

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, April 9, 2024
Local Board of Appeals - 5:30 P.M.

REGULAR MEETING OF THE CITY COUNCIL - 6:30 P.M.

The invite for Zoom for this meeting can be found on the City's website community calendar

- 6:30 **CALL TO ORDER**
- 6:30 **PLEDGE OF ALLEGIANCE**
- 6:35 **APPROVAL OF AGENDA**
- 6:35 **CONSENT AGENDA** *These routine or previously discussed items are enacted with one motion*
- A. Approval of Council Meeting Work Session Minutes of March 26, 2024
- B. Approval of Council Meeting Minutes of March 26, 2024
- C. Approval of Payment of Claims for April 09, 2024
- D. Approval of Resolution 14-2024; Playground Grant Agreement
- E. Approval of Project Demonstration for Safe Routes to School
- F. Award Contract Dayton River Road Turn Lane Improvement Project
- G. Approval of Resolution 15-2024; Counting Write-in Votes for Local Elections
- H. Approval of Bucket Truck Purchase
- I. Approval of Letter of Support for the City of Hanover's Road Project
- 6:40 **OPEN FORUM** *Is limited to Three minutes for non-agenda items; state your name and address; No Council Action will be taken and items will be referred back to staff*
- 6:50 **STAFF, CONSULTANT AND COUNCIL UPDATES**
- COUNCIL BUSINESS**
- New Business**
- 7:00 J. Approval of State Aid System Revisions
- 7:10 K. Presentation on CSAH 81 & Territorial Road Intersection Improvements
- Action Items**
- 7:25 L. Approval of Purchase Skid Steer Replacement
- 7:35 M. Approval of Purchase Mini Excavator and Trailer Purchase
- 7:40 N. Resolution 16-2024; Year End Transfer's
- 8:05 **Closed Session**
- O. Administrator Review
- 9:00 **ADJOURNMENT**

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

DAYTON
SALES BOOK
(2024 ASSESSMENT)

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Dayton, Mayor, and Council

From: Mitchell King, AMA, Residential Appraiser

Date: 3/21/2024

2024 Assessment and Appeals

In preparation for the upcoming Local Board of Appeal and Equalization meeting, please find the enclosed information:

- Annual Assessment
- Summary of property growth
- The Local Board of Appeal and Equalization process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2024 assessment is available at <https://www.hennepin.us/assessment>.

Annual Assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to create the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2022, through September 30, 2023, are reviewed by the assessor and trended forward to the January 2, 2024. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate level of assessment for all property types.

In addition to analyzing sales, appraisers view one fifth of the properties in the city. This is referred to as the quintile. The geographic area for the 2024 residential quintile was the residential properties included in the Southwest portion of Dayton. All building permit data was reviewed to determine the impact on property values. If the new construction improved the value of the property, an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



Summary of the 2024 Assessment

Growth statistics for each submarket in the City of Dayton are listed below. The growth statistics are net figures that consider only market related changes. These figures do not include new construction.

Single Family	2.6%	Apartments	0.0%
Commercial	13.5%	Townhomes	0.9%
Industrial	24.2%	Duplex/Triplex	3.5%

City of Dayton 2024 Assessment

Total market value:	\$2,359,483,900
New construction:	\$189,721,200
Net percent increase for all property types:	4.1%
Gross percent increase for all property types:	13.3%

The Local Board of Appeal and Equalization Process

The 2024 Local Board of Appeal and Equalization will be held at the Dayton City Hall at 12260 S Diamond Lake Rd, Dayton on April 9th, 2024 at 5:30pm

Value notices will be mailed on March 1st. Taxpayers with value or classification concerns should contact the assessor's office by calling the number listed on their value notice. Concerns are typically addressed after a conversation with an appraiser. If additional attention is necessary, the appraiser will review the property.

If the owner and the appraiser disagree on the valuation, the owner has the right to appeal to The Local Board of Appeal and Equalization (LBAE) on April 9th.

- The board has the authority to increase, decrease, or take no action on individual valuations.
- The LBAE must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed.
- The board cannot increase or decrease by a percentage to all the assessments in the district by class.
- If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

If the owner is not satisfied with the result from the Local Board of Appeal, they can appeal to the County Board. For the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing.

The County Board of Appeal and Equalization will begin meeting on June 17, 2024. All requests for appointments at the County Board must be received by May 22, 2024.

To make an appointment, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Residential Appraiser

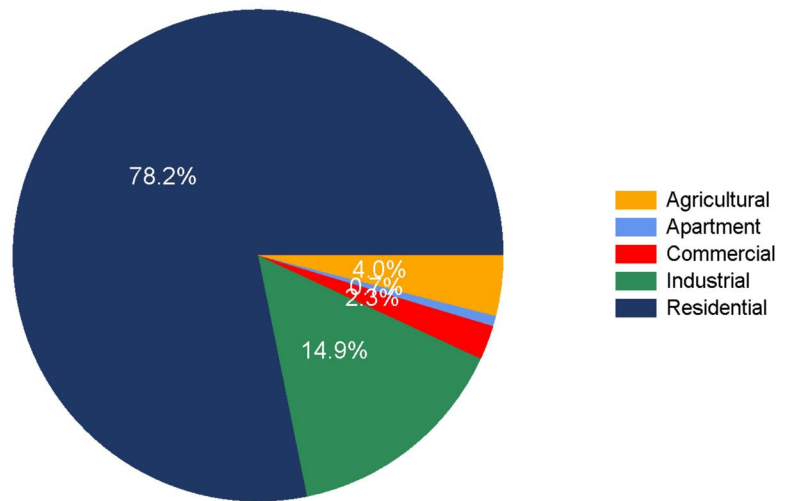
Mitchell King

612-414-0918

mitchell.king@hennepin.us

Dayton Totals

Estimated Market Value	13.3%
Taxable Market Value	13.5%
Net Tax Capacity	16.5%

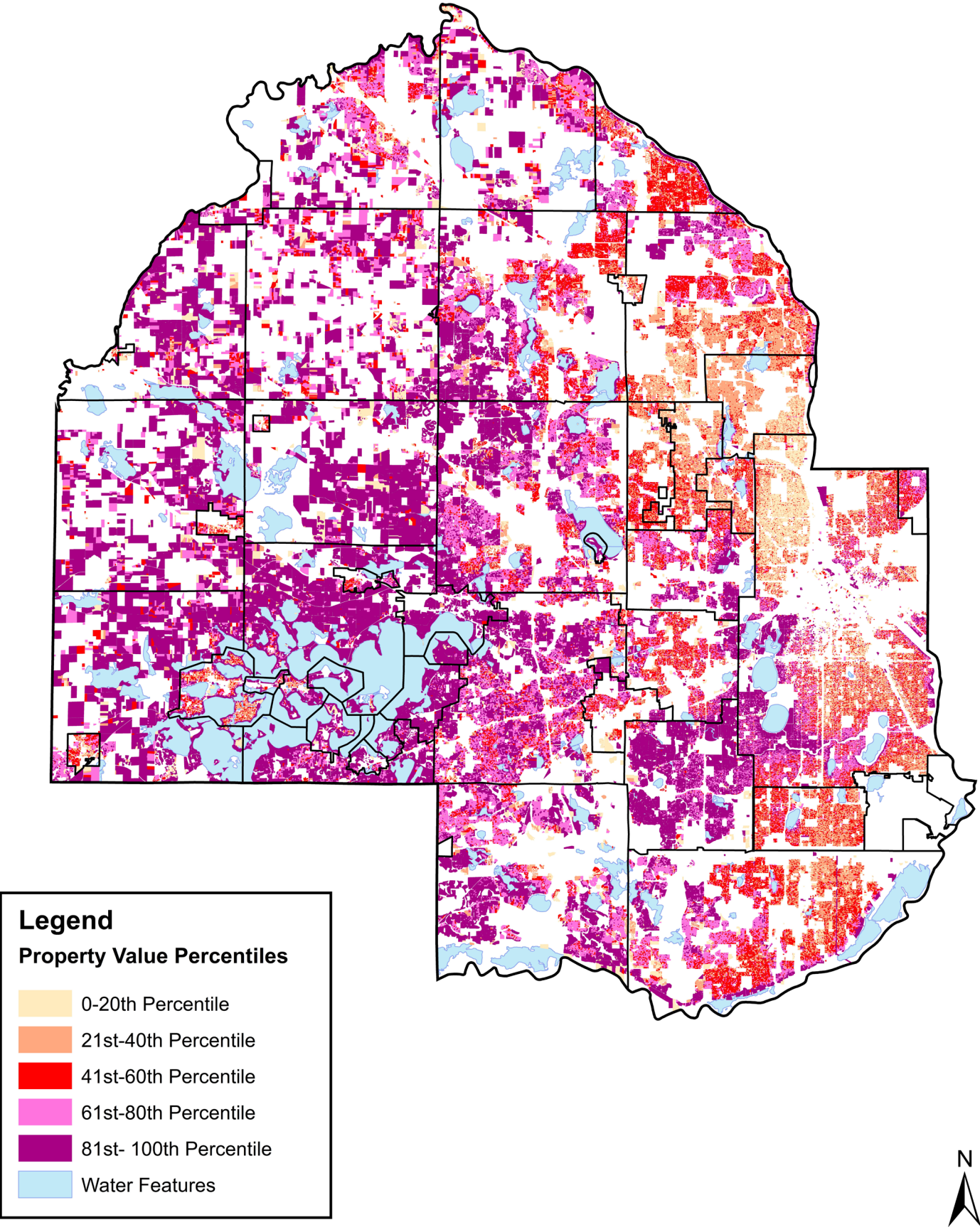


Property Type	2023		2024		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	124	90,967,100	124	93,540,500	2.8%	1	256,000	2.5%
Farm	116	87,853,100	116	90,087,300	2.5%	1	256,000	2.3%
Rural Vacant Land	8	3,114,000	8	3,453,200	10.9%	0	0	10.9%
Apartment	5	9,519,000	5	16,009,000	68.2%	1	6,490,000	0.0%
Apartments	3	9,090,000	3	15,580,000	71.4%	1	6,490,000	0.0%
Vacant Apartment Land	2	429,000	2	429,000	0.0%	0	0	0.0%
Commercial	38	46,831,300	39	53,199,200	13.6%	1	25,000	13.5%
Other	12	21,326,900	13	27,944,500	31.0%	0	0	31.0%
Vacant Commercial Land	8	6,482,000	8	5,913,000	-8.8%	0	0	-8.8%
Automotive	6	14,644,400	6	14,797,700	1.0%	0	0	1.0%
Retail	5	1,865,000	5	1,920,000	2.9%	0	0	2.9%
Office	4	1,690,000	4	1,767,000	4.6%	1	25,000	3.1%
Food / Entertainment	2	490,000	2	514,000	4.9%	0	0	4.9%
Medical	1	333,000	1	343,000	3.0%	0	0	3.0%
Industrial	78	242,762,000	78	351,667,000	44.9%	5	58,262,000	20.9%
Industrial	49	212,334,000	52	321,918,000	51.6%	5	58,262,000	24.2%
Vacant Industrial Land	29	30,428,000	26	29,749,000	-2.2%	0	0	-2.2%
Residential	4,242	1,693,243,000	4,299	1,845,068,200	9.0%	612	124,688,200	1.6%
Single Family	3,225	1,565,613,200	3,431	1,705,823,300	9.0%	480	99,309,700	2.6%
Vacant Res Land	749	50,303,000	547	37,799,800	-24.9%	0	0	-24.9%
Townhome	209	55,012,200	267	80,846,200	47.0%	130	25,358,500	0.9%
Other Residential	58	22,058,600	53	20,333,900	-7.8%	2	20,000	-7.9%
Duplex/Triplex	1	256,000	1	265,000	3.5%	0	0	3.5%
Total Real Property	4,487	2,083,322,400	4,545	2,359,483,900	13.3%	620	189,721,200	4.1%

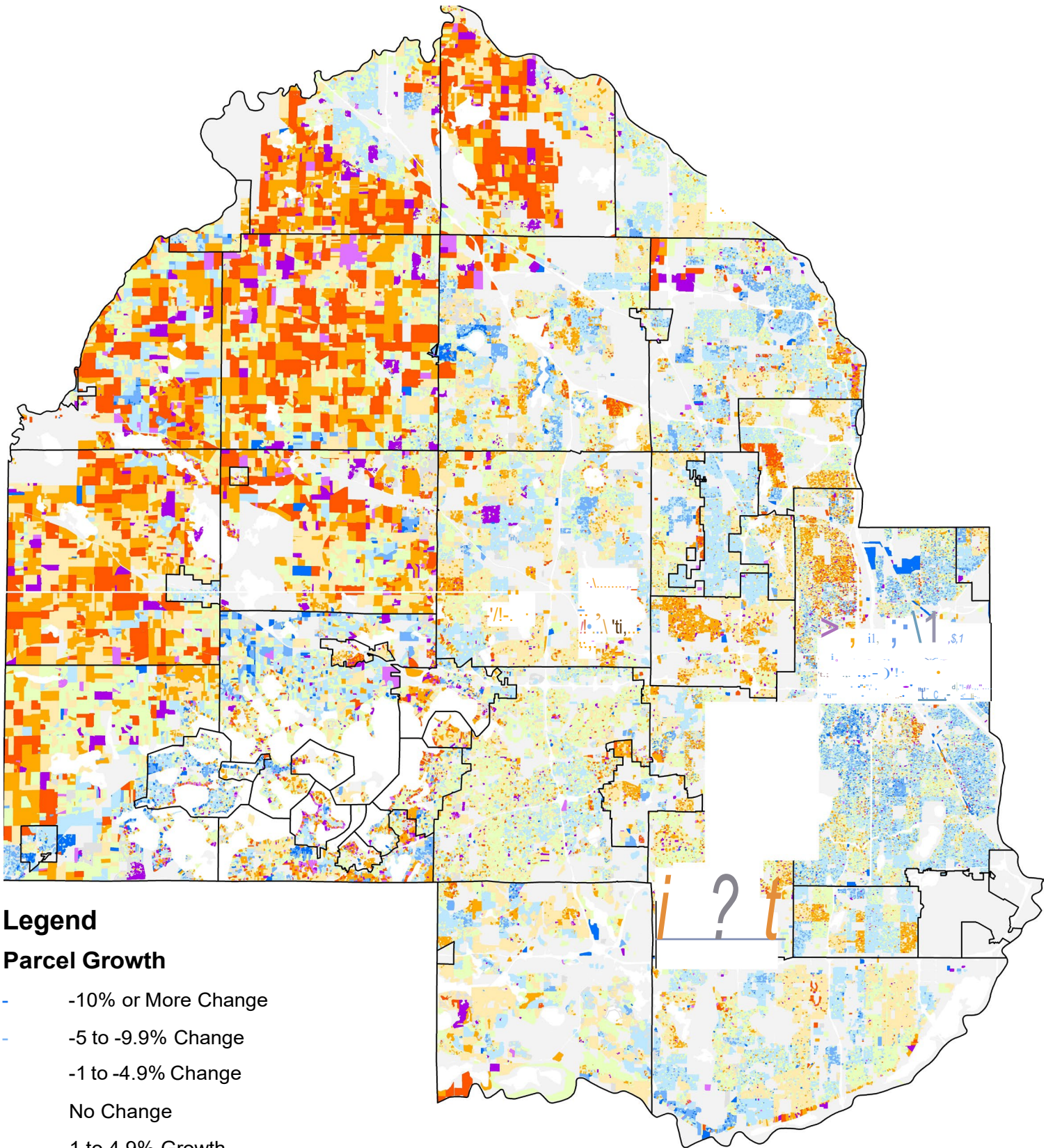
Notes:

- 1) The totals included in the report reflect the estimated market value (EMV). The EMV is based on the highest and best use of the property and is determined by the assessor as the price the property would likely sell for on the open market. The EMV includes the value prior to adjustments for special programs such as Green Acres, Plat Law, etc.
- 2) Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.
- 3) The report does not include the values on State Assessed parcels (Operating Railroad, Public Utility, and Machinery) that are provided by the state annually in August.
- 4) The report compares the submitted 2024 assessment as of February 29, 2024, to the year-end 2023 assessment as of February 29, 2024.

Hennepin County Value Percentiles, 2024 Assessment



Hennepin County Property Growth, 2024 Assessment



Legend

Parcel Growth

- 10% or More Change
- 5 to -9.9% Change
- 1 to -4.9% Change
- No Change
- 1 to 4.9% Growth
- 5 to 9.9% Growth
- 10-14.9% Growth
- 15-19.9% Growth
- Greater than 20% Growth
- Non Residential or New Parcel

