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MINUTES OF A REGULAR MEETING OF THE PRINCETON CITY COUNCIL HELD ON APRIL 23, 2020 7:00 P.M. VIA ZOOM
*******************************************************************************
Mayor Brad Schumacher called the meeting to order and led the Pledge of Allegiance to the Flag. Council members present were, Jenny Gerold, Jack Edmonds, Jules Zimmer and Jeff Reynolds. Others present: City Administrator Robert Barbian, Finance Director Steve Jackson, Police Chief Todd Frederick, Public Works Director Bob Gerold, Community Development Specialist Stephanie Hillesheim, Clerk Shawna Jenkins, Liquor Store Manager Nancy Campbell, Fire Chief Ron Lawrence, Wastewater Plant Manager Chris Klinghagen and Attorney Damien Toven.

AGENDA ADDITIONS/DELETIONS
Zimmer would like to add “Lights on, City of Princeton” to the agenda under miscellaneous.

J GEROLD MOVED TO APPROVE THE AGENDA WITH THE ADDITION. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

CONSIDERATION OF MINUTES
A. Regular Meeting minutes of April 9, 2020

J Gerold had a correction to the attendance. It shows her and Bob Gerold absent from the meeting. They were both in attendance. Jenkins will make the change.

ZIMMER MOVED TO APPROVE THE REGULAR MINUTES OF APRIL 9 2020 WITH THE CORRECTION. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

CONSENT AGENDA
A. Permits and Licenses
B. Personnel
   1. Accept resignation of Liquor Clerk Tanee Kelley effective 4-17-20
   2. accept resignation Park Board member Daniel Voce effective 6-1-20
   3. Opening of yard waste site and hiring of PT Fred Rittenour effective 4-25-20

ZIMMER MOVED TO APPROVE RESIGNATIONS OF TANEE KELLEY EFFECTIVE 4-17-20, PARK BOARD MEMBER DAN VOCE EFFECTIVE 6-1, 2020 AND THE HIRING OF FRED RITTENOUR EFFECTIVE 4-25-20. SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

C. Donations

J GEROLD MOVED TO APPROVE RESOLUTION 20-33 ACCEPTING THE DONATION OF DISPOSABLE NITRILE GLOVES FROM GLOBAL GLOVE SUPPLY. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY
OPEN FORUM

****Board of Appeal and Equalization – Mille Lacs County ****

Dave Vigdal with Mille Lacs County Assessors Department reported the first recommended change is regarding the property at 809 7th Ave North, owned by Princeton Partnership. The North side of the parking lot continues to flood. They had previously recommended a reduction in value with this property a few years ago, but are recommending a $1000 per unit reduction, for a total of an $8000 reduction. The Original Value is set at $331,300, so this will bring that down to $323,300.

Barbian asked who is responsible for the flooding at that property. Vigdal thought the owners had contacted the City regarding the drainage there in the past. He has seen some photos, and it does affect the parking on the north side.

B Gerold added that this issue was addressed prior to him being the Public Works Director. The ditch is in the County right of way. The runoff is coming off 8th street north, and it was exacerbated when the north side of the parking lot was paved.

Property owner Rick Schwartz feels the main problem is that there is no drainage in that area.

Edmonds added that he knows it has been an issue for a long time, but doesn’t know what the resolution would be.

Schumacher asked B Gerold if he had heard from the County on the 7th Ave project in regard to a time line. B Gerold responded that he believes the project is set for 2023 or 2024, but will have to look at his notes.

Vigdal advised that their 2nd recommendation, is regarding 602 10th Street North, owned by Lavonne Johnson. The issue here is also flooding and drainage issues. She has seen flooding of her basement, and has had some damage to the wall. The issue has been noted in their system for a few years, and they recently received some photos of the issue. They are recommending removal of $2500 from the basement value, and putting a $7500 reduction due to the damage to her foundation. The current estimated market value is $130,000, so with this reduction it will reduce the value to $122,500.

EDMONDS MOVED TO ACCEPT THE RECOMMENDATION TO REDUCE THE VALUE FROM $331,300 TO $323,300 ON 809 7th AVE. N. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

EDMONDS MOVED TO ACCEPT THE RECOMMENDATION TO REDUCE THE VALUE FROM $130,000 TO $122,500 ON 602 10TH STREET NORTH. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

PRESENTATIONS / SPEAKERS –

A. Princeton Graduating Seniors – Mayor Schumacher

Ellie Pomerleau read a statement:
Hello, my name is Ellie Pomerleau and I am a Senior at Princeton High School. I am involved in the fall musical, dance, 1 Act play, mock trial, madrigal, and prom committee. I am the President of S.A.D.D, I am a member of the student council and I am on the School Board. I maintain a 4.0-grade average (weighted) and I never miss the chance to support our students in the student section unless I have rehearsal. In other words, I am proud to be a Princeton Tiger. I am speaking today to represent the class of 2020.

As Seniors, we have been preparing for the things we love to end since the first day of school, however, no one could prepare us for this. COVID-19 went from being a distant foreign problem to the reason that our Senior year was pulled from under our feet. We have faced the loss of the memories and experiences that were supposed to shape us into young adults. I watched and cheered as our boy’s basketball team proudly took a piece of the net from the Duluth East gym knowing they were state bound. I watched my friends start going to track practice to prepare for their upcoming season, and I got ready to book a hotel for my dance competition in April. Then before we could blink it was gone. I saw the loss on the faces of the boys who were so excited to go to the state. I saw students who were ready for their turn to have their last seasons turn fearful that their season would not even get the chance to start. I was notified that all my dance classes would now be via zoom. Teachers began to talk about the possibility that school would be canceled and I refused to believe it. Then on March 16th, 74 days before what should have been our last day of senior year. Many people did not attend that day. The hallways were quiet, the lunchroom was nearly empty. Many of us seniors wore our senior shirts and looked around despairingly at what 2020 had come to. This was supposed to be our year.

Now I wake up at 8:00 every morning, open my chrome book and complete the rest of my Senior year Online. I have lost interaction with teachers I have known for four years, I have lost getting the chance to be with my friends before we move to separate states, I have lost my senior year. These last months were supposed to be our time to recognize all of our accomplishments and to begin moving on to our futures. It was supposed to be our time to say goodbye. We are of course grateful to our district, to our staff, and to our city. We know that all of the measures taken were for our safety. We know our teachers worked hard to turn our classes into online courses. We even made a video to share our gratitude with them. We are thankful, but we are heartbroken. We cannot face another loss. As I am speaking with you now my prom dress hangs behind me unworn, one of our biggest highschool events already canceled. The early mornings with prom committee have gone to waste, and my dress, shoes, makeup are unused and high school experience was taken away from me again. One thing remains for us seniors, and that is graduation. We ask please do not make us face another loss. I have spoken with many students and parents about ideas that could rework graduation to make it safe. We first off would like to say do not be afraid to choose a date farther along in the summer. The class of 2020 is good at adapting change. One of the most promising ideas we had is to hold the graduation ceremony outside on the football field, with only parents allowed in the stands. We would then ask that the ceremony could be videoed to show other family members. This would allow us to be with the people we spent the last 13 years of our lives in a safe manner. If you need us to wear a mask and gloves with our caps and gowns we will. But we will not receive our diplomas at our kitchen table. Please help us honor our district.

I would like to thank you for your time and for this opportunity. I would also like to thank you for keeping Princeton safe. I know that Seniors are not the only people facing loss. People have lost the chance to be with family members, to be employed, or even to go out to eat. This graduation ceremony is not about us, it is about how strong our community has been through these difficult times. It is about what it takes to be a part of Princeton. I came
forward today because that is what I learned throughout my time at Princeton. I learned to speak out to have a voice. I learned to respect others, property, and that community. My classmate’s hard work and accomplishments deserve to be recognized in this way. We have waited for this moment for years, and there is safe and feasible way graduation could take place. Please give us the chance to respect our community. To thank them for turning us into the young adults we are today by having this graduation ceremony. Thank you.

**PUBLIC HEARINGS**

A. Taxable General Obligation Tax Abatements for the Land Acquisition and Trail Project

George Eilertson from Northland Securities gave an overview of Tax abatements and the proposed abatement for the land acquisition and for the trail.

REYNOLDS MOVED TO OPEN THE PUBLIC HEARINGS AT 7:56PM FOR BOTH GENERAL OBLIGATION TAX ABATEMENTS. J GEROLD SECONDED THE MOTION.

EDMONDS MOVED TO CLOSE THE PUBLIC HEARING AT 7:57PM WITH NO COMMENTS. REYNOLDS SECONDED THE MOTION.

Resolution 20-34 – approving general obligation tax abatement for land acquisition

EDMONDS MOVED TO APPROVE RESOLUTION 20-34. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Resolution 20-35 approving the General Obligation Tax abatement for the Trail Project

ZIMMER MOVED TO APPROVE RESOLUTION 20-35. J GEROLD SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Eilertson stated that the next step is to get proposals for financing by May 7th, and then they will bring those to the Council for approval at the May 14th meeting.

Currently the interest rates are very good, and he is estimating they are between 2 and 3%.

**FYI – REPORTS, ANNOUNCEMENTS, CORRESPONDENCE AND BOARDS / COMMITTEES**

A. PUC Agenda packet for April 22, 2020

J Gerold said she was going to be sworn in at the PUC meeting yesterday. She read the following statement:

*I decided to be on the PPU Board because I believed that I could make a difference. I knew that I had some great ideas and that I could be a formidable asset in helping with the struggling relationship between our PPU and the City of Princeton. Contrary to what some have said or believe to be true, many cities have Council Members and even Mayors serving on their Utility Boards, such as: Grand Rapids, North Branch, Rochester, Wells, Delano and Elk River, to name a few. Despite the threats, bullying, false accusations and mis-information from members of this PUC and it’s Commission, fellow Council Members and a few...*
community members, I still believed that it was going to be in the best interest of both parties (along with the tax payers and rate payers) for me to be a productive and positive member of this PPU Commission. However, after the recent decision by this PPU General Manager and this Commission Board to adopt Resolution #20-03 to discontinue supporting the City of Princeton via “in-lieu-of” taxes, it appears to me that this General Manager with this Commission Board’s support, has no desire to have a cohesive relationship with the city that you do business in. Should there be any future agenda topics that arise, that could be deemed a “conflict of interest” where it would be necessary for me to abstain from voting for both City Council and the PPU Commission, my vote will be much better served on the City Council. With that being said, I have made a decision to stay on as the City Liaison but I will NOT be taking a seat on the Princeton Public Utilities Board. My #1 priority is to stay focused on my City Council seat and the residence of the City of Princeton. I will bring this to the City Council to decide the next steps to fill this open seat. Thank you, Councilor Jenny Gerold City of Princeton

Schumacher thanked Gerold for wanting to work together with the PUC. We will advertise this open seat that ends on 12-31-2020. Barbian says it is up to the Council on what process they would like to follow.

Zimmer stated that he is aware that there are council members and even mayors that serve on boards and commissions. He feels the issue was that the application process was not opened for the general public to apply. It is okay to have a council member on the commission, but feels we should open that application process to others to apply. Edmonds said he concurs with Zimmer that the open seat be advertised.

Schumacher suggested allowing applications until the June 11th meeting and the Council could make an appointment then.

J Gerold would like to have a deadline of May 28th, the Council can interview the applicants at the June 4th Study session and make an appointment then, or at the next meeting on June 11th. Brad, go out to advertise, deadline may 28th, June 4th interview, can appoint then or at June 11th meeting.

EDMONDS MOVED TO HAVE STAFF STARTED THE PROCESS IMMEDIATELY WITH A DEADLINE OF MAY 11, WITH AN APPOINTMENT AT THE MAY 14TH MEETING, ZIMMER SECONDED THE MOTION. VOTE 2:3, EDMONDS AND ZIMMER IN FAVOR, SCHUMACHER, J GEROLD REYNOLDS OPPOSED, THE MOTION FAILED.

J GEROLD MOVED TO ADVRETISE THE OPENING IMMEDIATELY, WITH A MAY 28TH DEADLINE, THEY CAN BE REVIEWED AND INTERVIWED AT THE JUNE 4TH STUDY SESSION AND APPOINTED THEN, OR AT THE JUNE 11TH REGULAR MEETING. REYNOLDS SECONDED THE MOTION. VOTE 3:2, J GEROLD, REYNOLDS AND SCHUMACHER IN FAVOR, ZIMMER AND EDMONDS OPPOSED. THE MOTION CARRIED

B. Planning Commission Minutes from March 16, 2020
C. Airport Board Minutes from February 3, 2020
D. Airport Board Minutes from March 2, 2020
E. Fire Board Minutes from March 3, 2020
PETITIONS, REQUESTS, AND COMMUNICATIONS

ORDINANCES AND RESOLUTIONS

A. Resolution 20-32 calling for a public hearing to vacate a portion of Golf Club Road

Barbian advised that the Golf Course is requesting a portion of Golf Club Road to be vacated for their brewery plans. This resolution is to call for a public hearing.

J GEROLD MOVED TO APPROVE RESOLUTION 20-32 CALLING FOR A PUBLIC HEARING TO VACATE A PORTION FOR GOLF CLUB ROAD. EDMONDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

A. Not acquiring land for Cul-de-sac on 33rd and 82nd Ave project

Barbian reported that the City of Princeton and Township have executed the Joint Powers Agreement establishing the basis for the reconstruction of 33rd and 82nd. In the Joint Powers Agreement, the estimated costs have been identified through the bid that has been awarded.

Within the project a cul-de-sac was included at the east end of 33rd Street. Associated with the cul-de-sac the City is to acquire the necessary land. Should the land easement not be acquired the cul-de-sac would not be built or billed to the city.

The Princeton School District has indicated that they do not wish to consider providing the land if it will result in any additional cost being assessed to the School for the project.

The total estimated cost of the cul-de-sac is 31,333.50. In the Cost Allocation exhibit the cost is split with a half allocated to the Township and half the City. The Council has discussed assessing at least a portion of the 15,666.75 to the School District. At the Public Hearing held for the project I had suggested the City consider covering the estimated legal and administrative cost about 4K plus about 7K toward the cul-de-sac.

Analysis:
There seems to be a gap combined with a lack of interest for the cul-de-sac. It is difficult to find a rational and beneficiaries of the cul-de-sac.

Direction from the City Council on what to do about acquiring an easement is requested. Should staff proceed to acquire an easement?

Reynolds said he would like to see a cul-de-sac there as it drives large trucks and it is safer. B Gerold agreed with Reynolds and said it would be optimum, but with the unknown future development, a hammerhead ending would work for now. If a development did occur, an intersection or cul-de-sac could be put in at that time.

