

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, April 23, 2024
WORKSESSION Intersection Inventory/Analysis- 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 **FOLLOW UP TO CLOSED CITY COUNCIL MEETING ON APRIL 09, 2024**
- 6:35 **APPROVAL OF AGENDA**
- 6:35 **CONSENT AGENDA** *These routine or previously discussed items are enacted with one motion*
- 6:35 A. Approval of Council Meeting Minutes of April 09, 2024
- 6:35 B. Approval of Local Board of Appeals Meeting Minutes of April 09, 2024
- 6:35 C. Approval of Payment of Claims for April 23, 2024
- 6:35 D. Approval of Resolution 18-2024; Final Plat of Sundance Greens 10th Addition
- 6:35 E. Approval of Pay Request 6 for Well Head Treatment
- 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**
- 6:50 **COUNCIL BUSINESS**
- 6:50 **New Business**
- 7:00 F. Approval of Authorizing Preparation of Plans and Specifications for the 2024 Chip and Fog Seal Project
- 7:15 G. Discussion on Ballot Question
- 7:45 H. Discussion on Garage Size and Driveway Aprons
- 8:10 I. Approval of Awarding Construction Contract for the Jordan and Jaeger Ditch Stabilization Project
- 8:10 **PUBLIC HEARING**
- 8:20 J. Resolution 19-2024; Interim Use Permit for an Extended Home Business, Lawn Smart, 17480 117th Avenue N.
- 8:40 K. Resolution 20-2024; Interim Use Permit for an Event Center (Dehn's Pumpkins), 17270 125th Ave.
- 9:00 **CLOSED SESSION**
- 9:00 L. Closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(b) for confidential discussion with legal counsel regarding litigation
- 9:30 **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.

ITEM:

Intersection Inventory (Assessment and Evaluation)

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Authorize the analysis and evaluation of prominent intersections throughout the City

BACKGROUND:

In October 2023, Council authorized data collection and analysis of significant intersections throughout the city. The purpose of the effort was to compile information for use in situations that may involve or impact said intersections, such as:

- CIP preparation (project identification and prioritization).
- Consideration with respect to nearby development applications.
- Potential partnering with other agency projects (example: project with bordering city).
 - The safety analysis proposed aligns with the Hennepin County protocol for project prioritization.
- Submission for funding opportunities.
- Response to resident (user) inquiries.
- Sharing needs with Hennepin County (staff and Commissioner), etc.

The work completed generally comprised of the following efforts:

- Identification and selection of (30) intersections to be included
- Collection of traffic data (vehicle counts) for roadways included in intersections
- Prioritize and screen intersections – select the “top ten” for further analysis
- Collection of traffic data (turning movements) for priority intersections
- Analysis of priority intersections (conditions, operation, safety)
- Provide recommendations for improvements
- Preparation of a report summarizing the findings and recommendations

A summary of the study will be presented at the Council meeting.

RECOMMENDATION:

No action required at this time. It is recommended that the information provided by this study be considered in future discussions regarding the intersection included in the scope.

ATTACHMENT(S):

None

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

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

ABSENT:

ALSO PRESENT: Public Works Superintendent, Marty Farrell; City Engineer, Jason Quisberg; Fire Chief, Gary Hendrickson; Police Chief, Paul Enga; City Administrator/Finance Director, Zach Doud; Assistant City Administrator/City Clerk, Amy Benting

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

CONSENT ITEMS:

- A. Approval of Council Meeting Work Session Minutes of March 26, 2024
- B. Approval of Council Meeting Minutes of March 25, 2024
- C. Approval of Payment of Claims for April 9, 2024
- D. Approval for 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

Fisher had a question regarding item F. He asked if the \$65,000 from Three Rivers Park District covers the entire bridge. Quisberg stated the answer is no. The culvert was purchased under a separate invoice. Quisberg stated it was a very unique pipe, so it was expected to cost significantly more.

Trost also had a question regarding item F. Since this is the second time the City has come in way under the expected price on a project, does the City have any plans to take advantage of this by moving some projects up in priority. Quisberg stated the intent is to pull some of the future year sealcoat projects forward.

For payment of claims, Salonek inquired about the furniture payment of about \$10,000 that was labeled Fire Department. Hendrickson stated that it is for the office space across from his office.