Median Prices – Counties

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Anoka County	\$265,000	\$287,000	\$327,500	\$350,000	\$354,000	+ 1.1%	+ 33.6%
Carver County	\$340,000	\$363,358	\$415,750	\$460,000	\$450,000	- 2.2%	+ 32.4%
Chisago County	\$255,000	\$280,000	\$325,000	\$355,250	\$352,000	- 0.9%	+ 38.0%
Dakota County	\$289,000	\$312,000	\$348,900	\$375,000	\$380,000	+ 1.3%	+ 31.5%
Goodhue County	\$218,501	\$228,900	\$264,900	\$288,500	\$271,500	- 5.9%	+ 24.3%
Hennepin County	\$300,000	\$325,000	\$350,000	\$368,400	\$373,000	+ 1.2%	+ 24.3%
Isanti County	\$229,000	\$249,900	\$288,753	\$316,000	\$323,000	+ 2.2%	+ 41.0%
Kanabec County	\$165,000	\$195,000	\$230,000	\$250,000	\$249,900	- 0.0%	+ 51.5%
Le Sueur County	\$211,000	\$229,900	\$255,000	\$299,900	\$300,000	+ 0.0%	+ 42.2%
Mille Lacs County	\$187,500	\$210,000	\$245,000	\$260,000	\$279,450	+ 7.5%	+ 49.0%
Ramsey County	\$245,000	\$261,000	\$290,000	\$305,000	\$310,000	+ 1.6%	+ 26.5%
Rice County	\$245,000	\$260,500	\$296,950	\$305,000	\$322,000	+ 5.6%	+ 31.4%
Scott County	\$309,000	\$340,100	\$380,000	\$420,464	\$420,000	- 0.1%	+ 35.9%
Sherburne County	\$256,900	\$285,000	\$330,000	\$355,000	\$350,500	- 1.3%	+ 36.4%
Sibley County	\$156,750	\$168,000	\$200,000	\$220,000	\$220,000	0.0%	+ 40.4%
St. Croix County	\$269,900	\$292,700	\$332,900	\$370,000	\$376,500	+ 1.8%	+ 39.5%
Washington County	\$325,000	\$349,900	\$385,350	\$420,000	\$410,000	- 2.4%	+ 26.2%
Wright County	\$265,000	\$295,000	\$348,000	\$379,900	\$381,000	+ 0.3%	+ 43.8%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
16-County Twin Cities Region	\$280,000	\$305,000	\$340,000	\$363,000	\$368,000	+ 1.4%	+ 31.4%
13-County Twin Cities Region	\$282,500	\$307,263	\$340,000	\$365,000	\$370,000	+ 1.4%	+ 31.0%
Afton	\$436,250	\$540,000	\$680,000	\$635,500	\$755,000	+ 18.8%	+ 73.1%
Albertville	\$259,900	\$315,623	\$320,000	\$355,000	\$350,000	- 1.4%	+ 34.7%
Andover	\$336,000	\$364,900	\$416,821	\$437,454	\$425,000	- 2.8%	+ 26.5%
Annandale	\$244,900	\$282,000	\$335,700	\$354,900	\$352,000	- 0.8%	+ 43.7%
Anoka	\$235,000	\$256,103	\$300,000	\$315,000	\$332,250	+ 5.5%	+ 41.4%
Apple Valley	\$282,000	\$290,000	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 27.7%
Arden Hills	\$328,000	\$364,000	\$375,000	\$408,350	\$400,000	- 2.0%	+ 22.0%
Arlington	\$157,400	\$183,000	\$207,000	\$212,000	\$202,000	- 4.7%	+ 28.3%
Bayport	\$416,200	\$425,113	\$421,000	\$349,000	\$386,500	+ 10.7%	- 7.1%
Becker	\$249,900	\$260,000	\$310,000	\$336,500	\$347,450	+ 3.3%	+ 39.0%
Belle Plaine	\$250,500	\$277,000	\$307,750	\$335,000	\$330,000	- 1.5%	+ 31.7%
Bethel	\$196,000	\$230,000	\$250,000	\$320,000	\$442,000	+ 38.1%	+ 125.5%
Big Lake	\$244,900	\$276,500	\$320,000	\$351,000	\$339,500	- 3.3%	+ 38.6%
Birchwood Village	\$360,000	\$347,500	\$459,000	\$450,000	\$485,000	+ 7.8%	+ 34.7%
Blaine	\$280,000	\$304,750	\$340,488	\$370,000	\$379,990	+ 2.7%	+ 35.7%
Bloomington	\$279,950	\$299,825	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 28.6%
Bloomington – East	\$260,000	\$277,500	\$309,500	\$320,000	\$330,000	+ 3.1%	+ 26.9%
Bloomington – West	\$300,500	\$315,700	\$340,000	\$373,450	\$375,000	+ 0.4%	+ 24.8%
Brainerd MSA	\$220,000	\$250,000	\$283,000	\$325,000	\$339,950	+ 4.6%	+ 54.5%
Brooklyn Center	\$220,000	\$240,000	\$265,000	\$280,000	\$290,000	+ 3.6%	+ 31.8%
Brooklyn Park	\$265,000	\$283,500	\$315,000	\$329,050	\$335,000	+ 1.8%	+ 26.4%
Buffalo	\$250,000	\$275,000	\$327,000	\$347,950	\$360,000	+ 3.5%	+ 44.0%
Burnsville	\$274,900	\$298,799	\$335,000	\$355,000	\$356,000	+ 0.3%	+ 29.5%
Cambridge	\$224,400	\$245,000	\$285,000	\$305,000	\$307,000	+ 0.7%	+ 36.8%
Cannon Falls	\$261,250	\$274,500	\$327,000	\$340,000	\$347,000	+ 2.1%	+ 32.8%
Carver	\$366,600	\$393,070	\$455,105	\$512,513	\$469,995	- 8.3%	+ 28.2%
Centerville	\$135,250	\$212,500	\$180,000	\$323,750	\$410,000	+ 26.6%	+ 203.1%
Champlin	\$270,000	\$288,000	\$335,075	\$366,000	\$368,750	+ 0.8%	+ 36.6%
Chanhassen	\$392,000	\$410,000	\$504,111	\$525,000	\$510,000	- 2.9%	+ 30.1%
Chaska	\$310,000	\$350,000	\$375,000	\$419,438	\$415,000	- 1.1%	+ 33.9%
Chisago	\$287,500	\$333,500	\$394,950	\$452,000	\$400,000	- 11.5%	+ 39.1%
Circle Pines	\$218,876	\$237,750	\$279,500	\$286,000	\$290,000	+ 1.4%	+ 32.5%
Clear Lake	\$237,750	\$250,000	\$270,000	\$330,000	\$350,000	+ 6.1%	+ 47.2%
Clearwater	\$208,750	\$248,485	\$284,900	\$302,750	\$315,000	+ 4.0%	+ 50.9%
Cleveland	\$184,950	\$397,000	\$320,000	\$275,000	\$395,000	+ 43.6%	+ 113.6%
Coates	\$228,850	\$223,800	\$0	\$0	\$0	--	- 100.0%
Cokato	\$200,000	\$182,500	\$198,050	\$239,500	\$275,000	+ 14.8%	+ 37.5%
Cologne	\$341,700	\$325,365	\$350,000	\$403,852	\$406,051	+ 0.5%	+ 18.8%
Columbia Heights	\$220,000	\$241,000	\$265,000	\$290,000	\$288,080	- 0.7%	+ 30.9%
Columbus	\$369,900	\$401,250	\$473,600	\$540,000	\$527,500	- 2.3%	+ 42.6%
Coon Rapids	\$235,000	\$256,000	\$289,450	\$309,900	\$325,000	+ 4.9%	+ 38.3%
Corcoran	\$469,249	\$491,990	\$570,953	\$597,789	\$623,243	+ 4.3%	+ 32.8%
Cottage Grove	\$290,000	\$315,000	\$355,245	\$397,990	\$392,500	- 1.4%	+ 35.3%
Crystal	\$233,500	\$255,000	\$282,000	\$305,000	\$298,049	- 2.3%	+ 27.6%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Dayton	\$433,645	\$450,490	\$490,490	\$514,990	\$449,990	- 12.6%	+ 3.8%
Deephaven	\$745,000	\$760,000	\$867,530	\$1,087,500	\$965,000	- 11.3%	+ 29.5%
Delano	\$327,507	\$349,900	\$375,000	\$443,910	\$425,000	- 4.3%	+ 29.8%
Dellwood	\$725,000	\$731,700	\$1,000,000	\$875,000	\$935,000	+ 6.9%	+ 29.0%
Eagan	\$305,000	\$320,000	\$350,000	\$375,000	\$375,000	0.0%	+ 23.0%
East Bethel	\$288,525	\$336,000	\$370,000	\$388,877	\$384,250	- 1.2%	+ 33.2%
Eden Prairie	\$360,000	\$380,000	\$425,000	\$452,500	\$462,000	+ 2.1%	+ 28.3%
Edina	\$471,500	\$520,000	\$575,000	\$585,000	\$600,500	+ 2.6%	+ 27.4%
Elk River	\$273,000	\$314,900	\$350,000	\$377,750	\$375,000	- 0.7%	+ 37.4%
Elko New Market	\$325,000	\$355,000	\$410,950	\$437,500	\$472,500	+ 8.0%	+ 45.4%
Excelsior	\$600,000	\$794,597	\$669,500	\$700,000	\$820,000	+ 17.1%	+ 36.7%
Falcon Heights	\$310,500	\$356,000	\$366,000	\$400,000	\$404,000	+ 1.0%	+ 30.1%
Faribault	\$190,500	\$215,000	\$240,000	\$260,000	\$270,000	+ 3.8%	+ 41.7%
Farmington	\$271,000	\$300,000	\$340,000	\$380,000	\$367,000	- 3.4%	+ 35.4%
Forest Lake	\$308,750	\$305,000	\$340,000	\$365,000	\$365,000	0.0%	+ 18.2%
Fridley	\$241,000	\$260,000	\$290,000	\$307,750	\$315,000	+ 2.4%	+ 30.7%
Gaylord	\$140,000	\$140,000	\$190,000	\$210,000	\$216,500	+ 3.1%	+ 54.6%
Gem Lake	\$626,889	\$565,000	\$540,000	\$475,000	\$655,000	+ 37.9%	+ 4.5%
Golden Valley	\$343,400	\$369,950	\$390,000	\$425,000	\$425,000	0.0%	+ 23.8%
Grant	\$600,000	\$642,000	\$610,006	\$700,000	\$690,825	- 1.3%	+ 15.1%
Greenfield	\$405,750	\$525,575	\$475,000	\$675,000	\$620,000	- 8.1%	+ 52.8%
Greenwood	\$1,093,750	\$1,002,500	\$1,325,000	\$1,095,000	\$2,158,000	+ 97.1%	+ 97.3%
Ham Lake	\$375,000	\$418,500	\$437,000	\$505,500	\$489,950	- 3.1%	+ 30.7%
Hamburg	\$165,000	\$215,000	\$250,600	\$237,500	\$305,000	+ 28.4%	+ 84.8%
Hammond	\$232,500	\$255,000	\$306,761	\$334,950	\$357,500	+ 6.7%	+ 53.8%
Hampton	\$100,000	\$130,000	\$130,950	\$164,222	\$400,000	+ 143.6%	+ 300.0%
Hanover	\$328,000	\$358,450	\$405,923	\$429,900	\$420,706	- 2.1%	+ 28.3%
Hastings	\$241,000	\$260,000	\$295,000	\$311,150	\$325,000	+ 4.5%	+ 34.9%
Hilltop	\$91,250	\$0	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$260,000	\$282,500	\$287,000	\$315,000	\$325,000	+ 3.2%	+ 25.0%
Hudson	\$336,000	\$360,000	\$400,500	\$440,000	\$440,000	0.0%	+ 31.0%
Hugo	\$280,000	\$322,500	\$385,000	\$450,000	\$399,900	- 11.1%	+ 42.8%
Hutchinson	\$181,000	\$200,000	\$236,250	\$262,900	\$261,750	- 0.4%	+ 44.6%
Independence	\$552,000	\$680,000	\$775,000	\$735,000	\$950,000	+ 29.3%	+ 72.1%
Inver Grove Heights	\$270,000	\$273,400	\$305,000	\$325,000	\$350,000	+ 7.7%	+ 29.6%
Isanti	\$231,035	\$250,485	\$292,000	\$330,000	\$328,200	- 0.5%	+ 42.1%
Jordan	\$301,100	\$335,000	\$370,000	\$465,000	\$410,975	- 11.6%	+ 36.5%
Lake Elmo	\$470,000	\$498,400	\$555,279	\$635,000	\$651,887	+ 2.7%	+ 38.7%
Lake Minnetonka Area	\$500,000	\$520,000	\$630,000	\$635,000	\$652,273	+ 2.7%	+ 30.5%
Lake St. Croix Beach	\$229,000	\$250,000	\$289,950	\$320,000	\$342,500	+ 7.0%	+ 49.6%
Lakeland	\$298,500	\$319,000	\$319,900	\$361,500	\$383,500	+ 6.1%	+ 28.5%
Lakeland Shores	\$360,000	\$360,000	\$1,447,500	\$589,000	\$414,250	- 29.7%	+ 15.1%
Lakeville	\$372,000	\$398,615	\$440,000	\$485,000	\$485,000	0.0%	+ 30.4%
Lauderdale	\$222,500	\$225,000	\$252,500	\$257,500	\$265,000	+ 2.9%	+ 19.1%
Le Center	\$150,500	\$177,450	\$210,000	\$273,200	\$299,900	+ 9.8%	+ 99.3%
Lexington	\$239,900	\$240,000	\$265,300	\$299,950	\$308,000	+ 2.7%	+ 28.4%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Lilydale	\$342,500	\$394,900	\$336,850	\$450,000	\$390,000	- 13.3%	+ 13.9%
Lindstrom	\$272,094	\$294,000	\$339,000	\$365,000	\$373,000	+ 2.2%	+ 37.1%
Lino Lakes	\$310,000	\$354,900	\$402,000	\$440,000	\$425,000	- 3.4%	+ 37.1%
Little Canada	\$265,000	\$273,750	\$326,000	\$290,000	\$325,000	+ 12.1%	+ 22.6%
Long Lake	\$349,900	\$337,500	\$405,000	\$460,000	\$520,000	+ 13.0%	+ 48.6%
Lonsdale	\$274,900	\$293,291	\$317,900	\$354,900	\$352,500	- 0.7%	+ 28.2%
Loretto	\$266,500	\$376,750	\$388,750	\$355,000	\$365,900	+ 3.1%	+ 37.3%
Mahtomedi	\$369,000	\$400,000	\$427,500	\$411,000	\$478,880	+ 16.5%	+ 29.8%
Maple Grove	\$315,000	\$337,400	\$371,000	\$400,000	\$389,300	- 2.7%	+ 23.6%
Maple Lake	\$233,337	\$255,000	\$270,500	\$297,500	\$302,500	+ 1.7%	+ 29.6%
Maple Plain	\$286,250	\$329,900	\$350,500	\$351,000	\$360,000	+ 2.6%	+ 25.8%
Maplewood	\$250,000	\$266,500	\$300,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Marine on St. Croix	\$382,500	\$482,500	\$528,246	\$650,000	\$647,500	- 0.4%	+ 69.3%
Mayer	\$276,610	\$289,400	\$320,000	\$352,764	\$351,500	- 0.4%	+ 27.1%
Medicine Lake	\$760,000	\$762,500	\$762,500	\$1,514,000	\$1,387,000	- 8.4%	+ 82.5%
Medina	\$616,560	\$670,845	\$808,500	\$785,000	\$750,000	- 4.5%	+ 21.6%
Mendota	\$612,500	\$960,000	\$1,175,000	\$299,995	\$250,000	- 16.7%	- 59.2%
Mendota Heights	\$424,250	\$410,250	\$499,450	\$488,150	\$500,000	+ 2.4%	+ 17.9%
Miesville	\$0	\$296,000	\$0	\$412,500	\$382,500	- 7.3%	--
Milaca	\$185,000	\$205,000	\$252,500	\$262,455	\$250,000	- 4.7%	+ 35.1%
Minneapolis - (Citywide)	\$280,000	\$300,000	\$315,000	\$320,000	\$315,539	- 1.4%	+ 12.7%
Minneapolis - Calhoun-Isle	\$350,000	\$375,000	\$420,000	\$447,500	\$360,000	- 19.6%	+ 2.9%
Minneapolis - Camden	\$190,000	\$209,000	\$230,000	\$225,000	\$225,000	0.0%	+ 18.4%
Minneapolis - Central	\$389,714	\$342,250	\$335,000	\$322,500	\$319,750	- 0.9%	- 18.0%
Minneapolis - Longfellow	\$280,000	\$310,000	\$325,000	\$348,350	\$330,000	- 5.3%	+ 17.9%
Minneapolis - Near North	\$185,000	\$214,900	\$230,000	\$240,000	\$225,000	- 6.3%	+ 21.6%
Minneapolis - Nokomis	\$290,000	\$324,900	\$340,000	\$350,000	\$350,000	0.0%	+ 20.7%
Minneapolis - Northeast	\$273,500	\$291,000	\$305,000	\$330,000	\$335,000	+ 1.5%	+ 22.5%
Minneapolis - Phillips	\$197,000	\$224,750	\$235,000	\$230,000	\$220,000	- 4.3%	+ 11.7%
Minneapolis - Powderhorn	\$250,000	\$267,500	\$283,500	\$295,000	\$290,000	- 1.7%	+ 16.0%
Minneapolis - Southwest	\$413,000	\$432,000	\$480,000	\$500,000	\$480,000	- 4.0%	+ 16.2%
Minneapolis - University	\$279,900	\$298,800	\$310,000	\$338,000	\$304,500	- 9.9%	+ 8.8%
Minnetonka	\$359,250	\$399,900	\$432,000	\$462,000	\$465,000	+ 0.6%	+ 29.4%
Minnetonka Beach	\$1,617,500	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	- 33.3%	+ 29.8%
Minnetrista	\$502,501	\$487,380	\$610,169	\$625,000	\$638,500	+ 2.2%	+ 27.1%
Montgomery	\$186,500	\$231,800	\$255,000	\$280,000	\$292,500	+ 4.5%	+ 56.8%
Monticello	\$240,250	\$263,000	\$307,000	\$319,000	\$339,000	+ 6.3%	+ 41.1%
Montrose	\$222,000	\$245,000	\$273,000	\$298,900	\$290,000	- 3.0%	+ 30.6%
Mora	\$160,000	\$191,250	\$230,000	\$247,450	\$230,000	- 7.1%	+ 43.8%
Mound	\$264,900	\$300,000	\$341,950	\$349,950	\$355,000	+ 1.4%	+ 34.0%
Mounds View	\$249,900	\$268,650	\$300,000	\$328,950	\$307,000	- 6.7%	+ 22.8%
New Brighton	\$277,500	\$306,000	\$335,000	\$356,000	\$365,000	+ 2.5%	+ 31.5%
New Germany	\$192,500	\$233,950	\$293,000	\$265,000	\$300,000	+ 13.2%	+ 55.8%
New Hope	\$259,900	\$292,250	\$320,000	\$335,000	\$330,000	- 1.5%	+ 27.0%
New Prague	\$274,900	\$298,691	\$342,950	\$375,500	\$347,450	- 7.5%	+ 26.4%
New Richmond	\$244,000	\$265,000	\$300,000	\$325,000	\$349,900	+ 7.7%	+ 43.4%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
New Trier	\$177,950	\$135,000	\$290,000	\$0	\$330,000	--	+ 85.4%
Newport	\$290,000	\$320,950	\$432,245	\$397,500	\$335,000	- 15.7%	+ 15.5%
North Branch	\$229,900	\$264,400	\$298,000	\$329,900	\$331,910	+ 0.6%	+ 44.4%
North Oaks	\$780,000	\$778,500	\$840,000	\$960,000	\$845,000	- 12.0%	+ 8.3%
North Saint Paul	\$239,900	\$257,000	\$295,000	\$322,000	\$323,500	+ 0.5%	+ 34.8%
Northfield	\$265,000	\$284,000	\$324,900	\$335,000	\$350,000	+ 4.5%	+ 32.1%
Norwood Young America	\$222,450	\$230,000	\$270,000	\$270,000	\$306,000	+ 13.3%	+ 37.6%
Nowthen	\$394,500	\$391,500	\$433,000	\$475,000	\$559,000	+ 17.7%	+ 41.7%
Oak Grove	\$345,000	\$373,000	\$453,000	\$490,000	\$451,500	- 7.9%	+ 30.9%
Oak Park Heights	\$240,000	\$275,550	\$310,000	\$353,124	\$358,000	+ 1.4%	+ 49.2%
Oakdale	\$232,750	\$255,000	\$295,500	\$320,000	\$344,000	+ 7.5%	+ 47.8%
Onamia	\$165,000	\$191,500	\$210,000	\$240,000	\$172,750	- 28.0%	+ 4.7%
Orono	\$719,900	\$755,000	\$950,000	\$1,112,500	\$1,015,000	- 8.8%	+ 41.0%
Osseo	\$250,000	\$257,900	\$299,000	\$295,000	\$311,000	+ 5.4%	+ 24.4%
Otsego	\$329,990	\$346,550	\$388,430	\$440,000	\$420,960	- 4.3%	+ 27.6%
Pine City	\$189,000	\$206,500	\$221,000	\$275,000	\$281,750	+ 2.5%	+ 49.1%
Pine Springs	\$423,375	\$465,000	\$627,500	\$670,000	\$629,900	- 6.0%	+ 48.8%
Plymouth	\$380,000	\$392,000	\$440,000	\$468,990	\$481,250	+ 2.6%	+ 26.6%
Princeton	\$236,250	\$259,900	\$309,950	\$324,900	\$325,000	+ 0.0%	+ 37.6%
Prior Lake	\$361,250	\$400,000	\$450,000	\$494,900	\$475,000	- 4.0%	+ 31.5%
Ramsey	\$275,000	\$301,496	\$343,000	\$370,950	\$368,950	- 0.5%	+ 34.2%
Randolph	\$288,500	\$325,000	\$360,000	\$475,000	\$438,700	- 7.6%	+ 52.1%
Red Wing	\$192,100	\$215,000	\$250,000	\$268,488	\$250,000	- 6.9%	+ 30.1%
Richfield	\$272,000	\$290,000	\$325,000	\$335,000	\$336,850	+ 0.6%	+ 23.8%
River Falls	\$247,200	\$289,923	\$325,000	\$335,000	\$373,130	+ 11.4%	+ 50.9%
Robbinsdale	\$239,950	\$264,200	\$280,000	\$307,500	\$317,000	+ 3.1%	+ 32.1%
Rockford	\$257,000	\$272,950	\$325,321	\$359,950	\$370,000	+ 2.8%	+ 44.0%
Rogers	\$330,500	\$364,500	\$430,000	\$459,995	\$430,440	- 6.4%	+ 30.2%
Rosemount	\$314,900	\$340,000	\$375,000	\$433,000	\$412,000	- 4.8%	+ 30.8%
Roseville	\$274,950	\$290,000	\$331,500	\$330,000	\$340,000	+ 3.0%	+ 23.7%
Rush City	\$213,950	\$229,000	\$272,685	\$287,500	\$300,000	+ 4.3%	+ 40.2%
Saint Anthony	\$286,250	\$330,000	\$361,089	\$370,000	\$380,000	+ 2.7%	+ 32.8%
Saint Bonifacius	\$280,000	\$299,450	\$335,000	\$351,500	\$336,500	- 4.3%	+ 20.2%
Saint Cloud MSA	\$196,250	\$214,500	\$238,000	\$264,000	\$270,000	+ 2.3%	+ 37.6%
Saint Francis	\$249,082	\$255,000	\$301,000	\$330,000	\$340,000	+ 3.0%	+ 36.5%
Saint Louis Park	\$305,000	\$327,750	\$340,000	\$360,000	\$375,000	+ 4.2%	+ 23.0%
Saint Mary's Point	\$1,013,750	\$502,000	\$380,000	\$600,000	\$380,000	- 36.7%	- 62.5%
Saint Michael	\$305,000	\$348,200	\$408,500	\$434,620	\$433,652	- 0.2%	+ 42.2%
Saint Paul	\$225,000	\$240,000	\$264,000	\$275,000	\$280,000	+ 1.8%	+ 24.4%
Saint Paul - Battle Creek / Highwood	\$219,000	\$232,000	\$255,000	\$280,000	\$285,000	+ 1.8%	+ 30.1%
Saint Paul - Como Park	\$253,000	\$274,900	\$290,000	\$317,000	\$321,250	+ 1.3%	+ 27.0%
Saint Paul - Dayton's Bluff	\$175,000	\$200,000	\$220,000	\$235,000	\$249,746	+ 6.3%	+ 42.7%
Saint Paul - Downtown	\$206,000	\$210,000	\$191,500	\$188,500	\$200,000	+ 6.1%	- 2.9%
Saint Paul - Greater East Side	\$199,000	\$215,000	\$240,000	\$250,000	\$255,000	+ 2.0%	+ 28.1%
Saint Paul - Hamline-Midway	\$223,500	\$250,000	\$275,000	\$285,000	\$277,500	- 2.6%	+ 24.2%
Saint Paul - Highland Park	\$334,450	\$371,500	\$398,000	\$407,500	\$462,500	+ 13.5%	+ 38.3%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Saint Paul - Merriam Park / Lexington-Hamline	\$335,000	\$350,000	\$368,200	\$399,900	\$392,000	- 2.0%	+ 17.0%
Saint Paul - Macalester-Groveland	\$354,900	\$362,950	\$401,000	\$422,000	\$407,500	- 3.4%	+ 14.8%
Saint Paul - North End	\$173,950	\$190,000	\$212,250	\$219,188	\$206,000	- 6.0%	+ 18.4%
Saint Paul - Payne-Phalen	\$201,500	\$211,007	\$230,000	\$230,500	\$240,000	+ 4.1%	+ 19.1%
Saint Paul - St. Anthony Park	\$302,950	\$320,000	\$325,000	\$368,000	\$290,000	- 21.2%	- 4.3%
Saint Paul - Summit Hill	\$454,950	\$418,750	\$432,000	\$455,000	\$518,250	+ 13.9%	+ 13.9%
Saint Paul - Summit-University	\$250,000	\$290,000	\$280,000	\$300,500	\$280,000	- 6.8%	+ 12.0%
Saint Paul - Thomas-Dale (Frogtown)	\$179,950	\$196,908	\$217,000	\$215,000	\$240,000	+ 11.6%	+ 33.4%
Saint Paul - West Seventh	\$230,000	\$249,850	\$285,000	\$285,000	\$280,000	- 1.8%	+ 21.7%
Saint Paul - West Side	\$208,500	\$224,500	\$250,000	\$257,000	\$250,000	- 2.7%	+ 19.9%
Saint Paul Park	\$231,633	\$250,000	\$278,000	\$296,000	\$318,000	+ 7.4%	+ 37.3%
Savage	\$324,950	\$349,500	\$390,000	\$421,000	\$415,000	- 1.4%	+ 27.7%
Scandia	\$400,000	\$398,000	\$550,000	\$550,000	\$576,000	+ 4.7%	+ 44.0%
Shakopee	\$275,000	\$305,000	\$340,129	\$400,000	\$385,000	- 3.8%	+ 40.0%
Shoreview	\$289,250	\$306,000	\$349,775	\$360,000	\$360,785	+ 0.2%	+ 24.7%
Shorewood	\$640,000	\$560,000	\$779,750	\$762,500	\$830,000	+ 8.9%	+ 29.7%
Somerset	\$235,000	\$260,000	\$300,000	\$372,925	\$382,750	+ 2.6%	+ 62.9%
South Haven	\$276,250	\$270,000	\$299,950	\$319,938	\$369,900	+ 15.6%	+ 33.9%
South Saint Paul	\$222,650	\$241,900	\$268,500	\$279,000	\$282,000	+ 1.1%	+ 26.7%
Spring Lake Park	\$225,500	\$252,000	\$280,000	\$296,125	\$304,900	+ 3.0%	+ 35.2%
Spring Park	\$471,450	\$377,500	\$635,000	\$775,000	\$450,000	- 41.9%	- 4.5%
Stacy	\$240,000	\$310,000	\$360,000	\$400,000	\$389,450	- 2.6%	+ 62.3%
Stillwater	\$342,000	\$380,000	\$456,750	\$505,000	\$416,000	- 17.6%	+ 21.6%
Sunfish Lake	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	- 2.4%	+ 39.1%
Tonka Bay	\$642,500	\$910,350	\$1,050,000	\$926,000	\$1,841,311	+ 98.8%	+ 186.6%
Vadnais Heights	\$270,000	\$299,900	\$300,000	\$360,000	\$350,000	- 2.8%	+ 29.6%
Vermillion	\$264,000	\$245,100	\$0	\$306,000	\$350,000	+ 14.4%	+ 32.6%
Victoria	\$459,395	\$482,560	\$527,500	\$619,950	\$600,000	- 3.2%	+ 30.6%
Waconia	\$315,000	\$330,000	\$415,000	\$465,000	\$459,990	- 1.1%	+ 46.0%
Watertown	\$266,023	\$290,632	\$315,000	\$366,450	\$331,000	- 9.7%	+ 24.4%
Waterville	\$164,900	\$201,500	\$220,000	\$232,500	\$259,500	+ 11.6%	+ 57.4%
Wayzata	\$723,500	\$887,500	\$900,000	\$1,175,000	\$1,175,000	0.0%	+ 62.4%
West Saint Paul	\$230,000	\$247,250	\$280,000	\$297,500	\$307,000	+ 3.2%	+ 33.5%
White Bear Lake	\$260,000	\$282,400	\$315,000	\$331,250	\$340,000	+ 2.6%	+ 30.8%
Willernie	\$209,000	\$255,000	\$244,967	\$290,000	\$280,000	- 3.4%	+ 34.0%
Winthrop	\$115,900	\$140,250	\$158,950	\$162,240	\$169,000	+ 4.2%	+ 45.8%
Woodbury	\$352,500	\$378,878	\$410,000	\$450,000	\$454,883	+ 1.1%	+ 29.0%
Woodland	\$1,112,500	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	+ 82.4%	+ 39.3%
Wyoming	\$305,000	\$311,000	\$354,500	\$404,000	\$401,000	- 0.7%	+ 31.5%
Zimmerman	\$260,000	\$286,000	\$324,840	\$360,000	\$350,000	- 2.8%	+ 34.6%
Zumbrota	\$226,450	\$238,500	\$273,000	\$300,000	\$275,500	- 8.2%	+ 21.7%

How the Assessor Estimates Your Market Value

2

Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting**

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

www.taxcourt.state.mn.us

Regular Division

Non-homestead property valued over \$300,000

Appeal can be used for all property

Attorney is recommended

Decisions can be appealed to MN Supreme Court

Small Claims Division

Estimated market value of the property is less than \$300,000, or

If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.

If ag homestead (2a), homestead must apply to entire property, or

Denial of current year application for homestead.

Attorney is not necessary; decisions are final.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



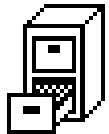
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

Presenting your case

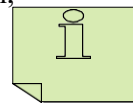
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.



2024 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	0.2%	8.2%
Excelsior	6.1%	10.4%
Greenwood	3.5%	-1.5%
Minnetonka	0.7%	4.2%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.3%	1.0%
Mound	-2.8%	0.3%
Orono	-1.3%	2.6%
Shorewood	1.9%	2.9%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	3.1%	7.2%
Overall Static Growth	0.4%	3.5%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	0.2%	7.9%
Excelsior	6.2%	10.0%
Greenwood	3.5%	-1.5%
Minnetonka	0.8%	3.0%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.4%	3.3%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities

City	Off Lake	On Lake
Bloomington	-0.1%	8.2%
Brooklyn Center	2.5%	-1.9%
Brooklyn Park	-1.3%	0.3%
Champlin	-0.2%	-0.1%
Corcoran	0.1%	7.7%
Crystal	-2.0%	0.4%
Dayton	0.9%	5.8%
Deephaven	0.2%	7.9%
Eden Prairie	0.8%	0.2%
Edina	3.1%	1.0%
Excelsior	6.2%	10.0%
Golden Valley	3.1%	4.3%
Greenfield	0.6%	7.3%
Greenwood	3.5%	-1.5%
Hanover	-1.2%	2.5%
Independence	1.7%	11.0%
Long Lake	5.1%	8.1%
Maple Grove	0.2%	-2.1%
Medicine Lake	1.3%	6.2%
Medina	3.4%	7.8%
Minnetonka	0.8%	3.0%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Plymouth	0.5%	5.0%
Robbinsdale	1.2%	3.8%
Rockford	0.1%	-3.3%
Rogers	0.3%	2.9%
Saint Louis Park	1.1%	-1.3%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.3%	3.2%



14950 143RD AVE N

09-120-22-43-0075

2024 ESTIMATED MARKET VALUE:

\$650,200

SALE DATE : February 9, 2024
NET SALE PRICE : \$750,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE: October 14, 2022
SALE PRICE: \$710,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2020
GROUND FL SF : 2,014
TOTAL ABOVE GRADE SF : 2,014
BASEMENT SF : 2,014
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 118
DECK SF : 360

GARAGES

GARAGE 1 SF : 972
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 91,476
LOT ACRES : 2.10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13620 DIAMOND LAKE RD N

10-120-22-34-0002

2024 ESTIMATED MARKET VALUE:

\$323,800

SALE DATE : March 31, 2023
NET SALE PRICE : \$329,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$333,000

SALE DATE: October 15, 2019
SALE PRICE: \$276,450

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,400
TOTAL ABOVE GRADE SF : 1,400
BASEMENT SF : 1,064
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 239

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 38,768
LOT ACRES : .89

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13131 139TH AVE N

15-120-22-13-0017

2024 ESTIMATED MARKET VALUE:

\$332,800

SALE DATE : February 15, 2023
NET SALE PRICE : \$329,800
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$334,200

SALE DATE: October 20, 2017
SALE PRICE: \$266,250

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1971
GROUND FL SF : 1,390
TOTAL ABOVE GRADE SF : 1,390
BASEMENT SF : 1,390
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 68
DECK SF : 256

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 28,314
LOT ACRES : .65

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12361 140TH AVE N

14-120-22-22-0045

2024 ESTIMATED MARKET VALUE:

\$350,400

SALE DATE : September 21, 2023
NET SALE PRICE : \$364,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$365,800

SALE DATE: May 10, 2018
SALE PRICE: \$258,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1973
GROUND FL SF : 1,080
TOTAL ABOVE GRADE SF : 1,080
BASEMENT SF : 1,008
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 544
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15211 BROCKTON LA N

06-120-22-32-0013

2024 ESTIMATED MARKET VALUE:

\$362,400

SALE DATE : July 20, 2023
NET SALE PRICE : \$380,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$382,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,008
TOTAL ABOVE GRADE SF : 1,008
BASEMENT SF : 1,008
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 313,196
LOT ACRES : 7.19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



16330 TERRITORIAL RD

32-120-22-43-0007

2024 ESTIMATED MARKET VALUE:

\$391,000

SALE DATE : November 23, 2022
NET SALE PRICE : \$428,120
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$435,400

SALE DATE: September 25, 2000
SALE PRICE: \$245,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1961
GROUND FL SF : 1,744
TOTAL ABOVE GRADE SF : 1,744
BASEMENT SF : 1,744
BASEMENT % FIN : 20%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 224
DECK SF : 0

GARAGES

GARAGE 1 SF : 420
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 832
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 210,830
LOT ACRES : 4.84

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11509 PINERIDGE WAY N

23-120-22-12-0009

2024 ESTIMATED MARKET VALUE:

\$415,300

SALE DATE : September 1, 2023
NET SALE PRICE : \$449,999
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$452,200

SALE DATE: August 25, 2022
SALE PRICE: \$436,457

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2018
GROUND FL SF : 1,730
TOTAL ABOVE GRADE SF : 1,730
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 140
DECK SF : 0

GARAGES

GARAGE 1 SF : 483
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11741 ELM CREEK RD

35-120-22-12-0007

2024 ESTIMATED MARKET VALUE:

\$371,100

SALE DATE : September 11, 2023
NET SALE PRICE : \$460,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$462,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1964
GROUND FL SF : 1,300
TOTAL ABOVE GRADE SF : 1,300
BASEMENT SF : 1,300
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 112
DECK SF : 320

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 116,305
LOT ACRES : 2.67

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14644 CLOQUET ST

10-120-22-23-0076

2024 ESTIMATED MARKET VALUE:

\$432,000

SALE DATE : September 28, 2023
NET SALE PRICE : \$464,599
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$466,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2018
GROUND FL SF : 1,902
TOTAL ABOVE GRADE SF : 1,902
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14425 ITASCA BAY

09-120-22-41-0006

2024 ESTIMATED MARKET VALUE:

\$420,600

SALE DATE : September 25, 2023
NET SALE PRICE : \$465,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$467,300

SALE DATE: September 10, 2015
SALE PRICE: \$328,709

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2014
GROUND FL SF : 1,737
TOTAL ABOVE GRADE SF : 1,737
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 640
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14445 OXBOW LA

09-120-22-41-0081

2024 ESTIMATED MARKET VALUE:

\$432,800

SALE DATE : August 25, 2023
NET SALE PRICE : \$469,900
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$472,800

SALE DATE: March 3, 2020
SALE PRICE: \$388,714

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2019
GROUND FL SF : 1,898
TOTAL ABOVE GRADE SF : 1,898
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 508
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12845 GRANSTROM CIR

22-120-22-11-0016

2024 ESTIMATED MARKET VALUE:

\$491,200

SALE DATE : June 20, 2023
NET SALE PRICE : \$528,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$532,500

SALE DATE: August 18, 2017
SALE PRICE: \$345,366

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2017
GROUND FL SF : 1,482
TOTAL ABOVE GRADE SF : 1,482
BASEMENT SF : 1,482
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 168
DECK SF : 288

GARAGES

GARAGE 1 SF : 812
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13210 140TH AVE N

15-120-22-12-0043

2024 ESTIMATED MARKET VALUE:

\$533,300

SALE DATE : January 17, 2023
NET SALE PRICE : \$560,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$568,200

SALE DATE: May 14, 2021
SALE PRICE: \$519,900

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2020
GROUND FL SF : 1,680
TOTAL ABOVE GRADE SF : 1,680
BASEMENT SF : 1,680
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 160
DECK SF : 144

GARAGES

GARAGE 1 SF : 700
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13160 GRANSTROM CIR

22-120-22-11-0050

2024 ESTIMATED MARKET VALUE:

\$562,100

SALE DATE : June 15, 2023
NET SALE PRICE : \$569,900
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$574,700

SALE DATE: February 4, 2019
SALE PRICE: \$475,956

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2018
GROUND FL SF : 1,836
TOTAL ABOVE GRADE SF : 1,836
BASEMENT SF : 1,836
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 88
DECK SF : 140

GARAGES

GARAGE 1 SF : 700
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



16761 112TH AVE N

32-120-22-31-0022

2024 ESTIMATED MARKET VALUE:

\$561,900

SALE DATE : July 20, 2023
NET SALE PRICE : \$585,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$589,300

SALE DATE: February 9, 2018
SALE PRICE: \$448,440

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2017
GROUND FL SF : 1,962
TOTAL ABOVE GRADE SF : 1,962
BASEMENT SF : 1,962
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 168
DECK SF : 234

GARAGES

GARAGE 1 SF : 494
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10945 QUANTICO LA N

33-120-22-32-0016

2024 ESTIMATED MARKET VALUE:

\$605,900

SALE DATE : June 15, 2023
NET SALE PRICE : \$733,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$739,200

SALE DATE: July 21, 2020
SALE PRICE: \$612,665

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2020
GROUND FL SF : 1,728
TOTAL ABOVE GRADE SF : 1,728
BASEMENT SF : 1,728
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 136
DECK SF : 168

GARAGES

GARAGE 1 SF : 698
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12941 BALSAM LA N

23-120-22-14-0012

2024 ESTIMATED MARKET VALUE:

\$300,100

SALE DATE : March 10, 2023
NET SALE PRICE : \$297,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$301,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 993
TOTAL ABOVE GRADE SF : 993
BASEMENT SF : 960
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 110

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,860
LOT ACRES : .41

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11100 134TH AVE N

14-120-22-44-0013

2024 ESTIMATED MARKET VALUE:

\$296,800

SALE DATE : April 11, 2023
NET SALE PRICE : \$299,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$302,300

SALE DATE: August 29, 2011
SALE PRICE: \$78,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 1,093
TOTAL ABOVE GRADE SF : 1,093
BASEMENT SF : 1,056
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 96

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,988
LOT ACRES : .39

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12800 141ST AVE N

10-120-22-44-0038

2024 ESTIMATED MARKET VALUE:

\$317,700

SALE DATE : August 10, 2023
NET SALE PRICE : \$335,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$337,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1978
GROUND FL SF : 992
TOTAL ABOVE GRADE SF : 992
BASEMENT SF : 960
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 144

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,424
LOT ACRES : .40

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13001 STONERIDGE RD

10-120-22-44-0012

2024 ESTIMATED MARKET VALUE:

\$309,500

SALE DATE : April 26, 2023
NET SALE PRICE : \$335,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$338,700

SALE DATE: October 28, 2020
SALE PRICE: \$288,500

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1975
GROUND FL SF : 1,060
TOTAL ABOVE GRADE SF : 1,060
BASEMENT SF : 1,000
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 300

GARAGES

GARAGE 1 SF : 616
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
LOT ACRES : .49