Toven added that a motion is not needed, a consensus is suitable. The consensus of the Council was that land for a cul-de-sac would not be acquired at this time.
B. Award 2020 Sealcoating project bids

Staff advertised for Sealcoating bids with a deadline of 11am on Monday, April 20, 2020.

The Bid was advertised on our Website, in the Finance and Commerce Magazine and the Union Eagle.

Only two bids were received.

- **Allied Blacktop**
  
  $.82 per square yard
  
  10503 89th Ave. N.
  
  Maple Grove MN 55369
  
  763-425-0575
  
  Contact: Peter Capistrant
  
  Email: pete@alliedblacktopmn.com

- **Pearson Brothers**
  
  $.83 per square yard
  
  Office Manager - Missy Hallich
  
  11079 Lamont Ave NE
  
  Hanover, MN 55341
  
  Office: 763-391-6622

Staff recommends a motion to approve the 2020 Sealcoating Bid of $.82 per yard from Allied Blacktop Inc.

Edmonds stated he spoke with the one of the newest Board members of Princeton Township in regard to 33rd street, west of County road 4. B Gerold said some of that road is ours and some is theirs. If that road were to be seal coated, he would want it to be a joint venture with the Township. He would want to speak to their road maintenance supervisor.

EDEMONDS MOVED TO AWARD THE SEALCOAT PROJECT TO ALLIED FOR $.82 PER SQUARE YARD. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

C. Airport Taxiway Independent Fee Estimate

Barbian advised that KLJ is finalizing the grant application for the Taxiway Reconstruction project. Part of the grant process requires an independent fee estimate to be performed when engineering fees exceed $100,000. The cost of the independent fee estimate is reimbursable in the grant. KLJ recommends that the City of Princeton proceed with the IFE.

EDEMONDS MOVED TO PROCEED WITH THE INDEPENDENT FEE ESTIMATE. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

**NEW BUSINESS**

**BILL LIST**

ZIMMER MOVED TO APPROVE THE BILL LIST WHICH INCLUDES THE MANUAL CHECKS
AS LISTED ON THE MANUAL BILL LIST FOR A TOTAL OF $151,207.71 AND THE ITEMS LISTED ON THE LIQUOR BILL LIST AND GENERAL CITY BILL LIST WHICH WILL BE CHECKS 81034 TO 81101 FOR A TOTAL OF 264,711.33. J GEROLD SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

MISCELLANEOUS

Lights on – city of Princeton

Zimmer reported Princeton participated the other night by lighting up the sports fields to honor the situation we are going through right now. It seemed to be well received. He has to say it was a very somber moment, standing in the press box seeing the bare fields. Many in the community drove by, while staying in their vehicles. He is glad the City participated.

Schumacher wanted to recommend that the City Council continue using their 2020 seniors’ signs in the upcoming meetings through May.

**** CLOSED SESSION **** Land purchase

J GEROLD MOVED TO CLOSE THE SESSION AT 8:55PM, REYNOLDS SECONDED THE MOTION

EDMONDS MOVED TO RE-OPENED THE SESSION AT 9:53, REYNOLDS SECONDED THE MOTION

Toven reported that most of the terms of the purchase have been agreed upon, but there is one small item that the Council is working through. The Council has provided direction to staff and there is hope to have a final agreement at the next meeting.

Schumacher stated that he invited Ellie Pomerleau and he has asked her to provide her speech to the City Clerk to put her statement in the minutes, and pass that along to Hennagir at the paper as well.

Hillesheim added a quick update that she is meeting with some of the Downtown Business owners tomorrow and hopes to have a good update at the net meeting.

ADJOURNMENT
There being no further business:

J GEROLD MOVED TO ADJOURN THE MEETING AT 10:00PM. REYNOLDS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Shawna Jenkins Tadych
City Clerk

ATTEST:

Brad Schumacher, Mayor
MEMORANDUM

TO: Mayor and City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: Vacation of a portion of Golf Club Road
DATE: May 11th, 2020

REQUEST
Amanda and James Berglund have requested a portion of Golf Club Road (Judicial Road) to be vacated. Legal Description: All that part of Golf Club Road (Judicial Road in Ross-Mere Addition to the Village of Princeton) lying southerly of and adjoining Outlot 4, Goulding’s Addition To Princeton and lying southerly of and adjoining Outlot 8, Outlots in Auditoris Subdivision and lying northerly of and adjoining Outlot 11, Outlots In Auditoris Subdivision, all in Mille Lacs County, lying and being east of a line that is 245 feet east of and parallel to the east line of 4th Ave South and lying and being west of a line that is 686.61 feet east of and parallel to said east line of 4th Ave South, City of Princeton, Mille Lacs County, Minnesota.

ANALYSIS
The Berglund’s have been in the Preliminary and Final Plat process to develop a Restaurant & Brewery on the north lot adjoining their Golf Course Club House. With the platting process, it was found that in May, 1995 by Resolution 95-28, the Judicial Road was vacated to the east to an area in the river and this vacation will clean up that vacation by clearing up 45 feet from the west. This vacation of right-of-way will include a statement for the City to reserve an easement for drainage and utility purposes, under, across and above the vacated right-of-way. There is an existing storm drain that is from 4th Avenue to Golf Club Road and the drainage ditch easement will stay in place.

The Planning Commission held a public hearing on April 20, 2020 and moved to recommend approval of the partial vacation of Golf Club Road (Judicial Road) to the City Council with the condition of the final plat approval. State Statue 412.851 has the City Council hold the public hearing with final approval or denial. Public hearing notices have been sent out to neighboring properties 350 feet from the site for both meetings.

CONCLUSION/RECOMMENDATION
Staff recommends approval of Resolution #20-37, approving the vacation of a portion of Golf Club Road (Judicial Road) based on the findings that there is no present or prospective use for this portion of the road, and will cause no problems to the surrounding neighborhood.

Condition of approval:
1. The Final Plat approval by the City Council with all required easements noted prior to recording of Resolution #20-37.
NOTICE OF PUBLIC HEARING

The Princeton City Council has scheduled a public hearing on May 14, 2020 in the City Hall Council Chambers to consider authorizing a vacation of a portion of Golf Club Road.

All that part of Golf Club Road (Judicial Road in Ross-Mere Addition to the Village of Princeton) lying southerly of and adjoining Outlot 4, GOULDING’S ADDITION TO PRINCETON and lying southerly of and adjoining Outlot 8, OUTLOTS IN AUDITIORS SUBDIVISION and lying northerly of and adjoining Outlot 11, OUTLOTS IN AUDITIORS SUBDIVISION, all in Mille Lacs County, lying and being east of a line that is 245 feet east of and parallel to the east line of 4th Ave South and lying and being west of a line that is 686.61 feet east of and parallel to said east line of 4th Ave South, City of Princeton, Mille Lacs County, Minnesota.

All interested parties are invited to attend the hearing or to submit their written comments to City Hall, 705 2nd Street North, Princeton, MN 55371, prior to the hearing.

PLEASE NOTE, due to COVID-19, the May 14, 2020 public hearing may be conducted via telephone or other electronic means as allowed under Minnesota Statutes, Section 13D.021. Please refer to the City of Princeton’s website at https://www.princetonmn.org or call the City Clerk at City hall at 763-389-2040 to learn how to attend the public hearing via telephone or electronically.

Shawna Jenkins Tadych
City Clerk

See back page for Map of lot, and map of area
RESOLUTION # 20- 37

A RESOLUTION TO VACATE A PORTION OF GOLF CLUB ROAD (JUDICIAL ROAD), CITY OF PRINCETON, MILLE LACS COUNTY, MINNESOTA

******************************************************************************

Legal Description: All that part of Golf Club Road (Judicial Road in Ross-Mere Addition to the Village of Princeton) lying southerly of and adjoining Outlot 4, GOULDING’S ADDITION TO PRINCETON and lying southerly of and adjoining Outlot 8, OUTLOTS IN AUDITORS SUBDIVISION and lying northerly of and adjoining Outlot 11, OUTLOTS IN AUDITORS SUBDIVISION, all in Mille Lacs County, lying and being east of a line that is 245 feet east of and parallel to the east line of 4th Ave South and lying and being west of a line that is 686.61 feet east of and parallel to said east line of 4th Ave South, City of Princeton, Mille Lacs County, Minnesota.

WHEREAS, Amanda and James Berglund have requested the following described portion of Golf Club Road (Judicial Road) to be vacated; and

WHEREAS, it appears to be in the best interest of both the city and property owner to vacate the above described portion of Golf Club Road (Judicial Road).

NOW, THEREFORE, BE IT RESOLVED that the following described road portion hereby to be vacated:

All that part of Golf Club Road (Judicial Road in Ross-Mere Addition to the Village of Princeton) lying southerly of and adjoining Outlot 4, GOULDING’S ADDITION TO PRINCETON and lying southerly of and adjoining Outlot 8, OUTLOTS IN AUDITORS SUBDIVISION and lying northerly of and adjoining Outlot 11, OUTLOTS IN AUDITORS SUBDIVISION, all in Mille Lacs County, lying and being east of a line that is 245 feet east of and parallel to the east line of 4th Ave South and lying and being west of a line that is 686.61 feet east of and parallel to said east line of 4th Ave South, City of Princeton, Mille Lacs County, Minnesota.
BE IT FURTHER RESOLVED that the City Council authorizes the recording of the vacated portion of Golf Club Road (Judicial Road) at the Mille Lacs County Courthouse, Milaca, Minnesota.

ADOPTED this 14th day of May, 2020

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN  55371

ATTEST:

______________________________________  ______________________
Robert Barbian, Administrator              Brad Schumacher, Mayor
The meeting was called to order at 7:00 P.M., by Dan Erickson. Members present were Eldon Johnson, Jeff Reynolds, Victoria Hallin. Staff present were Robert Barbian (City Administrator), Stephanie Hillsheim (Comm. Dev. Specialist), and Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

Absent was Scott Moller.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON MARCH 16, 2020**

HALLIN moved, second by JOHNSON, to approve the minutes of March 16, 2020. Upon the vote, there were 4 ayes, 0 nays. Motion carried.

**AGENDA ADDITIONS / DELETIONS:**

DeWitt requested to add the north Casey's pylon sign on the agenda under New Business, Item C.

HALLIN moved to approve the addition of the north Casey's pylon sign to the agenda under New Business, Item C, second by JOHNSON. Upon the vote, there were 4 ayes, 0 nays. Motion carried.

**PUBLIC HEARING:**

A. Vacation for a portion of Golf Club Road

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

**REQUEST**

Todd Olin, Sambatek on behalf of James & Amada Berglund, owner of the property and the Golf Club have applied for a Vacation of a portion of the Golf Club Road (Judicial Road) along with a Final Plat application, and a Site Plan Review to construct a restaurant and brewery.

**CONCLUSION**

The Planning Commission in the past has held the public hearing for Vacation applications, but the State Statue 412.851 has the City Council hold the public hearing. The Planning Commission will review the Vacation application and can motion to forward the application review for final decision to the City Council. The Council's public hearing will be held on May 14th with new public hearing notices sent out to property owners 350 feet from the site.  

End of Vacation Section of Memo

RENYOLDS moved, second by HALLIN to open the PUBLIC HEARING. Upon the vote, there were 4 ayes, 0 nays. Motion carried.

Todd Olin said when they did a search on the Judicial Road the road went to the east to the river and some in the river and what they are doing now is house cleaning by clearing up 45 feet from the west. There is an existing storm drain that is from 4th Avenue to Golf Club Road. The vacation will keep the drainage ditch easement, but the right-of-way will go away. The new
easements will be recorded when the replat is done. The utilities and such will be put in the final plans between now and City Council meeting. Keith Butcher at the Public Utilities and the Public Works Department did not have anything major that would hold up the Final Plat approval.

Trevor Karsky, 504 4th Avenue South, who joined via Zoom was asked if he had any questions and he said he was there just for information and did not have any comments.

Barbian said it is a couple of outlots in here and utility issues that have been more involved. It is appropriate for the Planning Commission to recommend to the Council to approve for the final plat and site plan approval.

HALLIN MOVED, SECOND BY JOHNSON, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

JOHNSON MOVED, SECOND BY HALLIN, TO RECOMMEND APPROVAL OF THE PARTIAL VACATION OF GOLF CLUB (JUDICIAL ROAD) TO THE CITY COUNCIL WITH THE CONDITION OF THE FINAL PLAT APPROVAL. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:
1. Will the vacation of the easement reduce the access to provide sewer and water utilities to adjoining property? No.
2. Will the easement vacation cause problems to the surrounding neighborhood in the form of storm water runoff? No.
3. What if any impact be against the surrounding area in regard to the vacation of easement? No

OLD BUSINESS: None

NEW BUSINESS:
A. Final Plat and Site Plan Review for the Golf Course Restaurant & Brewery
Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:
Final Plat Review
The Planning Commission approved the Preliminary Plat on March 26, 2020, and forward to the City Council to review on March 26th. The City Council did approve the Preliminary Plat with the conditions and recommended they move forward with the Final Plat.

The City Engineer reviewed the Final Plat plans and has a few concerns that need to be addressed.
1. The existing sanitary sewer line remaining underneath the proposed patio. She has provided options that they either relocate the existing sewer line within a new easement or shift the building so the patio will not be located over the sewer.
2. Information on the existing stormwater easement will need to be provided and remain in place.

3. A trail will be necessary alongside the existing stormwater ditch to provide access for maintenance purposes with an easement to the river to allow pedestrian traffic river access under City park rule enforcement for the trail.

4. The Princeton Public Utilities is requesting a watermain loop to be completed with the project and has offered to offset the additional cost. The PUC would also like to see the watermain be looped on the southside of the building and be located alongside the existing sanitary sewer. Additional easement will be necessary north of the road right of way proposed to be vacated for the watermain.

5. In regards to the stormwater, the plan proposes replacing a culvert that is a part of drainage swale. The plan needs to ensure no detrimental impacts of this, including rate implications to Rum River, HWL changes.

6. The plan proposed grading in this swale, plan needs to ensure the swale remains stable during and after constructions.

7. The plans include extending the two parallel pipes that convey the large portion of the City. There are concerns with proposing pipe to pipe connections for these.

8. The project proposes a sedimentation basin to treat runoff from the site’s impervious. City Ordinances require infiltration of runoff where feasible. Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.

9. The project is located in Zone AE Floodplain. Plans need to show floodplain elevation and extents and must be in accordance with City’s Floodplain Ordinance and WRMP, no net fill.

