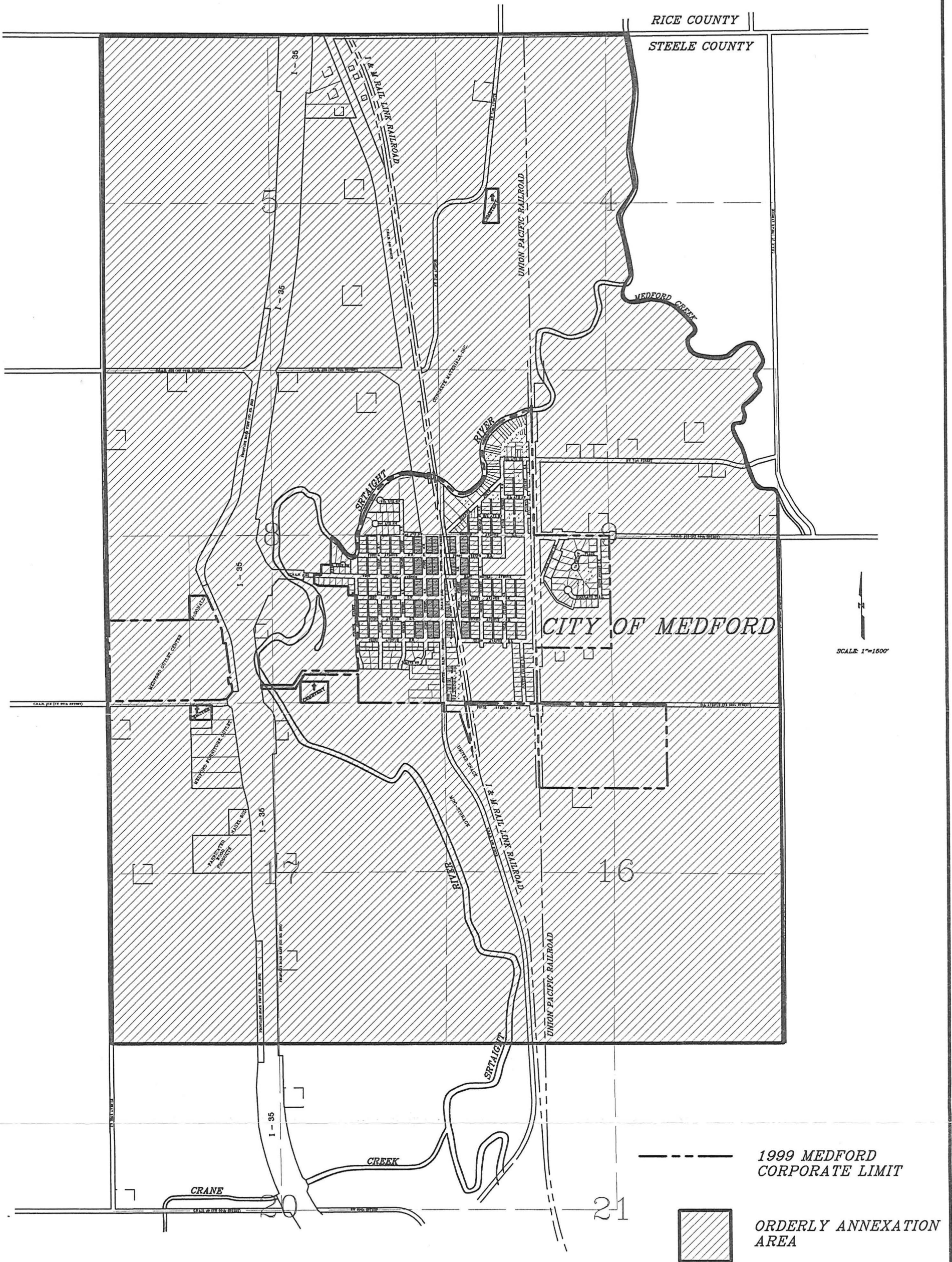
ATTEST: [Signature]
City Clerk

TOWNSHIP OF MEDFORD

Passed and adopted by the Township
of Medford this 8th day of
June, 1999.

BY: [Signature]
Its Chairman

ATTEST: [Signature]
Town Board Clerk



JOINT RESOLUTION BETWEEN
THE TOWNSHIP OF MEDFORD AND THE CITY OF MEDFORD,
DESIGNATING AN AREA FOR ORDERLY ANNEXATION

JUNE 1999

"EXHIBIT A"

RECEIVED BY
JUL 15 1999