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14051 PINEVIEW LA N

15-120-22-11-0011

2024 ESTIMATED MARKET VALUE:

\$353,300

SALE DATE : September 26, 2023
NET SALE PRICE : \$360,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$361,700

SALE DATE: May 17, 2002
SALE PRICE: \$189,900

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1976
GROUND FL SF : 1,281
TOTAL ABOVE GRADE SF : 1,281
BASEMENT SF : 1,035
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 108,900
LOT ACRES : 2.50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11221 ARROWOOD CIR N

23-120-22-14-0053

2024 ESTIMATED MARKET VALUE:

\$339,100

SALE DATE : March 3, 2023
NET SALE PRICE : \$372,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$377,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 1,060
TOTAL ABOVE GRADE SF : 1,060
BASEMENT SF : 962
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 364
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 120

GARAGES

GARAGE 1 SF : 526
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : .47

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12951 BALSAM LA N

23-120-22-14-0011

2024 ESTIMATED MARKET VALUE:

\$366,000

SALE DATE : September 8, 2023
NET SALE PRICE : \$380,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$381,800

SALE DATE: August 2, 2013
SALE PRICE: \$192,060

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1974
GROUND FL SF : 1,080
TOTAL ABOVE GRADE SF : 1,080
BASEMENT SF : 1,080
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 348

GARAGES

GARAGE 1 SF : 725
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 19,166
LOT ACRES : .44

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14040 JONQUIL LA N

14-120-22-21-0032

2024 ESTIMATED MARKET VALUE:

\$430,500

SALE DATE : October 24, 2022
NET SALE PRICE : \$435,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$443,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1991
GROUND FL SF : 1,344
TOTAL ABOVE GRADE SF : 1,344
BASEMENT SF : 1,200
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 188

GARAGES

GARAGE 1 SF : 592
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 90,169
LOT ACRES : 2.07

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11791 139TH AVE N

14-120-22-13-0015

2024 ESTIMATED MARKET VALUE:

\$426,500

SALE DATE : December 19, 2022
NET SALE PRICE : \$475,300
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$482,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1991
GROUND FL SF : 1,076
TOTAL ABOVE GRADE SF : 1,076
BASEMENT SF : 876
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 144
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 292

GARAGES

GARAGE 1 SF : 712
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 90,605
LOT ACRES : 2.08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13530 EVERGREEN CIR N

14-120-22-42-0034

2024 ESTIMATED MARKET VALUE:

\$378,500

SALE DATE : July 13, 2023
NET SALE PRICE : \$410,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$413,000

SALE DATE: April 14, 2022
SALE PRICE: \$380,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1978
GROUND FL SF : 1,604
TOTAL ABOVE GRADE SF : 1,604
BASEMENT SF : 988
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 168
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 276

GARAGES

GARAGE 1 SF : 588
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : .50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13940 NORWOOD LA N

14-120-22-22-0059

2024 ESTIMATED MARKET VALUE:

\$386,300

SALE DATE : May 11, 2023
NET SALE PRICE : \$416,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$420,600

SALE DATE: February 27, 2004
SALE PRICE: \$221,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1989
GROUND FL SF : 1,038
TOTAL ABOVE GRADE SF : 1,038
BASEMENT SF : 924
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 300

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 95,396
LOT ACRES : 2.19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11991 BLUE SPRUCE CT N

14-120-22-34-0045

2024 ESTIMATED MARKET VALUE:

\$446,700

SALE DATE : October 26, 2022
NET SALE PRICE : \$418,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$425,700

SALE DATE: February 4, 2020
SALE PRICE: \$352,850

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2019
GROUND FL SF : 1,560
TOTAL ABOVE GRADE SF : 1,560
BASEMENT SF : 810
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 120

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12271 PINERIDGE WAY N

14-120-22-34-0008

2024 ESTIMATED MARKET VALUE:

\$406,200

SALE DATE : August 4, 2023
NET SALE PRICE : \$425,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$427,600

SALE DATE: December 22, 2017
SALE PRICE: \$313,565

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2017
GROUND FL SF : 1,560
TOTAL ABOVE GRADE SF : 1,560
BASEMENT SF : 834
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 0

GARAGES

GARAGE 1 SF : 650
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13491 WHITE PINE CT N

14-120-22-34-0011

2024 ESTIMATED MARKET VALUE:

\$419,200

SALE DATE : June 1, 2023
NET SALE PRICE : \$428,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$432,100

SALE DATE: April 27, 2018
SALE PRICE: \$323,431

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2017
GROUND FL SF : 1,446
TOTAL ABOVE GRADE SF : 1,446
BASEMENT SF : 737
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 594
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11601 132ND AVE N

23-120-22-12-0037

2024 ESTIMATED MARKET VALUE:

\$443,800

SALE DATE : July 31, 2023
NET SALE PRICE : \$460,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$463,400

SALE DATE: August 30, 2019
SALE PRICE: \$363,915

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2019
GROUND FL SF : 1,564
TOTAL ABOVE GRADE SF : 1,564
BASEMENT SF : 799
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 80
DECK SF : 192

GARAGES

GARAGE 1 SF : 618
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11900 134TH AVE N

14-120-22-43-0070

2024 ESTIMATED MARKET VALUE:

\$441,200

SALE DATE : August 11, 2023
NET SALE PRICE : \$462,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$465,300

SALE DATE: June 12, 2018
SALE PRICE: \$323,565

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2018
GROUND FL SF : 1,560
TOTAL ABOVE GRADE SF : 1,560
BASEMENT SF : 834
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 0

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,939
LOT ACRES : .32

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11811 BLUE SPRUCE CT N

14-120-22-43-0067

2024 ESTIMATED MARKET VALUE:

\$471,200

SALE DATE : September 1, 2023

NET SALE PRICE : \$475,000

ANNUAL MCAP ADJ : .0146

MCAP SALE PRICE : \$477,300

SALE DATE: November 25, 2019

SALE PRICE: \$385,490

BUILDING CHARACTERISTICS

STORIES : Split Level

AGE : 2019

GROUND FL SF : 1,725

TOTAL ABOVE GRADE SF : 1,725

BASEMENT SF : 1,093

BASEMENT % FIN : 50%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 1

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 90

DECK SF : 0

GARAGES

GARAGE 1 SF : 680

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246

LOT ACRES : .35

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11561 132ND AVE N

23-120-22-12-0066

2024 ESTIMATED MARKET VALUE:

\$478,100

SALE DATE : March 24, 2023
NET SALE PRICE : \$475,300
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$481,100

SALE DATE: December 16, 2020
SALE PRICE: \$396,235

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2020
GROUND FL SF : 1,686
TOTAL ABOVE GRADE SF : 1,686
BASEMENT SF : 806
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 102
DECK SF : 224

GARAGES

GARAGE 1 SF : 638
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11960 BLUE SPRUCE CT N

14-120-22-34-0058

2024 ESTIMATED MARKET VALUE:

\$490,700

SALE DATE : October 18, 2022
NET SALE PRICE : \$475,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$483,700

SALE DATE: July 30, 2018
SALE PRICE: \$373,243

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2018
GROUND FL SF : 1,727
TOTAL ABOVE GRADE SF : 1,727
BASEMENT SF : 1,104
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 0

GARAGES

GARAGE 1 SF : 678
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13391 WHITE PINE CT N

14-120-22-34-0016

2024 ESTIMATED MARKET VALUE:

\$497,300

SALE DATE : August 9, 2023
NET SALE PRICE : \$500,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$503,000

SALE DATE: August 5, 2016
SALE PRICE: \$365,291

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2016
GROUND FL SF : 1,725
TOTAL ABOVE GRADE SF : 1,725
BASEMENT SF : 1,120
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 0

GARAGES

GARAGE 1 SF : 720
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : .50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11307 GOOSE LAKE PKWY

35-120-22-11-0024

2024 ESTIMATED MARKET VALUE:

\$383,600

SALE DATE : May 18, 2023
NET SALE PRICE : \$399,050
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$402,900

SALE DATE: March 16, 2016
SALE PRICE: \$290,903

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1974
GROUND FL SF : 832
TOTAL ABOVE GRADE SF : 1,696
BASEMENT SF : 832
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 320
SCREENED PORCH SF : 0
OPEN PORCH SF : 224
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
LOT ACRES : .31

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13920 JONQUIL LA N

14-120-22-24-0023

2024 ESTIMATED MARKET VALUE:

\$416,400

SALE DATE : April 20, 2023
NET SALE PRICE : \$418,625
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$423,200

SALE DATE: November 18, 2022
SALE PRICE: \$410,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1964
GROUND FL SF : 1,460
TOTAL ABOVE GRADE SF : 2,500
BASEMENT SF : 1,040
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 370

GARAGES

GARAGE 1 SF : 720
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 504
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14347 ITASCA BAY

09-120-22-44-0029

2024 ESTIMATED MARKET VALUE:

\$453,400

SALE DATE : June 2, 2023
NET SALE PRICE : \$436,100
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$439,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,580
TOTAL ABOVE GRADE SF : 2,438
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 450
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10867 GLACIER LA N

33-120-22-44-0031

2024 ESTIMATED MARKET VALUE:

\$443,700

SALE DATE : January 12, 2023
NET SALE PRICE : \$450,800
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$457,400

SALE DATE: May 28, 2021
SALE PRICE: \$425,275

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 890
TOTAL ABOVE GRADE SF : 1,940
BASEMENT SF : 890
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 54
DECK SF : 168

GARAGES

GARAGE 1 SF : 538
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11516 HAYDEN CIR N

23-120-22-11-0019

2024 ESTIMATED MARKET VALUE:

\$421,400

SALE DATE : August 10, 2023
NET SALE PRICE : \$460,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$462,800

SALE DATE: June 21, 2021
SALE PRICE: \$445,675

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,306
TOTAL ABOVE GRADE SF : 1,895
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 97
DECK SF : 0

GARAGES

GARAGE 1 SF : 550
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14509 RIVER HILLS PKWY

09-120-22-14-0006

2024 ESTIMATED MARKET VALUE:

\$473,000

SALE DATE : April 21, 2023
NET SALE PRICE : \$458,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$463,500

SALE DATE: December 16, 2020
SALE PRICE: \$400,385

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 984
TOTAL ABOVE GRADE SF : 2,214
BASEMENT SF : 984
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 0

GARAGES

GARAGE 1 SF : 640
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10875 GLACIER LA N

33-120-22-44-0030

2024 ESTIMATED MARKET VALUE:

\$477,800

SALE DATE : May 25, 2023
NET SALE PRICE : \$485,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$489,700

SALE DATE: April 26, 2021
SALE PRICE: \$439,325

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,039
TOTAL ABOVE GRADE SF : 2,215
BASEMENT SF : 1,015
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 76
DECK SF : 224

GARAGES

GARAGE 1 SF : 532
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11010 TERRITORIAL TR

32-120-22-42-0026

2024 ESTIMATED MARKET VALUE:

\$545,700

SALE DATE : October 28, 2022
NET SALE PRICE : \$482,963
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$491,800

SALE DATE: March 14, 2018
SALE PRICE: \$423,990

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2017
GROUND FL SF : 1,328
TOTAL ABOVE GRADE SF : 2,920
BASEMENT SF : 1,328
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 392

GARAGES

GARAGE 1 SF : 704
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11841 NOON DR

14-120-22-13-0007

2024 ESTIMATED MARKET VALUE:

\$475,400

SALE DATE : November 1, 2022
NET SALE PRICE : \$487,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$495,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,654
TOTAL ABOVE GRADE SF : 2,446
BASEMENT SF : 888
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 150
DECK SF : 272

GARAGES

GARAGE 1 SF : 800
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 89,734
LOT ACRES : 2.06

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14348 ITASCA BAY

09-120-22-44-0042

2024 ESTIMATED MARKET VALUE:

\$490,600

SALE DATE : June 26, 2023
NET SALE PRICE : \$498,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$502,200

SALE DATE: June 14, 2019
SALE PRICE: \$434,490

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,736
TOTAL ABOVE GRADE SF : 2,646
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 692
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14437 OXBOW LA

09-120-22-41-0079

2024 ESTIMATED MARKET VALUE:

\$482,600

SALE DATE : August 4, 2023
NET SALE PRICE : \$499,900
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$502,900

SALE DATE: July 17, 2018
SALE PRICE: \$411,671

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,736
TOTAL ABOVE GRADE SF : 2,626
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 490
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14517 RIVER HILLS PKWY

09-120-22-14-0008

2024 ESTIMATED MARKET VALUE:

\$503,800

SALE DATE : June 29, 2023
NET SALE PRICE : \$500,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$504,300

SALE DATE: June 30, 2020
SALE PRICE: \$432,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2019
GROUND FL SF : 1,144
TOTAL ABOVE GRADE SF : 2,374
BASEMENT SF : 1,144
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 256

GARAGES

GARAGE 1 SF : 640
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13408 PINEVIEW CT N

14-120-22-33-0017

2024 ESTIMATED MARKET VALUE:

\$506,100

SALE DATE : July 31, 2023
NET SALE PRICE : \$510,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$513,700

SALE DATE: May 11, 2021
SALE PRICE: \$448,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2001
GROUND FL SF : 1,232
TOTAL ABOVE GRADE SF : 2,344
BASEMENT SF : 1,232
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 236
DECK SF : 120

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 320
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 37,897
LOT ACRES : .87

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



16680 110TH AVE N

32-120-22-42-0022

2024 ESTIMATED MARKET VALUE:

\$503,100

SALE DATE : June 23, 2023
NET SALE PRICE : \$510,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$514,300

SALE DATE: June 16, 2021
SALE PRICE: \$500,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,105
TOTAL ABOVE GRADE SF : 2,471
BASEMENT SF : 1,105
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 112
DECK SF : 256

GARAGES

GARAGE 1 SF : 611
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10930 TERRITORIAL TR

32-120-22-43-0026

2024 ESTIMATED MARKET VALUE: \$535,200

SALE DATE : September 22, 2023
NET SALE PRICE : \$540,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$542,600

SALE DATE: May 14, 2021
SALE PRICE: \$485,640

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,278
TOTAL ABOVE GRADE SF : 2,661
BASEMENT SF : 1,278
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 94
DECK SF : 0

GARAGES

GARAGE 1 SF : 650
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11561 134 1/2 AVE N

14-120-22-43-0047

2024 ESTIMATED MARKET VALUE:

\$528,700

SALE DATE : June 27, 2023
NET SALE PRICE : \$545,517
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$550,200

SALE DATE: October 15, 2010
SALE PRICE: \$313,553

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2010
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 2,416
BASEMENT SF : 1,040
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 0

GARAGES

GARAGE 1 SF : 768
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,522
LOT ACRES : .54

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13015 FORESTVIEW CIR N

23-120-22-13-0008

2024 ESTIMATED MARKET VALUE:

\$526,100

SALE DATE : July 13, 2023
NET SALE PRICE : \$550,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$554,000

SALE DATE: June 15, 2018
SALE PRICE: \$412,250

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 2,040
TOTAL ABOVE GRADE SF : 2,793
BASEMENT SF : 753
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 137
OPEN PORCH SF : 0
DECK SF : 248

GARAGES

GARAGE 1 SF : 1,224
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 87,120
LOT ACRES : 2.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15690 CREEKSIDE LA

33-120-22-33-0020

2024 ESTIMATED MARKET VALUE:

\$548,100

SALE DATE : October 6, 2022
NET SALE PRICE : \$545,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$555,000

SALE DATE: August 17, 2018
SALE PRICE: \$455,411

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,096
TOTAL ABOVE GRADE SF : 2,483
BASEMENT SF : 1,096
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 144
DECK SF : 0

GARAGES

GARAGE 1 SF : 684
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15231 CREEKSIDE LA

33-120-22-34-0021

2024 ESTIMATED MARKET VALUE:

\$592,500

SALE DATE : October 31, 2022
NET SALE PRICE : \$549,300
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$559,400

SALE DATE: October 21, 2016
SALE PRICE: \$433,951

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2016
GROUND FL SF : 1,096
TOTAL ABOVE GRADE SF : 2,508
BASEMENT SF : 1,096
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 108
DECK SF : 144

GARAGES

GARAGE 1 SF : 684
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13124 EVERGREEN LA N

23-120-22-12-0029

2024 ESTIMATED MARKET VALUE:

\$583,500

SALE DATE : October 31, 2022
NET SALE PRICE : \$550,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$560,100

SALE DATE: June 26, 2020
SALE PRICE: \$462,420

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2019
GROUND FL SF : 1,390
TOTAL ABOVE GRADE SF : 3,140
BASEMENT SF : 1,390
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 110
DECK SF : 224

GARAGES

GARAGE 1 SF : 700
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13231 140TH AVE N

15-120-22-12-0038

2024 ESTIMATED MARKET VALUE:

\$606,200

SALE DATE : October 12, 2022
NET SALE PRICE : \$570,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$580,400

SALE DATE: June 11, 2021
SALE PRICE: \$550,700

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,214
TOTAL ABOVE GRADE SF : 2,638
BASEMENT SF : 1,214
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 124
DECK SF : 0

GARAGES

GARAGE 1 SF : 726
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11600 BRAYBURN TR

33-120-22-22-0012

2024 ESTIMATED MARKET VALUE:

\$602,400

SALE DATE : June 12, 2023
NET SALE PRICE : \$589,900
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$594,900

SALE DATE: May 15, 2020
SALE PRICE: \$485,100

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2019
GROUND FL SF : 1,165
TOTAL ABOVE GRADE SF : 2,564
BASEMENT SF : 1,165
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 364

GARAGES

GARAGE 1 SF : 693
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15961 FAIR MEADOWS LA

32-120-22-44-0028

2024 ESTIMATED MARKET VALUE:

\$558,400

SALE DATE : October 12, 2022
NET SALE PRICE : \$585,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$595,700

SALE DATE: April 4, 2018
SALE PRICE: \$422,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2017
GROUND FL SF : 1,130
TOTAL ABOVE GRADE SF : 2,450
BASEMENT SF : 1,130
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 320

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11306 HACKBERRY LA N

35-120-22-11-0082

2024 ESTIMATED MARKET VALUE:

\$576,200

SALE DATE : December 6, 2022
NET SALE PRICE : \$590,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$599,400

SALE DATE: May 29, 2014
SALE PRICE: \$382,146

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,020
TOTAL ABOVE GRADE SF : 2,196
BASEMENT SF : 1,004
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 120
DECK SF : 248

GARAGES

GARAGE 1 SF : 660
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15391 SCHERBER LA

33-120-22-34-0044

2024 ESTIMATED MARKET VALUE:

\$583,100

SALE DATE : June 15, 2023
NET SALE PRICE : \$625,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$630,300

SALE DATE: August 27, 2019
SALE PRICE: \$470,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,222
TOTAL ABOVE GRADE SF : 2,694
BASEMENT SF : 1,198
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 152
DECK SF : 312

GARAGES

GARAGE 1 SF : 682
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



18257 DIAMOND LAKE CT S

19-120-22-42-0005

2024 ESTIMATED MARKET VALUE:

\$601,400

SALE DATE : August 31, 2023
NET SALE PRICE : \$629,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$632,800

SALE DATE: August 5, 2013
SALE PRICE: \$427,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2010
GROUND FL SF : 1,204
TOTAL ABOVE GRADE SF : 2,632
BASEMENT SF : 1,036
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 119
DECK SF : 0

GARAGES

GARAGE 1 SF : 960
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 24,829
LOT ACRES : .57

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11318 HACKBERRY LA N

35-120-22-11-0066

2024 ESTIMATED MARKET VALUE:

\$680,700

SALE DATE : September 1, 2023
NET SALE PRICE : \$650,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$653,200

SALE DATE: August 28, 2013
SALE PRICE: \$430,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2013
GROUND FL SF : 1,330
TOTAL ABOVE GRADE SF : 3,018
BASEMENT SF : 1,330
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 128
DECK SF : 192

GARAGES

GARAGE 1 SF : 713
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11325 PARKSIDE TR N

35-120-22-14-0031

2024 ESTIMATED MARKET VALUE:

\$614,200

SALE DATE : April 3, 2023
NET SALE PRICE : \$676,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$683,900

SALE DATE: January 13, 2008
SALE PRICE: \$403,760

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2004
GROUND FL SF : 1,200
TOTAL ABOVE GRADE SF : 2,876
BASEMENT SF : 1,200
BASEMENT % FIN : 10%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 304
DECK SF : 0

GARAGES

GARAGE 1 SF : 864
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,988
LOT ACRES : .39

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



18264 DIAMOND LAKE CT S

19-120-22-42-0023

2024 ESTIMATED MARKET VALUE:

\$717,900

SALE DATE : October 14, 2022
NET SALE PRICE : \$764,900
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$778,900

SALE DATE: June 22, 2006
SALE PRICE: \$689,234

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,508
TOTAL ABOVE GRADE SF : 3,022
BASEMENT SF : 1,508
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 224
OPEN PORCH SF : 250
DECK SF : 276

GARAGES

GARAGE 1 SF : 875
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
LOT ACRES : .49

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13110 DAYTON RIVER RD

15-120-22-12-0002

2024 ESTIMATED MARKET VALUE:

\$425,000

SALE DATE : January 27, 2023
NET SALE PRICE : \$377,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$382,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1992
GROUND FL SF : 1,260
TOTAL ABOVE GRADE SF : 1,988
BASEMENT SF : 1,196
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 336
OPEN PORCH SF : 168
DECK SF : 0

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 26,136
LOT ACRES : .60

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12171 PINERIDGE WAY N

14-120-22-34-0003

2024 ESTIMATED MARKET VALUE:

\$505,200

SALE DATE : February 9, 2023
NET SALE PRICE : \$484,400
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$490,900

SALE DATE: September 23, 2016
SALE PRICE: \$352,123

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 2016
GROUND FL SF : 1,815
TOTAL ABOVE GRADE SF : 2,337
BASEMENT SF : 926
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 75
DECK SF : 0

GARAGES

GARAGE 1 SF : 690
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,682
LOT ACRES : .36

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



17481 138TH AVE N

17-120-22-23-0010

2024 ESTIMATED MARKET VALUE:

\$536,500

SALE DATE : June 29, 2023
NET SALE PRICE : \$563,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$568,300

SALE DATE: April 1, 2005
SALE PRICE: \$365,000

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1978
GROUND FL SF : 979
TOTAL ABOVE GRADE SF : 1,646
BASEMENT SF : 560
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 192
SCREENED PORCH SF : 48
OPEN PORCH SF : 56
DECK SF : 449

GARAGES

GARAGE 1 SF : 836
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,860
LOT ACRES : .41

LAKE : Diamond (Dayton)
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Diamond Lake



10880 GLACIER LA N

33-120-22-44-0054

2024 ESTIMATED MARKET VALUE:

\$322,500

SALE DATE : May 26, 2023
NET SALE PRICE : \$333,500
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$336,700

SALE DATE: July 30, 2020
SALE PRICE: \$297,490

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 672
TOTAL ABOVE GRADE SF : 1,798
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 416
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,742
LOT ACRES : .04

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10856 GLACIER LA N

33-120-22-44-0058

2024 ESTIMATED MARKET VALUE:

\$322,500

SALE DATE : May 10, 2023
NET SALE PRICE : \$335,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$338,300

SALE DATE: October 30, 2020
SALE PRICE: \$310,530

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 672
TOTAL ABOVE GRADE SF : 1,798
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 416
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,742
LOT ACRES : .04

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Mayor Fisher called the work session meeting to order at 5:00 p.m.

PRESENT: Mayor Dennis Fisher, Travis Henderson, Scott Salonek, and Matt Trost

ABSENT: Fashant

ALSO PRESENT: Public Works Superintendent, Marty Farrell; City Engineer, Jason Quisberg; Police Chief, Paul Enga; City Administrator/Finance Director, Zach Doud; Assistant City Administrator/City Clerk, Amy Benting; Community Development Director, Jon Sevald; Planning Commissioner, Darren Browen

RURAL FEEL

Doud stated that the purpose of this Work Session is for the Councilmembers to be able to discuss the topic of “rural feel” for the City of Dayton.

Trost shared his list of things for the long-term and short-term that will promote a rural feel. Trost suggested that the City make an extra effort to make farmers desire to remain in Dayton. Trost also suggested that efforts to preserve things like silos and barns would go a long way towards promoting a rural feel.

Additional conversation ensued.

Fisher suggested that a nonpaved trail should be considered for Zanzibar. Fisher stated that at some point in the past Dayton absorbed the Dark Sky Initiative, and yet South Pineview is lit up like Las Vegas. Fisher stated that trails should not have lights. Fisher also stated that he doesn’t think it is a good idea to pave the trails.

Additional conversation ensued regarding connectivity of the trails and the ability to use them for horses and snowmobiles.

The conversation shifted towards trees and the fact that a park doesn’t necessarily have to have a playground. Natural land with a trail through it can still be a designated park.

Fisher suggested that keeping the development in the south will keep the rural feel.

Sevald brought up the topic of a referendum for trails.

The conversation turned to business licenses.

Henderson asked what rural character looks like in the Historic Village. Conversation ensued.

Another work session for was not planned.

WORK SESSION MEETING
MARCH 26, 2024
5:00 P.M.
PAGE 2 OF 2

CITY OF DAYTON, MINNESOTA
12360 SO. DIAMOND LAKE ROAD
HENNEPIN/WRIGHT COUNTIES

ADJOURNMENT

Fisher declared the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Sandra Major, Recording Secretary
TimeSaver Off Site Secretarial, Inc.

Approved: _____

Attest: Amy Benting

Mayor Fisher called the public meeting to order at 6:30 p.m.

PRESENT: Mayor Dennis Fisher, Travis Henderson, Scott Salonek, and Matt Trost

ABSENT: Fashant (remote)

ALSO PRESENT: Public Works Superintendent, Marty Farrell; City Engineer, Jason Quisberg; Assistant Fire Chief, Kevin Astrup; Police Chief, Paul Enga; City Administrator/Finance Director, Zach Doud; Assistant City Administrator/City Clerk, Amy Benting; Community Development Director, Jon Sevald; City Attorney, Amy Schmidt

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Fashant will be participating remotely. He will be allowed to comment, but he was advised by Schmidt that he would not be permitted to vote.

Benting requested to add an approval for a gambling permit for Blaine's Blazin 4th, dba Blaine Festival at the Dayton Bar to the consent agenda.

MOTION: Motion was made by Councilmember Salonek, seconded by Councilmember Henderson to approve the agenda items, as amended. Motion carries unanimously.

CONSENT ITEMS:

- A. Approval of Council Meeting Minutes of March 12, 2024
- B. Approval of Payment of Claims for March 26, 2024
- C. Approval of Resolution 08-2024; Accepting Donation from Urban Air
- D. Approval of Resolution 09-2024; Supporting Retention of City Zoning Authority
- E. Approval of Ordinance 2024-05; Approval of Rezoning of 16361 Dayton Avenue
- F. Approval of Pay Request 5 for Well Head Treatment
- F. (1) Approval of Gambling Permit for the Blaine Festival at the Dayton Bar

Regarding item E, Fisher asked if there is a notification that pops up for three or four staff members so that something like this doesn't get missed. The answer is yes.

Fashant spoke via audio and stated that for item B, payment of claims, the names of the vendors were not included, and he would like the old format to be used in the future. Doud stated that this was one of the auditors' requests and the format will be back to normal next time. Trost concurred.

Salonek asked what "Across the Street" and "Salisbury" were. "Across the Street" is a production company that is for professional development for the Fire Department. It was used for Blue Card Training. Salisbury is for Police Department lockers.

MOTION: Motion was made by Councilmember Henderson, seconded by Councilmember Salonek, to approve the Consent Agenda as presented. The motion carries unanimously.

OPEN FORUM:

Katelyn Wade of 15609 116th Avenue North came forward and stated that she attended the meeting regarding the Area 21 Park, and she is concerned that the park is over budget by \$496,000. She asked what happens to the contingency money if it is not utilized? Regarding the bathrooms, we were told that a well would not be dug, but now it looks like there will be one. Ms. Wade stated that the park furniture, according to her figures, came up to \$161,000. She asked if there is only one approved vendor, or can the City shop around for better pricing? Specifically, she noted that \$2,000 per trash can is outrageous to her. There are two different parking lots with the same number of parking stalls. One lot cost more than the other, and she doesn't understand why there is a \$4,000 variance. Ms. Wade asked if the funding is being prioritized in a way that best suits the residents who will be utilizing the park. Ms. Wade stated that she would like to see a financial breakdown for phase one and two.

Eric Suppelt of 11534 Brayburn Trails used the "raise your hand" feature online and was recognized by the Council. Mr. Suppelt expressed approval for the plan for Area 21 Park, but he'd like the parking lot constructed in such a way so as to be able to accommodate food trucks. Mr. Suppelt expressed concern over the designation of 25% of the Area 21 Park for a potential baseball field.

STAFF, CONSULTANT AND COUNCIL UPDATES:

Doud stated that the Appellate Court made a decision regarding our Housing First case. Part of it was affirmed, part of it was reversed, and part of it was remanded back to the District Court. Doud stated that once he receives the information from the attorneys, he will send out a memo to the entire Council.