10. Report indicates rates are met in aggregate, but not to specific wetlands. May need to see if this is acceptable which may depend on type of wetland.

11. Additional items related to grading, stabilization, details, modeling, will be still need to be reviewed and okayed by the City Engineer.

CONCLUSION
The Final Plat review that will be presented at the April 20th meeting should address staff’s concerns.
1) City Engineer comments on storm water options be approved and sown on the final plat.
2) Existing stormwater easement is to remain and information to the City Engineer approved.
3) Trail access easement with gravel or similar product alongside the existing stormwater ditch for pedestrian traffic for river access.
4) Princeton Public Utilities request a watermain to be looped on the southside of the building be located alongside the existing sanitary sewer.
5) Additional watermain looping be completed with this project and PUC will share in the cost.
6) City Engineer approval on the drainage swale where no impacts rate implications to the Rum River and HWL changes.
7) Grading of the swale needs to ensure the swale remains stable during and after construction.
8) Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.
9) Confirmation of the two parallel pipes being extended approved by the City Engineer.
10) City Engineer approve the plans showing floodplain elevation and extents, no net fill.
11) Approval from the City Engineer on the wetland aggregate rates in all platted wetland area.
12) Future review and approval of the grading, stabilization, details, modeling by City Engineer.
13) Golf Club Road (Judicial Road) vacation approved by the City Council.
14) Calculations of brewery product going into the sewer system.
15) Long term agreement for shared parking and maintenance between the two sites.

RECOMMENDATION
The Final Plat application can be tabled or recommended to the City Council for approval with the following conditions:

The existing sanitary sewer line be relocated within a new easement, shift the building so the patio will not be located over the sewer or as proposed by the Developer, lift in place with a new easement for a future line, with the added provision by the City staff that a waiver of liability be provided to the City should damage occur to the building, property and business when work occurs. This being of a form acceptable to the City Attorney.

1) City Engineer comments on storm water options be approved and shown on the final plat.
2) Existing stormwater easement remain and information being provided to the City Engineer approved.
3) Trail access easement with gravel or similar product alongside the existing stormwater ditch for pedestrian traffic for river access.
4) Princeton Public Utilities request of a watermain to be looped on the southside of the building in a new easement.
5) Additional watermain looping be completed with this project and PUC will share in the cost.
6) City Engineer approval on the drainage swale where no impacts rate implications to the Rum River, HWL changes and access to the ditch to the river be present in the form of an easement for maintenance.
7) Grading of the swale needs to ensure the swale remains stable during and after construction.
8) Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.
9) Confirmation of the two parallel pipes being extended approved by the City Engineer.
10) City Engineer approve the plans showing floodplain elevation and extents, no net fill.
11) Approval from the City Engineer on the wetland aggregate rates in all platted wetland area.
12) Future review and approval of the grading, stabilization, details, modeling by City Engineer.
13) Golf Club Road vacation approved by the City Council.
14) Calculations of brewery product going into the sewer system.
15) Long term agreement for shared parking and maintenance between the two sites.

Todd Olin said some of the details they are working on such as the easements are being worked on before it comes to the City Council. He understands there are conditions that will have to be made. All dashed lines on the property are the easements he is dealing with. The ditch that is there will be maintained. They are working with Princeton Public Utilities on the watermain easement and going south of the building and then heading north. There will be a loop system put in which will be much better and more reliable. There are some easements going around the perimeter of the building. This allows grading and drainage which will give a buffer from other properties for drainage not to go on their property. More details will be worked out with City staff tomorrow. They plan to have lesser conditions once this goes to the City Council.

Hallin noted there are 15 conditions that need to be met.

Olin said that it is their goal to reduce the conditions before this goes to the Council. Technical issues that will be addressed. Those are not uncommon.

Barbian said that there are a number of technical items that are being addressed and worked out. Those adjustments will be made prior to approval. The most recent comments and one item is the sewer line that has been discussed on whether or not the sewer line should be moved from under the patio. The City Attorney will put a waiver together for liability issues if this stays under the patio and if something were to happen with that sewer and the City has to repair or reroute it where the City is not liability for damage to the property. The ditch gets a lot of erosion and that should be looked at for future to reduce the erosion. Make sure there is a maintenance easement in place to maintain the ditch and a major storm water project may need to be done in the future. They are keeping the building where it is and sewer line stays, but they grant a liability exclusion to repair or move the sewer in the future if it needs to be rerouted.

Hallin said if someone else buys this property in the future that new owner will have that responsibility.

Barbian said yes.

Erickson commented that when the roundabout was put in on the south end of the city, there was an easement by Princeton Auto Center that had to be addressed and that had been worked out well last summer with the PUC having to move the sewer and water lines there.

Barbian said storm water easement that is the big ditch. That will be a major project if we do not have access in place now.
Olin will put something together where it is. The City also wants river access for canoeing to the river. The owner of the property can agree with what occurs there for the right-of-way. The conditions are in the memo of recommend of 15 items.

Hallin likes the pictures of the site and the interior. Princeton needs this.

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE FINAL PLAT OF THE PROPOSED RESTAURANT AND BREWERY FOR THE PRINCETON GOLF COURSE AND FORWARD TO THE CITY COUNCIL WITH RECOMMENDATION OF FINAL APPROVAL WITH THE FOLLOWING CONDITIONS:

THE EXISTING SANITARY SEWER LINE BE RELOCATED WITHIN A NEW EASEMENT, SHIFT THE BUILDING SO THE PATIO WILL NOT BE LOCATED OVER THE SEWER OR AS PROPOSED BY THE DEVELOPER, LIFT IN PLACE WITH A NEW EASEMENT FOR A FUTURE LINE, WITH THE ADDED PROVISION BY THE CITY STAFF THAT A WAIVER OF LIABILITY BE PROVIDED TO THE CITY SHOULD DAMAGE OCCUR TO THE BUILDING, PROPERTY AND BUSINESS WHEN WORK OCCURS. THIS BEING OF A FORM ACCEPTABLE TO THE CITY ATTORNEY.

1) CITY ENGINEER COMMENTS ON STORM WATER OPTIONS BE APPROVED AND SHOWN ON THE FINAL PLAT.
2) EXISTING STORMWATER EASEMENT REMAIN AND INFORMATION BEING PROVIDED TO THE CITY ENGINEER APPROVED.
3) TRAIL ACCESS EASEMENT WITH GRAVEL OR SIMILAR PRODUCT ALONGSIDE THE EXISTING STORMWATER DITCH FOR PEDESTRIAN TRAFFIC FOR RIVER ACCESS.
4) PRINCETON PUBLIC UTILITIES REQUEST OF A WATERMAIN TO BE LOOPED ON THE SOUTHSIDE OF THE BUILDING IN A NEW EASEMENT.
5) ADDITIONAL WATERMAIN LOOPING BE COMPLETED WITH THIS PROJECT AND PRINCETON PUBLIC UTILITIES WILL SHARE IN THE COST.
6) CITY ENGINEER APPROVAL ON THE DRAINAGE SWALE WHERE NO IMPACTS RATE IMPLICATIONS TO THE RUM RIVER, HWL CHANGES AND ACCESS TO THE DITCH TO THE RIVER BE PRESENT IN THE FORM OF AN EASEMENT FOR MAINTENANCE.
7) GRADING OF THE SWALE NEEDS TO ENSURE THE SWALE REMAINS STABLE DURING AND AFTER CONSTRUCTION.
8) APPLICANT NEEDS TO PROVIDE SOIL BORINGS TO CONFIRM SOIL TYPES AND FEASIBILITY OF INFILTRATION.
9) CONFIRMATION OF THE TWO PARALLEL PIPES BEING EXTENDED APPROVED BY THE CITY ENGINEER.
10) CITY ENGINEER APPROVE THE PLANS SHOWING FLOODPLAIN ELEVATION AND EXTENTS, NO NET FILL.
11) APPROVAL FROM THE CITY ENGINEER ON THE WETLAND AGGREGATE RATES IN ALL PLATTED WETLAND AREA.
12) FUTURE REVIEW AND APPROVAL OF THE GRADING, STABILIZATION, DETAILS, MODELING BY CITY ENGINEER.
13) GOLF CLUB ROAD VACATION APPROVED BY THE CITY COUNCIL.
14) CALCULATIONS OF BREWERY PRODUCT GOING INTO THE SEWER SYSTEM.
15) LONG TERM AGREEMENT FOR SHARED PARKING AND MAINTENANCE BETWEEN THE TWO SITES.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Erickson thanked James and Amanda Berglund on putting this investment into Princeton.

Amanda Berglund said they are hoping in January will be the opening.

*End of Final Plat Review*

**Site Plan Review:**
Mary Lou De Witt, Comm. Dev. Zoning Specialist Memo:

The Planning Commission reviewed the draft Site Plan Review at their March 16th meeting and like the concept plan for the proposed restaurant and brewery building. The building size will be 9,160 square feet; hosting a brewery, kitchen, stage, private dining, bar off/store, and bar. An outdoor patio will be located on the east side of the building.

**Zoning:** The site is located in R-3 Multiple Family Residential District. The site area is 3.14 acres. The building area is .21 acre and the green space area is 1.76 acre.

**Setbacks:** Front yard 30 feet
   Side yard 10 feet
   Street side yard 20 feet
   Rear yard 30 feet

**Parking:** Parking required 112 stalls
   Parking provided on-site 89 stalls
   Parking provided off-site 23 stalls
   ADA parking required / provided 5 stalls

The Planning Commission may allow sharing of required off-street parking by two separate uses provided the normal peak parking times of the two uses do not coincide. Only the off-street parking spaces not normally used by the off-peak use shall be counted as off-street parking for the peak use. Each use shall have the total required off-street parking available during their respective periods of peak parking use. An easement shall be established allowing the Restaurant & Brewery rights to park 23 vehicles on the Golf Course property.

All parking facilities designed for a capacity of five (5) or more parking stalls shall have a setback from all adjoining property lines of three (3) feet.

The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with a durable, dustless surface in accordance with specifications.
approved by the City Engineer. The parking area shall be hard-surfaced within one year of the date the permit is issued.

The owner of any parking or loading area shall maintain the are in good conditions without holes and free of all dust, trash, and other debris. The loading area is on the northwest side of the building and shall be marked by appropriate signs. The parking lot layout has three islands. Staff has reviewed the plans and believes this should be adequate maneuvering with the 26’ foot drive lanes.

**Bicycle Parking:** The total parking requirement is one space for each off-street parking spaces required. The bicycle parking spaces shall be equipped with bicycle racks. This should be located near the front of the building.

**Street Access:** Access to the site will be as it currently is off of 4th Avenue South and Golf Club Road. There is an existing 33’ foot R.O.W. of Golf Club Road. The other 33’ ft. half has prescriptive rights and appropriate for the City to formalize as road R.O.W. This will be done at a later date.

**Landscaping:** Sidewalks along the building are 6 feet in width. The plans show 50% sodded and landscaped with approved vegetation around the site and 8% of the internal parking area shall be landscaped. The applicant is proposing to add evergreens on the west side of the site to give the residential area additional blockage.

**Dumpster:** The location of the enclosed dumpster is on the southwest corner of the lot. The materials will match the building.

**Sanitary Sewer:** There is a 20 foot sanitary sewer easement that runs north to south through the middle of their current parcel and the proposed site. On the current site this easement is located under an existing building. On the proposed site the plans show a patio area being built over the easement with a new easement when the sewer has to be rebuilt. The owner will required to sign a release of liability or move the sewer line. The City Engineer will be reviewing the plans and commenting.

There are two brewery grain silos on the west side of the building. The applicants will need to provide to the City an acceptable rate of wastewater discharge flows into the sewer system.

**Storm Culvert:** There is an existing storm culvert on the northeast corner of their current Golf Course parking lot. This culvert will stay in place with an 8 foot walking bridge over it to the restaurant and brewery site. The owner will not allow golf cars on the bridge and plans to install a post to prevent a motorized vehicle on it.

**Lighting:** The Developer would need to contact Princeton Public Utilities if they would like to install at their expense an additional street light on the southwest corner of the site along Golf Club Road. PUC has agreed to maintain it if the light is installed.
Planning Commission  
April 20, 2020  
Page 9 of 11

There are four light poles shown on the plans in the parking area. All sources of parking area lighting shall be fixed, directed and designed so as to not create a nuisance to any abutting residential properties.

Fire Protection: Installation of a Knox Box at the front door entrance. Verification of maneuverability within drives/parking area for a 46’ fire truck. MN State Building Code requirements for restaurant/brewery be complied with in regards to Fire Alarm System and Sprinkler.

Signage: There is an existing monument sign on the northwest corner of the current site off of Golf Club Road. The plans show a new monument sign placed on the Golf Club Road easement. Signage should be placed on the parcel and not the easement. At this time, signage is not being reviewed. A building permit will have to be applied for and reviewed, prior to installing any signage.

SITE PLAN RECOMMENDATION
The Site Plan Review by the Planning Commission can recommend approval by the City Council with the stipulation that the Final Plat conditions are met and the road is vacated.
1. A separate Building Permit be submitted for the monument signage and building signage and have final approval by staff and reviewed by the Building Inspector prior to installation.
2. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC).
3. The sodding or seeding must be completed prior to issuing a temporary certificate of occupancy. If because of weather conditions sodding and/or seeding is unadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
4. The parking areas shall be hard-surfaced within one year of the date the permit is issued. If because of weather conditions the hard-surface is unadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
5. All conditions by City staff need to be met prior to the issuance of a building permit.

END OF SITE PLAN REVIEW MEMO

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE SITE PLAN FOR THE GOLF COURSE RESTAURANT AND BREWERY WITH THE STIPULATION THAT THE FINAL PLAT CONDITIONS ARE MET AND THE GOLF CLUB ROAD IS VACATED ALONG WITH THE FOLLOWING CONDITIONS:
1. A SEPARATE BUILDING PERMIT BE SUBMITTED FOR THE MONUMENT SIGNAGE AND BUILDING SIGNAGE AND HAVE FINAL APPROVAL BY STAFF AND REVIEWED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. ALL NECESSARY PERMITS SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BUILDING PERMIT, WATER ACCESS CHARGE (WAC), SEWER ACCESS CHARGE (SAC).

3. THE SODDING OR SEEDING MUST BE COMPLETED PRIOR TO ISSUING A TEMPORARY CERTIFICATE OF OCCUPANCY. IF BECAUSE OF WEATHER CONDITIONS SODDING AND/OR SEEDING IS UNADVISABLE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1ST OF THE FOLLOWING YEAR.