Benting reminded Council that the April 9, 2024, meeting is the Local Board of Appeals meeting, so if residents are wanting to appeal the valuation of their property, they need to contact the County first, but they are welcome to come and have the Council vote on adjusting the valuation.

Farrell stated that an offer has been made on a used bucket truck. The total price is \$129,000, which means we are under budget by \$20,739. The truck is a 2016 Freightliner with 51,000 miles with 9,500 engine hours. Delivery should happen within the next week or two. It does come with a 30-day warranty.

Farrell stated that Public Works has been plowing pretty hard the past few days.

Enga stated that two new hires will be starting April 8, 2024.

COUNCIL BUSINESS

New Business:

G. Update on Public Works Truck Purchase

Farrell stated that some of the items came in above price, and some came in below price. Generally speaking, the CIP Budget was not broken. There is still money left from 2023 that was not spent. Four of the chaises are in production and one is still outstanding.

Action Items:

H. Approval of Ordinance 2024-06; Approving Rezoning for 18541 Levee Street and Resolution 10-2024; Approving Preliminary/Final Plat, and Site Plan for Riverview Villas at 16361 Dayton Avenue and 18541 Levee Street

Sevald came forward and stated that this property was previously two single-family homes. Riverview Villas total six townhomes with three on each lot.

Erum and Eric Lucero of Pride of Homes, LLC came forward to address some changes they made to the Juliette doors. Mr. Lucero made mention of the trees that will likely be in the direct path of the utilities.

Fisher stated that the right-of-way for the alleyway behind the Riverview Villas should be negotiated for sale. Doud stated that the City has not paid for right-of-way in the past. Trost brought up the fact that the second lot was sold well below market-value. The question was asked of Mr. Lucero if the City does not pay for the right-of-way, would that end the project. The answer was no.

Trost asked which siding material, vinyl or Hardie board, is less flammable. The answer is Hardie board. Mr. Lucero stated that there is a flame-retardant underlayment that goes beneath the vinyl siding.

Fashant spoke via audio and weighed in by saying that he's not concerned about the vinyl siding because the buildings are equipped with sprinklers. Fashant further stated that with regard to the right-of-way, if using eminent domain (which is not being used) the City would be required to pay.

Henderson stated that he's concerned about the siding of the buildings.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Salonek to approve Resolution 10-2024; approving preliminary/final plat, and site plan for Riverview Villas at 16361 Dayton Avenue and 18541 Levee Street with the right-of-way provided to the City free of charge by the developer. Motion carries, 3 ayes, 1 nay (Henderson).

MOTION: Motion was made by Councilmember Salonek, seconded by Councilmember Trost to approve Ordinance 2024-06; approving rezoning for 185411 Levee Street. Motion carries unanimously.

I. Approval of Resolution 11-2024; Approving Preliminary/Final Plant and Resolution 12-2024; Approving Amendment of Conditional Use Permit for Open Rental Lot for Ziegler at 18151 and 18171 Territorial Road

Sevald stated that this property has been before the Council a few times. The applicant would like to combine the two properties into one parcel and be afforded the opportunity to have outdoor storage. If approved, this will provide more efficient use of the property.

Trost expressed concern that during the original approval, it was made abundantly clear that storage for one business could absolutely not be stored on the property for the other business. Because of this, Trost will be voting no.

Fashant spoke via audio and concurred with Trost's concerns but went on to say that he would not go so far as to vote no.

Henderson stated that it does feel a little bit like a "bait and switch."

Terry Drayberg, with Ziegler, spoke online and stated that the rental store has been a tremendous business for them, and Ziegler is not requesting that we be able to store any of rental products on the other parcel. The goal is to actually store most of the product inside the building. Drayberg stated that there is no intention to pull the wool over anyone's eyes. Ziegler is growing and even attempted purchasing the land to the west, but the deal fell through.

Salonek stated that he doesn't have an issue.

Fisher concurred with Salonek.

Henderson asked why this is an amendment and not an additional CUP. Sevald stated because an amendment is easier.

MOTION: Motion was made by Councilmember Salonek, seconded by Mayor Fisher, to approve Resolution 11-2024; approving preliminary/final plat and Resolution 12-2024; approving amendment of conditional use permit for open rental lot for Ziegler at 18151 and 18171 Territorial Road. The motion carries, 3 ayes, 1 nay (Trost).

J. Approval of Resolution 12-2024; Denying Conditional Use Permit for Driven Auto Sales at 18078 Territorial Road

Sevald stated that this is an existing business in this location since 2008 as an auto repair business. The applicant purchases salvage vehicles, makes repairs to them, and then sells them through a third party. The applicant has requested to obtain a Minnesota Dealers License. This is a three-tenant building. The Planning Commission and the Economic Development Authority, and Staff have all recommended that this Conditional Use Permit (CUP) be denied.

The applicant, Leon Volkov, came forward.

Fisher stated that he was confused because there is already a CUP attached to the property for selling vehicles. Sevald stated that the CUP belongs to the center tenant. Fisher stated that the CUP is attached to the property, not the tenants. If all three of the tenants died today, someone else can become a tenant and the CUP stands. Sevald stated that the CUP is tied to a specific address.

Fisher stated that the CUP should be tied to the property, not to an address. This is one property with three tenants, and three addresses. There was some back-and-forth discussion over whether the CUP is tied to the entire property or to a specific portion of the property. Schmidt stated that she would have to see the legal description of the property and the CUP in order to make an accurate determination, but the safest assumption is that the CUP would apply to the property in its entirety.

Fashant spoke via audio to state that if this is approved, there should be some language that speaks to the potential for hazardous fluids being present, so as to preserve the environment as best we can.

MOTION: Motion was made by Councilmember Trost, seconded by Mayor Fisher, to approve Resolution 13-2024; conditional use permit for Driven Auto Sales at 18078 Territorial Road with the requirement that all hazardous fluids are handled according to Hennepin County regulations and limit the number of parking stalls to five, specific to vehicles for sale. The motion carries 3 ayes, 1 nay (Henderson).

K. Review of Concept Plan for Kwik Trip at 11XXX Maple Court

Sevald stated that this project was originally presented to the Council in 2021/2022 and denied. Some of the concerns the Council had were crime, an increase cost for emergency services, and the potential for a higher and better use for the property.

Fashant spoke via audio to state that there was a vision for this property. Fashant would vote no.

Salonek stated that he has no problem with the Kwik Trip purchasing this property, but he would like to limit the parking to 15 trucks.

Henderson expressed concern that if the trucks have limited parking at the Kwik Trip, they may ultimately line the streets. Henderson stated that this is a good location, and it will serve the commerce of the area very well. Henderson stated that it would be good to beautify the areas around the gas pumps more than perhaps the diesel pumps.

Fisher stated that he was perhaps the “swing vote” last time, and he had really hoped that there would be a higher and better use for the property. Fisher now believes that this is probably as good as it is going to get.

Trost stated that Kwik Trip does a good job, and the spot makes sense. Trost further stated that it would be nice to have some electric vehicle charging stations installed.

Sevald asked if there was any opposition to adding a carwash. The answer is no.

No Council action is needed at this time. Consensus was to move forward with the project.

L. Approve Plans and Authorize Quotes for the Jordan & Jaeger Ditch Stabilization Project

Quisberg came forward and gave a review of the background for this project. In 2023, Hennepin County improved the culvert of an upstream portion of the ravine. The adjacent property owners support improving the remainder of the ravine. A grant from Hennepin County is secured in the amount of \$32,000. Elm Creek Watershed funding of \$50,000 is secured. At the January 9, 2024, meeting, Council authorized the design. The estimated total project cost is \$105,000. After applying the above referenced funding, the City of Dayton would be responsible for a total of \$23,000. Council has requested to limit the cost of the project to the best of our ability, by limiting the City’s ultimate responsibility to less than \$3,000.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Henderson, to approve plans and authorize quotes for the Jordan & Jaeger ditch stabilization project. The motion carries unanimously.

M. Approval to Awarding Contract for the 2024 Mill and Overlay Project

Quisberg stated that this project includes 152nd Avenue North and Thicket Lane North. The current pavement is listed in poor condition. Plans were approved and the bid authorization was given at the February 25, 2024, meeting. Bids opened March 19, 2024, and nine bids were received. The bids were significantly lower than anticipated. Quisberg stated that he recommends awarding the contract to Omann Brothers Paving for \$158,256.20.

Trost noted that the three lowest bids were relatively close to each other, and he asked if there was a good reason for making the selection of Omann Brothers Paving, Inc. Quisberg stated that all of the contractors who bid have been good to work with. By Statute, we are required to go with the lowest bidder.

Salonek stated that the engineering cost is more than 20% on this particular contract and more than 30% on the last contract. Wouldn't it just make more sense to bring the engineering in-house? Trost shared the feedback that Doud had given him previous to the same question. Ultimately, it would not save the City any money to have an in-house engineer.

Fashant spoke via audio and asked if there are any other projects the Council should consider for the pavement management funds since the last two projects came in under budget. Quisberg stated that those conversations are already happening and there is consideration to move some of the less costly projects up on the schedule.

MOTION: Motion was made by Councilmember Salonek, seconded by Councilmember Henderson, to approve awarding the contract for the 2024 mill and overlay project. The motion carries unanimously.

N. Approval of 2024 Park Improvements

Farrell came forward to present the 2024 park improvements. The hope is to get Council's approval so that the bid process can begin as soon as possible and perhaps complete the majority of the construction by the end of the year. Because the cost of park improvements seems to be spiraling out of control, the Parks Commission has been asked to identify the most needed improvements to implement. The feedback from the neighborhood meetings were provided to the Park Commission to help inform their decisions.

Farrell shared the ways in which the Area 21 Park evolved.

Fisher asked what is eating up the budget, noting the plans are extremely short on details and landscaping was a specific example given.

Salonek invited Paul Kangus to come forward. Kangus stated that the details and cost analysis was left out of the packets in order to simplify things for the Council. Kangus is happy to provide those details. For tonight, the main question is what is the possibility of using the funding for 2026 currently. Kangus stated that the Area 21 Park is similar in scope to Hayden Hills or River Hills. About \$500,000 was spent on each of those parks. Post COVID, the estimates are extremely difficult and irrigation and parking add significant cost to a project.

Salonek stated that pickle ball courts were \$40,000 a year ago, and now they are \$55,000.

Kangus stated that the use of “alternates” helps to prepare for the “what ifs” in a project. Kangus stated that he takes the idea of being fiscally responsible very seriously.

Salonek asked if there is only one place that we get playground equipment from. Farrell stated that there are usually three bids. Additional conversation ensued regarding the durability commercial-grade park furnishings.

Salonek stated that he likes the idea of the CDA ballfield in the southern part of the park and asked if CDA has agreed to pay yet. Farrell stated that CDA is interested but no commitment has been made yet.

Fashant spoke via audio and stated that for several years the City has allotted about \$500,000 for neighborhood parks that actually cost about \$750,000. This particular park is considerably larger, so it should come as no surprise that it is under budgeted. Fashant suggested there is some potential for grant funding. Fashant expressed concern for the need for additional parking, noting if there is a CDA ballfield, people will wind up parking on the street if there aren't adequate parking stalls provided. Fashant is in favor of using the 2026 money now because he believes the coffers will be replenished in the park dedication money as the other neighborhoods are developed.

Additional conversation ensued regarding the potential for a CDA ballfield and the expectations.

Fisher asked if the well could service restrooms. The answer is no. There will be Port-A-Johns.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Henderson, to approve 2024 park improvement construction documents for Area 21 Park. The motion carries unanimously.

Farrell stated that the plans for Elsie Stephens Park have been before the Council on numerous occasions. Farrell showed several stages of development.

Fisher stated that he cannot see where the money is going, based on the drawings. Kangus explained that the canvas covering estimated dropped from about \$100,000 to about \$80,000. The conversation shifted to the cost of the stone for extending the seating.

Kangus asked what type of covered picnic shelter the Council would like. This shelter could be rented out for family reunions or corporate meet & greets.

Additional conversation ensued regarding a canvas cover v/s a permanent roof for the band shell.

Fashant's computer lost power so he texted a question to Doud that asked if the seating could be concrete stamped to resemble limestone. The answer is yes, for about double the cost of the actual limestone. Salonek suggested that they shop around for the blocks, bite the bullet, and just do it.

Kangus stated that a permanent roof would cost considerably more than the canvas sail. Part of the problem is the fact that the area is located in a flood plain.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Salonek, to approve 2024 park improvements construction documents for Elsie Stephens Park. The motion carries unanimously.

With regard to lone Gardens, Fisher asked what happens if another neighborhood association bails? Doud explained that the responsibility falls into the City's lap.

Trost stated that this park is about \$3,000 over budget.

Fashant sent a message to Doud stating that he's in support of moving forward with all of the parks.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Henderson, to approve 2024 park improvements construction documents for lone Gardens. The motion carries unanimously.

ADJOURNMENT

Fisher declared the meeting adjourned at 10:10 p.m.

Respectfully Submitted,

Sandra Major, Recording Secretary
TimeSaver Off Site Secretarial, Inc.

Approved: _____

Attest: Amy Benting

Payments to be approved at City Council Meeting April 9, 2024

	Totals
Claims Roster 04-09-2024	\$ 628,144.79
Prepaid 3-28-2024 EB	\$ 58,545.60

Total Payments: \$ 686,690.39

Payroll 3-28-2024 Bi-Weekly 07 \$ 81,215.74

Check # sequence to be approved by City Council from meeting date of 04/09/2024:

Checks # 076598-076682

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

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BOTH OPEN AND PAID

Page: 1/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
3869242 41185	ADAMS PEST CONTROL INC PD/PW; PEST CONTROL 101-42120-50220 101-43100-50220	03/22/2024 CHOYT PD; PEST CONTROL PW; PEST CONTROL	04/09/2024	148.68 74.34 74.34	148.68	Open	N 03/22/2024
3868985 41186	ADAMS PEST CONTROL INC AC; PEST CONTROL 101-41910-50220	03/22/2024 CHOYT AC; PEST CONTROL	04/09/2024	107.91 107.91	107.91	Open	N 03/22/2024
1016214925-1 41205	ALTEC CAPITAL SERVICES.LLC PW; HEAVY MACHINERY-BUCKET TRUCK 401-45200-50540	03/27/2024 CHOYT PW; HEAVY MACHINERY-BUCKET TRUCK	04/09/2024	117,700.00 117,700.00	0.00	Paid	Y 03/27/2024
12529969 41269	ALTEC CAPITAL SERVICES.LLC PW; HEAVY MACHINERY-BUCKET TRUCK 401-45200-50540	04/03/2024 CHOYT PW; HEAVY MACHINERY-BUCKET TRUCK SAFETY	04/09/2024	3,321.66 3,321.66	3,321.66	Open	N 04/03/2024
69572 41262	ALTERNATIVE BUSINESS FURNITURE PD; IMPROVEMENTS OTHER THAN BLDGS 410-41900-50530	04/02/2024 CHOYT PD; IMPROVEMENTS OTHER THAN BLDGS	04/09/2024	5,360.06 5,360.06	5,360.06	Open	N 04/02/2024
330114 41187	ASPEN MILLS FD; UNIFORM-HENDERSON 101-42260-50217	03/22/2024 CHOYT FD; UNIFORM-HENDERSON	04/09/2024	222.90 222.90	222.90	Open	N 03/22/2024
330170 41192	ASPEN MILLS FD; UNIFORM-LUCHT 101-42260-50217	03/25/2024 CHOYT FD; UNIFORM-LUCHT	04/09/2024	167.95 167.95	167.95	Open	N 03/25/2024
329968 41202	ASPEN MILLS PD; GENERAL UNIFORM 101-42120-50217	03/26/2024 CHOYT PD; GENERAL UNIFORM	04/09/2024	1,422.75 1,422.75	1,422.75	Open	N 03/26/2024
330680 41254	ASPEN MILLS PD; GENERAL UNIFORM 101-42120-50217	04/02/2024 CHOYT PD; GENERAL UNIFORM	04/09/2024	481.23 481.23	481.23	Open	N 04/02/2024
330584 41259	ASPEN MILLS PD; UNIFORM-GRIMSBY 101-42120-50217	04/02/2024 CHOYT PD; UNIFORM-GRIMSBY	04/09/2024	251.40 251.40	251.40	Open	N 04/02/2024

04/03/2024 12:05 PM

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

Page: 2/13

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

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Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
330641 41260	ASPEN MILLS PD; NEW EMPLOYEE GENERAL UNIFORM 101-42120-50217	04/02/2024 CHOYT	04/09/2024	1,360.11 1,360.11	1,360.11	Open	N 04/02/2024
FEB 2024 S 41228	BANK FEE-ADJ SCANNER; FEB 2024 101-41500-50309	02/29/2024 DBRUNETTE	02/29/2024	25.00 25.00	0.00	Paid	Y 02/29/2024
FEB 2024 C 41229	BANK FEE-ADJ CASH MGMT; FEB 2024 101-41500-50309	02/29/2024 DBRUNETTE	02/29/2024	25.00 25.00	0.00	Paid	Y 02/29/2024
2603321 41211	BEAUDRY PW; UNLEADED 87; 729.70 GAL. 101-43100-50212	03/28/2024 CHOYT	04/09/2024	2,094.23 2,094.23	2,094.23	Open	N 03/28/2024
2603320 41219	BEAUDRY PW; ULS2 DYED KODIAK WINTER B5; 101-43100-50212	03/28/2024 CHOYT	04/09/2024	2,436.71 2,436.71	2,436.71	Open	N 03/28/2024
03/28/2024 REIMBURSE 41221	BETHANY BENTING MILEAGE; 2/22, 3/20, 3/22, 3/27 601-49400-50331	03/28/2024 CHOYT	04/09/2024	79.06 79.06	79.06	Open	N 03/28/2024
04/01/2024 REIMBURSE 41234	BLAKE RIZNER FD; UNIFORM/BOOTS-RIZNER 101-42260-50217	04/01/2024 CHOYT	04/09/2024	150.00 150.00	150.00	Open	N 04/01/2024
983011373 41210	BOYER TRUCKS PW; REPAIR/MAINT 101-43100-50220	03/28/2024 CHOYT	04/09/2024	24.60 24.60	24.60	Open	N 03/28/2024
138447 41212	C. VISION PRODUCTION VIDEO TECH; MAR 2024 226-41900-50430	03/28/2024 CHOYT	04/09/2024	3,375.00 3,375.00	3,375.00	Open	N 03/28/2024
5297 41226	CARSON, CLELLAND & SCHREDER CRIMINAL PROSECUTION; MAR 2024 101-41640-50305	04/01/2024 CHOYT	04/09/2024	2,000.00 2,000.00	2,000.00	Open	N 04/01/2024

04/03/2024 12:05 PM

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

Page: 3/13

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
03/26/2024 41233*	CENTERPOINT ENERGY 8000014132-7 GAS SVCS FEB 2024 101-43100-50383 101-41810-50383 101-41910-50383	04/01/2024 CHOYT PW; 5888628-4 CH; 5895786-1 AC; 5895789-5	04/09/2024	1,301.74 454.03 472.09 375.62	1,301.74	Open	N 04/01/2024
03/13/2024 41183	CENTURYLINK PW; 763 323-0023 889 MAR-APR 2024 601-49400-50321	03/22/2024 CHOYT PW; 763 323-0023 889 MAR-APR 2024	04/09/2024	214.98 214.98	0.00	Paid	Y 03/22/2024
03/21/2024 41199	CENTURYLINK PW; 763 428-7345 MAR-APR 2024 101-43100-50321	03/26/2024 CHOYT PW; 763 428-7345	04/09/2024	44.90 44.90	44.90	Open	N 03/26/2024
175337901032124 41198	CHARTER COMMUNICATIONS CH; INTERNET MAR-APR 2024 101-41820-50308	03/26/2024 CHOYT CH; INTERNET MAR-APR	04/09/2024	542.00 542.00	542.00	Open	N 03/26/2024
4187183028 41188	CINTAS PW; UNIFORMS 101-43100-50217	03/22/2024 CHOYT PW; UNIFORMS	04/09/2024	136.32 136.32	136.32	Open	N 03/22/2024
4187905793 41223	CINTAS PW; UNIFORMS 101-43100-50217	03/29/2024 CHOYT PW; UNIFORMS	04/09/2024	136.32 136.32	136.32	Open	N 03/29/2024
03/25/2024 41201	CITY OF ROGERS SEWER & WATER JPA FEES; JAN-DEC 2023 602-49400-50315 601-49400-50315	03/26/2024 CHOYT SWR JPA FEES- JAN-DEC 2023/8,210,500 GAL WA JPA FEES- JAN-DEC 2023 /8,575,000 GAL	04/09/2024	65,581.60 41,052.50 24,529.10	0.00	Paid	Y 03/26/2024
03/18/2024 41191	CONNEXUS ENERGY 325071; 13699 PINEVIEW LANE; FEB-MAR 101-43100-50230	03/22/2024 CHOYT 325071; 13699 PINEVIEW LANE; FEB-MAR	04/09/2024	2.60 2.60	0.00	Paid	Y 03/22/2024
03/21/2024 41216	CONNEXUS ENERGY ELECTRIC SERVICES; FEB-MAR 2024 101-43100-50230 101-42130-50381 602-49400-50381 601-49400-50381	03/28/2024 CHOYT 172514 ST LIGHTS; FEB-MAR 173098 SIREN; FEB-MAR 178838 141ST OUTBUILDING; FEB-MAR 299049 WELL#2; FEB-MAR	04/09/2024	4,293.28 2,642.20 38.50 244.46 1,368.12	4,293.28	Open	N 03/28/2024

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
EXP CHECK RUN DATES 04/09/2024 - 04/09/2024
BOTH JOURNALIZED AND UNJOURNALIZED
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Page: 4/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
U333028 41239	CORE & MAIN PW; SENSUS ANALYTICS INTEGRATION 601-49400-50530 602-49400-50530	04/01/2024 CHOYT PW; SENSUS INTEGRATION PW; SENSUS INTEGRATION	04/09/2024	31,000.00 15,500.00 15,500.00	31,000.00	Open	N 04/01/2024
24 41240	CREATIVE HOME SOLUTIONS FD; IMPROVEMENTS -STATION 2 410-42260-50530	04/02/2024 CHOYT FD; IMPROVEMENTS -STATION 2	04/09/2024	5,425.00 5,425.00	5,425.00	Open	N 04/02/2024
100X08035508 41246	CULLIGAN, INC PW; WTR SOFTNER RENTAL- APR 2024 101-43100-50220	04/02/2024 CHOYT PW; WTR SOFTNER RENTAL- APR 2024	04/09/2024	40.00 40.00	40.00	Open	N 04/02/2024
100X08035409 41247	CULLIGAN, INC CH; WTR SOFTNER RENTAL- APR 2024 101-41810-50220	04/02/2024 CHOYT CH; WTR SOFTNER RENTAL- APR 2024	04/09/2024	43.30 43.30	43.30	Open	N 04/02/2024
100X08035607 41248	CULLIGAN, INC AC; WTR SOFTNER RENTAL- APR 2024 101-41910-50220	04/02/2024 CHOYT AC; WTR SOFTNER RENTAL- APR 2024	04/09/2024	43.30 43.30	43.30	Open	N 04/02/2024
990817 41207	ECM PUBLISHERS, INC GENERAL NOTICE; DAYTON RIVER RD TURN 414-41900-50352	03/27/2024 CHOYT GENERAL NOTICE; DAYTON RIVER RD TURN LN	04/09/2024	321.87 321.87	321.87	Open	N 03/27/2024
990816 41208	ECM PUBLISHERS, INC PHN; ORDINANCE #2024-04 101-41110-50352	03/27/2024 CHOYT PHN; ORDINANCE #2024-04	04/09/2024	86.25 86.25	86.25	Open	N 03/27/2024
990815 41209	ECM PUBLISHERS, INC PHN; PROPERTY ASSESSMENTS 101-41110-50352	03/27/2024 CHOYT PHN; PROPERTY ASSESSMENTS	04/09/2024	77.62 77.62	77.62	Open	N 03/27/2024
991249 41213	ECM PUBLISHERS, INC EASTER EGG HUNT EVENT 2024 101-41910-50321	03/28/2024 CHOYT EASTER EGG HUNT EVENT 2024	04/09/2024	199.00 199.00	199.00	Open	N 03/28/2024
991854 41245	ECM PUBLISHERS, INC PHN; WELLHOUSE NO. 5 BIDS 601-49400-50321	04/02/2024 CHOYT PHN; WELLHOUSE NO. 5 BIDS	04/09/2024	362.25 362.25	362.25	Open	N 04/02/2024

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

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Page: 5/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
131412 41230	EMERGENCY APPARATUS FD; REPAIR/ENGINE 12 101-42260-50220	04/01/2024 CHOYT FD; REPAIR/ENGINE 12	04/09/2024	43.00 43.00	43.00	Open	N 04/01/2024
1125032824 41224	ENDE SEPTIC SERVICE PW; PUMPING HOLDING TANKS 101-43100-50220	03/29/2024 CHOYT PW; PUMPING HOLDING TANKS	04/09/2024	325.00 325.00	325.00	Open	N 03/29/2024
IN200-1047935 41195	FORCE AMERICA DISTRIBUTING LLC PW; STREET MAINT-REPAIR 101-43100-50224	03/26/2024 CHOYT PW; STREET MAINT-REPAIR	04/09/2024	200.00 200.00	200.00	Open	N 03/26/2024
28822320 41206	FORTERRA CONCRETE PRODUCTS LLC PW; ELSIE STEPHENS TURN LANES PROJ.- 414-41900-50530	03/27/2024 CHOYT PW; ELSIE STEPHENS TURN LANES PROJ.	04/09/2024	54,857.00 54,857.00	54,857.00	Open	N 03/27/2024
4030336 41241	GOPHER STATE ONE-CALL 113 BILLABLE TICKETS; MAR 2024 601-49400-50220 602-49400-50220	04/02/2024 CHOYT 113 BILLABLE TICKETS; MAR 2024 113 BILLABLE TICKETS; MAR 2024	04/09/2024	152.55 76.27 76.28	152.55	Open	N 04/02/2024
19655 41243	GUIDANCEPOINT TECHNOLOGIES PD; PROFESSIONAL SRVS 101-42120-50300	04/02/2024 CHOYT PD; PROFESSIONAL SRVS	04/09/2024	175.00 175.00	175.00	Open	N 04/02/2024
19650 41244	GUIDANCEPOINT TECHNOLOGIES CH; PROFESSIONAL SRVS 101-41820-50300	04/02/2024 CHOYT CH; PROFESSIONAL SRVS	04/09/2024	305.00 305.00	305.00	Open	N 04/02/2024
2024 PROPTAX 0003 41196	HENNEPIN COUNTY TREASURER PROPERTY TAX PAYMENTS; 17-120-22-14- 101-49999-50370	03/26/2024 CHOYT PROPERTY TAX PAYMENTS; 17-120-22-14-0003	04/09/2024	792.39 792.39	792.39	Open	N 03/26/2024
2024 PROPTAX PENDING 41197	HENNEPIN COUNTY TREASURER PROPERTY TAX PAYMENTS; 56 ADDRESS 101-49999-50370	03/26/2024 CHOYT PROPERTY TAX PAYMENTS; 56 ADDRESS PENDIN	04/09/2024	110.67 110.67	110.67	Open	N 03/26/2024
0324-56 41194	HENNEPIN COUNTY-SA SPECIAL ASSESSMENT SVCS; ANNUAL 101-41610-50300	03/25/2024 CHOYT SPECIAL ASSESSMENT SVCS; ANNUAL BILLING	04/09/2024	400.00 400.00	400.00	Open	N 03/25/2024

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

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Page: 6/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
IN4501407							
41222	INNOVATIVE OFFICE SOLUTIONS CH; SUPPLIES 101-41810-50200	03/29/2024 CHOYT CH; SUPPLIES	04/09/2024	187.52 187.52	187.52	Open	N 03/29/2024
04/03/2024 REIMBURSE							
41264	KOZLACK-RADULOVICH CHAPEL DAC RENTAL DEPOSIT RELEASE; EVENT 101-00000-21716	04/03/2024 CHOYT DAC RENTAL DEPOSIT RELEASE; EVENT 4/3/24	04/09/2024	300.00 300.00	300.00	Open	N 04/03/2024
P27567							
41231	MACQUEEN EMERGENCY GROUP FD; SUPPLIES 101-42260-50200	04/01/2024 CHOYT FD; SUPPLIES	04/09/2024	419.17 419.17	419.17	Open	N 04/01/2024
03/27/2024 RELEASE							
41218	MARCIA SLOCUM DAC RENTAL DEPOSIT CANCELLATION 101-00000-21716	03/28/2024 CHOYT DAC RENTAL DEPOSIT RELEASE; EVENT 3/24/24	04/09/2024	430.00 430.00	430.00	Open	N 03/28/2024
91819							
41182	MENARDS - ELK RIVER PW; REPAIR/MAINT-TOILET-SHOP 101-43100-50220	03/22/2024 CHOYT PW; REPAIR/MAINT-TOILET-SHOP SUPPLIES	04/09/2024	540.79 540.79	540.79	Open	N 03/22/2024
29998							
41176	MENARDS - MAPLE GROVE PARKS; SUPPLIES 101-45200-50210	03/22/2024 CHOYT PARKS; SUPPLIES	04/09/2024	94.20 94.20	94.20	Open	N 03/22/2024
29242 2ND							
41178	MENARDS - MAPLE GROVE PARKS; SUPPLIES-TOOLBOX RAGS 101-45200-50210	03/22/2024 CHOYT PARKS; SUPPLIES-TOOLBOX RAGS	04/09/2024	39.52 39.52	39.52	Open	N 03/22/2024
4065							
41220	METRO WEST INSPECTION BLDG INSPECTIONS; FEB 2024 101-41660-50300	03/28/2024 CHOYT BLDG INSPECTIONS; FEB 2024	04/09/2024	14,108.00 14,108.00	14,108.00	Open	N 03/28/2024
0001170540							
41263	METROPOLITAN COUNCIL 147.01 MILLION GALLONS/ WASTE WATER 602-49400-50313	04/02/2024 CHOYT 147.01 WASTE WATER SERVICE; MAY 2024	04/09/2024	42,399.58 42,399.58	42,399.58	Open	N 04/02/2024
337900-10718							
41258	MHSRC/RANGE PD; PROFESSIONAL DEVELOPMENT- 101-42120-50208	04/02/2024 CHOYT PD; PROFESSIONAL DEVELOPMENT-EVOC/PIT	04/09/2024	510.00 510.00	510.00	Open	N 04/02/2024

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Page: 7/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
203547 41193	MIMBACH FLEET SUPPLY INC PW; REPAIR/MAINT-ROLLER TRAILER 101-43100-50220	03/25/2024 CHOYT PW; REPAIR/MAINT-ROLLER TRAILER	04/09/2024	598.42 598.42	598.42	Open	N 03/25/2024
36348 41238	MINUTEMAN PRESS PW; SUPPLIES-BUSINESS CARDS-EGGINK 101-43100-50210	04/01/2024 CHOYT PW; SUPPLIES-BUSINESS CARDS-EGGINK	04/09/2024	33.00 33.00	33.00	Open	N 04/01/2024
S/U JAN 2024 41227	MN DEPT OF REVENUE SALES/USE TAX JAN 2024 101-00000-20300 601-00000-20300	03/22/2024 DBRUNETTE Sales Tax Payable Sales Tax Payable	02/22/2024	2,808.00 143.22 2,664.78	0.00	Paid	Y 02/22/2024
453329 41255	MN OCCUPATIONAL HEALTH PD; CONTRACT SERVICES-TESTING 101-42120-50308	04/02/2024 CHOYT PD; CONTRACT SERVICES-TESTING	04/09/2024	529.00 529.00	529.00	Open	N 04/02/2024
454229 41256	MN OCCUPATIONAL HEALTH PD; CONTRACT SERVICES-TESTING 101-42120-50308	04/02/2024 CHOYT PD; CONTRACT SERVICES-TESTING	04/01/2024	529.00 529.00	529.00	Open	N 04/02/2024
03/27/2024 41203	MN SECRETARY OF STATE-NOTARY NOTARY EXPIRED; LYNN REICHSTADT 2024 101-42120-50205	03/27/2024 CHOYT NOTARY EXPIRED;LYNN REICHSTADT 2024	04/09/2024	120.00 120.00	0.00	Paid	Y 03/27/2024
338934 41170	NAPA AUTO PARTS PD; REPAIR/MAINT-OIL FILTER 101-42120-50220	03/22/2024 CHOYT PD; REPAIR/MAINT-OIL FILTER	04/09/2024	73.70 73.70	73.70	Open	N 03/22/2024
338973 41171	NAPA AUTO PARTS FD; REPAIR/MAINT-BATTERY 101-42260-50220	03/22/2024 CHOYT FD; REPAIR/MAINT-BATTERY	04/09/2024	377.98 377.98	377.98	Open	N 03/22/2024
338277 41172	NAPA AUTO PARTS PW; REPAIR/MAINT-FILTERS 101-43100-50220	03/22/2024 CHOYT PW; REPAIR/MAINT-FILTERS	04/09/2024	(380.11) (380.11)	(380.11)	Open	N 03/22/2024
339121 41173	NAPA AUTO PARTS PW; REPAIR/MAINT-BATTERY 101-43100-50220	03/22/2024 CHOYT PW; REPAIR/MAINT-BATTERY	04/09/2024	56.69 56.69	56.69	Open	N 03/22/2024

04/03/2024 12:05 PM

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Page: 8/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
338936 41174	NAPA AUTO PARTS PW; REPAIR/MAINT-OIL DRY 101-43100-50220	03/22/2024 CHOYT PW; REPAIR/MAINT-OIL DRY	04/09/2024	23.98 23.98	23.98	Open	N 03/22/2024
338324 41175	NAPA AUTO PARTS PW; OPERATING SUPPLIES-GREASE CART 101-43100-50210	03/22/2024 CHOYT PW; OPERATING SUPPLIES-GREASE CART	04/09/2024	153.19 153.19	153.19	Open	N 03/22/2024
340152 41232	NAPA AUTO PARTS FD; MOTOR FUELS-2.5 DEF 101-42260-50212	04/01/2024 CHOYT FD; MOTOR FUELS-2.5 DEF	04/09/2024	71.94 71.94	71.94	Open	N 04/01/2024
339710 41250	NAPA AUTO PARTS PW; OPERATING SUPPLIES-22IN TRICO 101-43100-50210	04/02/2024 CHOYT PW; OPERATING SUPPLIES	04/09/2024	109.95 109.95	109.95	Open	N 04/02/2024
339264 41251	NAPA AUTO PARTS PW; REPAIR/MAINT-FLEET FUEL FILTERS 101-43100-50220	04/02/2024 CHOYT PW; REPAIR/MAINT-FLEET FUEL FILTERS	04/09/2024	1,593.28 1,593.28	1,593.28	Open	N 04/02/2024
E0647802 41190	ROAD MACHINERY SUPPLIES CO OTHER EQUIPMENT-2023 LEEBOY L150T 401-43100-50580	03/22/2024 CHOYT OTHER EQUIPMENT-2023 LEEBOY L150T	04/09/2024	22,099.00 22,099.00	22,099.00	Open	N 03/22/2024
27559 41184	ROGERS TRUE VALUE PW; OPERATING SUPPLIES-WELLS & TOWER 101-43100-50210	03/22/2024 CHOYT PW; OPERATING SUPPLIES	04/09/2024	9.96 9.96	9.96	Open	N 03/22/2024
27214 41252	RPM GRAPHICS, INC FD; UNIFORM-LEFEBVRE HELMET NAME 101-42260-50217	04/02/2024 CHOYT FD; UNIFORM-LEFEBVRE HELMET NAME	04/09/2024	20.00 20.00	20.00	Open	N 04/02/2024
68663 41181	RTL EQUIPMENT INC PW; REPAIR/MAINT-SKID LOADER BUCKET 101-43100-50220	03/22/2024 CHOYT PW; REPAIR/MAINT-SKID LOADER BUCKET	04/09/2024	2,000.00 2,000.00	2,000.00	Open	N 03/22/2024
04/01/2024 1996 41237	SAMS CLUB INC CH/FD;MEMBERSHIP RENEWAL 101-41420-50205 101-42260-50205	04/01/2024 CHOYT CH;MEMBERSHIP RENEWAL FD; MEMBERSHP RENEWAL	04/09/2024	95.00 47.50 47.50	95.00	Open	N 04/01/2024

04/03/2024 12:05 PM

User: CHOYT

DB: Dayton

INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

Page: 9/13

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
394 41179	SIPE BROTHERS MARATHON PW; OPERATING SUPPLIES 101-43100-50210	03/22/2024 CHOYT PW; OPERATING SUPPLIES	04/09/2024	28.00 28.00	28.00	Open	N 03/22/2024
JAN 2024 41225	STANTEC CONSULTING SERVICES INC. ENGINEERING SVCS; JAN 2024	04/01/2024 CHOYT	04/09/2024	221,838.20	221,838.20	Open	N 04/01/2024
	101-41630-50303	GENERAL ENGINEERING RETAINER; JAN 24		8,326.30			
	601-49400-50303	WATER SUPPLY & DISTRIBUTION; JAN 24		5,152.70			
	602-49400-50303	SANITARY SEWER SYSTEM; JAN 24		2,340.50			
	408-45300-50303	TRAILS; JAN 24		3,421.40			
	414-41900-50303	TRANSPORTATION; JAN 24		84,061.80			
	101-41660-50308	BUILDING PERMIT ACTIVITIES; JAN 24		3,838.00			
	415-41900-50300	STORMWATER; JAN 24		5,029.00			
	411-43100-50303-1006	RIVER HILLS-M/I HOMES; JAN 24		1,072.75			
	411-43100-50303-6065	BRAYBURN TRAILS; JAN 24		3,266.00			
	411-43100-50303-6098	SUNDANCE GREENS; JAN 24		2,522.50			
	411-43100-50303-6075	CLOQUET ISLAND ESTATES; JAN 24		430.50			
	411-43100-50303-6105	IONE GARDENS; JAN 24		430.50			
	411-43100-50303-6120	SUNDANCE GREENS/LENNAR; JAN 24		758.50			
	411-43100-50303-6131	MTL COMPANIES; JAN 24		3,086.00			
	411-43100-50303-6140	INLAND GROUP; JAN 24		1,841.00			
	411-43100-50303-6143	RIVERWALK; JAN 24		1,724.75			
	411-43100-50303-6150	THE CUBES OF FRENCH LK; JAN 24		4,839.25			
	411-43100-50303-6167	CAPITAL PARTNERS; JAN 24		985.25			
	411-43100-50303-6164	GRACO 2ND; JAN 24		1,210.00			
	411-43100-50303-6180	NEIGHBORHOOD ON DAYTON PKWY; JAN 24		16,784.50			
	411-43100-50303-6172	CONNEXUS SUBSTATION; JAN 24		42.25			
	411-43100-50303-6165	OPUS; JAN 24		1,866.00			
	459-43100-50303-2001	W. FRENCH LK RD IMPROVEMENTS; JAN 24		9,996.20			
	459-43100-50303-2000	DAYTON PWKY/CSAH 81 INTERS; JAN 24		87.20			
	601-00000-16500	DAYTON WELL #5 PRELIM DESIGN; JAN 24		44,462.60			
	405-41900-50300	PARKS; JAN 24		65.20			
	411-43100-50303-6170	SCHANY PROPERTIES; JAN 24		1,836.75			
	411-43100-50303-6147	LEE PROPERTY; JAN 24		6,121.25			
	410-41900-50300	HAZARD MITIGATION GRANT PROGRAM; JAN24		3,274.80			
	411-43100-50303-6139	KWIK TRIP-CSAH 81; JAN 24		205.00			
	411-43100-50303-6187	J&A GLASS; JAN 24		2,332.00			
	411-43100-50303-6188	QT COMMERCIAL; JAN 24		343.25			
	411-43100-50303-6151	ARLO STEEL; JAN 24		42.25			
	411-43100-50303-6174	CEMSTONE; JAN 24		42.25			
I1688014 41200	STREICHERS, INC PD; OTHER EQUIPMENT 101-42120-50580	03/26/2024 CHOYT PD; OTHER EQUIPMENT	04/09/2024	72.96 72.96	72.96	Open	N 03/26/2024

04/03/2024 12:05 PM

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN

Page: 10/13

EXP CHECK RUN DATES 04/09/2024 - 04/09/2024

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
03/21/2024 41215	T MOBILE FD; 983779233 CELL SVC FEB-MAR 2024 101-42260-50320	03/28/2024 CHOYT FD; 983779233 CELL SVC	04/09/2024	376.91 376.91	376.91	Open	N 03/28/2024
03/21/2024 CH 41236*	T MOBILE CH; 990673180 CELL SVC FEB-MAR 2024 101-43100-50321 601-49400-50321 602-49400-50321 101-41910-50321 101-41710-50321 101-42120-50320 101-41500-50320 101-41310-50320	04/01/2024 CHOYT PW; CELL SVC PW; CELL SVC-OVERCHARGE EQUIP. PW; CELL SVC AC; CELL SVC PLANNING; CELL SVC PD; 990673330 CELL SVC CH; HOT SPOT CH; ADMINISTRATOR CELL SVC	04/09/2024	633.79 583.33 (272.81) 52.77 78.89 81.98 39.24 31.15 39.24	633.79	Open	N 04/01/2024
03/21/2024 PD 41261	T MOBILE PD; 990673330 CELL SVC FEB-MAR 2024 101-42120-50320	04/02/2024 CHOYT PD; 990673330 CELL SVC	04/09/2024	880.49 880.49	880.49	Open	N 04/02/2024
03/27/2024 REIMBURSE 41217	TERRITORIALTRAIL ASSOCIATION DAC RENTAL DEPOSIT CANCELLATION 101-00000-21716	03/28/2024 CHOYT DAC RENTAL DEPOSIT RELEASE;EVENT 3/25/24	04/09/2024	50.00 50.00	50.00	Open	N 03/28/2024
M28998 41189	TIMESAVER OFF SITE SECRETARIAL. INC MINUTES; CC 2/26,PC 3/4, PLANNING 101-41420-50300	03/22/2024 CHOYT MINUTES; CC 2/26,PC 3/4, PLANNING 3/7	04/09/2024	856.50 856.50	856.50	Open	N 03/22/2024
M29038 41242	TIMESAVER OFF SITE SECRETARIAL. INC MINUTES; CC 3/12, EDA 3,19 101-41420-50300	04/02/2024 CHOYT MINUTES; CC 3/12, EDA 3,19	04/09/2024	531.50 531.50	531.50	Open	N 04/02/2024
03/28/2024 41257	TRUE BLUE SERVICES, LLC PD; CONTRACT SERVICES-BACKGROUNDS 101-42120-50308	04/02/2024 CHOYT PD; CONTRACT SERVICES-BACKGROUNDS	04/09/2024	1,604.75 1,604.75	1,604.75	Open	N 04/02/2024
INV402581 41177	UNITED LABORATORIES PW; OPERATING SUPPLIES 101-43100-50210	03/22/2024 CHOYT PW; OPERATING SUPPLIES	04/09/2024	652.24 652.24	652.24	Open	N 03/22/2024
VM0000670252 41169	VEIT & COMPANY INC. PW; RENTALS (GENERAL)-ROLL OFF 101-43100-50410	03/22/2024 CHOYT PW; RENTALS (GENERAL)-ROLL OFF	04/09/2024	165.00 165.00	165.00	Open	N 03/22/2024

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INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
EXP CHECK RUN DATES 04/09/2024 - 04/09/2024
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 11/13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
VM0000670606 41204	VEIT & COMPANY INC. PW; BUILDINGS AND STRUCTURES-ROLL 101-43100-50520	03/27/2024 CHOYT	04/09/2024	743.00	743.00	Open	N 03/27/2024
		PW; BUILDINGS AND STRUCTURES-ROLL OFF		743.00			
9958944978 41180	VERIZON WIRELESS PW;CELL SERVICE;MCM SEWER FEB-MAR 602-49400-50321	03/22/2024 CHOYT	04/09/2024	150.12	150.12	Open	N 03/22/2024
		PW;CELL SERVICE;MCM SEWER FEB-MAR		150.12			
04/02/2024 REIMBURSE 41270	VICTOR MARTINEZ PW; WATER SUPPLY OPERATOR CLASS C 101-43100-50208	04/03/2024 CHOYT	04/09/2024	23.00	23.00	Open	N 04/03/2024
		PW; WATER SUPPLY OPERATOR CLASS C		23.00			
17525256 41249	W.S. DARLEY & CO FD; SUPPLIES 101-42260-50200	04/02/2024 CHOYT	04/09/2024	292.02	292.02	Open	N 04/02/2024
		FD; SUPPLIES		292.02			
9934 41235	WATER LABORATORIES, INC WATER TESTING; MAR 2024 601-49400-50300	04/01/2024 CHOYT	04/09/2024	547.20	547.20	Open	N 04/01/2024
		WATER TESTING; MAR 2024		547.20			
870128218 41214	XCEL ENERGY 51-0012400696-3;RUSH CR; FEB-MAR 101-45200-50381	03/28/2024 CHOYT	04/09/2024	21.24	21.24	Open	N 03/28/2024
		51-0012400696-3;RUSH CR; FEB-MAR		21.24			
868861188 41253	XCEL ENERGY 51-0013211437-0;SDL TRAIL LIFT; FEB- 601-49400-50381	04/02/2024 CHOYT	04/09/2024	31.86	31.86	Open	N 04/02/2024
		51-0013211437-0;SDL TRAIL LIFT; FEB-MAR		31.86			
871524448 41265	XCEL ENERGY 51-8556975-3 TERR ST LGT; MAR 24 101-43100-50230	04/03/2024 CHOYT	04/09/2024	476.28	476.28	Open	N 04/03/2024
		51-8556975-3 TERR ST LGT; MAR 24		476.28			
871585795 41266	XCEL ENERGY 51-0013433058-1; SIGNAL; MAR 24 101-43100-50230	04/03/2024 CHOYT	04/09/2024	95.98	95.98	Open	N 04/03/2024
		51-0013433058-1; SIGNAL; MAR 24		95.98			
871550136 41267	XCEL ENERGY 51-8932050-3 CR81; MAR 2024 101-43100-50230	04/03/2024 CHOYT	04/09/2024	73.75	73.75	Open	N 04/03/2024
		51-8932050-3 CR81; MAR 2024		73.75			

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
871547948							
41268	XCEL ENERGY	04/03/2024	04/09/2024	82.05	82.05	Open	N
	51-9348440-7 ST LGT; MAR 2024	CHOYT					04/03/2024
	101-43100-50230	51-9348440-7 ST LGT; MAR 2024		82.05			
# of Invoices:	101	# Due:	93	Totals:	628,524.90	442,047.72	
# of Credit Memos:	1	# Due:	1	Totals:	(380.11)	(380.11)	
Net of Invoices and Credit Memos:				628,144.79	441,667.61		
* 2 Net Invoices have Credits Totalling:				(293.03)			

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
--- TOTALS BY FUND ---							
	101 - GENERAL FUND			61,434.78	61,118.96		
	226 - CABLE			3,375.00	3,375.00		
	401 - CAPITAL EQUIPMENT			143,120.66	25,420.66		
	405 - PARK DEDICATION			65.20	65.20		
	408 - PARK TRAIL DEVELOPMENT			3,421.40	3,421.40		
	410 - CAPITAL FACILITIES			14,059.86	14,059.86		
	411 - DEVELOPER ESCROWS			51,782.50	51,782.50		
	414 - PAVEMENT MANAGEMENT AND IMPR			139,240.67	139,240.67		
	415 - STORMWATER			5,029.00	5,029.00		
	459 - 2022 TIF STREET IMPROVEMENTS			10,083.40	10,083.40		
	601 - WATER FUND			94,716.11	67,307.25		
	602 - SEWER FUND			101,816.21	60,763.71		
--- TOTALS BY DEPT/ACTIVITY ---							
	00000 -			48,050.60	45,242.60		
	41110 - Council			163.87	163.87		
	41310 - Administration			39.24	39.24		
	41420 - City Clerk			1,435.50	1,435.50		
	41500 - Finance			81.15	31.15		
	41610 - Assessing Services			400.00	400.00		
	41630 - Engineering Services			8,326.30	8,326.30		
	41640 - Legal Services			2,000.00	2,000.00		
	41660 - Inspection Service			17,946.00	17,946.00		
	41710 - Plannning & Economic Dev			81.98	81.98		
	41810 - Central Services			702.91	702.91		
	41820 - Information Technology			847.00	847.00		
	41900 - General Govt			156,344.73	156,344.73		
	41910 - Activity Center			804.72	804.72		
	42120 - Patrol and Investigate			8,123.97	8,003.97		
	42130 - Emergency Mgmt			38.50	38.50		
	42260 - Fire Suppression			7,614.37	7,614.37		
	43100 - Public Works			100,237.93	100,235.33		
	45200 - Parks			121,176.62	3,476.62		
	45300 - Trail Development			3,421.40	3,421.40		
	49400 - Utilities			149,404.94	83,608.36		
	49999 - Contingency			903.06	903.06		

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
RESOLUTION 14-2024**

**RESOLUTION APPROVING HENNEPIN COUNTY YOUTH SPORTS GRANT
APPLICATION**

WHEREAS, the Hennepin County Board of Commissioners, via the Hennepin Youth Sports Program, provides for capital funds to assist local government units of Hennepin County for the development of sports or recreational facilities, and

WHEREAS, Dayton desires to purchase playground equipment for a new facility being developed by the City for City Parks

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

- I. The estimate of the total cost of playground equipment for the PROJECT shall be \$125,000. The City is requesting \$100,000 from the Hennepin Youth Sports Program and will assume responsibility for providing matching funds of \$100,000.
- II. City of Dayton is the owner of the property where the PROJECT is located. City of Dayton (same entity) will own the property where PROJECT is located for at least the functional life of the facility, which is estimated to be 30 years. The PROJECT may not be converted to a non-public or non-recreational uses within this time period without the approval of Hennepin County.
- III. City of Dayton agrees to assume one hundred (100) percent of operational and maintenance costs for PROJECT. Dayton will operate PROJECT for its intended purpose as stated in the PROJECT application for the functional life of the facility.
- IV. Dayton agrees to enter into necessary and required agreements with Hennepin County for the specific purpose of developing PROJECT and managing its long-term operation.
- V. That Marty Farrell (authorized representative of the LGU) is authorized and directed to execute the application for the Hennepin Youth Sports Program grant.

Passed and Adopted by the Council on this 09 day of April, 2024.

CITY OF DAYTON

By: Dennis Fisher
Its Mayor

ATTEST: _____
By: Amy Benting
Its City Clerk

PRESENTER: Chief Paul Enga

ITEM: Safe Routes to School Dayton Elementary Project Demonstration

PREPARED BY: Chief Paul Enga

POLICY DECISION / ACTION TO BE CONSIDERED: Approve the Safe Routes to School Dayton Elementary Project Demonstration

BACKGROUND:

The Dayton Police Department and Dayton Public Works have been working with Dayton Elementary and Anoka Hennepin School District in a review and planning for Safe Routes to School. We have had several meetings with all the stakeholders and have come up with some short-term projects and some long-term projects that could be possibly funded by Safe Routes to school grants. During the sessions it was decided to do a project demonstration on one of the short-term projects that were brought forward. The project would be adding flex posts, traffic tape and paint. I have had Dayton Public Works and the City Engineer review, and they did not see any issues with the project. The project will happen on May 16th, 2024, and will be installed for approximately two weeks to monitor. All the items placed in the road will not cause any damage to the current road.

CRITICAL ISSUES:

- The items placed in the road will not cause any damage to the current road and should be removed fairly easy except the paint.
- Dayton Public Works and City Engineer has reviewed the project, and they have no issues with it.
- The Project Demonstration will happen May 16th, 2024, and will stay installed for approximately two weeks to monitor.
- May require some staff time to assist with installation.

BUDGET IMPACT:

Staff time to assist with installation.

RECOMMENDATION: Staff Recommends Approve the Safe Routes to School Dayton Elementary Project Demonstration

ATTACHMENTS:

SRTS 2024 Project

PROPOSED:
PLACE IN-STREET
PEDESTRIAN CROSSING
SIGN (R1-6)

PROPOSED:
CURB EXTENSION
WITH TRAFFIC TAPE
AND FLEX POSTS
OPTIONAL:
PAINT INTERIOR OF
CURB EXTENSION

DIAMOND LAKE RD

PROPOSED:
CURB EXTENSION
WITH TRAFFIC TAPE
AND FLEX POSTS
OPTIONAL:
PAINT INTERIOR OF
CURB EXTENSION

ITEM:

Dayton River Road (Elsie Stevens Park) Turn Lanes

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Award Contract for the Dayton River Road Turn Lane Improvements Project

BACKGROUND:

This project includes the construction of left and right turn lanes, on River Road, at the primary (westerly) access to Elsie Stevens Park. Design for the project was completed over the winter.

Council Approved Plans and Authorized Bid Solicitation at the March 13th Council meetings. Contractor Bids were opened April 2nd; three bids were received. The low bid received was submitted by Northdale Construction Company, in the amount of \$364,583.98. Note that some storm pipe materials were purchased prior to the bid, to eliminate potential project delays, and that the cost for those materials (\$54,672) are not included in the contractor bids.

This compares to the engineer's estimate of \$557,000 (previously reported as \$613,000 to include a 10% contingency). A few of the bid item costs were *notably* lower than what we estimated but none were *significantly* different. There seemed to be more so a smaller, but consistent difference between the estimated and bid price for nearly all items. Likely another sign of a competitive bidding environment right now.

As previously discussed, Three River Park District (TRPD) committed to pay the project costs associated with the additional culvert extension required to eliminate the need for a future pedestrian bridge spanning the channel in the project area. This work has been identified as Schedule B on the bid form (\$32,951.41), with cost to also include a portion of the pre-purchased storm pipe (approx. \$32,800). A cost sharing agreement with TRPD is being coordinated.

Cost Estimate:

Bid Amount:	\$364,584
Storm Pipe Mat'ls:	\$54,672
Construction Total:	\$419,256
Engineering:	\$90,000
Other Indirect:	\$6,000
Total Project:	\$515,256
TRPD Contribution:	\$65,755
City Project Total:	\$449,501
<ul style="list-style-type: none">• Previous estimate = \$626,000• CIP estimate = \$800,000	

See the attached Bid Results Letter for additional information and award recommendation.

Project Schedule: The completion date for this project is set for August 15, 2024.

RECOMMENDATION:

Award construction contract for the Dayton River Road Turn Lane Improvements project contract to Northdale Construction Company.

ATTACHMENT(S):

Bid Results Letter

Bid Tabulation



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402-2314

April 2, 2024

Honorable Mayor and City Council
City of Dayton
City Hall
12260 S. Diamond Lake Rd.
Dayton, MN 55327

Re: Dayton River Road Turn Lane Improvements
Stantec Project No. 193806667
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the 2024 Dayton River Road Turn Lane Improvements project on April 2, 2024. Transmitted herewith is a copy of the Bid Tabulation for your information and file. Copies will also be distributed to each Bidder once the Project has been awarded.

There was a total of 3 Bids. The following summarizes the results of the Bids received:

	<u>Contractor</u>	<u>Base Bid</u>
Low	Northdale Construction Company, Inc.	\$397,535.39
#2	Forest Lake Contracting, Inc.	\$430,997.15
#3	Urban Companies	\$529,138.25

The low Bidder on the Project was Northdale Construction Company, Inc. with a Total Base Bid in the Amount of \$397,535.39. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Northdale Construction Company, Inc.** should be awarded the Project on the Total Base Bid in the Amount of **\$397,535.39**.

Should you have any questions, please feel free to contact me.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Jason Quisberg, PE

Enclosure



Project Name: **River Road Turn Lane Improvements**

I hereby certify that this is an exact
reproduction of bids received.

City Project No.:

Stantec Project No.: 193806667

Bid Opening: Tuesday, April 2, 2024 at 10:00 AM CDT

Owner: **Dayton, Minnesota**

Mark Schroeder, P.E.
License No. 44315

Bidder No. 1

Bidder No. 2

Bidder No. 3

**Northdale Construction Company,
Inc.**

Forest Lake Contracting, Inc.