4. THE PARKING AREAS SHALL BE HARD-SURFACED WITHIN ONE YEAR OF THE DATE THE PERMIT IS ISSUED. IF BECAUSE OF WEATHER CONDITIONS THE HARD-SURFACE IS UNADVISABLE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1ST OF THE FOLLOWING YEAR.

5. ALL CONDITIONS BY CITY STAFF NEED TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

B. Fence Ordinance for a Flag Lot
Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

The property owner located at 407 3rd Avenue South would like to put up a 6 foot privacy fence and the difficulty is this property is a flag lot. The vacant lot shown on the aerial photo to the east of the site is their front yard and the highest fence can be is 3 ½ feet. The area that would allow the privacy fence would be at the front corner of the house to the side and back, this area is outlined in black.

The property owner raised a good question, if the property owners to the east wanted a privacy fence in their back yard, it would be in the same placement she would like to install theirs. Each of those properties could take out a separate permit for installing the fence. The fence would be for her two large dogs and she would still need a 6 foot fence in the front yard where the auto’s are parked to the property line.

To allow a 6 foot privacy fence in the front yard for a flag lot, the Fence Ordinance would need to be amended. Staff is asking for the Planning Commission’s view on this.

******************************************************************************End of Staff Memo******************************************************************************

The Planning Commission discussed the Fence Ordinance and the property owners issue with putting up a privacy fence.
HALLIN MOVED, SECOND BY REYNOLDS, TO DENY THE REQUEST TO AMEND THE FENCE ORDINANCE FOR FLAG LOTS. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

C. North Casey’s Pylon Sign – 810 Rum River Drive North
The north Casey’s would like to change the price area of their pylon sign where they can electronically change it from inside the store. It would be LED lighting inside the sign to light the price numbers. Because they are located next to a residence, the nits cannot exceed 5,000. The remaining post and signage would stay the same. The only other item is clearance from the bottom of the signage to the ground should be 10 feet. The current sign has a little over six feet clearance which would have met the zoning restrictions at the time, and the new area would have a clearance of 7 feet. Is the Planning Commission okay with this.

JOHNSON MOVED, SECOND BY HALLIN, TO APPROVE THE NORTH CASEY’S PYLON SIGNAGE UPDATE TO THE PRICE AREA ONLY OF THEIR CURRENT SIGN AND THE SEVEN FOOT CLEARANCE FROM THE BOTTOM OF THE SIGN AND GROUND IS OKAY. THE NITS CANNOT EXCEED 5,000. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:
A. Verbal Report
There were no verbal reports.

B. City Council Minutes for March, 2020
The Planning Commission had no comments.

HALLIN MOVED, SECOND BY JOHNSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:02 P.M.

ATTEST:

Dan Erickson, Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist
Bond Sale Summary

City of Princeton, Minnesota

$1,350,000
General Obligation Bonds, Series 2020A

$552,000
Taxable General Obligation Tax Abatement Bonds, Series 2020B

May 14, 2020

150 South 5th Street, Suite 3300
Minneapolis, MN 55402
612-851-5900    800-851-2920
www.northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB
PURPOSE:  Proceeds from the 2020A Bonds will be used to finance trail improvements and purchase a fire truck and to pay costs associated with the issuance of the Bonds.

Proceeds from the Series 2020B Bonds will be used to finance land acquisition for an industrial park and to pay costs associated with the issuance of the Bonds.

FINANCE PLAN:  The 2020A Bonds have been structured with even annual payments over four years for the Tax Abatement portion and even annual payments for ten years for the Equipment portion.

The 2020B Bonds have been structured with even annual payments over 15 years.

SECURITY:  Both the Series 2020A and Series 2020B Bonds are secured by ad valorem taxes and a tax abatement levy.

RESULTS:  

- Method of Sale: Sale Amongst Local Community Banks. Both the 2020A and 2020B Bonds were purchased by Bremer Bank, National Association, Princeton, Minnesota.

- Series 2020A Bid: 1.88%

- Series 2020B Bid: 2.70%
## EXHIBIT A - SOURCES AND USES

### 2020A

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<th>Tax Abatement</th>
<th>Equipment</th>
<th>Issue Summary</th>
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<td><strong>$668,973.86</strong></td>
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**EXHIBIT B – PRICING SUMMARIES**

### 2020A

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**Bid Information**

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### 2020B

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<th>Value</th>
<th>Price</th>
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<td>2.700%</td>
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**Bid Information**

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## 2020A

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**Total**  
$1,350,000.00 - $112,691.90 - $1,462,691.90 - 

### Date And Term Structure

- **Dated**: 6/10/2020
- **Delivery Date**: 6/10/2020
- **First available call date**: 2/01/2027
- **Call Price**: 100.000%

### Yield Statistics

- **Bond Year Dollars**: $5,994.25
- **Average Life**: 4.440 Years
- **Average Coupon**: 1.8800000%

- **Net Interest Cost (NIC)**: 1.8800000%
- **True Interest Cost (TIC)**: 1.8796224%
- **All Inclusive Cost (AIC)**: 2.3089095%
### 2020B

<table>
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<th>Coupon</th>
<th>Interest</th>
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<th>Fiscal Total</th>
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<td>02/01/2021</td>
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### Total

- **$552,000.00**
- **$136,274.40**
- **$688,274.40**

---

### Date And Term Structure

- **Dated**: 6/10/2020
- **Delivery Date**: 6/10/2020
- **First available call date**: 2/01/2027
- **Call Price**: 100.000%

### Yield Statistics

- **Bond Year Dollars**: $5,047.20
- **Average Life**: 9.143 Years
- **Average Coupon**: 2.700000%

- **Net Interest Cost (NIC)**: 2.700000%
- **True Interest Cost (TIC)**: 2.699587%
- **All Inclusive Cost (AIC)**: 3.0398536%
## EXHIBIT D - LEVY SCHEDULES

### 2020A – Tax Abatement

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<th>Less: Abatement Levy</th>
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### 2020A – Equipment

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### 2020B

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EXHIBIT E - MUNICIPAL MARKET CONDITIONS

Bond Buyer’s Index 2000 to Present

Source: Data compiled by Northland Securities from published Bond Buyer’s GO 20-Bond Index

Chart for illustration only. This is not an offer to buy or sell securities. Based on sources believed to be reliable, but not warranted or guaranteed by Northland Securities, Inc. (RC 19-15A/Muni19-11A)

150 South 5th Street, Suite 3300, Minneapolis, MN 55402
Main 612-851-5900 / www.northlandsecurities.com
Member FINRA and SIPC. Registered with SEC and MSRB
EXTRACT OF MINUTES OF A MEETING
OF THE CITY COUNCIL
CITY OF PRINCETON, MINNESOTA

HELD: May 14, 2020

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, was duly called and held at the City Hall on May 14, 2020, at 7:00 p.m., for the purpose, in part, of authorizing the issuance and awarding the sale of $1,350,000 General Obligation Bonds, Series 2020A.

The following members were present:

and the following were absent:

Member ________________ introduced the following resolution and moved its adoption:

RESOLUTION 20-38

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $1,350,000 GENERAL OBLIGATION BONDS, SERIES 2020A, PLEDGING FOR THE SECURITY THEREOF TAX ABATEMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council of the City of Princeton, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue a $1,350,000 General Obligation Bonds, Series 2020A (the "Bonds" or individually a "Bond"), pursuant to Minnesota Statutes, Chapter 475 and Sections 469.1812 through 469.1815, particularly Section 469.1814, and Section 412.301, to finance the improvements of the City trail system (the "Improvement Project"), in the amount of $689,000 (the “Tax Abatement Portion of the Bonds”); and to finance the acquisition of a fire truck (the "Equipment"), in the amount of $661,000 (the "Equipment Portion of the Bonds"); and

B. WHEREAS, it is the intent of the City and the Town of Blue Hill and the Town of Spencer Brook and (the "Participating Towns") that the City will issue the Bonds to finance the cost of the acquisition of a fire truck; and

C. WHEREAS, in order for the Town of Blue Hill to pay its share of the debt service on the portion of the Bonds issued to finance the cost of the acquisition of a fire truck, it is proposed that the Town of Blue Hill issue its $_______ General Obligation Certificate of Indebtedness, Series 2020A (the "Blue Hill Bond") as provided in and pursuant to a resolution of the Town of Blue Hill to be adopted by its Board of Supervisors prior to closing of the Bonds herein authorized; and

D. WHEREAS, in order for the Town of Spencer Brook to pay its share of the debt service on the portion of the Bonds issued to finance the cost of the acquisition of a fire truck, it is proposed that the Town of Spencer Brook issue its $_____________ General Obligation Certificate of Indebtedness, Series 2020A (the "Spencer Brook Bond", and together with the Blue...
Hill Bond, the "Town Bonds") as provided in and pursuant to a resolution of the Town of Spencer Brook to be adopted by its Board of Supervisors prior to closing of the Bonds herein authorized; and

E. WHEREAS, on April 23, 2020, following duly published notice thereof, the Council held a public hearing on the proposed abatement to finance the Improvement Project and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

F. WHEREAS, the City has heretofore established a tax abatement program (the "Program"), pursuant to the provisions of Minnesota Statutes, Sections 469.1812 through 469.1815, as amended, with respect to providing for the abatement of property taxes for a period of up to fifteen (15) years on various properties in the City, as described in the Resolution adopted by the City Council on April 23, 2020, approving the Program (the "Abatement Resolution"); and

G. WHEREAS, the amount of the property taxes abated are estimated to be at least equal to the principal of the Tax Abatement Portion of the Bonds and pursuant to the provisions of the Abatement Resolution, Tax Abatement Portion of the Bonds proceeds are to be expended to provide money to pay for Improvement Project; and

H. WHEREAS, the Equipment to be financed by the Equipment Portion of the Bonds has an expected useful life at least as long as the term of the Equipment Portion of the Bonds; and

I. WHEREAS, the amount of the Equipment Portion of the Bonds does not exceed one-quarter of one percent (0.25%) of the estimated market value of the taxable property in the City ($___________ times 0.25% is $__________); and

J. WHEREAS, the City has retained Northland Securities, Inc., in Minneapolis, Minnesota ("Northland"), as its independent municipal advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Northland; and

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

1. Acceptance of Offer. The offer of ________________ in __________, Minnesota, to purchase the Bonds and to pay therefor the sum of $____________, all in accordance with the terms and at the rates of interest hereinafter set forth, is hereby accepted.

2. Original Issue Date; Denominations; Maturities; Interest. The Bonds shall be dated June 10, 2020, as the date of original issue, be issued forthwith on or after such date in fully registered form, be numbered R-1 in the denomination of $__________, maturing on February 1, 2025 and bearing interest at ___%, and R-2 in the denomination of $__________, maturing on February 1, 2030 and bearing interest at ____%. The Bonds shall bear interest payable semiannually on February 1 and August 1 of each year (each, an "Interest Payment
Date”), commencing February 1, 2021, calculated on the basis of a 360-day year of twelve 30-day months.

3. **Allocation.** The Tax Abatement Portion of the Bonds, being the aggregate principal amount of $689,000, maturing in each of the years and amounts hereinafter set forth, is issued to finance the Improvement Project. The Equipment Portion of the Bonds, being the aggregate principal amount of $661,000, maturing in each of the years and amounts hereinafter set forth, is issued to finance the Equipment.

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax Abatement Portion (Amount)</th>
<th>Equipment Portion (Amount)</th>
<th>Total Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td>$689,000</td>
<td>$277,000</td>
<td>$966,000</td>
</tr>
<tr>
<td>2030</td>
<td>$0</td>
<td>$384,000</td>
<td>$384,000</td>
</tr>
</tbody>
</table>

If the Bonds are prepaid, the prepayments shall be allocated to the portions of debt service (and hence allocated to the payment of Bonds treated as relating to a particular portion of debt service) as provided in this paragraph. If the source of prepayment moneys is the general fund of the City, or other generally available source, including the levy of taxes, the prepayment may be allocated to any of the portions of debt service in such amounts as the City shall determine. If the source of the prepayment is Tax Abatements (hereinafter defined) for the Tax Abatement Portion of the Bonds, the prepayment shall be allocated to the Tax Abatement Portion of debt service.

4. **Redemption.** The Bond maturing on February 1, 2030, shall be subject to redemption and prepayment at the option of the City on February 1, 2027, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part without the consent of the Participating Towns of the Bonds subject to prepayment subject to all the terms and conditions of this section. Notwithstanding anything to the contrary herein, (a) the Bonds are subject to redemption in whole without the consent of the Participating Towns if such redemption is in connection with a refunding of the Bonds that results in debt service savings computed in accordance with Minnesota Statutes, Section 475.67, subd. 12 (whether the refunding is a current or advance refunding); (b) the Bonds are subject to redemption in whole with consent of the Participating Towns; (c) at the direction of each of the Participating Towns, the City shall redeem the Bonds in part in the outstanding principal amount of each of the respective Town Bonds; and (d) at the option of the City, the Bonds are subject to redemption in part in the outstanding principal amount of the City's proportionate share of the Bonds (such proportionate share being calculated as the original principal amount of the Bonds less the original principal amount of the Town Bonds, as a percentage of the original principal amount of the Bonds. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City (or, in the case of redemption in part at the direction of the Participating Towns); and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the
paying agent and to each affected registered holder of the Bonds at least thirty (30) days prior to the date fixed for redemption.

To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to such Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Registrar (with, if the City or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the City and Registrar duly executed by the holder thereof or his, her or its attorney duly authorized in writing) and the City shall execute (if necessary) and the Registrar shall authenticate and deliver to the Holder of such Bond, without service charge, a new Bond or Bonds of the same series having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by such Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

5. Purpose; Findings. The Tax Abatement Portion of the Bonds shall provide funds to finance the Improvement Project. Pursuant to the Abatement Resolution, the City's share of real estate taxes generated as a result of the Program (the "Tax Abatements") have been pledged to the payment of principal on the Bonds. The principal amount of the Tax Abatement Portion of the Bonds does not exceed the estimated amount of Tax Abatements, which shall not exceed $689,000. The Equipment Portion of the Bonds shall provide funds to finance acquisition of the Equipment. The Improvement Project and the Equipment are herein referred to together as the “Project”. The total cost of the Project, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. Proceeds of the Bonds shall be expended on costs or uses permitted by Minnesota Statutes, Sections 469.1812 through 469.1815, as amended, and shall not be expended on any costs or devoted to any other uses. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Project proceeds with due diligence to completion and that any and all permits and studies required under law for the Project are obtained.

6. Registrar. The Administrator of the City of Princeton, Minnesota, is appointed to act as registrar with respect to the Bonds (the "Registrar"), and shall do so unless and until a successor Registrar is duly appointed, all pursuant to any contract the City and Registrar shall execute which is consistent herewith. The Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holder (or record holder) of the Bonds in the manner set forth in the form of Bonds.

7. Form of Bond. The Bonds, together with the Certificate of Registration, shall be in substantially the following form:
UNITED STATES OF AMERICA  
STATE OF MINNESOTA  
COUNTIES OF MILLE LACS AND SHERBURNE  
CITY OF PRINCETON

R-1  $966,000

GENERAL OBLIGATION BOND, SERIES 2020A

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>Maturity Date</th>
<th>Date of Original Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>February 1, 2025</td>
<td>June 10, 2020</td>
</tr>
</tbody>
</table>

REGISTERED OWNER: ____________________________________________

PRINCIPAL AMOUNT: NINE HUNDRED SIXTY-SIX THOUSAND DOLLARS

THE CITY OF PRINCETON, COUNTIES OF MILLE LACS AND SHERBURNE, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or assigns, duly certified on the Certificate of Registration attached to and made a part of this Bond (the "Registered Owner"), in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing February 1, 2021, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. On the maturity date of this Bond, the principal of this Bond shall be paid only upon presentation and surrender of such Bond to the Finance Director of the City of Princeton, Minnesota (the "Registrar"). The principal of and premium, if any, and interest on this Bond is payable in lawful money of the United States of America.

Mandatory Redemption. This Bond shall be redeemed by lot on February 1 in the following years and principal amounts, without any premium plus accrued interest thereon to such redemption date (after any credits are made as provided below):

   Mandatory Redemption Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal Amount</th>
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<tbody>
<tr>
<td>2022</td>
<td>$234,000</td>
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<tr>
<td>2023</td>
<td>240,000</td>
</tr>
<tr>
<td>2024</td>
<td>244,000</td>
</tr>
<tr>
<td>2025 (maturity)</td>
<td>248,000</td>
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</table>
or, if less than such amount is then outstanding, an amount equal to the aggregate principal amount of the Bond then outstanding.

**Date of Payment Not a Business Day.** If the nominal date for payment of any principal of or interest on this Bond shall not be a business day of the Issuer or of the Registered Owner, then the date for such payment shall be the next such business day and payment on such business day shall have the same force and effect as if made on the nominal date of payment.

**Transfer.** This Bond is transferable, as provided in the Resolution, upon the Register kept by the Registrar upon surrender of this Bond together with a written instrument of transfer duly executed by the Registered Owner or the Registered Owner's attorney duly authorized in writing, and thereupon a new, fully registered Bond in the same aggregate principal amount shall be issued to the transferee in exchange therefor (or the transfer shall be duly recorded on the Register and the Certificate of Registration hereof), upon the payment of charges and satisfaction of applicable conditions, if any, as therein prescribed; provided that such transfer may occur only with respect to the entire Bond and all of the remaining principal amount of the sole final maturity hereof. The Issuer may treat and consider the person in whose name this Bond is registered as the absolute Registered Owner hereof for the purpose of receiving payment of or on account of the principal of and interest on this Bond and for all other purposes whatsoever.

**Issuance; Purpose; General Obligation.** This Bond is one of an issue in the total principal amount of $1,350,000, all of like date of original issue and tenor, except as to number, maturity, interest rate and denomination, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 14, 2020 (the "Resolution"), for the purpose of providing money to finance various projects within the jurisdiction of the Issuer. This Bond is payable out of the General Obligation Bonds, Series 2020A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

**Fees upon Transfer or Loss.** The Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

**Treatment of Registered Owners.** The Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and the Registrar shall be affected by notice to the contrary.

**Authentication.** This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Registration hereon shall have been executed by the Registrar.

**Qualified Tax-Exempt Obligation.** This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.
IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, has been done, has happened and has been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the manual or facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:  
June 10, 2020

REGISTRABLE BY AND PAYABLE AT:

Finance Director  
City of Princeton, Minnesota

CITY OF PRINCETON,  
COUNTIES OF MILLE LACS AND  
SHERBURNE, MINNESOTA

Mayor

Administrator
CERTIFICATE OF REGISTRATION

The transfer of ownership of the principal amount of the attached Bond may be made only by the registered owner or the registered owner's legal representative last noted below:

<table>
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<tr>
<th>Date of Registration</th>
<th>Registered Owner</th>
<th>Signature of Registrar</th>
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<td>June 10, 2020</td>
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</tbody>
</table>
UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF MILLE LACS AND SHERBURNE
CITY OF PRINCETON

GENERAL OBLIGATION BOND, SERIES 2020A

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>Maturity Date</th>
<th>Date of Original Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>February 1, 2030</td>
<td>June 10, 2020</td>
</tr>
</tbody>
</table>

REGISTERED OWNER: ____________________________________________

PRINCIPAL AMOUNT: THREE HUNDRED AND EIGHTY-FOUR THOUSAND DOLLARS

THE CITY OF PRINCETON, COUNTIES OF MILLE LACS AND SHERBURNE, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or assigns, duly certified on the Certificate of Registration attached to and made a part of this Bond (the "Registered Owner"), in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing February 1, 2021, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. On the maturity date of this Bond, the principal of this Bond shall be paid only upon presentation and surrender of such Bond to the Finance Director of the City of Princeton, Minnesota (the "Registrar"). The principal of and premium, if any, and interest on this Bond is payable in lawful money of the United States of America.

Optional Redemption. This Bond is subject to redemption and prepayment at the option of the Issuer on February 1, 2027, and on any date thereafter, in whole or in multiples of $1,000, upon written notice to the Registered Owner, at the redemption price equal to par plus accrued interest to date of prepayment. If redemption is in part, the Issuer may select the specific principal installments hereof, or applicable portions thereof, to be prepaid.

Mandatory Redemption. This Bond shall be redeemed by lot on February 1 in the following years and principal amounts, without any premium plus accrued interest thereon to such redemption date (after any credits are made as provided below):

Mandatory Redemption Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2026</td>
<td>$73,000</td>
</tr>
<tr>
<td>2027</td>
<td>75,000</td>
</tr>
<tr>
<td>2028</td>
<td>77,000</td>
</tr>
</tbody>
</table>
The Issuer may, at its option to be exercised on or before the thirtieth day next preceding any date specified in the Mandatory Redemption Schedule above, shall (i) specify a principal amount of the Bond previously redeemed (otherwise than pursuant to the above Mandatory Redemption Schedule) or purchased and cancelled by the Registrar and not theretofore applied as a credit against any redemption of Bond pursuant to the above Mandatory Redemption Schedule, and (ii) apply the principal amount of the Bond so delivered or previously redeemed or purchased and cancelled for credit against the principal installments to be prepaid pursuant to the Mandatory Redemption Schedule and selected by the Issuer.

Prior to the date on which the Bond is directed by the Issuer to be optionally redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bond to be redeemed to be mailed to the Registered Owner, at the address shown on the Register. The Bond so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Date of Payment Not a Business Day. If the nominal date for payment of any principal of or interest on this Bond shall not be a business day of the Issuer or of the Registered Owner, then the date for such payment shall be the next such business day and payment on such business day shall have the same force and effect as if made on the nominal date of payment.

Transfer. This Bond is transferable, as provided in the Resolution, upon the Register kept by the Registrar upon surrender of this Bond together with a written instrument of transfer duly executed by the Registered Owner or the Registered Owner’s attorney duly authorized in writing, and thereupon a new, fully registered Bond in the same aggregate principal amount shall be issued to the transferee in exchange therefor (or the transfer shall be duly recorded on the Register and the Certificate of Registration hereof), upon the payment of charges and satisfaction of applicable conditions, if any, as therein prescribed; provided that such transfer may occur only with respect to the entire Bond and all of the remaining principal amount of the sole final maturity hereof. The Issuer may treat and consider the person in whose name this Bond is registered as the absolute Registered Owner hereof for the purpose of receiving payment of or on account of the principal of and interest on this Bond and for all other purposes whatsoever.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $1,350,000, all of like date of original issue and tenor, except as to number, maturity, interest rate and denomination, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 14, 2020 (the “Resolution”), for the purpose of providing money to finance various projects within the jurisdiction of the Issuer. This Bond is payable out of the General Obligation Bonds, Series 2020A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest
when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Fees upon Transfer or Loss. The Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and the Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Registration hereon shall have been executed by the Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, has been done, has happened and has been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the manual or facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.
Date of Registration: June 10, 2020

REGISTRABLE BY AND PAYABLE AT:

Finance Director
City of Princeton, Minnesota

CITY OF PRINCETON,
COUNTIES OF MILLE LACS AND
SHERBURNE, MINNESOTA

_____________________________
Mayor

_____________________________
Administrator
CERTIFICATE OF REGISTRATION

The transfer of ownership of the principal amount of the attached Bond may be made only by the registered owner or the registered owner's legal representative last noted below:

<table>
<thead>
<tr>
<th>Date of Registration</th>
<th>Registered Owner</th>
<th>Signature of Registrar</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 10, 2020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
8. **Execution and Authentication.** The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. **Delivery; Application of Proceeds.** The Bonds when so prepared and executed shall be delivered by the Administrator to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

10. **Funds and Accounts.** There is hereby established a special fund to be designated the "General Obligation Bonds, Series 2020A Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the manner herein specified until the Bonds and the interest thereon has been fully paid. There shall be maintained in the Fund the following separate accounts:

   (a) **Capital Account.** To the Capital Account there shall be credited the proceeds of the sale of the Bonds and costs of issuance of the Bonds. From the Capital Account there shall be paid all costs and expenses of the Project, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65. Moneys in the Capital Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the collection of Tax Abatements and taxes herein levied or covenanted to be levied; and provided further that if upon completion of the Project there shall remain any unexpended balance in the Capital Account, the balance shall be transferred to the Debt Service Account.

   (b) **Debt Service Account.** There shall be maintained two separate subaccounts in the Debt Service Account to be designated the "Improvement Debt Service Subaccount" and the "Equipment Debt Service Subaccount". There are hereby irrevocably appropriated and pledged to, and there shall be credited to the separate subaccounts of the Debt Service Account:

   (i) **Improvement Debt Service Subaccount.** To the Improvement Debt Service Subaccount there is hereby irrevocably appropriated and pledged, and there shall be credited (A) available funds of the City in the amount of $_______ which is sufficient to pay interest due on the Tax Abatement Portion of the Bonds on or before February 1, 2021; (B) Tax Abatements in an amount sufficient to pay the annual principal payments on the Tax Abatement Portion of the Bonds; (C) any collections of all taxes herein and hereafter levied for the payment of the interest on the Tax Abatement Portion of the Bonds; (D) a proportionate share of all funds remaining in the Capital Account after completion of the Project and payment of
the costs thereof; (E) all investment earnings on funds held in the Improvement Debt Service Subaccount; and (F) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Improvement Debt Service Subaccount. The Improvement Debt Service Subaccount shall be used solely to pay the principal and interest and any premiums for redemption of the Tax Abatement Portion of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from the Improvement Debt Service Subaccount as provided by law.

(ii) Equipment Debt Service Subaccount. To the Equipment Debt Service Subaccount there shall be credited: (A) available funds of the City in the amount of $___________ which is sufficient to pay interest due on the Equipment Portion of the Bonds on or before February 1, 2021; (B) all taxes herein and hereafter levied for the payment of the Equipment Portion of the Bonds; (C) collections of principal and interest under the Town Bonds; (D) a pro rata share of all funds remaining in the Capital Account after completion of the Project and payment of the costs thereof; (E) all investment earnings on funds held in the Equipment Debt Service Subaccount; and (F) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Equipment Debt Service Subaccount. The Equipment Debt Service Subaccount shall be used solely to pay the principal and interest and any premiums for redemption of the Equipment Portion of the Bonds.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Capital Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").


(a) Tax Abatements; Use of Tax Abatements. The Council has adopted the Abatement Resolution and has thereby approved the Tax Abatements, including the pledge thereof to the payment of principal of the Tax Abatement Portion of the Bonds. As provided in the Abatement Resolution, the estimated total amount of Tax Abatements, if received as estimated for the full maximum term thereof, is $255,000, and therefore the principal amount of
the Tax Abatement Portion of the Bonds does not exceed the maximum projected amount of the Tax Abatements. The Council hereby confirms the Abatement Resolution, which is hereby incorporated as though set forth herein:

(b) **Tax Levy.** To provide moneys for payment of the interest on the Tax Abatement Portion of the Bonds, there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

<table>
<thead>
<tr>
<th>Year of Tax Levy</th>
<th>Year of Tax Collection</th>
<th>Amount</th>
</tr>
</thead>
</table>

See attached Exhibit A

(c) **Coverage Test.** The tax levies are such that if collected in full they, together with estimated collections of Tax Abatements, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Tax Abatement Portion of the Bonds. The tax levies shall be irrepealable so long as any of the Tax Abatement Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

12. **Covenants Relating to the Equipment Portion of the Bonds.**

(a) **Tax Levy.** To provide moneys for payment of the principal and interest on the Equipment Portion of the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

<table>
<thead>
<tr>
<th>Years of Tax Levy</th>
<th>Year of Tax Collection</th>
<th>Amount</th>
</tr>
</thead>
</table>

See attached Exhibit A

(b) **Coverage Test.** The tax levies are such that if collected in full they, together with other revenues herein pledged for the payment of the Equipment Portion of the Bonds, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Equipment Portion of the Bonds. The tax levies shall be irrepealable so long as any of the Equipment Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

13. **General Obligation Pledge.** For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.
14. **Defeasance.** When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to the Bonds which are due on any date by irrevocably depositing on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to principal installments of the Bonds called for redemption on any date by depositing on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to the Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date. Notwithstanding anything to the contrary herein, the City shall defease the Bonds in part in accordance with the terms of this section upon prepayment of the Town Bonds, by the Participating Towns.

15. **Concurring Resolution of the Participating Towns.** The City expects that the Participating Towns will each adopt a resolution authorizing issuance of the Town Bonds and levying a tax for the payment thereof. The City shall take such action as it determines is necessary to assure that the covenants of the Participating Towns in the resolutions are fully and promptly performed; provided that in the exercise of any rights with respect thereto, the City shall be subject to the same standards and to the same rights applicable to the Participating Towns under the covenants as if the City were the Participating Towns.