Urban Companies

BID TABULATION

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:									
SCHEDULE A - TURN LANE IMPROVEMENTS									
1	MOBILIZATION	LUMP SUM	1	\$23,404.45	\$23,404.45	\$42,000.00	\$42,000.00	\$28,500.00	\$28,500.00
2	TRAFFIC CONTROL	LUMP SUM	1	\$2,100.00	\$2,100.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
3	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	1520	\$2.00	\$3,040.00	\$1.00	\$1,520.00	\$7.00	\$10,640.00
4	REMOVE CONCRETE CURB & GUTTER	LIN FT	211	\$5.00	\$1,055.00	\$7.00	\$1,477.00	\$14.00	\$2,954.00
5	REMOVE CONCRETE PAVEMENT	SQ FT	30	\$2.00	\$60.00	\$5.00	\$150.00	\$3.00	\$90.00
6	REMOVE BITUMINOUS PAVEMENT	SQ YD	660	\$5.00	\$3,300.00	\$4.00	\$2,640.00	\$12.00	\$7,920.00
7	PAVEMENT MARKING REMOVAL	LIN FT	4277	\$0.74	\$3,164.98	\$0.70	\$2,993.90	\$1.25	\$5,346.25
8	REMOVE GRAVEL DRIVEWAY	SQ YD	91	\$5.00	\$455.00	\$8.00	\$728.00	\$10.00	\$910.00
9	REMOVE FENCE	LIN FT	84	\$21.00	\$1,764.00	\$20.00	\$1,680.00	\$15.00	\$1,260.00
10	REMOVE TREE	EACH	2	\$525.00	\$1,050.00	\$600.00	\$1,200.00	\$2,000.00	\$4,000.00
11	CLEARING AND GRUBBING	ACRE	0.15	\$31,500.00	\$4,725.00	\$30,000.00	\$4,500.00	\$20,000.00	\$3,000.00
12	REMOVE SIGN	EACH	1	\$105.00	\$105.00	\$100.00	\$100.00	\$30.00	\$30.00
13	SALVAGE AND REINSTALL SIGN	EACH	1	\$315.00	\$315.00	\$300.00	\$300.00	\$400.00	\$400.00
14	COMMON EXCAVATION - OFFSITE (EV)	CU YD	448	\$25.60	\$11,468.80	\$30.00	\$13,440.00	\$32.00	\$14,336.00
15	COMMON EXCAVATION - ONSITE (EV)/NON-STRUCTUR	CU YD	737	\$15.00	\$11,055.00	\$25.00	\$18,425.00	\$25.00	\$18,425.00
16	SUBGRADE EXCAVATION (EV)	CU YD	227.00	\$25.60	\$5,811.20	\$30.00	\$6,810.00	\$55.00	\$12,485.00
17	COMMON EMBANKMENT	CU YD	100	\$30.38	\$3,038.00	\$35.00	\$3,500.00	\$25.00	\$2,500.00
18	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	1627	\$33.66	\$54,764.82	\$25.00	\$40,675.00	\$40.00	\$65,080.00
19	AGGREGATE CLASS 2, 100% CRUSHED	TON	107	\$34.11	\$3,649.77	\$50.00	\$5,350.00	\$50.00	\$5,350.00
20	AGGREGATE SURFACING SPECIAL - GRAVEL DRIVEWA	TON	20	\$36.16	\$723.20	\$90.00	\$1,800.00	\$100.00	\$2,000.00
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	104	\$4.83	\$502.32	\$5.00	\$520.00	\$8.10	\$842.40
22	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	500	\$106.16	\$53,080.00	\$105.00	\$52,500.00	\$122.70	\$61,350.00
23	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	500	\$98.63	\$49,315.00	\$96.00	\$48,000.00	\$184.60	\$92,300.00
24	TYPE SP 9.5 WEARING COURSE MIX (2,B) - DRIVEWAY	TON	5	\$323.88	\$1,619.40	\$350.00	\$1,750.00	\$122.70	\$613.50
25	CONCRETE CURB & GUTTER - DESIGN B612	LIN FT	60	\$42.00	\$2,520.00	\$50.00	\$3,000.00	\$48.10	\$2,886.00
26	CONCRETE CURB & GUTTER - DESIGN B624	LIN FT	82	\$47.25	\$3,874.50	\$50.00	\$4,100.00	\$51.60	\$4,231.20
27	6" CONCRETE PAVEMENT	SQ FT	36	\$18.75	\$675.00	\$22.00	\$792.00	\$46.40	\$1,670.40
28	CONNECT TO EXISTING PIPE (STORM)	EACH	1	\$6,500.00	\$6,500.00	\$2,400.00	\$2,400.00	\$1,500.00	\$1,500.00
29	72" RC CATTLE PASS PIPE (STORM) (FURNISHED BY OWN	LIN FT	43	\$130.00	\$5,590.00	\$200.00	\$8,600.00	\$250.00	\$10,750.00
30	72" RC CATTLE PASS FLARED END SECTION (FURNISHED	EACH	1	\$3,250.00	\$3,250.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
31	RANDOM RIPRAP CLASS II	CU YD	2	\$164.45	\$328.90	\$160.00	\$320.00	\$250.00	\$500.00
32	RANDOM RIPRAP CLASS IV	CU YD	70	\$164.45	\$11,511.50	\$160.00	\$11,200.00	\$125.00	\$8,750.00
33	6" PERFORATED PVC SCH 40 DRAINTILE PIPE	LIN FT	235	\$37.99	\$8,927.65	\$30.00	\$7,050.00	\$20.00	\$4,700.00
34	6" SOLID WALL PVC SCH 40 DRAINTILE PIPE	LIN FT	264	\$34.72	\$9,166.08	\$30.00	\$7,920.00	\$30.00	\$7,920.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3	
				Northdale Construction Company, Inc.		Forest Lake Contracting, Inc.		Urban Companies	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
35	8" SOLID WALL PVC SCH 40 DRAINTILE PIPE	LIN FT	68	\$39.08	\$2,657.44	\$34.00	\$2,312.00	\$35.00	\$2,380.00
36	CLEANOUT W/ THREADED CAP	EACH	4	\$711.07	\$2,844.28	\$1,000.00	\$4,000.00	\$750.00	\$3,000.00
37	YARD DRAIN	EACH	2	\$1,225.55	\$2,451.10	\$1,000.00	\$2,000.00	\$2,200.00	\$4,400.00
38	6" PRECAST CONCRETE HEADWALL W/ RODENT SHIELD	EACH	1	\$904.00	\$904.00	\$900.00	\$900.00	\$900.00	\$900.00
39	8" PRECAST CONCRETE HEADWALL W/ RODENT SHIELD	EACH	1	\$1,067.50	\$1,067.50	\$2,000.00	\$2,000.00	\$900.00	\$900.00
40	BIOFILTRATION MEDIA MIX C	CU YD	30	\$47.70	\$1,431.00	\$80.00	\$2,400.00	\$60.00	\$1,800.00
41	1/4-INCH PEA GRAVEL	CU YD	10	\$57.09	\$570.90	\$70.00	\$700.00	\$100.00	\$1,000.00
42	COARSE FILTER AGGREGATE	CU YD	30	\$53.37	\$1,601.10	\$90.00	\$2,700.00	\$100.00	\$3,000.00
43	GEOTEXTILE FABRIC TYPE 4 NON-WOVEN	SQ YD	205	\$7.18	\$1,471.90	\$4.00	\$820.00	\$7.00	\$1,435.00
44	SIGN PANELS TYPE C	SQ FT	25	\$73.50	\$1,837.50	\$70.00	\$1,750.00	\$100.00	\$2,500.00
45	R1-1 STOP SIGN	EACH	1	\$472.50	\$472.50	\$450.00	\$450.00	\$400.00	\$400.00
46	6 FT HIGH POLY COATED CHAIN LINK FENCE	LIN FT	56	\$115.50	\$6,468.00	\$110.00	\$6,160.00	\$126.50	\$7,084.00
47	6" WHITE DOTTED LINE PAINT	LIN FT	500	\$0.21	\$105.00	\$0.20	\$100.00	\$0.30	\$150.00
48	4" YELLOW DOUBLE SOLID LINE PAINT	LIN FT	5000	\$0.32	\$1,600.00	\$0.30	\$1,500.00	\$0.40	\$2,000.00
49	6" WHITE SOLID LINE PAINT	LIN FT	1605	\$0.21	\$337.05	\$0.20	\$321.00	\$0.30	\$481.50
50	24" YELLOW SOLID LINE PAINT	LIN FT	320	\$3.68	\$1,177.60	\$3.50	\$1,120.00	\$4.10	\$1,312.00
51	WHITE PAVEMENT MESSAGE PAINT	EACH	2	\$84.00	\$168.00	\$80.00	\$160.00	\$92.00	\$184.00
52	SALVAGE AND RESPREAD TOPSOIL	LUMP SUM	1	\$13,000.00	\$13,000.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00
53	LOAM TOPSOIL BORROW (LV)	CU YD	289	\$42.37	\$12,244.93	\$50.00	\$14,450.00	\$45.00	\$13,005.00
54	SITE ACCESS AND RESTORATION	LUMP SUM	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
55	STREET SWEEPER (WITH PICKUP BROOM	HOURL	10	\$162.75	\$1,627.50	\$180.00	\$1,800.00	\$200.00	\$2,000.00
56	WATER FOR DUST CONTROL	MGAL	10	\$50.00	\$500.00	\$45.00	\$450.00	\$75.00	\$750.00
57	ROCK CONSTRUCTION ENTRANCE - MAINTAINED	EACH	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
58	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL)- A	LIN FT	390	\$3.94	\$1,536.60	\$4.00	\$1,560.00	\$5.00	\$1,950.00
59	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1075	\$1.84	\$1,978.00	\$1.75	\$1,881.25	\$5.00	\$5,375.00
60	CULVERT PROTECTION - MAINTAINED	EACH	1	\$262.50	\$262.50	\$300.00	\$300.00	\$400.00	\$400.00
61	INLET PROTECTION - MAINTAINED	EACH	3	\$250.00	\$750.00	\$160.00	\$480.00	\$400.00	\$1,200.00
62	ROCK DITCH CHECK	EACH	1	\$750.01	\$750.01	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
63	KARL FOERESTER GRASS - 1 GAL. POT	EACH	10	\$42.00	\$420.00	\$100.00	\$1,000.00	\$30.00	\$300.00
64	BLACK EYED SUSAN - 1 GAL. POT	EACH	10	\$42.00	\$420.00	\$100.00	\$1,000.00	\$50.00	\$500.00
65	HYDRAULIC MULCH MATRIX	SQ YD	1636	\$0.97	\$1,586.92	\$1.00	\$1,636.00	\$7.00	\$11,452.00
66	FERTILIZER TYPE 2 (@200 LB/ACRE)	LB	118	\$2.36	\$278.48	\$3.00	\$354.00	\$3.00	\$354.00
67	MnDOT SEED MIXTURE 25-131 (@ 220 LB/ACRE)	LB	92	\$6.41	\$589.72	\$7.00	\$644.00	\$7.00	\$644.00
68	MnDOT SEED MIXTURE 33-261 (@ 35 LB/ACRE)	LB	5	\$97.81	\$489.05	\$95.00	\$475.00	\$45.00	\$225.00
69	MnDOT SEED MIXTURE 34-261 (@ 31.5 LB/ACRE)	LB	2	\$202.34	\$404.68	\$200.00	\$400.00	\$36.00	\$72.00
70	EROSION CONTROL BLANKET, CATEGORY 20	SQ YD	1255	\$1.73	\$2,171.15	\$1.80	\$2,259.00	\$3.00	\$3,765.00
SCHEDULE A TOTAL					\$364,583.98		\$376,523.15		\$492,658.25
SCHEDULE B - TRAIL IMPROVEMENTS									
71	REMOVE BITUMINOUS TRAIL	SQ YD	10	\$10.00	\$100.00	\$10.00	\$100.00	\$12.00	\$120.00
72	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	20	\$2.00	\$40.00	\$4.00	\$80.00	\$7.00	\$140.00
73	CLEARING AND GRUBBING	ACRE	0.1	\$52,500.00	\$5,250.00	\$50,000.00	\$5,000.00	\$15,000.00	\$1,500.00
74	COMMON EXCAVATION - ONSITE (EV)/ NON-STRUCTUI	CU YD	429	\$15.00	\$6,435.00	\$40.00	\$17,160.00	\$25.00	\$10,725.00
75	COMMON EMBANKMENT	CU YD	151	\$36.80	\$5,556.80	\$40.00	\$6,040.00	\$22.00	\$3,322.00
76	AGGREGATE BASE CLASS 5 100% CRUSHED	TON	41	\$36.16	\$1,482.56	\$50.00	\$2,050.00	\$40.00	\$1,640.00
77	TYPE SP 9.5 WEARING COURSE MIX (2,B) - TRAIL	TON	25	\$132.85	\$3,321.25	\$130.00	\$3,250.00	\$19.20	\$480.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3	
				Northdale Construction Company, Inc.		Forest Lake Contracting, Inc.		Urban Companies	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
78	72" RC CATTLE PASS PIPE (STORM) (FURNISHED BY OWN	LIN FT	63	\$130.00	\$8,190.00	\$200.00	\$12,600.00	\$200.00	\$12,600.00
79	LOAM TOPSOIL BORROW (LV)	CU YD	50	\$30.38	\$1,519.00	\$60.00	\$3,000.00	\$45.00	\$2,250.00
80	HYDRAULIC MULCH MATRIX	SQ YD	497	\$1.73	\$859.81	\$10.00	\$4,970.00	\$7.00	\$3,479.00
81	FERTILIZER TYPE 2 (@200 LB/ACRE)	LB	21	\$2.36	\$49.56	\$3.00	\$63.00	\$3.00	\$63.00
82	MnDOT SEED MIXTURE 25-131 (@ 220 LB/ACRE)	LB	23	\$6.41	\$147.43	\$7.00	\$161.00	\$7.00	\$161.00
SCHEDULE B TOTAL					\$32,951.41		\$54,474.00		\$36,480.00
SCHEDULE A TOTAL					\$364,583.98		\$376,523.15		\$492,658.25
SCHEDULE B TOTAL					\$32,951.41		\$54,474.00		\$36,480.00
TOTAL BASE BID					\$397,535.39		\$430,997.15		\$529,138.25
Contractor Name and Address:				Northdale Construction Co., Inc.		Forest Lake Contracting, Inc.		Urban Companies	
				9760 71st Street NE		14777 Lake Drive		3781 Labore Rd.	
				Albertville, MN 55301		Forest Lake, MN 55025		St. Paul, MN 55110	
Phone:				(763) 428-4868		(651) 464-4500		(651) 248-4830	
Email:				phill@northdaleconst.com		bob@forestlakecontracting.com		gurban@urbancompaniesusa.com	
Signed By:				Philip B. Lesnar		Robert D. Vollhaber		Greg Urban	
Title:				President		President		Owner	
Bid Security:				Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				None		None		None	

ITEM:

Resolution 15-2024; Require candidates for City Office to file a written request with the chief election officer no later than the seventh day before the City election if the candidate wants to have the candidates write-in votes individually recorded.

PREPARED BY:

Assistant City Administrator, Amy Benting

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Resolution 15-2024

BACKGROUND:

During the 2023 legislative session, several election administration laws were changed. Now, Minnesota Statute 204B.09, subdivision 3 allows for a governing body of a statutory or home rule charter city be allowed to adopt a resolution governing the counting of write-in votes for local elective office. The change allows election officials to count only registered write-in candidates, aligning the write-in process with Federal, State, and County offices. As outlined in the resolution, the current write-in vote-counting process is overly time-consuming and unnecessary. Counting only registered write-in candidates aligns the write-in process with all other offices.

CRITICAL ISSUES:

N/A

RECOMMENDATION:

Approve Resolution 15-2024

ATTACHMENT(S):

Resolution 15-2024; Write in votes

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**RESOLUTION 15-2024
RESOLUTION FOR COUNTING WRITE-IN VOTES FOR LOCAL ELECTIVE
OFFICE**

WHEREAS, Minnesota Statutes Section 204b.09, subdivision 3 allows for the governing body of a statutory or home rule charter city to adopt a resolution governing the counting of write-in votes for local elective office.

WHEREAS, the current write-in vote counting process is overly time consuming and unnecessary. Counting only registered write-in candidates aligns the write-in recording process with Federal, State and County offices.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THE CITY OF DAYTON, MINNESOTA, AS FOLLOWS: The City of Dayton hereby requires candidates for City office to file a written request with the chief election official no later than the seventh day before the City election if the candidate want to have the candidate write-in votes individually recorded.

Adopted by the City Council of the City of Dayton on April 09, 2024.

Mayor – Dennis Fisher

Clerk – Amy Benting

Motioned by Councilmember -----, seconded by Councilmember ---
Motion carries unanimously.

PRESENTER: Marty Farrell

ITEM: Approval of purchase of used Bucket Truck



PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Purchase of a used bucket truck.

BACKGROUND: Staff has included the \$150,000 for the purchase of a bucket truck on the 2024 Fund 401 CIP. Staff requested approval from the Council to purchase a used truck not to exceed the \$150,000. Staff have subsequently, secured a used 2016 Freightliner bucket truck from Atec for a base cost of \$117,700, we purchased additional safety equipment totaling \$4591.05, tax and title \$8,239 for a total of \$130,530.05. This item is under budget by \$19,469.95.

The truck has 45,898 miles, and the seller has gone through the truck and repaired any issues with the truck and issued a 30-day warranty from the date of delivery.

CRITICAL ISSUES: Tree maintenance safety, efficiency and productivity

BUDGET IMPACT: CIP budgeted \$150,000 for 2024, the unit proposed is under budget by \$19,469.95.

RECOMMENDATION: To approve the purchase of bucket truck for \$130,530.05.

ATTACHMENT(S): Cost analysis sheet, Invoices from Altec.

Bucket Truck Cost Analysis	
Description	Cost
Used Bucket Truck	\$ 117,700.00
Additional Safety Equipment	\$ 4,591.05
Tax and Title	\$ 8,239.00
Total Purchase Price	\$ 130,530.05
CIP Budget	\$ 150,000.00
Minus Total Purchase Price	\$ (130,530.05)
Remaining CIP Budget	\$ 19,469.95

Altec Capital Services, LLC

33 Inverness Ctr Pkwy Suite 200
 Birmingham, AL 35242
<https://altec.com/altec-capital/>

Telephone (205) 307-2070
 Toll Free (800) 952-5832

**Sold To:**

CITY OF DAYTON (MN)
 12260 S DIAMOND LAKE RD
 DAYTON, Minnesota 55327

Ship To:

CITY OF DAYTON (MN)
 13700 ZANZIBAR LN
 DAYTON, Minnesota 55327

Customer Order No.	Order Date	NUECO Stock No.	Terms	Invoice Date	Invoice No.
		1016214925		March 8, 2024	1016214925-1

Item	Quantity	Description	Price
1	1	Used, 2016 FREIGHTLINER LR7-60E70 VIN 1FVACXDT0GHHB3715 LR7-60E70 S/N 0116FF4593	\$117,700.00
		Subtotal	\$117,700.00
		Full payment and all signed documents are required prior to release of equipment and title.	
	NOTES:		
		Total	\$117,700.00
		Customer Signature 	

Thanks for allowing us the Pleasure and Opportunity of Serving You.

Altec Capital Services, LLC

33 Inverness Ctr Pkwy Suite 200
Birmingham, AL 35242

<https://altec.com/altec-capital/>

Telephone (205) 307-2070
Toll Free (800) 952-5832



March 8, 2024

Exhibit 1A:

Description: A complete description of this piece of equipment is included in Exhibit A.

Altec Capital Services, LLC – 30 Day Limited Warranty

For 30 days following **INITIAL** delivery of the product, Altec Capital Services, LLC will, at its option, repair or replace any part found by Altec Capital Services, LLC to be defective in material or workmanship at the time of initial delivery. During the 30 days following **INITIAL** delivery, no charge for parts, labor or travel to the customer's location shall be made for such repair or replacement at the customer's location. This warranty does NOT cover wear components.

ELIGIBILITY

Warranty period begins at the time of **INITIAL** delivery from Altec Capital Services, LLC.

All products must be properly installed, maintained, and serviced during the duration of the warranty coverage.

EXCLUSIONS

This warranty does not cover:

(a) products which have not been operated and maintained in accordance with operators and maintenance manuals, programs, and bulletins

(b) products which have not been mounted in accordance with the product manufacturer's installation procedures

(c) products which are repaired without using original parts of the product manufacturer; or

(d) transportation or delivery to a service facility or the customer's location

(e) replacement or rental charges, misuse, abuse, accidents, alteration or use in any way not recommended by the product manufacturer

This limited warranty is expressly in lieu of any other warranties, express or implied, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. Except as specified above, no associate, agent or representative of Altec Capital Services, LLC is authorized to extend any warranty on Altec Capital Services, LLC's behalf. Remedies under this limited warranty are expressly limited to the provision and installation of parts and labor, as specified above, and any claims for other loss or damages of any type (including, but not limited to, loss from failure of the product to operate for any period of time, other economic or moral loss, or direct, immediate, special, indirect, incidental or consequential damage) are expressly excluded.

Buyer: CITY OF DAYTON (MN)

Authorized By: _____

DocuSigned by:

Martin Farrell

0DCE46C596F4411...

DESCRIPTION OF EQUIPMENT

Work Order:	1016214925	Date:	March 8, 2024
Equipment Model:	LR7-60E70	Invoice Number:	1016214925-1
Manufacturer:	ALTEC	Serial Number:	0116FF4593
Chassis:	2016 FREIGHTLINER LR7-60E70	VIN:	1FVACXDT0GHHB3715

Altec Capital Services, LLC

33 Inverness Ctr Pkwy Suite 200
Birmingham, AL 35242

<https://altec.com/altec-capital/>

Telephone (205) 307-2070
Toll Free (800) 952-5832

**BILL OF SALE (BUYER TO PAY TAXES)**

This Bill of Sale is executed this 8 day of March 2024 by and between **Altec Capital Services, LLC** (hereinafter referred to as "Seller") and **CITY OF DAYTON (MN)** (hereinafter referred to as "Buyer").

1. Seller hereby sells to Buyer, and Buyer hereby purchases from Seller the equipment described on Exhibit A, which is attached hereto and incorporated herein by reference, for the sum of **\$117,700.00**, plus all state and local sales taxes where applicable.
2. Title and risk of loss or damage to the equipment shall pass to Buyer upon Seller's receipt of the sales proceeds from Buyer and pick up by or delivery of the equipment to Buyer.
3. Seller warrants that Seller is the lawful owner of the equipment, that seller has a good and lawful right to sell the equipment, and that the equipment is free and clear of all claims, obligations, liens, and encumbrances, other than future ad valorem taxes.
4. Buyer assumes all responsibility for compliance with recommendations, bulletins, and notices provided by the manufacturer of the equipment and is not relying on the Seller or any previous owner for notification or for compliance.
5. Buyer acknowledges that it may have responsibilities under Standards for such things as transfer of ownership, keeping manuals with equipment, and training of operators and maintainers of equipment. It is the responsibility of Buyer to comply with applicable Standards. Only trained and authorized personnel shall be permitted to operate and maintain the equipment.
6. Buyer acknowledges that if it has purchased an aerial device, it has received a copy of the ANSI A92.2 Manual of responsibilities which contains such requirements. Buyer acknowledges that for aerial devices and digger derricks, it has the responsibility to notify the manufacturer of the unit model and serial number and the name and address of the new owner within 60 days. If Buyer uses other entities as agents (e.g. Brokers) for the sale or the arrangement of a sale of an aerial device(s), its responsibilities under this section continue.
7. Buyer acknowledges that if the equipment purchased is an aerial device or digger derrick, training materials have been provided and training has been offered. Additionally, Buyer has been informed that -training materials and training are available upon request through <http://www.altec.com/altec-nueco/>
8. Buyer acknowledges that the equipment should only be operated in compliance with the operator's manual and manufacturer's placards on the unit. At the time of delivery of an aerial device or digger derrick, two operator's manuals and two parts / maintenance manuals accompanied each unit. Additionally, manuals for auxiliary equipment added by the installer have been provided. Additional manuals and materials can be obtained by contacting the original manufacturer or manufacturer's web site such as at <http://www.altec.com/altec-nueco>

Invoice Number: 1016214925-1

By: 
Jane Phelps

Buyer: CITY OF DAYTON (MN)

By: 
MARTIN FARRELL

Division Address: **Altec Capital Services, LLC**
33 Inverness Ctr Pkwy Suite 200
Birmingham, AL 35242

Buyer Address: **CITY OF DAYTON (MN)**
12260 S DIAMOND LAKE RD
DAYTON, Minnesota 55327

DESCRIPTION OF EQUIPMENT

Work Order:	1016214925	Date:	March 8, 2024
Equipment Model:	LR7-60E70	Invoice Number:	1016214925-1
Manufacturer:	ALTEC	Serial Number:	0116FF4593
Chassis:	2016 FREIGHTLINER M2-106	VIN:	1FVACXDT0GHHB3715

Altec Capital Services, LLC

33 Inverness Ctr Pkwy Suite 200
Birmingham, AL 35242

<https://altec.com/altec-capital/>

Telephone (205) 307-2070
Toll Free (800) 952-5832

**EXHIBIT A**

Work Order: 1016214925

Unit

Model: LR7-60E70
Unit Type: ALTEC
Unit Serial: 0116FF4593
Working Height: 75
Platform: SINGLEMAN
Mount: BEHIND THE CAB
Stabilizer Main:
Stabilizer Aux:
Outlets:

Chassis

Year, Make, Model: 2016 FREIGHTLINER M2-106
VIN: 1FVACXDT0GHHB3715
Engine: DIESEL
Transmission: AUTOMATIC
GVWR: 33000
Mileage: 45,898
Brakes: AIR

Body

Body Type: CHIPDUMP
Cab:



Order Acknowledgment

Order Number 7982037

Customer PO Number BT2024

Date March 21, 2024

Customer CITY OF DAYTON (MN)
Bill To 13700 ZANZIBAR LN
 DAYTON
 MN 55327
 US

Ship To 13700 ZANZIBAR LN
 DAYTON
 MN 55327
 US

Contact

Name DAN, DEHN
Email ddehn@cityofdaytonmn.com

Product	UOM	Quantity	Unit Price	Amount
900096210- - 9000-38568 POLE SAW;ASSEMBLED;WITH FITTINGS, HOSES, AND QD'S;;;	Each	1	2,512.90	2,512.90
970335053- - PLATFORM COMPONENT; SAW SCABBARD; HDPE; 34.25 IN L; 6.13 IN W; NATURAL WHITE; FIXED PLATFORM LIP CLIP; ALTEC SUPPLY CHAINSAW HOLDER; PLATFORM MOUNTED	Each	1	202.35	202.35
900000610- - RESCUE KIT; FALL ARREST; BY BASHLIN; BOOM MOUNT RESCUE SYSTEM	Each	1	606.41	606.41
Subtotal				3,321.66
Shipping and Handling				0.00
Tax (Estimated)				0.00
Total				3,321.66

****THANK YOU FOR YOUR ORDER****
****For any inquiries please contact 1-877-GO-ALTEC****

MINNEAPOLIS SAW COMPANY INC.
 831 40TH AVE NE
 MINNEAPOLIS, MN 55421
 Phone: 763-781-9312, Fax: 763-789-7368
 Email: service@minneapolisaw.com
 Web Address: www.minneapolisaw.com

INVOICE

Invoice No.: 177481
 Date : 3/28/2024 9:14 AM

Bill To:

CITY OF DAYTON
 12260 SOUTH DIAMOND LAKE RD,
 DAYTON, MN 55327

Ship To:

CITY OF DAYTON
 12260 SOUTH DIAMOND LAKE RD,
 DAYTON, MN 55327

Sales Person	Customer PO	Ship Date	Due Date	Terms
RT	N/A		4/7/2024	Due 10 Days

Parts :

Part	Description	Sold	Shipped	BO	Price	Net Price	Extension
CMP 2664	FOCUS FULL BODY	3.00	3.00	0.00	\$269.95	\$269.95	\$809.85
PET L013AA01	LANYARD ABSORBICA - I FLEX 150	3.00	3.00	0.00	\$84.95	\$84.95	\$254.85
PET M36ATL	ALUM CARABINER WILLIAMS TRIACT	6.00	6.00	0.00	\$24.95	\$24.95	\$149.70
SHE 39498	LANYARD RECOIL FULL REACH	1.00	1.00	0.00	\$54.99	\$54.99	\$54.99

Subtotal: \$1,269.39

Tax: \$0.00

Total: \$1,269.39

Amt Tendered: \$1,269.39

Change: \$0.00

Balance Due: \$0.00

Payment Details

3/28/2024 Visa \$1,269.39

VS *****7665

Transaction Type:CreditSale

TransactionID:c2563cdb77 Approval#:006056

**BUYER AGREES TO PAY TOTAL AMOUNT
 ABOVE ACCORDING TO CARDHOLDER'S
 AGREEMENT WITH ISSUER**

Terminal: Counter1 3/28/2024 9:14:42 AM

We will be CLOSED on Saturdays for February
 25% restocking fee for returned parts. Electronic Parts and special order parts are non-returnable parts.
 We look forward to serving you have a great day!
 The Lord Bless you and keep you...



April 2, 2024

Stacy Morse, District Director
Congressman Tom Emmer
6th District, Minnesota
464 Cannon House Office Building
Washington, DC 20515

RE: 2025 Community Project Funding – County Road 19 Intersections in Hanover

Honorable Congressman Tom Emmer,

Please receive this letter as my indication of support for much needed safety updates to intersections of County Road 19 through the City of Hanover. Improvement of intersections with Hennepin County 117/203 and Hennepin County 123 will be of regional benefit for residents, commuters, business traffic and pedestrian users of regional park and trails from throughout our growing communities. Recent major accidents with injuries have only increased concerns for safety, navigability and function for the strange and dangerous intersections.

CSAH 19 is an important north-south corridor through growing 6th District Wright County communities of Otsego, Albertville, St. Michael and Hanover. Significant growth in all of these communities as well as communities south and east has caused concerns for worsening safety conditions for our residents commuting daily through County 19. Upgrades are needed to the County 19 intersections with Hennepin County 117/203 next to the regional Crow Hassan Park, and at the nearby intersection with Hennepin County 123. Solutions have been identified by engineers including roundabouts at each intersection, but funding is not available through the County or other sources for the necessary improvements.

We support the City of Hanover's application for Community Project Funding through the federal process and appreciate your support in helping to get this project completed.

Sincerely,

Dennis Fisher

Mayor of Dayton

ITEM:

Dayton Municipal State Aid (MSA) System

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Resolution Revising MSA Route Designations

BACKGROUND:

Dayton is a Municipal State Aid eligible city (population >5,000). Therefore, Dayton receives state funding that can be used for transportation improvements – 25% of the funding for general maintenance, and 75% on projects specific to designated State Aid Routes.

The routes preferred for designation are typically the higher traffic routes. This is for a couple reasons: Higher volume roads are often the most expensive to construct and/or improve, and also, the city's funding allotment is influenced based on how many vehicles use the designated routes.

Route designations can total 25% of the total City-jurisdiction roads, measured in length. The routes selected for designation are at the City's discretion. With the growing transportation system in Dayton, capacity for new designations is added every year. Periodically, we review the current designations and evaluate to see what new routes should be considered and if any other changes might be warranted based on a number of criteria:

- Have any past projects been depreciated such the involved route(s) can be revoked?
 - When funds are used for a project, the improvements are depreciated, linearly, over a 20 year period – if the route is revoked prior to full depreciation, the balance needs to be repaid.
- Are there any programmed (or speculated) projects that could/should utilize State Aid funding?
 - Only designated routes can utilize state aid (non-maintenance) funding.
- Are there higher use routes that should be designated?
 - The City's annual funding allotment is partially (50%) based on the number of users on the routes (higher users = larger allotment)
 - The other 50% is based on the City's population.

The last system revision was completed in 2016. The currently proposed revisions have been planned for quite a while but delayed due to some awaited milestones over recent years:

- Full depreciation of East French Lake Road.
- Completion of the Dayton Parkway extension (CSAH 81 to 117th Ave).
- The reconfiguration/realignment of West French Lake Road.

A couple other general terms regarding State Aid route designations:

- MSA routes must terminate at equal or higher jurisdictional roads (other MSA, County, State roads).
- MSA funding can always be used on higher jurisdictional road projects – no City designations required.
- Designation changes can be made annually, without restrictions regarding the timing or frequency of individual routes being altered (though

We believe the proposed changes will better position the City for a larger portion of the appropriation in 2025, while providing the ability to consider the use of State Aid funding for projects previously identified as strong candidates. We recommend approval of the Resolution outlining the designation changes.

Note: The designations of South Diamond Lake Road and West French Lake Road have been coordinated with the City of Rogers, who has designated their portion of these two routes (city boundary to Brockton Lane) to allow the designations.

State Aid Balance Status

Unrelated to the action here, but some notes related to the status of the city's State Aid account:

- Current construction balance = -\$12,946 (amount to repay for Pineview Lane advance)
- 2024 Construction Allotment = \$414,463
 - This does not include \$138,154 for general maintenance (total allotment = \$552,617)
- Next allotment anticipated February 2025

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve Resolution Revising MSA Route Designations

ATTACHMENT(S):

Resolution No. 17-2024 Revising Municipal State Aid Routes
State Aid Route Designation Figure – Existing
State Aid Route Designation Figure – Proposed Changes
MNDOT System Revisions Pre-Approval Letter

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

RESOLUTION NO. 17-2024

RESOLUTION REVISING MUNICIPAL STATE AID ROUTES

WHEREAS, it is our general goal to include significant corridors on our State Aid system and maximize our allotted mileage designations.

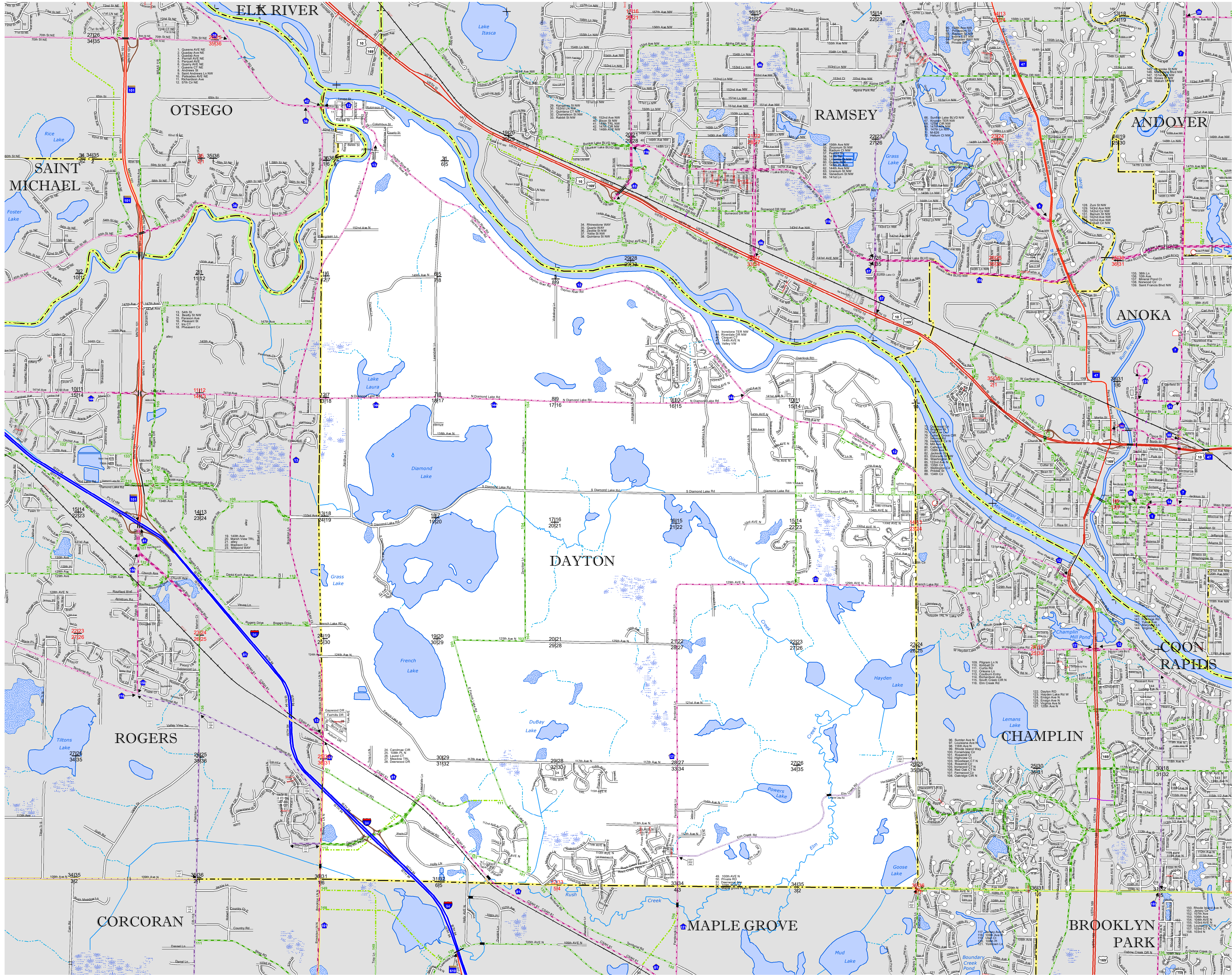
WHEREAS, it appears to the City Council of Dayton that the Municipal State Aid designations for the streets hereinafter described should be modified under the provisions of Minnesota Law.

NOW, THEREFORE, BE IT RESOLVED that the Dayton City Council:

1. Designate the following segments:
 - a. Rush Creek Parkway -Territorial Road to Fernbrook Lane North
 - b. Dayton Parkway - CSAH 81 to 117th Ave North
 - c. West French Lake Road - Dayton Parkway to Municipal Boundary with Rogers
 - d. 113th Avenue North - Dayton Parkway to East French Lake Road
 - e. South Diamond Lake Road - Pineview Lane North to Zanzibar Lane North
 - f. South Diamond Lake Road - Zanzibar Lane North to West City Limits
 - g. 117th Avenue North - Dayton Parkway to East French Lake Road
 - h. Territorial Road - East French Lake Road to Rush Creek Parkway
2. Revoke the following segments:
 - a. Noon Drive - Jonquil Lane North to Dayton River Road (CSAH 12)
 - b. Jonquil Lane North - Noon Drive to Dayton River Road (CSAH 12)
 - c. 113th Avenue N - CSAH 81 to East French Lake Road
 - d. Zanzibar Lane - 125th Avenue North to North Diamond Lake Road
 - e. 125th Avenue - East French Lake Road to Zanzibar Lane North
 - f. East French Lake Road - 117th Avenue North to 125th Avenue North

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed forthwith to forward two certified copies of this resolution to the Commissioner of Transportation for consideration, and that upon approval of the designation of said roads or portion thereof, that the same be constructed, improved, and maintained as Municipal State Aid streets.

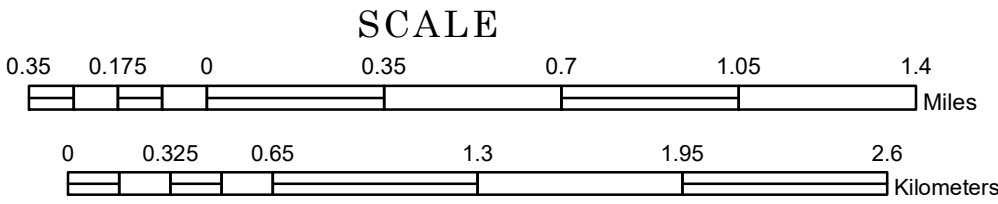
This Resolution adopted by the Mayor and Council this 9th day of April, 2024.



MUNICIPALITY OF
DAYTON

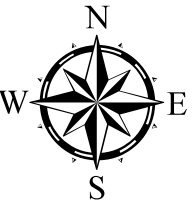
PREPARED BY THE
MINNESOTA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT

IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



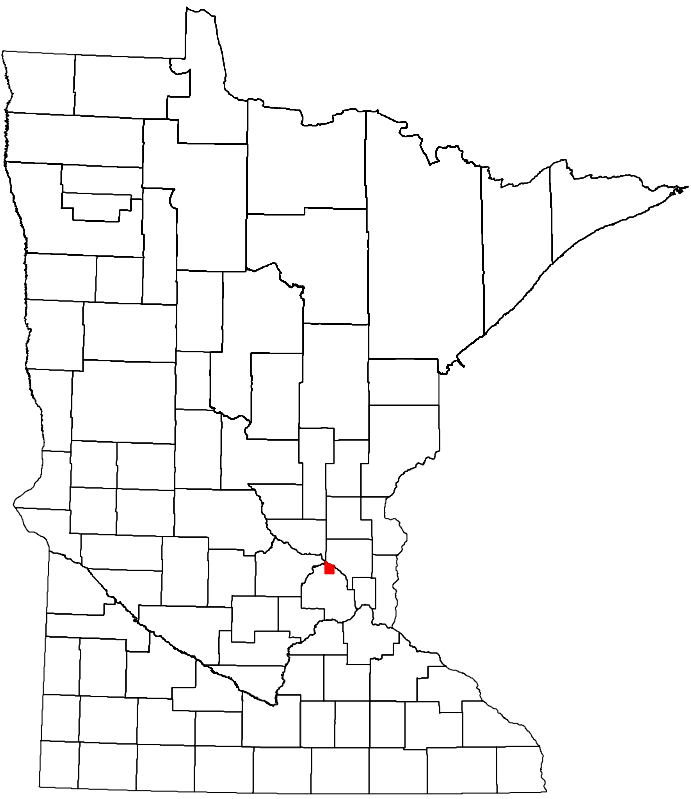
1 in = 2,000 ft
2022

Projection:
Transverse Mercator
NAD 1986
UTM Zone 15



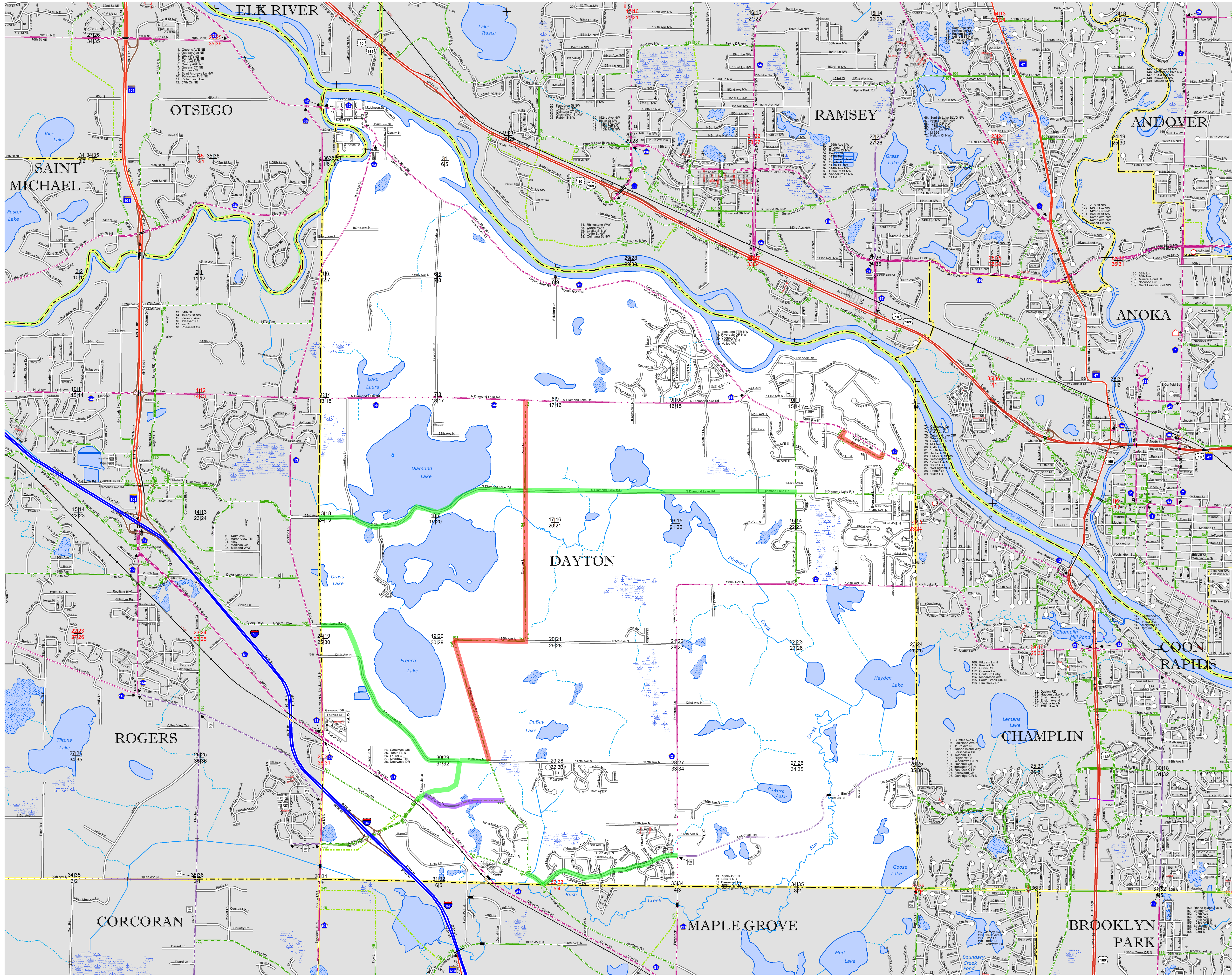
North American Datum
of 1986

ROAD AND ROADWAY FEATURES		INFRASTRUCTURE FEATURES	
INTERSTATE		LONG BRIDGE (100' OR GREATER SPAN)	
US HIGHWAY		MAJOR BRIDGE (20' TO 100' SPAN)	
MN HIGHWAY		MINOR BRIDGE (5' TO 20' SPAN)	
COUNTY STATE AID HIGHWAY		ROAD TUNNEL (100' OR GREATER SPAN)	
COUNTY ROAD		RAILROAD BRIDGE (100' OR GREATER SPAN)	
MUNICIPAL STREET		RAILROAD BRIDGE (UNDER 100' SPAN)	
MUNICIPAL STATE AID STREET		SKYWAY	
PRIVATE STREET/ROAD		PEDESTRIAN BRIDGE	
TOWNSHIP ROAD		PEDESTRIAN TUNNEL	
UNORGANIZED TERRITORY ROAD		AVIATION FEATURES	
RAMP OR CONNECTOR		COMMERCIAL AIRPORT	
GREAT RIVER ROAD		GENERAL AIRPORT	
COUNTY STATE AID HIGHWAY (DNE)		AIRSTRIP	
MUNICIPAL STATE AID STREET (DNE)		SEAPLANE	
TRUNK HIGHWAY FUTURE PROJECTS		AIRPORT RUNWAY	
OTHER ROADS		HYDROLOGIC FEATURES	
FRONTAGE		RIVER OR STREAM (PERMANENT)	
STATE PARK		LAKE, POND OR RESERVOIR	
NATIONAL PARK		STREAM (INTERMITTENT)	
NATIONAL FOREST		DRAINAGE DITCH	
STATE FOREST		WETLAND	
STATE GAME		ISLAND OR LAND	
RAILROAD AND RAILWAY FEATURES		REGIONAL WATERSHED	
RAILROAD		OTHER FEATURES	
BOUNDARY FEATURES		SECTION CORNER	
COUNTY			
MUNICIPALITY			



Population (U.S. Census 2020): 7,262

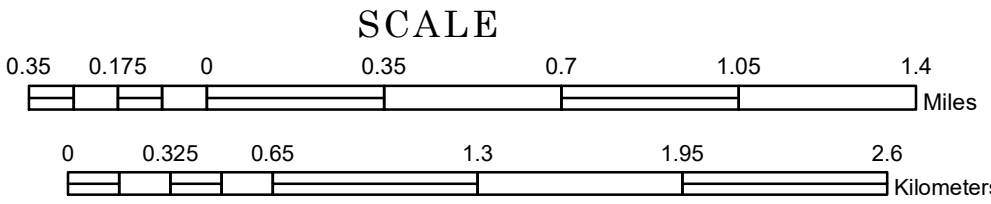
To request information from this document in an alternative format, call 651-366-4718 or 1-800-657-3774 (Greater Minnesota); 711 or 1-800-627-3529 (Minnesota Relay). You may also send an e-mail to ADArequest.dot@state.mn.us. (Please request at least one week in advance.)



MUNICIPALITY OF
DAYTON

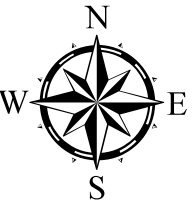
PREPARED BY THE
MINNESOTA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT

IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



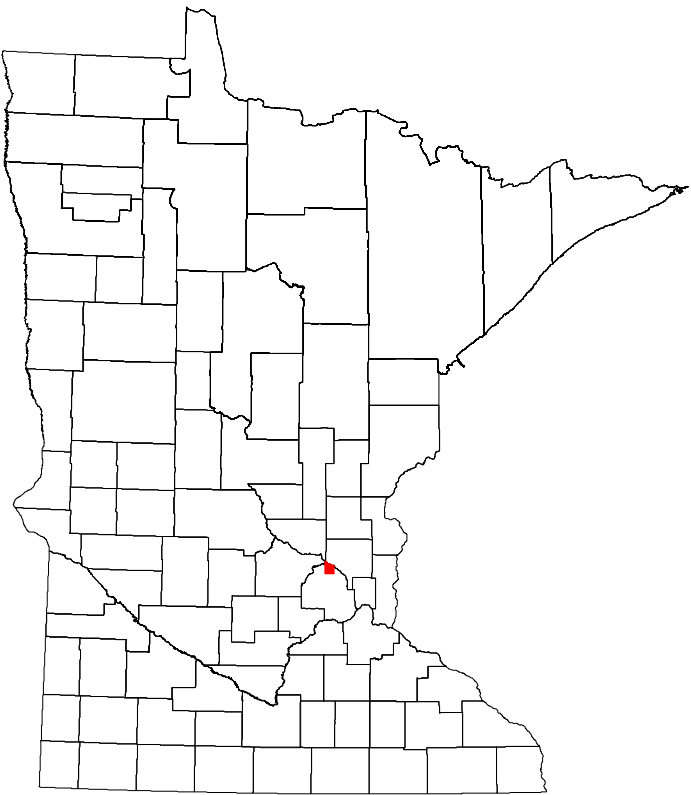
1 in = 2,000 ft
2022

Projection:
Transverse Mercator
NAD 1986
UTM Zone 15



North American Datum
of 1986

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COUNTY ROAD		RAILROAD BRIDGE (100' OR GREATER SPAN)	
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MUNICIPAL STATE AID STREET		SKYWAY	
PRIVATE STREET/ROAD		PEDESTRIAN BRIDGE	
TOWNSHIP ROAD		PEDESTRIAN TUNNEL	
UNORGANIZED TERRITORY ROAD		AVIATION FEATURES	
RAMP OR CONNECTOR			
GREAT RIVER ROAD		COMMERCIAL AIRPORT	
COUNTY STATE AID HIGHWAY (DNE)		GENERAL AIRPORT	
MUNICIPAL STATE AID STREET (DNE)		AIRSTRIP	
TRUNK HIGHWAY FUTURE PROJECTS		SEAPLANE	
OTHER ROADS		AIRPORT RUNWAY	
RAILROAD AND RAILWAY FEATURES		HYDROLOGIC FEATURES	
FRONTAGE		RIVER OR STREAM (PERMANENT)	
STATE PARK		LAKE, POND OR RESERVOIR	
NATIONAL PARK		STREAM (INTERMITTENT)	
NATIONAL FOREST		DRAINAGE DITCH	
STATE FOREST		WETLAND	
NATIONAL WILDLIFE REFUGE		ISLAND OR LAND	
STATE GAME		REGIONAL WATERSHED	
BOUNDARY FEATURES		OTHER FEATURES	
COUNTY		SECTION CORNER	
MUNICIPALITY			



Population (U.S. Census 2020): 7,262

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TO: Jason Quisberg
Dayton City Engineer

FROM: William Lanoux
Manager, Municipal State Aid Needs Unit

DATE: April 1, 2024

SUBJECT: Municipal State Aid Revocations and Designations (no paybacks)

The following Municipal State Aid Street revocations will be approved when the *City Council resolution* has been received.

Part of MSAS 102: *E. French Lake Road* – from 117th Avenue N to 125th Avenue N (1.05 miles)

MSAS 103: *125th Avenue N* – from E. French Lake Road to Zanzibar Avenue (0.58 miles)

MSAS 104: *Zanzibar Lane* – from 125th Avenue N to N. Diamond Lake Road (1.97 miles)

MSAS 111: *113th Avenue N* – from CSAH 81 to East French Lake Road (0.44 improved & 0.31 non-existing, for a total of 0.75 miles) (being revoked – and then designated again with new termini)

MSAS 116: *Jonquil Lane* – from Noon Drive to Dayton River Road (CSAH 12) (0.07 miles)

MSAS 117: *Noon Drive* – from Jonquil Lane to Dayton River Road (CSAH 12) (0.41 miles)

The following Municipal State Aid Street designations will be approved when the *City Council resolution* has been received.

Extension of MSAS 101: *Territorial Road* – from E. French Lake Road to Rush Creek Road (0.16 mi.)

Extension of MSAS 112: *Dayton Pkwy* – from CSAH 81 to 117th Avenue N (0.46 miles)

Extension of MSAS 113: *S. Diamond Lake Road* – from west city limits to Pineview Lane N (4.04 mi.)
city of Rogers will designate from city limits to Brockton Lane

MSAS 111: *113th Avenue N* – from Dayton Pkwy to E. French Lake Road (0.44 improved & 0.31 non-existing, for a total of 0.75 miles) (being revoked – and then designated here again but with new termini)

MSAS 119: *W. French Lake Road / 117th Avenue N* – from the west city limits to E. French Lake Road (2.06 miles)
city of Rogers will designate from city limits to Brockton Lane

MSAS 120: *Rush Creek Road* – from Territorial Road to Fernbrook Lane (1.16 miles)

A Commissioner's Order will follow.

Needs Update Comments: Routes can receive Needs and be used in the calculation of your 2025 allotment. Include this revision with your 2024 spring Needs update.

Certification of Mileage Update Comments:

You can include this revision on the *2024 Annual Certification of Mileage* that is due in January 2025.

	Available Mileage	4.27	2023 Certified Mileage
+	Revoked Mileage	4.83	MSAS 111 included
-	<u>Designated Mileage</u>	<u>8.63</u>	MSAS 111 included
	Remaining Available Mileage	0.47	

If you have any questions, contact your DSAE or Bill Lanoux at (651) 366-3817 for instructions.

ITEM:

CSAH 81 & Territorial Road Intersection Improvements

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

No formal action required at this time

BACKGROUND:

Multiple developers have initiated projects on the property located on the northwest quadrant of CSAH 81 and Territorial Road. All have withdrawn their applications citing the unclear obligations/expectations regarding the transportation improvements needed for access and upgrades at this named intersection as one of the factors leading to that action.

At the November 14, 2023 meeting, Council authorized the preliminary design for necessary improvements to support a development at this location, in addition to the regional area utilizing the intersection. The intent of the effort was to design a layout of the improvements, determined appropriate by Hennepin County, and develop a cost estimate for the expected improvements.

This work has been completed. The preliminary design/layout, along with anticipated associated costs, will be presented at the meeting. Additionally, potential cost responsibility between the developer and the city (and/or others) will be shared.

No action is needed at this time. Staff is looking only for feedback, to verify the project is on the right track, or if redirection is needed. Assuming agreement things are generally in alignment with expectations, it is expected the project development will be put on hold until interest in developing the adjacent property (or another event warranting consideration) returns.

RECOMMENDATION:

Provide any feedback or direction Council may have in response to the project progress to date

ATTACHMENT(S):

None

PRESENTER: Marty Farrell

ITEM: Approval of purchase of replacement skid steer and grapple attachment



PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Purchase of replacement skid steer and grapple attachment

BACKGROUND: Staff has identified the 2014 CAT skid steer to be replaced due to escalating maintenance costs. The unit has 1416 operation hours, recently we had to have \$15,568 of drive train repairs completed to keep the machine in service. Staff are proposing to purchase the machine and have it on an annual replacement program similar to the machine that we purchased in 2023, with this program the machine is purchased for the state contract price and replaced annually for a cost of \$2000, consequently we are always operating a new machine eliminating escalating maintenance costs.

This replacement was discussed with Council but not included in the 2024 CIP. Staff has managed to balance the CIP funding for the Mini Excavator, and negotiated a generous trade in value of \$42,500 to offset the cost of the replacement skid steer.

CRITICAL ISSUES: Equipment reliability and cost control.