16. **Certificate of Registration.** The Administrator is hereby directed to file a certified copy of this resolution with the County Auditor of Mille Lacs County and with the County Auditor of Sherburne County, Minnesota, together with such other information as each of the County Auditors shall require, and to obtain from each of the County Auditors a certificate that the Bonds have been entered in the County Auditor's Bond Register and that the tax levy required by law has been made.

17. **Records and Certificates.** The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

18. **Compliance With Reimbursement Bond Regulations.** The provisions of this paragraph are intended to establish and provide for the City's compliance with United States
Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the closing date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Project"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Project; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Project, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bonds, and (ii) a de minimis amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or five percent of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds and in all events within the period ending on the date which is the later of three years after payment of the Reimbursement Expenditure or one year after the date on which the Project to which the Reimbursement Expenditure relates is first placed in service.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within thirty days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its bond counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

19. Negative Covenant as to Use of Proceeds and Project. The City hereby covenants not to use the proceeds of the Bonds or to use the Project, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Project, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.
20. **Tax-Exempt Status of the Bonds; Rebate.** The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (a) requirements relating to temporary periods for investments, (b) limitations on amounts invested at a yield greater than the yield on the Bonds, and (c) the rebate of excess investment earnings to the United States, if the Bonds (together with other obligations reasonably expected to be issued and outstanding at one time in this calendar year) exceeds the small issuer exception amount of $5,000,000.

For purposes of qualifying for the exception to the federal arbitrage rebate requirements for governmental units issuing $5,000,000 or less of bonds, the City hereby finds, determines and declares that:

(a) the Bonds are issued by a governmental unit with general taxing powers;

(b) no Bonds are private activity bonds;

(c) ninety-five percent or more of the net proceeds of the Bonds are to be used for local governmental activities of the City (or of a governmental unit the jurisdiction of which is entirely within the jurisdiction of the City); and

(d) the aggregate face amount of all tax exempt bonds (other than private activity bonds) issued by the City (and all subordinate entities thereof, and all entities treated as one issuer with the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed $5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

21. **Designation of Qualified Tax-Exempt Obligations.** In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2020 will not exceed $10,000,000;

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2020 have been designated for purposes of Section 265(b)(3) of the Code; and

(f) the aggregate face amount of the Bonds does not exceed $10,000,000.
The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

22. **Severability.** If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

23. **Headings.** Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member __________________ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.
I, the undersigned, being the duly qualified and acting Clerk of the City of Princeton, Minnesota, do hereby certify that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as such minutes relate to providing for the issuance and sale of $1,350,000 General Obligation Bonds, Series 2020A.

WITNESS my hand on May 14, 2020.

________________________________
Clerk
EXHIBIT A

SCHEDULES

[To be supplied by Northland]
EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE
CITY OF PRINCETON, MINNESOTA

HELD: May 14, 2020

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, was duly called and held at the City Hall on May 14, 2020, at 7:00 P.M., for the purpose, in part, of authorizing the issuance and awarding the sale of $552,000 Taxable General Obligation Tax Abatement Bonds, Series 2020B.

The following members were present:

and the following were absent:

Member _________________ introduced the following resolution and moved its adoption:

RESOLUTION 20-39

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $552,000 TAXABLE GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2020B AND PLEDGING TAX ABATEMENTS FOR THE SECURITY THEREOF AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council of the City of Princeton, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue $552,000 aggregate principal amount Taxable General Obligation Tax Abatement Bonds, Series 2020B (the "Bonds" or individually, a "Bond"), pursuant to Minnesota Statutes, Chapter 475, and Sections 469.1812 through 469.1815, as amended, to finance land acquisition for an industrial park in the City (the "Project"); and

B. WHEREAS, on April 23, 2020, following duly published notice thereof, the Council held an abatement public hearing on the Project and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

C. WHEREAS, the City has heretofore established a tax abatement program (the "Program"), pursuant to the provisions of Minnesota Statutes, Sections 469.1812 through 469.1815, with respect to providing for the abatement of property taxes for a period of up to 15 years on various properties in the City, as described in the Resolution adopted by the City Council on April 23, 2020, approving the Program (the "Abatement Resolution"); and

D. WHEREAS, the amount of the property taxes abated are estimated to be at least equal to the principal of the Bonds and pursuant to the provisions of the Abatement Resolution, Bonds proceeds are to be expended to provide money to pay for Project; and
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Princeton, Minnesota, as follows:

1. Acceptance of Offer. The offer of ______________, in ______, Minnesota, to purchase the Bonds and to pay therefor the sum of $____________, all in accordance with the terms and at the rates of interest hereinafter set forth, is hereby accepted.

2. Original Issue Date; Denominations; Maturities; Interest. The Bonds shall be dated June 10, 2020, as the date of original issue, be issued forthwith on or after such date in fully registered form, be numbered R-1 in the denomination of $__________, maturing on February 1, 2029 and bearing interest at ___%, and R-2 in the denomination of $__________, maturing on February 1, 2036 and bearing interest at ____%. The Bonds shall bear interest payable semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing February 1, 2021, calculated on the basis of a 360-day year of twelve 30-day months.

3. Purpose; Findings. The Bonds shall provide funds to finance the Project. The principal amount of the Bonds, does not exceed the estimated amount of Tax Abatements of $____________. Proceeds of the Bonds shall be expended on costs or uses permitted by Minnesota Statutes, Sections 469.1812 through 469.1815, and shall not be expended on any costs or devoted to any other uses. The total cost of the Project, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Project proceeds with due diligence to completion and that any and all permits and studies required under law for the Project are obtained.

4. Registrar. The Administrator of the City of Princeton, Minnesota, is appointed to act as registrar with respect to the Bonds (the "Registrar"), and shall do so unless and until a successor Registrar is duly appointed, all pursuant to any contract the City and Registrar shall execute which is consistent herewith. The Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holder (or record holder) of the Bonds in the manner set forth in the form of Bonds.

5. Form of Bond. The Bonds, together with the Certificate of Registration, shall be in substantially the following form:
UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF MILLE LACS AND SHERBURNE
CITY OF PRINCETON

R-1 $266,000

TAXABLE GENERAL OBLIGATION TAX ABATEMENT BOND, SERIES 2020B

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>Maturity Date</th>
<th>Date of Original Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>February 1, 2029</td>
<td>June 10, 2020</td>
</tr>
</tbody>
</table>

REGISTERED OWNER: ____________________________________

PRINCIPAL AMOUNT: TWO HUNDRED SIXTY-SIX THOUSAND DOLLARS

THE CITY OF PRINCETON, COUNTIES OF MILLE LACS AND SHERBURNE, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or assigns, duly certified on the Certificate of Registration attached to and made a part of this Bond (the "Registered Owner"), in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing February 1, 2021, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. On the maturity date of this Bond, the principal of this Bond shall be paid only upon presentation and surrender of such Bond to the Finance Director of the City of Princeton, Minnesota (the "Registrar"). The principal of and premium, if any, and interest on this Bond is payable in lawful money of the United States of America.

ISSUER HAS ELECTED TO ISSUE THIS BOND AS A TAXABLE BOND, AND THE INTEREST IS INTENDED TO BE INCLUDED IN GROSS INCOME FOR FEDERAL INCOME TAXATION PURPOSES AND, TO THE SAME EXTENT, INCLUDED IN BOTH GROSS INCOME AND TAXABLE NET INCOME FOR STATE INCOME TAXATION PURPOSES.

Optional Redemption. This Bond shall be subject to redemption and prepayment at the option of the Issuer on February 1, 2027 and on any date thereafter at a price of par plus accrued interest, in whole or in multiples of $1,000, upon written notice to the Registered Owner, at the redemption price equal to par plus accrued interest to date of prepayment.

Mandatory Redemption. This Bond shall be redeemed by lot on February 1 in the following years and principal amounts, without any premium plus accrued interest thereon to such redemption date (after any credits are made as provided below):
Mandatory Redemption Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>$30,000</td>
</tr>
<tr>
<td>2023</td>
<td>31,000</td>
</tr>
<tr>
<td>2024</td>
<td>32,000</td>
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<td>2025</td>
<td>33,000</td>
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<td>2026</td>
<td>34,000</td>
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<td>2027</td>
<td>35,000</td>
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<tr>
<td>2028</td>
<td>35,000</td>
</tr>
<tr>
<td>2029 (maturity)</td>
<td>36,000</td>
</tr>
</tbody>
</table>

or, if less than such amount is then outstanding, an amount equal to the aggregate principal amount of the Bond then outstanding.

The Issuer may, at its option to be exercised on or before the thirtieth day next preceding any date specified in the Mandatory Redemption Schedule above, shall (i) specify a principal amount of the Bond previously redeemed (otherwise than pursuant to the above Mandatory Redemption Schedule) or purchased and cancelled by the Registrar and not theretofore applied as a credit against any redemption of Bond pursuant to the above Mandatory Redemption Schedule, and (ii) apply the principal amount of the Bond so delivered or previously redeemed or purchased and cancelled for credit against the principal installments to be prepaid pursuant to the Mandatory Redemption Schedule and selected by the Issuer.

Prior to the date on which the Bond is directed by the Issuer to be optionally redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bond to be redeemed to be mailed to the Registered Owner, at the address shown on the Register. The Bond so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Date of Payment Not a Business Day. If the nominal date for payment of any principal of or interest on this Bond shall not be a business day of the Issuer or of the Registered Owner, then the date for such payment shall be the next such business day and payment on such business day shall have the same force and effect as if made on the nominal date of payment.

Transfer. This Bond is transferable, as provided in the Resolution, upon the Register kept by the Registrar upon surrender of this Bond together with a written instrument of transfer duly executed by the Registered Owner or the Registered Owner’s attorney duly authorized in writing, and thereupon a new, fully registered Bond in the same aggregate principal amount shall be issued to the transferee in exchange therefor (or the transfer shall be duly recorded on the Register and the Certificate of Registration hereof), upon the payment of charges and satisfaction of applicable conditions, if any, as therein prescribed; provided that such transfer may occur only with respect to the entire Bond and all of the remaining principal amount of the sole final maturity hereof. The Issuer may treat and consider the person in whose name this Bond is
registered as the absolute Registered Owner hereof for the purpose of receiving payment of or on account of the principal of and interest on this Bond and for all other purposes whatsoever.

Issuance; Purpose; General Obligation. This Bond in the total principal amount of $552,000, is issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 14, 2020 (the "Resolution"), for the purpose of providing money to finance land acquisition for an industrial park within the City. This Bond is payable out of the Taxable General Obligation Tax Abatement Bonds, Series 2020B Fund, constitutes a general obligation of the Issuer and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Fees upon Transfer or Loss. The Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and the Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Registration hereon shall have been executed by the Registrar

Not a Qualified Tax-Exempt Obligation. This Bond has not been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.
IN WITNESS WHEREOF, the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the manual or facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration: June 10, 2020

REGISTRABLE BY AND PAYABLE AT:

Finance Director
City of Princeton, Minnesota

Mayor

Administrator
CERTIFICATE OF REGISTRATION

The transfer of ownership of the principal amount of the attached Bond may be made only by the registered owner or the registered owner's legal representative last noted below:

<table>
<thead>
<tr>
<th>DATE OF REGISTRATION</th>
<th>REGISTERED OWNER</th>
<th>SIGNATURE OF REGISTRAR</th>
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<tbody>
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</tbody>
</table>
UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF MILLE LACS AND SHERBURNE
CITY OF PRINCETON

TAXABLE GENERAL OBLIGATION TAX ABATEMENT BOND, SERIES 2020B

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<tr>
<th>Interest Rate</th>
<th>Maturity Date</th>
<th>Date of Original Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>February 1, 2036</td>
<td>June 10, 2020</td>
</tr>
</tbody>
</table>

REGISTERED OWNER: __________________________________________

PRINCIPAL AMOUNT: TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS

THE CITY OF PRINCETON, COUNTIES OF MILLE LACS AND SHERBURNE, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or assigns, duly certified on the Certificate of Registration attached to and made a part of this Bond (the "Registered Owner"), in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing February 1, 2021, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. On the maturity date of this Bond, the principal of this Bond shall be paid only upon presentation and surrender of such Bond to the Finance Director of the City of Princeton, Minnesota (the "Registrar"). The principal of and premium, if any, and interest on this Bond is payable in lawful money of the United States of America.

ISSUER HAS ELECTED TO ISSUE THIS BOND AS A TAXABLE BOND, AND THE INTEREST IS INTENDED TO BE INCLUDED IN GROSS INCOME FOR FEDERAL INCOME TAXATION PURPOSES AND, TO THE SAME EXTENT, INCLUDED IN BOTH GROSS INCOME AND TAXABLE NET INCOME FOR STATE INCOME TAXATION PURPOSES.

Optional Redemption. This Bond shall be subject to redemption and prepayment at the option of the Issuer on February 1, 2027 and on any date thereafter at a price of par plus accrued interest, in whole or in multiples of $1,000, upon written notice to the Registered Owner, at the redemption price equal to par plus accrued interest to date of prepayment.

Mandatory Redemption. This Bonds shall be redeemed by lot on February 1 in the following years and principal amounts, without any premium plus accrued interest thereon to such redemption date (after any credits are made as provided below):
Mandatory Redemption Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal Amount</th>
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<tbody>
<tr>
<td>2030</td>
<td>$37,000</td>
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<tr>
<td>2031</td>
<td>38,000</td>
</tr>
<tr>
<td>2032</td>
<td>40,000</td>
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<td>2033</td>
<td>41,000</td>
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<td>2034</td>
<td>42,000</td>
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<tr>
<td>2035</td>
<td>43,000</td>
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<tr>
<td>2036 (maturity)</td>
<td>45,000</td>
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or, if less than such amount is then outstanding, an amount equal to the aggregate principal amount of the Bond then outstanding.

The Issuer may, at its option to be exercised on or before the thirtieth day next preceding any date specified in the Mandatory Redemption Schedule above, shall (i) specify a principal amount of the Bond previously redeemed (otherwise than pursuant to the above Mandatory Redemption Schedule) or purchased and cancelled by the Registrar and not theretofore applied as a credit against any redemption of Bond pursuant to the above Mandatory Redemption Schedule, and (ii) apply the principal amount of the Bond so delivered or previously redeemed or purchased and cancelled for credit against the principal installments to be prepaid pursuant to the Mandatory Redemption Schedule and selected by the Issuer.

Prior to the date on which the Bond is directed by the Issuer to be optionally redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bond to be redeemed to be mailed to the Registered Owner, at the address shown on the Register. The Bond so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Date of Payment Not a Business Day. If the nominal date for payment of any principal of or interest on this Bond shall not be a business day of the Issuer or of the Registered Owner, then the date for such payment shall be the next such business day and payment on such business day shall have the same force and effect as if made on the nominal date of payment.