BUDGET IMPACT: 2024 CIP \$29,923

RECOMMENDATION: To approve the purchase of the replacement skid steer and grapple attachment from RTL for \$29,323

ATTACHMENT(S): Cost analysis sheet. CIP Impact Analysis Sheet, Quotes from CAT and RTL

Skid steer and attachments cost comparison spreadsheet				
Description		RTL		CAT
Base Unit	\$	55,301.00	\$	74,636.00
Option Package	\$	17,122.00	\$	21,106.00
Discount		*	\$	(19,151.00)
Trade in value	\$	(42,500.00)	\$	(36,000.00)
Sub Total	\$	29,923.00	\$	40,591.00
18' Root Grapple Attachment	\$	8,300.00	\$	-
Final Price	\$	29,923.00	\$	40,591.00
* RTL Discount included in the price				

Total Package CIP Impact Analysis		
Skid Steer Total	\$	29,923.00
Mini Excavator	\$	106,764.66
Trailer	\$	15,873.25
	\$	152,560.91
2024 CIP Budget for		
Mini Excavator	\$	150,000.00
Over budget	\$	2,560.19



Product Quotation
 Quotation Number: MD343335
 Quote Sent Date: Feb 13, 2024
 Expiration Date: Mar 14, 2024

Prepared By
 Max Ditty
 Phone: 7633557786
 Email: max.ditty@rtlequipment.com

Customer
 City of Dayton Public Works
 12260 S DIAMOND LAKE RD
 DAYTON, MN, 55327-9655

Contact

Dealer
 RTL Equipment, Inc., Big Lake, MN

Item Name	Item Number	Quantity	Price Each	Total
T66 T4 Bobcat Compact Track Loader	M0349	1	55,301.20	55,301.20
Standard Equipment: 74.0 HP Tier 4 V2 Bobcat Engine Auxiliary Hydraulics: Variable Flow Backup Alarm Bob-Tach Bobcat Interlock Control System (BICS) Controls: Bobcat Standard Cylinder Cushioning - Lift, Tilt Engine/Hydraulic Performance De-rate Protection Glow Plugs (Automatically Activated) Horn		Instrumentation: Standard 5" Display (Rear Camera Ready) with Keyed Ignition, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, auto idle, and security lockouts. Lift Arm Support Lift Path: Vertical Lights, Front and Rear LED Operator Cab Includes: Adjustable Suspension Seat, Top and Rear Windows, Parking Brake, Seat Bar and Seat Belt Roll Over Protective Structure (ROPS) meets SAE-J1040 and ISO 3471 Falling Object Protective Structure (FOPS) meets SAE-J1043 and ISO 3449, Level I; (Level II is available through Bobcat Parts) Parking Brake: Spring Applied, Pressure Released (SAPR) Solid Mounted Carriage with 4 Rollers Tracks: Rubber, 12.6" Wide Counter Weights - 200lbs Telematics - Machine IQ Warranty: 2 years, or 2000 hours whichever occurs first		
Comfort Package	M0349-P11-C07	1	7,783.92	7,783.92
<i>Included:</i> Comfort Package:, Enclosed HVAC Cab, Radio, Adjustable Heated Cloth Air Ride Seat, Power Bob-Tach, Solid Undercarriage, 5" Display, Premium Lights, Keyless Start, Two-Speed Travel, 7-Pin Attachment Control, Dual Direction Bucket Positioning, Rear Camera, Sound Reduction				
Selectable Joystick Controls	M0349-R01-C04	1	616.36	616.36
5-Link Torsion Suspension Undercarriage	M0349-R21-C13	1	1,821.72	1,821.72
High-Flow Hydraulics	M0349-R03-C03	1	1,744.20	1,744.20
7" Touch Display	M0349-R08-C03	1	1,357.36	1,357.36
12.6" Multi Bar Lug Track	M0349-R09-C05	1	465.12	465.12
74" Heavy Duty Bucket	7272680	1	1,530.36	1,530.36
Bolt-On Cutting Edge, 74"	6718007	1	302.85	302.85

Total for T66 T4 Bobcat Compact Track Loader		70,923.09
	Quote Total - USD	70,923.09
	Dealer P.D.I.	0.00
	Freight Charges	0.00
	Destination Charges	0.00
	Dealer Assembly Charges	0.00
	Charges	
	16" MULTIBAR	1,500.00
	Discount	
	CAT 257D- SJC, HIGH FLOW, 2SPD, BUCKET	-42,500.00
	Quote Total - USD	29,923.09

Customer Acceptance:

Quotation Number: MD343335

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐



214126-01

Feb 22, 2024

CITY OF DAYTON
12260 S DIAMOND LAKE RD
DAYTON, MN 55327-9655

Dear Dan Dehn,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Model: 259D3 Compact Track Loader

MN STATE CONTRACT NUMBER: 221529
RELEASE NUMBER: T-631 (5)
VALID UNTIL: 12/31/2024

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Dillon Kelly
Territory Manager

Caterpillar Model: 259D3 Compact Track Loader**Standard Equipment****POWERTRAIN**

Cat C3.3B diesel engine
 -Gross horsepower per SAE J1349
 74.3 hp (55.4 kW) @ 2400 RPM
 -Electric fuel priming pump
 -Glow plugs starting aid
 -Liquid cooled, direct injection
 Air cleaner, dual element, radial seal
 S-O-S sampling valve, hydraulic oil

UNDERCARRIAGE

Suspension - independent torsion axle(4)

HYDRAULICS

ISO or H pattern controls:
 Electro/hydraulic implement control
 Electro/hydraulic hydrostatic

ELECTRICAL

12 volt electrical system
 80 ampere alternator
 Ignition key start / stop / aux switch
 Lights:

-Gauge backlighting

OPERATOR ENVIRONMENT

Operator warning system indicators:
 -Air filter restriction
 -Alternator output
 -Armrest raised / operator out of seat
 -Engine coolant temperature
 -Engine oil pressure
 -Glow plug activation
 -Hydraulic filter restriction
 -Hydraulic oil temperature
 -Park brake engages
 -Engine emission system
 Gauges: fuel level and hour meter
 Storage compartment with netting
 Ergonomic contoured armrest
 Control interlock system, when operator

FRAMES

Lift linkage, vertical path
 Chassis, one piece welded
 Machine tie down points (6)

OTHER STANDARD EQUIPMENT

Engine enclosure - lockable
 Extended life antifreeze (-37C, -34F)
 Work tool coupler
 Hydraulic oil level sight gauge
 Radiator coolant level sight gauge
 Radiator expansion bottle
 Cat ToughGuard TM hose

Filter, cartridge type, hydraulic
 Filters, canister type, fuel
 and water separator
 Radiator / hydraulic oil
 cooler (side-by-side)
 Spring applied, hydraulically released,
 parking brakes
 Hydrostatic transmission

Two speed motor

transmission control
 Speed sensor guarding

-Two rear tail lights
 -Dome light
 Backup alarm
 Electrical outlet, beacon

leaves seat or armrest raised:
 -Hydraulic system disables
 -Hydrostatic transmission disables
 -Parking brake engages
 ROPS cab, open, tilt up
 Anti-theft security system w/6-button
 keypad
 FOPS, Level I
 Top and rear windows
 Floormat
 Interior rear view mirror
 USB charging port
 Horn
 Hand (dial) throttle, electronic

Belly pan cleanout
 Support, lift arm
 Rear bumper, welded

Heavy duty flat faced quick disconnects
 with integrated pressure release
 Split D-ring to route work tool hoses
 along side of left lift arm
 Hydraulic demand cooling fan
 Per SAE J818-2007 and EN 474-3:2006 and
 ISO 14397-1:2007

MACHINE SPECIFICATIONS

REF #	DESCRIPTION	LIST PRICE
512-4259	259D3 COMPACT TRACK LOADER Available for AM-N, Chile, Puerto Rico, South Korea and Japan Available for AM-N, Puerto Rico, South Korea and Japan LANE 2 - AVAILABLE FROM SANFORD FACTORY LANE 3 - AVAILABLE FROM SANFORD FACTORY Meets U.S. EPA Tier 4 Final emission standards	\$74,636.38
454-6049	TRACK,RUBBER,400MM(15.7 IN)BAR	\$884.12
356-6082	REAR LIGHTS	\$0.00
542-6994	SEAT BELT, 2"	\$0.00
563-1163	CERTIFICATION ARR, P65	\$0.00
512-3765	INSTRUCTIONS, ANSI, USA	\$0.00
345-3556	HEATER, ENGINE COOLANT, 120V	\$240.70
357-0240	RUBBER BELT, 2 SPD, TF IDLERS	\$1,259.06
560-7824	BATTERY,HD,DISCONNECT, 850 CCA	\$155.53
588-9122	CAB PACKAGE, ULTRA	\$15,404.98
573-8121	PRODUCT LINK, CELLULAR PL641	\$575.84
512-3483	RIDE CONTROL, NONE	\$0.00
539-8616	DOOR, CAB, POLYCARBONATE	\$262.92
	TOTAL LIST PRICE	\$93,419.53
	TOTAL CORPORATE DISCOUNT (20.5% OF LIST)	(\$19,151.00)
	TOTAL CONFIGURED PRICE	\$74,268.53
421-8926	SERIALIZED TECHNICAL MEDIA KIT	\$0.00
0P-0210	PACK, DOMESTIC TRUCK	\$0.00
	TOTAL NET ITEMS	\$0.00
279-5373	BUCKET-GP, 74", BOCE	\$1,319.13
345-5148	COUNTERWEIGHT,MACHINE,EXTERNAL	\$1,004.63
	TOTAL POST FACTORY ITEMS	\$2,323.76
	TOTAL MACHINE SELL PRICE	\$76,592.29

Ziegler Inc.

SELL PRICE	\$76,592.29
<u>Less Trade (S/N: EZW00800)</u>	<u>(\$36,000.00)</u>
BALANCE	\$40,592.29

Free Parts only (no fluids) CVA kit included with the machine for first 1,000 hours at 500 hour intervals

WARRANTY

Standard Warranty:

2 Year / 2,000 Hour Standard Warranty

F.O.B/TERMS: Monticello, MN

Accepted by _____ on _____

Signature

PRESENTER: Marty Farrell

ITEM: Approval of purchase of Mini Excavator and trailer



PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Purchase of mini excavator and trailer

BACKGROUND: Staff has identified the purchase of a mini excavator to add flexibility to our fleet of equipment. With each development having multiple storm ponds and elaborate storm infrastructure there is a need for a piece of equipment that can easily fit into a tight space on drainage easements between homes and along fence lines to perform maintenance on storm ponds, removing debris and silt build up around structures and inlets and outlets, as well as maintaining various catch basins, drainage ditch maintenance, and some road patching projects.

CRITICAL ISSUES: Accessing smaller areas where bigger equipment cannot access.

BUDGET IMPACT: 2024 CIP \$180,000 this equipment is part of the package with the replacement skid steer.

RECOMMENDATION: To approve the purchase of the Mini Excavator from Ziegler CAT for \$106,764.66 and trailer from RTL for \$15,873.25 a combined total of \$122,637.91.

ATTACHMENT(S): Cost analysis sheet. CIP Impact Analysis Sheet, Quotes from CAT and RTL

Mini Excavator and attachments cost comparison spreadsheet

Description	RTL	CAT
Base Unit	\$ 66,213.00	\$ 111,782.29
Option Package	\$ 39,322.00	\$ 9,546.53
Discount	*	\$ (41,009.15)
Attachments	\$ 5,700.00	\$ 26,444.99
Freight	\$ -	
Other Charges	\$ 3,281.00	
Final Price	\$ 114,516.00	\$ 106,764.66

* RTL Discount included in the price

Mini Excavator Trailer

	RTL	CAT
Final Price	\$ 15,873.25	\$ 19,087.88

Total Package CIP Impact Analysis

Skid Steer Total	\$ 29,923.00
Mini Excavator	\$ 106,764.66
Trailer	\$ 15,873.25
	\$ 152,560.91
2024 CIP Budget for Mini Excavator	\$ 150,000.00
Over budget	\$ 2,560.19



Product Quotation
 Quotation Number: **MD284519**
 Quote Sent Date: **Jan 09, 2024**
 Expiration Date: **Feb 08, 2024**

Prepared By
Max Ditty
 Phone: 7633557786
 Email: max.ditty@rtlequipment.com

Customer
City of Dayton Public Works
 12260 S DIAMOND LAKE RD
 DAYTON, MN, 55327-9655

Contact

Dealer
RTL Equipment, Inc., Big Lake, MN

Item Name	Item Number	Quantity	Price Each	Total
E55 R2-Series Bobcat Compact Excavator	M3419	1	66,213.60	66,213.60
Standard Equipment: Auto-Idle Auto-Shift, 2-Speed Travel Auxiliary Hydraulics with Selectable Flow W/ Arm Mounted Flush Face Quick Couplers Canopy Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat Roll Over Protective Structure (ROPS) - Meets Requirements of ISO 12117-2: 2008 Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000 Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262 Control Console Locks Control Pattern Selector Valve (ISO/STD) Display - Deluxe Dozer Blade with Float Engine/Hydraulic Monitor with Shutdown Fingertip Auxiliary Hydraulic Control Fingertip Boom Swing Control Horn Hydraulic Joystick Controls Keyless Start Lift Eye Rubber Tracks Spark Arrestor Turbocharged, Tier 4, Non DPF Vandalism Protection Work Lights - LED X-Change Attachment Mounting System Telematics - Machine IQ Warranty: 2 years, or 2000 hours whichever occurs first				
Cab Deluxe Package	M3419-P11-C12	1	9,393.60	9,393.60
<i>Included:</i> Cab Deluxe Package:, Enclosed Cab with Auto HVAC, 3yr Machine IQ Health and Security Subscription, Keyless Start, Bobcat 7" Touch Display with Radio and Bluetooth, Heated High Back Cloth Suspension Seat, Travel Motion Alarm				
Hydraulic X-Change - Long Arm	M3419-R06-C04	1	1,946.40	1,946.40
Hydraulic Clamp - Long Arm - Class IV w/ Diverter Valve	M3419-R08-C15	1	3,684.00	3,684.00
Long Arm w/ Heavy Counterweight	M3419-R03-C02	1	1,860.80	1,860.80
Hydraulic Angle Blade	M3419-R12-C02	1	2,913.60	2,913.60
30" MX4 XCHG SMOOTH	7322087	1	1,672.32	1,672.32
18" MX4 XCHG SMOOTH	7322080	1	1,285.44	1,285.44
24" MX4 XCHG TEETH	7311868	1	1,482.78	1,482.78
Hydra-Tilt	6728578	1	2,293.80	2,293.80
Excavator Hose Kit-341,435,E50 Long Arm	6729176	1	297.96	297.96
Ripper, X-Change	7328288	1	1,138.02	1,138.02

HB980 Hydraulic Breaker with Nail Point	7113421	1	8,633.04	8,633.04
X-Change Mounting Cap - HB880/HB980/NB150/NB160 and PCF64 plate compactor	7113657	1	620.88	620.88
Hose Kit - E32 - E60 R2-Series, Std. and Long Arm	7175244	1	327.60	327.60
48" MX4 XCHG GRADING	7333658	1	1,771.38	1,771.38
Total for E55 R2-Series Bobcat Compact Excavator				105,535.22
Quote Total - USD				105,535.22
Dealer P.D.I.				300.00
Freight Charges				1,950.00
Destination Charges				964.00
Dealer Assembly Charges				67.50
Charges				
Plate Compactor				5,700.00
Quote Total - USD				114,516.72

Customer Acceptance:

Quotation Number: MD284519

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐

Ziegler Inc.



214114-01

Feb 22, 2024

CITY OF DAYTON
12260 S DIAMOND LAKE RD
DAYTON, MN 55327-9655

Dear Dan Dehn,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Model: 305 Mini Hydraulic Excavators

MN STATE CONTRACT NUMBER: 238709
RELEASE NUMBER: E-95 (5)
VALID UNTIL: 11/9/2024

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Dillon Kelly
Territory Manager

Caterpillar Model: 305 Mini Hydraulic Excavators**Standard Equipment****POWERTRAIN**

Cat C1.7T diesel engine
 -U.S. EPA tier 4 final
 -EU stage V
 -ISO 9249/EEC 80/1270
 -Rated net power 34.1kW
 -2,400 rpm - ISO 9249/EEC 80/1269
 -Electronic engine, turbo, DOC (diesel oxidation catalyst)

HYDRAULICS

Smart tech electronic pump
 Variable displacement piston pump
 Load sensing & flow sharing hydraulics

ELECTRICAL

12 volt electrical system
 85 ampere alternator
 650 CCA maintenance free battery
 Battery disconnect
 Circuit breaker

OPERATOR ENVIRONMENT

Sealed and pressurized unitized cab
 Operator sound pressure 72 dB(A) ISO6396
 Integrated lower front window
 Rear window emergency exit
 Radio - bluetooth, USB, aux, mic
 12V power socket
 Ergonomic joystick control levers
 Adjustable wrist rests
 Pattern changer
 Color LCD monitor
 -Fuel level, coolant temperature and warning indicator
 -Maintenance and machine monitoring
 -Performance & machine adjustments
 -Numeric security code

FLUIDS

Extended life coolant - 37C

OTHER STANDARD EQUIPMENT

Cat key with passcode option
 Locks on external enclosure doors
 Lockable fuel cap
 Beacon socket
 Ecology drain - engine oil
 Side by side engine & hydraulic oil cooler
 Stick steer mode
 Cruise control mode
 Power on demand

Automatic engine idle
 Automatic engine shut-off
 Automatic swing brake
 Automatic two speed travel
 Fuel and water separator with indicator
 Radial seal, double element air filter with restrictions indicator

Power on demand
 Hydraulic temperature monitoring
 Accumulator - certified

Ignition key stop switch
 Signalling/warning horn
 Work lights
 -Cab, boom left
 -Courtesy safety light

-Multiple languages
 -Hour meter
 -Jog dial control interface
 Coat hook
 Cup holder
 Hydraulic lockout controls
 Literature holder
 Molded footrests
 Removable washable floormat
 Retractable fluorescent "high visibility" seat belt
 Travel control pedals with hand levers
 Utility space for mobile phone
 skylight
 mounting bosses for top & front guards

Hydro advanced hydraulic oil

Roll-over protective structure (ROPS) (ISO 12117-2)
 Product Link PL243 (regulations apply)
 Auxiliary hydraulic lines
 -1-way and 2-way (combined function)
 -Auxiliary line quick disconnects
 -Adjustable auxiliary flow
 -Continuous flow
 -Adjustable auxiliary relief
 Thumb ready stick

Rear reflectors

MACHINE SPECIFICATIONS

REF #	DESCRIPTION	LIST PRICE
638-2098	305 07A CR MHE DCA4B	\$111,782.29

PLEASE REFER TO LANE 1 SECTION TO COMPLETE YOUR ORDER.

428-7870 MIRROR, CAB, RIGHT
 510-6085 BELT, SEAT, 76MM RETRACTABLE (3")
 519-8302 WATER JACKET HEATER, 120V
 522-6460 CAT KEY, WITH PASSCODE OPTION
 527-7599 BOOM, SWING
 527-7611 LINES, BOOM
 527-7627 TRACK, 400MM, RUBBER BELT (16"),
 552-5984 FILM, INC. CANADA
 557-1709 SOFTWARE, PROPORTIONAL CONTROL
 557-1710 SOFTWARE, STICK STEER CONTROL
 557-1711 SOFTWARE, 2 WAY CONTROL
 557-1713 SOFTWARE, CODED START
 576-7009 305 07A CR MINI EXCAVATOR
 576-7025 CAB, WITH HEAT AND A/C
 576-9149 COUNTERWEIGHT, STANDARD
 579-8852 ALARM, TRAVEL
 579-8859 ELECTRICAL ARR, C1.7 HRC
 579-8868 LIGHTS, LED
 579-8870 LIGHTS, LED, REAR
 579-8876 MONITOR NEXT GEN, CAMERA READY
 579-8892 CAMERA, REAR VIEW
 584-3653 LINES, STICK
 584-4306 LINKAGE BUCKET W/LIFTING EYE
 584-4311 CONTROL, QC, 3 LINE
 586-0416 LINES, QC, LNG STK, 3 LINE
 595-7021 INSTRUCTIONS, ANSI
 595-9905 HYDRAULIC OIL
 596-7646 STICK, LONG, 1- AUX, ANGLE BLD
 597-0755 BLADE, ANGLE, BOCE
 611-2416 ENGINE, EPA TIER 4 FINAL

INCLUDES:

LANE 2 - AVAILABLE FROM ATHENS FACTORY

LANE 3 - AVAILABLE FROM ATHENS FACTORY

NOTE: NOTE: Fixed EOC Cab/Angle Blade Configuration

639-4462	INTEGRATED RADIO V2	\$539.60
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REF #	DESCRIPTION	LIST PRICE
575-0492	THUMB,HYD + COUPLER,PG,HYD, 5T	\$7,274.26
464-9911	BUCKET-HD, 24", 4.6 FT3, 5T	\$1,622.77
282-2785	PINS, BUCKET, 45MM	\$109.90
628-8009	PRODUCT LINK, CELLULAR PL243	\$0.00
	TOTAL LIST PRICE	\$121,328.83
	TOTAL CORPORATE DISCOUNT (33.8% OF LIST)	(\$41,009.15)
	TOTAL CONFIGURED PRICE	\$80,319.69
0P-2266	SHIPPING/STORAGE PROTECTION	\$271.29
0P-4299	PACKING, LAST MILE PROGRAM	\$0.00
421-8926	SERIALIZED TECHNICAL MEDIA KIT	\$0.00
	TOTAL NET ITEMS	\$271.29
	PARTS KIT ONLY FREE CVA - 1000 HR / 500 HOUR INTERVALS	\$0.00
	30" Flat Bottom Raveling Sand Bucket	\$4,760.00
464-9909	BUCKET-HD, 18", 3.1 FT3, 5T	\$964.82
282-2785	PINS, BUCKET, 45MM	\$291.02
453-8571	RIPPER, 27", MHE 5-6T	\$727.84
612-9616	COMPACTOR PLATE, CVP16	\$4,361.35
611-9566	LINES, CVP16-28, MHE 2-9T	\$445.55
611-9623	BLADE, BACKFILL, CVP16	\$252.36
569-5414	BRACKET, MHE 5T-6T 45MM, SM-LG	\$321.51
532-9206	HAMMER, B6S	\$6,633.99
443-7285	BRACKET, 1/4YD PL, LG	\$494.73
532-9089	LINES, B6 HAMMER, 5T-9T	\$178.22
618-0055	BUCKET-DCT, 47", 7.2 FT3, 5T	\$6,742.31
	TOTAL POST FACTORY ITEMS	\$26,173.68
	TOTAL MACHINE SELL PRICE	\$106,764.65

<u>SELL PRICE</u>	<u>\$106,764.65</u>
BALANCE	\$106,764.65

Free Parts only (no fluids) CVA kit included with the machine for first 1,000 hours at 500 hour intervals

ZIEGLER PROGRAM

- Ziegler Inc will guarantee a buyback at a value of \$50,000.00
- Buyback must occur at 5 years and the machine must have no more than 500 hours
- Machine will also be equipped with a hydraulic coupler, hydraulic thumb, and a bucket

WARRANTY

Standard Warranty:	2 Year / 2,000 Hour Standard Warranty
CSA	Parts Kit Only FREE CVA - 1000 hr / 500 hour intervals

F.O.B/TERMS: Monticello, MN

Accepted by _____ on _____

Signature



14833 164th Ave
Big Lake, MN 55309
(763) 263-0505

Quote 65115

VALID UNTIL 02/08/2024
SALESPERSON Max Ditty
max.ditty@rtlequipment.com

SHIP TO	BILL TO (#899666)
CITY OF DAYTON PUBLIC WORKS 12260 S. DIAMOND LAKE ROAD Dayton, MN 55327 (763) 427-3224	CITY OF DAYTON PUBLIC WORKS 12260 S. DIAMOND LAKE ROAD Dayton, MN 55327 (763) 427-3224

CUST PO	CONTACT
	Dan Dehn ddehn@cityofdayton.com

SHIP OUT	Will Call	DROP SHIP	No
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#	PART	DESCRIPTION	QTY	RATE	EXT
1	BEHNKE - TBCT2424ET 24' TILT BED TRAILER	(BT) TBCT2416ETXL- 18' + 6', 16K CAPACITY, TOOL BOX, SPARE TIRE AND MOUNT	1.00	14,600.00	14,600.00
2	Filing Fee	(RTL) Filing Fee	1.00	12.00	12.00
3	Title Technology Surcharge	(RTL) TITLE TECHNOLOGY SURCHARGE	1.00	2.25	2.25
4	Transfer Fee	(RTL) Transfer Fee	1.00	10.00	10.00
5	Single Plate Fee	(RTL) Single Plate Fee	1.00	13.50	13.50
6	PSV Fee	(RTL) PSV Fee	1.00	3.50	3.50
7	Trailer Tab Fee	(RTL) Trailer Tab Fee	1.00	145.00	145.00
8	Title Fee	(RTL) Title Fee	1.00	8.25	8.25
9	OTH - DEALER FEE	(RTL) OTH - DEALER FEE	1.00	75.00	75.00
10	TAX	(RTL) MN 6.875% Motor Vehicle Tax (6.875%)	1.00	1,003.75	1,003.75

PAYMENT	DETAILS	DATE	AMT

COMMENTS	SUBTOTAL	14,869.50
	TAXABLE SUBTOTAL	14,600.00
	TAX	1,003.75
	TOTAL	15,873.25
	PAYMENTS	0.00
	BALANCE DUE	15,873.25

ACCEPTANCE: _____ **DATE:** _____

When signed by Customer, this Sales Order creates a binding noncancelable obligation of Customer. Customer shall make payment in full of amounts due hereunder within 15 business days. If Customer fails to make timely payment, RTL may, in its sole discretion, elect to cancel this Sales Order by making written notice of such cancellation to Customer.

T-16DT ZSP (ZIEGLER STANDARD PACKAGE)

Gross Vehicle Weight Rating - 20,980 lbs

CHANGES TO STANDARD FEATURES & ADDED OPTIONS:

1 Std Features - 24" Diamond Plate Approach

1 Std Features - Side Lip Down

18 Decking Type - 2" Nominal Oak

1 Width - 102" OD, 82" ID

1 Stationary Deck - 6' Stationary Deck wood

2 Axles - 8k EZ Lube Torsion

1 Brakes - Electric Brakes

4 Tires - 215/75Rx17.5(H)

4 Wheels - Steel Wheels

1 Jack - 12K Drop Leg

1 Lights - L.E.D.

1 Plug - 7 Pole Rv

1 Hitch/Neck - 3" Pintle Ring

12 Tie Downs - D-Rings 2/SIDE OF STATIONARY, 2 AHEAD AND 2 BEHIND FENDERS/SIDE

1 Option - Tool Box Lid

1 Option - Pallet Fork Holders

DOT Inspection

SELL PRICE PER UNIT / FOB ZIEGLER:	\$17,860.00
FET (Federal Excise Tax):	NA
SELL PRICE w/ FET:	\$17,860.00
MINNESOTA STATE SALES TAX @6.875%:	\$1,227.88
TOTAL DUE (Includes Freight to nearest Ziegler location & DOT Inspection!):	\$19,087.88

IMPORTANT! PRICING DOES NOT INCLUDE!

License Fees, Registration Fees, Title Transfer Fees, Transit Excise Tax, Sales Tax, Federal, State or Local Taxes unless noted!

ITEM:

Approving the Transfer of Monies from Various Funds in Accordance with the Budget, Long-Term Plan, and Other Financial Reporting Requirements

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approving Transfers noted on Resolution 16-2024.

BACKGROUND:

City Staff prepares for the annual audit at the beginning of each fiscal year. During this preparation, there are transfers between funds that need to be made whether they are based on the long-term plan or City policies (i.e. Fund balance policy). These transfers are an annual item that need to be approved by City Council since they were not authorized during the budget process.

Per the long-term plan, the first 75 homes that paid connection fees for stormwater, water, and sewer would go to assist in funding the 2014A and 2015A Bonds for street projects. This will eliminate the need for a tax levy to fund these two bonds. Total transfers to this fund are \$1,011,525.

There are multiple funds that need to be closed in 2023 as they are no longer needed from either previous bond activity or a change in how the fund will operate. The first fund that needs to be closed is Fund 428 (TIF 19 CRG) which has a balance of -\$22,788.52 which that negative balance will be covered by the bond in Fund 379 (2023A CRG TIF Bond). This will consolidate multiple funds so it is easier for accounting. The second fund that needs to be closed is Fund 376 (2015B GO Bond) which has a balance of \$61,551.45. This balance will be moved to Fund 342 (2014A & 2015A NE Utilities) to cover future debt payments in that fund. Fund 376 had an expiring bond which is why it needs to be closed and will make it easier for accounting again.

The General Fund has a fund balance policy that says to maintain at least 40% fund balance at the end of the year. The General Fund had a total net loss of \$736,000 in 2023 when compared to the even budget. This is broken down by revenues being \$238,000 less than budgeted for and expenditures being \$498,000 higher than budgeted. Based on the fund balance policy and the deficit that occurred in 2023, an amount no greater than \$1,250,000 shall be transferred in from the Temp Financing Fund to the General Fund to cover this difference. This is the same fund that has all the surplus from the General Fund over the past few years. The difference between these two numbers is due to the increase in the General Fund Budget from 2023 to 2024 (514,000) to maintain the minimum fund balance of 40%.

CRITICAL ISSUES:

How we budget for items that are not within staff's control needs to be looked at more closely.

RECOMMENDATION:

Staff recommends approving the transfer of monies from various funds in accordance with the Budget, Long-Term Plan, and Other Financial Reporting Requirements

ATTACHMENT(S):

Resolution 16-2024 Transferring of Monies between Funds

Resolution No. 16-2024

Approving the Transfer of Monies from Various Funds in Accordance with the Budget, Long Term Plan, and Other Financial Reporting

WHEREAS, the 2023 General Fund actual expenditures exceeded actual revenues by approximately \$736,030; and

WHEREAS, this resolution is intended to be a summary of all 2023 transfers of monies between funds whether included in the 2023 Budget, the 2023 Long Term Plan, the 2023 Debt Service Budgets, or proper accounting for various projects;

THEREFORE, BE IT RESOLVED THAT the City Council reaffirms the transfers included in the General Fund Budget, Long Term Plan, and Debt Management Study and approves the additional transfers of monies between funds for 2023 as summarized by the following:

As recommended per the City's Long Term Plan and Debt Management Study:

1. A transfer of \$216,300.00 from the Stormwater Fund 415, \$560,700.00 from the Water Fund 601 and \$234,525.00 from the Sewer Fund 602 (connection fees for first 75 homes in 2019) to the 2014/2015A GO Bond Fund 342 to provide resources for principal and interest repayment on this debt service obligation;

As recommended by the Finance Department to clean up funds:

2. A transfer of \$123,857.15 from the Sewer Fund 602 to Sundance Trunk Sewer Fund 479 for the repayment of the 2015 interfund loan of \$850,000 as approved in Council Resolution 51-2015 (Sundance Woods Project).
3. A transfer of \$61,551.45 from the 2015B GO Bond Fund 376 to 2014A & 2015A NE Utilities 342 for the expiration of the bond in Fund 376. This bond is paid off so the excess balance can be transferred to another bond for use on those debt payments.

Allocation of General Fund to provide financing for future capital improvements:

4. A transfer not to exceed \$1,250,000 from the Temporary Financing Fund 409 to the General Fund 101. The actual amount to be transferred shall be the remaining fund balance surplus after all other transfers, less the amount to be retained by the General Fund to comply with the City's General Fund reserve policy;
 - a. General Fund Fund Balance after transfer will be 40.00%, which is the minimum fund balance per the policy.

Adopted on this 9th day of April, 2024, by the City Council of the City of Dayton,
Minnesota.

Motion made by _____ and seconded by _____.

ATTEST:

Dennis Fisher, Mayor

Amy Benting, City Clerk