Transfer. This Bond is transferable, as provided in the Resolution, upon the Register kept by the Registrar upon surrender of this Bond together with a written instrument of transfer duly executed by the Registered Owner or the Registered Owner’s attorney duly authorized in writing, and thereupon a new, fully registered Bond in the same aggregate principal amount shall be issued to the transferee in exchange therefor (or the transfer shall be duly recorded on the Register and the Certificate of Registration hereof), upon the payment of charges and satisfaction of applicable conditions, if any, as therein prescribed; provided that such transfer may occur only with respect to the entire Bond and all of the remaining principal amount of the sole final maturity hereof. The Issuer may treat and consider the person in whose name this Bond is registered as the absolute Registered Owner hereof for the purpose of receiving payment of or on account of the principal of and interest on this Bond and for all other purposes whatsoever.
**Issuance; Purpose; General Obligation.** This Bond in the total principal amount of $552,000, is issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 14, 2020 (the "Resolution"), for the purpose of providing money to finance land acquisition for an industrial park within the City. This Bond is payable out of the Taxable General Obligation Tax Abatement Bonds, Series 2020B Fund, constitutes a general obligation of the Issuer and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

**Fees upon Transfer or Loss.** The Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

**Treatment of Registered Owners.** The Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and the Registrar shall be affected by notice to the contrary.

**Authentication.** This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Registration hereon shall have been executed by the Registrar.

**Not a Qualified Tax-Exempt Obligation.** This Bond has not been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

**IT IS HEREBY CERTIFIED AND RECITED** that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.
IN WITNESS WHEREOF, the City of Princeton, Counties of Mille Lacs and Sherburne, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the manual or facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:
June 10, 2020

REGISTRABLE BY AND PAYABLE AT:

Finance Director
City of Princeton, Minnesota

Mayor

Administrator
CERTIFICATE OF REGISTRATION

The transfer of ownership of the principal amount of the attached Bond may be made only by the registered owner or the registered owner's legal representative last noted below:

<table>
<thead>
<tr>
<th>DATE OF REGISTRATION</th>
<th>REGISTERED OWNER</th>
<th>SIGNATURE OF REGISTRAR</th>
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</tbody>
</table>
6. **Execution.** The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

7. **Delivery; Application of Proceeds.** The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

8. **Fund and Accounts.** There is hereby created a special fund to be designated the "Taxable General Obligation Tax Abatement Bonds, Series 2020B Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the manner herein specified until the Bonds and the interest thereon have been fully paid. There shall be maintained in the Fund the following separate accounts:

(a) **Capital Account.** To the Capital Account there shall be credited the proceeds of the sale of the Bonds, less capitalized interest. From the Capital Account there shall be paid all costs and expenses of constructing the Project and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65; and the moneys in the Capital Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the receipt of the taxes levied herein.

(b) **Debt Service Account.** To the Debt Service Account there is hereby pledged and irrevocably appropriated and there shall be credited: (i) Tax Abatements in an amount sufficient to pay the annual principal payments on the Bonds; (ii) any collections of all taxes herein and hereafter levied for the payment of the Bonds and interest thereon; (iii) capitalized interest in the amount of $________ (together with interest earnings thereon and subject to such other adjustments as are appropriate to provide sufficient funds to pay interest due on the Bonds on or before February 1, 2021) (iv) all funds remaining in the Capital Account after completion of the Project and payment of the costs thereof; (v) all investment earnings on funds held in the Debt Service Account; and (vi) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Account. The Debt Service Account shall be used solely to pay the principal and interest and any premiums for redemption of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said account as provided by law.

9. **Tax Abatements; Use of Tax Abatements.** The Council has adopted the Abatement Resolution and has thereby approved the Tax Abatements, including the pledge thereof to the payment of principal of the Bonds. As provided in the Abatement Resolution, the estimated total amount of principal and interest on the Tax Abatements, if received as estimated
for the full maximum term thereof, is $552,000 and therefore the principal amount of the Bonds does not exceed the maximum projected amount of the Tax Abatements. The Council hereby confirms the Abatement Resolution, which is hereby incorporated as though set forth herein.

10. **Tax Levy: Coverage Test.** To provide moneys for payment of the interest on the Bonds, there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

<table>
<thead>
<tr>
<th>Year of Tax Levy</th>
<th>Year of Tax Collection</th>
<th>Amount</th>
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<tbody>
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<td></td>
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</tbody>
</table>

See Attached Tax Levy Schedule

The tax levies are such that if collected in full they, together with estimated collections of Tax Abatements, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levies shall be irrepealable so long as the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

11. **General Obligation Pledge.** For the prompt and full payment of the principal of and interest on the Bonds as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds payable therefrom, the deficiency shall be promptly paid out of any other accounts of the City which are available for such purpose, and such other funds may be reimbursed without interest from the Debt Service Account when a sufficient balance is available therein.

12. **Defeasance.** When the Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to the Bonds which is due on any date by irrevocably depositing on or before that date a sum sufficient for the payment thereof in full; or if any Bonds should not be paid when due, it may nevertheless be discharged by depositing a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to the prepayment of the Bonds called for redemption on any date when it is payable according to its terms, by depositing on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to the Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.
13. **Taxable Status of the Bonds.** The City does not qualify the Bonds as tax-exempt under the Internal Revenue Code of 1986, as amended. It is hereby determined that the Bonds is to be issued as fully taxable obligations, and all interest received on the Bonds are to be included in the gross income of the Holder of any Bonds for federal income taxation purposes and, to the same extent, in both gross income and taxable net income for state income taxation purposes.

14. **Certificate of Registration.** The Administrator is hereby directed to file a certified copy of this resolution with the County Auditor of Mille Lacs County and with the County Auditor of Sherburne County, Minnesota, together with such other information as each of the County Auditors shall require, and to obtain from each of the County Auditors a certificate that the Bonds have been entered in the County Auditor's Bond Register and that the tax levy required by law has been made.

15. **Records and Certificates.** The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

16. **Severability.** If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

17. **Headings.** Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member ______________ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.
I, the undersigned, being the duly qualified and acting Clerk of the City of Princeton, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to providing for the issuance and sale of $552,000 Taxable General Obligation Tax Abatement Bonds, Series 2020B.

WITNESS my hand on May 14, 2020.

___________________________
Clerk
City Staff understands that it is difficult to lose a loved one, and people grieve in many different ways. One of which is putting items on and decorating their loved one’s gravesite. While there are many graves that include a lot of items, “Babyland” area of Oak Knoll gets very busy with toys, decorations and other items. These items sometimes blow to other parts of the cemetery and become unsightly from being outside.

This can sometimes create a hardship in the maintenance of the cemetery, and many times are against the current regulations set it the Oak Knoll’s Rules and Regulations that was approved by the City Council in 1993, and most recently revised in November 2018.

Jenkins sent an email out to the Clerk / Administrators Listserve to see how others handle their cemeteries and various items that are left at gravesites. Unfortunately, only two cities responded. Greenwood Cemetery in Warren MN had some wording that staff liked, so we incorporated those into our current rules to make things clearer and easier to understand. Please review these recommendations and approve if you agree with these recommended changes.

Some examples,
OAK KNOLL CEMETERY

PRINCETON, MN

RULES AND REGULATIONS

APPROVED BY THE

PRINCETON CITY COUNCIL

FEBRUARY 25, 1993

Last Revised November 8, 2018
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<th>TOPIC</th>
<th>PAGE NUMBER</th>
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</tbody>
</table>
RULES AND REGULATIONS

1. Internments

1.1 Lot owners are granted only the right of interment in their lots. The City of Princeton reserves the right to refuse to permit the interment of anyone who is not at the time the owner of the lot, or a relative of the owner by blood or marriage. Permission, in writing and with the seal of a Notary Public, of the lot owner must accompany all requests for permits to bury persons not members of the immediate family of the lot owner.

1.2 No interment shall be made in the cemetery except upon at least 24 hours notice in advance of the time set for the funeral service. From approximately November 1st until approximately April 15th, depending on the ground being frozen or snow covered, interments will be held in the City's cryptorium until burials can resume. These dates shall be determined by the Public Works director.

1.3 No casket shall be interred in the cemetery unless it is enclosed in a concrete vault or box. Ashes must be placed in an urn prior to burial. No vault is required for cremation.

1.4 Should the lot owner, or funeral director, fail or neglect to designate the location, the City of Princeton reserves the right to make the interment in a location designated by the City. The city will not be responsible for any order given by telephone, or for any mistake occurring from the want of precise, proper instructions as to the particular location within a plot where interment is desired.

1.5 The City will not be liable for the interment permit, nor the identity of the person sought to be interred.

1.6 No interment of two or more bodies shall be made in one full grave, except in the following cases:

1. A parent and child may be buried in one casket.

2. Two infants may be buried in one casket.

3. Two urns of ashes may be buried in one full grave.
4. One body and one urn of ashes may be interred in one full grave.

1.7 No interment may be made in the cemetery unless all ordinances, rules and regulations regarding interments have been complied with and until the purchase price of the lot to be used and all burial fees are paid or arrangements have been made with the City for payment.

1.8 The cost of interments, including burial of ashes, shall be set by the City.

2. Interments – Winter (moved from Section 14)

2.1 Winter Burials will be permitted at an additional cost to be set by the City Council.

2.2 Winter burials will be in effect from the first snow or when the ground is frozen and will continue through such time as when the ground is completely thawed. Specific dates will be determined by the Public Works Director.

2.3 A minimum notice of 72 hours prior to the winter interment (excluding weekends and holidays) must be given to City Hall. The City reserves the right to delay the burial up to 48 hours because of, but not limited to, ground conditions, weather conditions, and manpower/equipment availability.

14.4 Winter burials will be between 12:00 noon and 4:00 PM, unless otherwise determined by the Public Works Director.

2.4 Winter burial rates will be charged as read in Appendix E of the City Fee Schedule.

14.6 A maximum of (4) vehicles, for pall-bearers and immediate family, will be allowed at the burial site during the winter months. Other vehicles will be parked near the cryptorium or on 13th Avenue North.

3. Delay of Interment

3.1 The City of Princeton will be in no way liable for any delay in the interment of a body when a protest to the interment has been made, or where rules or regulations have not been complied with.

4. Disinterments
4.1 Written permission of the lot owner and the next of kin shall be filed with the City, and a permit from the County Health Officer shall be secured and presented, and the required fees paid before any grave may be opened for any purpose. At least one month’s notice must be given proper to any disinterment. This provision does not apply when disinterment is ordered by a duly authorized public authority.

5. **Conditions of Lot Purchase**

5.1 All lots will be sold subject to these rules and regulations, or those hereafter adopted. The purchaser shall expressly agree, in the deed conveying the lot, that his rights are subject to such reasonable rules and regulations as the Princeton City Council may adopt. The deed, and these rules and regulations, and any amendments, constitute the sale agreement between the cemetery and the lot owner.

5.2 No lot shall be used for any purpose other than the burial of human remains and the place of appropriate memorials, as per the rules and regulations of the cemetery.

5.3 No easement or right or interment is granted to any plot owner in any road, drive, alley, or walkway which may be used as a means of access to the owner’s cemetery lot or lots.

5.4 The City reserves and shall have the right to correct any errors that may be made by it either in making interments, disinterments, or removals, or in the description, transfer, or conveyance of any interment property, either by cancelling such conveyance and substituting and conveying in the lieu thereof other interment property of equal value and similar location, as far as possible, or as may be selected by the City, or in sole discretion of the City, by refunding the amount of money paid on account of said purchase. In the event that such error shall involve the interment of remains of any person in such property, the City reserves and will have the right to remove or transfer such remains so interred to other property of equal value and similar location as may be substituted and conveyed in lieu thereof.

6. **Purchase of Lots**

6.1 All fees and charges shall be set by the City and are payable to the City at City Hall. The fees are written out in the Princeton City Ordinances Appendix E.
6.2 Upon full payment of the purchase price of a lot, or lots, the City of Princeton will issue a cemetery deed conveying the lot, executed by the City, and the deed shall be recorded in the records of the City. Description of the lots will be in accordance with the cemetery plats, which are kept on file at City Hall.

7. **Transfer of Lots**

7.1 The owner of the cemetery lot, or grave, may transfer lots:

1. To the City of Princeton at the original sale price minus perpetual care (35%);

2. By will to any of his/her relatives who may survive him/her for the use and benefit of the person designated in the will;

3. By will to other persons not related to him/her for the use and benefit of the person designated in the will.

In all cases, the owner must complete and have signed by witnesses and a Notary Public a transfer of ownership document provided by the City of Princeton. The transfer of ownership document must be approved by the City prior to the transfer of lots by the owner. When a transfer has been made in conformance with these rules, such transfer shall be recorded in the cemetery records.

7.2 No cemetery lot nor grave will be permitted to be re-sold except back to the City at the original lot price minus perpetual care.

7.3 Lot owners may not allow interments to be made on their lots for remuneration.

8. **Descent of Lots**

8.1 On the death of the lot owner, such lot shall be granted and conveyed by the City to the deceased’s spouse, children in order of age, parents, siblings in order of age, or descendants who are qualified to be buried therein, unless otherwise provided for by will. The City may request such evidence as it deem necessary to prove that the lots in the question are received by the person who would be entitled to receive them.

9. **Markers**
9.1 Every marker must be placed in the space located by the City. All monuments will be placed at the west (head) end of lots. All slant (above ground) markers shall be placed in line with monuments (west end).

9.2 All markers including slab must fit within property lines.

9.3 All markers and monuments must be set in cement unless otherwise approved by the City. The cement foundation must be at least 4” thick and have a 4” border around the monument. Monument Companies must be bonded and insured to work in Oak Knoll Cemetery.

9.4 All markers, monuments, and foundations must be located and marked by the City of Princeton personnel. Locate requests must be requested 3 business days prior to stone setting.

9.5 No marker may be placed in the cemetery until payment of the marker locate fee has been made to the City of Princeton.

9.6 The locate fee will be determined by the City Council and reviewed periodically.

10. Perpetual Care

10.1 The general care of the cemetery is assumed by the City and includes the cutting of the grass at reasonable intervals, and cleaning of the grounds, the pruning of the shrubs and trees that may be placed by the City, and maintaining the general preservation of the lots and grounds, walks, roadways, boundaries, and structures to the end that said grounds shall remain and be reasonably cared for as cemetery grounds. General care assumed by the City shall in no case mean the maintenance, repair, or replacement of any marker or memorial placed or erected upon lots, nor the doing of special, unusual work in the cemetery.

11. Landscaping Improvements

11.1 Plants and flowers may be placed in an urn sitting in a holding post above ground or an urn with its own integral base. The urn must be at least 8” above ground for mower clearance. Anything placed or planted not in accordance with this rule will be removed immediately by the cemetery caretaker. The City takes no responsibility for pots or stands should they be destroyed.
11.2 Veteran and auxiliary markers, planters, urns, live flowers, and plants shall be placed directly on either end or directly in front of monuments. If there is no monument, they have to be placed as if there was such.

11.3 Nothing may be placed or planted around foot markers or on top of the grave. However, live or artificial flowers may be placed on graves seven days before Memorial Day and must be removed seven days after Memorial Day.

11.4 Evergreen trees are preferred. Before planting deciduous trees or shrubs, permission must be received from the cemetery caretaker.

Fifth and Sixth Additions: Trees and shrubs must be of the arborvitae variety – either pyramid or global. No cedar, pine evergreen, deciduous trees, lilacs, rose bushes, etc. shall be permitted.

All trees and shrubs shall be planted solely by the cemetery caretaker in the place determined by him. Anything planted not in accordance with these regulations shall be removed immediately by the cemetery caretaker.

11.5 All landscaping, grading, and seeding shall be done by the cemetery caretaker.

11.6 The City will make water available to lot owners for care of flowers and plants from May 1st to October 31st, depending on weather. Lot owners may water the grass covering graves.

11.7 The City cannot be held responsible for any damages, loss, or theft of any personal property such as flowers, plants, decorations, vases, crocks, markers, monuments, etc.

11.8 The first five (5) working days in May have been designated for cemetery cleanup. During this time any or all flowers may be removed from grave sites. Our object is to clean up the cemetery for the coming summer and dispose of all artificial plants which may be unsightly (due to fading or wear) or falling apart. Removal of plants is at the cemetery caretaker’s discretion. We suggest if you have something in particular which you want saved to remove it before this time and replace it afterwards.

12. Cemetery Management

12.1 The responsibility for the management of Oak Knoll Cemetery and all matters relating thereto shall be vested in the City of Princeton.
12.2 The City of Princeton Public Works Department shall be responsible for the care and maintenance of the cemetery. The Public Works Department shall also be responsible for provision of labor for interments, disinterments, and re-interments.

13. Hours

13.1 The cemetery will be open to visitors during the hours of sunrise to sunset. Permission to enter at all other times shall be secured from the City. The City reserves the right to refuse admission to the cemetery and to refuse the use of any of the cemetery’s facilities, at any time, to any person or persons whom the City may deem objectionable to the best interest of the cemetery.

13.2 During the snow season, the Cemetery is Public Works last priority to plow. The main gate may be left open to accommodate services at the crypt. However, all other roads will be blocked and only foot traffic will be allowed into the cemetery.

14. General

14.1 Persons visiting the cemetery or attending funerals are strictly prohibited from writing upon, defacing, or damaging any memorial or breaking or injuring any tree, shrub, plant or other structure within the cemetery grounds.

14.2 The following acts are expressly prohibited, as well as any other violations of City ordinances and regulations that may apply:

14.2.1 The driving of motor vehicles into the cemetery, unless attending a funeral, visiting a relative or friend’s grave site, or carrying on maintenance work authorized by the City with a speed limit not to exceed 10 miles per hour.

14.2.2 The driving or parking of any motor vehicle across of upon any grave or lot except by authorized personnel.

14.2.3 Loud or boisterous talking.

14.2.4 Bringing of lunches or refreshments into the cemetery or consuming them on the grounds.

14.2.5 Peddling or soliciting the sale of any commodity within the cemetery.
14.2.6 Placing of signs or notices or advertisements of any kind within the cemetery.

14.2.7 Bringing firearms into the cemetery, except by military escort accompanying a veteran’s funeral or attending memorial services, by police officers while in the line of duty or those that have a valid permit to carry.

14.2.8 The throwing of rubbish on any part of the ground.

14.2.9 Items shall not be removed from the cemetery or any excavations made without written permission from the city.

14.3 Special cases may arise in which the literal enforcement or interpretation of a rule may impose on unnecessary hardship. The City reserves the right to make exceptions, suspensions, or modifications to any of these rules and regulations when the judgment of the City such action appears necessary and such a temporary exceptions, suspension, or modification shall in no way be construed as affecting the general application of such rules and regulations.

14.4 The City of Princeton reserves the right to amend these rules and regulations in the best interest of the cemetery and is not required to give notice of such intended action. The City of Princeton also reserves the right to remove all monuments, markers, flowers, plants, trees, decorations, or other similar things without liability to the owner whenever any of these objects becomes unsafe or unsightly. Prohibited items are as follows:

- Plant stands and shepherd hooks that are vacant for more than one year are subject to removal.
- Items such as: boxes, shells, toys, metal designs, ornaments, chairs, glass, wood or iron cases and similar articles upon lots shall not be permitted. If such items are placed, the City may remove and/or dispose of them.
- All objects not described above, including balloons, banners, food and beverages, Knick knacks, solar lanterns, stuffed animals, wind chimes, windmills, windsocks, and statuary not incorporated into a monument and may be subject to immediate removal.

14.5 Specific costs for lots, interments, disinterment’s, burial of ashes, and setting of markers are not included in these rules because of the necessity to revise these rates. A current schedule of fees can be obtained from the City. Graves purchased and not paid for within one year of the purchase
date shall return to the ownership of the City of Princeton unless prior arrangements have been made with the City.

14.6 No dog, cat or other household pet will be allowed in the cemetery unless on a leash secured by the pet owners. Any and all pet droppings will be removed promptly by the pet owner. the pet is a certified service animal.

14. Winter Burials

14.1 Winter Burials will be permitted at an additional cost to be set by the City Council.

14.2 Winter burials will be in effect from the first snow or when the ground is frozen and will continue through such time as when the ground is completely thawed. Specific dates will be determined by the Public Works Director.

14.3 A minimum notice of 72 hours prior to the winter interment (excluding weekends and holidays) must be given to City Hall. The City reserves the right to delay the burial up to 48 hours because of, but not limited to, ground conditions, weather conditions, and manpower/equipment availability.

14.4 Winter burials will be between 12:00 noon and 4:00 PM, unless otherwise determined by the Public Works Director.

14.5 Winter burial rates will be charged as read in Appendix E of the City Fee Schedule.

14.6 A maximum of (4) vehicles, for pall bearers and immediate family, will be allowed at the burial site during the winter months. Other vehicles will be parked near the cryptorium or on 13th Avenue North.
Background:

Princeton Public Utilities has stopped paying the Payment in Lieu of Taxes (PILOT) to the City. The last payment was received in February. The PILOT payments for the balance of the year would have been 43,750.00 generating a budget short fall to revenues. To elevate matters, next year’s budget discussion anticipated an increase not a decrease from the 52,500.00.

The City received a Payment "in Lieu of" Tax from the Princeton Utilities to offset the taxes that a private electric company, such as Excel would pay if they provided electric service to a City. A private company like Excel Energy, Center Point Energy and Coops like Connexus, East Central Energy and Great River Energy pay taxes based upon the value of the electric infrastructure necessary to operate the businesses as well. In the case of the Princeton Utilities an amount agreed to in 1997 was 4,375/ month or 52,500/per year. Previously the Princeton Utilities paid 10% of revenues to the City as a PILOT. As a point of reference Center Point Energy is a City of Princeton top 10 tax payer.

To clarify a related argument sited by the General Manager. The City Franchise fee is a completely separate fee, not paid by the Princeton Utilities or connected to a tax associated with the value of equipment owned and operated by the Princeton utility. It is not a "TAX" to the rate payers, as has been stated, and is not really different than the multiple "FEES" that they charge their customers (ie; Customer Charge, Electric Service Line Repair Fee and street light fee.)

The Franchise fee is a small fee set in place by the City for City Park & Trail improvements. The Great Northern Trail is one of the projects that is funded by the City Franchise Fee. Other Park projects in the works are improvements at the Riverside Park, Civic Center and Riebe Park. These projects are funded by the City Franchise Fee and do not substitute Princeton Utility payment for the value of the equipment Princeton Utilities would pay should they be a privately owned investor company or publicly owned Coop.

Given Princeton Utilities has stopped paying the PILOT and these are uncertain budget times with COVID-19 the supervisors have assembled a few areas where steps to decrease spending are identified. The cuts fall into operational areas and capital areas. It should be noted the capital items are needed but delays could occur if necessary. Staff is delaying Capital items to later in the year if possible, should steps be necessary.

Operational areas where partial saving may be obtained:

- Splash Pad closing or limiting operations, saving approximately 10 to 15K
- Canoe & Kayak Recreational Program closing or limiting program, 6,500.
- Emergency Management Training delay, 5K
- Raise Camping rates at Riverside.
- Trim stipend for Legion field maintenance, 1,600.
- Reduce water offset for Solheim Field.
Capital areas that could be considered to be delayed:
  Emergency Management sirens
  Corridor Study connecting 21st Avenue to 19th
  Emergency Command Center (ECO) improvements 10K
  Park Playground Equipment planned for 2020
  Building Security & Office Police Dept. approximately 13K 8,500. & 4,500.
  City Hall & Office Security approximately 25K

Analysis:

These are potential areas where steps to cut spending could occur although at this time most of the expenses will likely only be postponed. Further it is not believed that these steps need be implemented but only considered should situations elevate or the PILOT not be reinitiated at some time in the near future.

Recommendation:

The most important element is for the City Council to reach out to the Princeton Public Utilities Board and discuss possible changes to the PILOT in an effort to come up with a plan that would work for both parties. The City would still like to work with the Princeton Utilities to establish what is fair and fair and best for the Citizens of the City of Princeton to keep taxes and fees as low as possible.
Princeton Police Department

Memorandum

To: City Council

From: Chief Todd Frederick

Date: 05-14-2020

Regarding: 2020 budget and Capital Improvement reduction.

General Budget Items:

• I think looking at total Services Budget Area, I could comfortably say that I could reduce by approximately $1500.00. This would reflect in possibly squad maintenance and training. Take in to account that in the training area we would most likely see an increase for 2021 with training that would need to be completed due to cancelations (Covid-19). I think with squad repair I could push services out a few extra months and hold off on some routine maintenance areas.

• I think the total supplies budget area, I could reduce possibly $2000.00 from the budget. This reduction would be cutting back in office supplies, police supplies such training ammo and general supplies. Gas prices are extremely low which is a huge benefit now but my assumption would be that it would go up big time when Covid-19 is figured out.

• With the total Personnel budget area, I am not sure how to reduce this area. My hope would be that we come approximately $1500.00 in OT this year but it is so hard to calculate this. We are currently offsetting the OT budget with Ryan filling shifts when it comes to sick time. Court is another unknown. As of now we have very limited court with Covid-19, but will certainly ramp up when courts get back up in running full time.

The total of the above is approximately $ 5000.00 dollars in reductions from the general budget. It would also be my hope if council desires to continue to look at budget expenditures to allow for savings in other areas as the year continues.

Capital Improvements items:

• Here are A couple of things that could be delayed to 2021 in regards to items within the capital improvements that were approved this year. My thoughts would be to move office enhancements ($4,500) to 2021. This was for new office chairs for staff. We currently are using the used chairs from surplus that we bought a few years ago. Second, I could move building cameras / door security ($8,500) to 2021 as well. This item was to replace a camera and add another camera to building security. Currently one camera is not functioning. Door security was adding a card swipe to a couple of doors on the police and fire sides.

Total approximate savings from Capital Improvements would be $ 13,000.00 dollars.

Grand total in savings for the Princeton Police Department in Public Safety would be $ 18,000.00 dollars.

Chief Todd Frederick
Brad,

One more item to look at would be to reduce the operating budget in general for parks.

Thanks,

Bob Gerold
Public Works Director
City of Princeton
705 N 2nd St
Princeton MN 55371
Office: 763-389-2040
E-mail: bgerold@princetonmn.org

Information in this e-mail is deemed confidential if received by mistake please disregard.
At the April study secession the Council was asking what the budget impact of the loss of the Payment in Lue of Tax from the PUC would be. Questions were being asked about what if anything needed to be done to plan for the short fall? The PILOT amount is 52,500.00 a year. Department ideas be appreciated.

Also the COVID 19 may be impacting some of the budgets. I like us to identify areas that may experience shortfalls. For example sewer revenues, I received a request to have a sewer bill waived from a closed restaurant. There may also be increased revenues, such as the liquor store is experiencing and or the grant the airport is eligible to receive for debt payments or operational costs.

I like to have a impact summary ready for the Council for the study secession. Please generate your area bullet points.

This will be a topic for next weeks supervisor meeting.

Thank you

Bob

Robert J Barbian
City Administrator
To: Mayor Schmuacher and City Council

Date: 05/14/2020

From: Fire Chief Ron Lawrence

Regarding: Fire Dept. Budget Reduction

Mayor and Council,

Budget Reduction Items:

**General Budget**

- Firefighter gear/uniforms $2,000.00
- Fuel $1,000.00
- Firefighter Training $1,500.00
- Training Materials $3,000.00

**CIP Budget**

- Foam $1,500.00
- Hoses and Drop Tanks $2,000.00

Ron Lawrence
Fire Chief
Princeton Fire & Rescue Dept.
To: Princeton City Council

Date: 05-14-2020

From: Emergency Management Team, Ron Lawrence, Todd Frederick and Bob Gerold

Regarding: Budget Reduction Items

C.I.P. requests that can be delayed until next year:

- E.O.C. Information Technology enhancement $10,000.00
- Emergency Management training $5,000.00
- Emergency Warning Siren $21,000.00
  (This can be deleted if we get the EDA grant)
Fire Chief Ron Lawrence  Police Chief Todd Frederick  Public Works Director Bob Gerold
## PUC owned property

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TOTAL FOR BILL LIST

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**MANUAL BILL LIST**

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**TOTAL FOR BILL LIST**

| | PAYROLL | LIQUOR | | | |
| | 102,382.96 | 300.00 | 0.00 | 0.00 | 5,487.96 | 108,170.52 |
BILL LIST

TO: MAYOR AND CITY COUNCIL

FROM: THE FINANCE DEPARTMENT

RE: BILL LIST APPROVAL MOTION

COUNCIL MEETING DATE: May 14, 2020

I move to approve the bill list which includes the manual checks as listed on the manual bill list for a total of $108,170.52 and the items listed on the liquor bill list and general city bill list which will be checks 81107 to 81196 for a total of $409,955.45.