Fashant had a question regarding the amount of money being paid for transcribing the minutes and asked if we look into this. Fisher stated there were a few things that were

interpreted oddly. Doud stated that it is pretty labor intensive for someone who is not present at the meeting to be able to decipher and then type up what happened, and I'll bet that it takes a minimum of four hours. Fashant stated it looked as though they were billing for a couple of different committees. Doud stated that they do all of the Commissions too.

Salonek had a question regarding a grant for playground equipment in Area 21 Park. Farrell explained the way it works.

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

OPEN FORUM:

No one was present for open forum.

STAFF, CONSULTANT AND COUNCIL UPDATES:

Doud stated that the Planning Commission would like to have a Work Session for the Master Plan with the City Council. They have suggested the next Planning Commission meeting, which is May 2, 2024, at 5:00 p.m., since they are not able to attend the next City Council meeting. An alternative can be to hold a Council only Work Session at the next meeting on April 23, 2024.

There was Council consensus to hold the Work Session at 5:00 p.m. on May 2, 2024.

Regarding the Open Meeting Law, Doud stated that in order for a Councilmember or Mayor to participate in a meeting via technology, all of the following conditions must be met: 1) Every member is able to see and hear each other; 2) Members of the public that are present at the regular location are able to see and hear each member; 3) All votes are collected by roll call; and, 4) The location of the member who is not present must be available to the public.

Regarding the Parks Improvement Plan, there was discussion regarding the Parks Commissioners not slowing down the process. Farrell explained that if they were under budget, the alternates would be added in order of the priority that the Parks Commission assigned to them. Additional conversation ensued.

Doud asked if the Council would be interested in having a table at the Open House? There was consensus that the Councilmembers would rather walk around during the Open House.

Doud stated next Wednesday, City Hall will be closed for a couple of hours in order to host the employee breakfast. The City Council is welcome to attend.

Salonek asked if, regarding Area 21 Park, the bids are only for the northern half since that is the only part that the City owns. The answer is yes. Trost stated that bids are only for the north half because we're trying to see if we have enough money for what we think the south half will cover. Salonek stated that he's not sure the south side should be turned into a park or even be accepted as park land, because the land is more valuable to the City in houses.

Benting stated that he had the Recycling Coordinator meeting with Hennepin County. There is a 2040 Zero Waste Plan that has produced some new requirements which include offering curbside organic recycling (up to \$60 per household) and any city over 5,000 in population would need to implement major changes by 2030. There are some massive changes because Dayton is in Hennepin County that we will be required to meet and there is a point system that will be used. Benting suggested that perhaps some communication between the City and County Commissioners should begin. Benting will send out the presentation in email format to the Commissioners.

Benting stated that the Senior Planning position did not produce any applications, so it has been reposted.

Farrell stated that plumbing and electrical work is moving forward with the Wellhead Treatment Plant. The hope is to pour the slab either this week or next. The snow and rain pushed them behind a little bit.

Farrell stated that the Nation Parks Service has confirmed the \$100,000 grant for the water trails. The paperwork is in the process.

Farrell stated that two potential seasonal employees have received an invitation for an interview but have not yet responded. The part-time position that is open has been extended but no one has applied. The hourly rate for the part-time position is \$23.30 per hour.

Hendrickson stated that on April 22, 2024, the Fire Department will be focused on recruitment mainly on the south end of town. About a month later, there will be the physical agility test.

Enga stated that tonight was the first night of Hunter Safety Training. Ten kids from the area registered and the room was full. There will be three more classes and a field day.

Enga stated that the two new officers started on Monday. The first two weeks of training will be use of force, firearms, and policy. It will take about two weeks before they even see the inside of a squad car.

COUNCIL BUSINESS

New Business:

J. Approval of State Aid System Revisions

Quisberg came forward to give a presentation on Municipal State Aid (MSA) and System Revisions (Route Designation Changes), noting cities with populations greater than 5,000 are eligible to receive MSA. The revenue for this program is generated from the State gas tax. Distribution is based on population (50%) and on traffic levels (50%). Once the money gets to the cities, 25% is designated for general maintenance and 75% is designated for construction. A total of 20% of the total city jurisdiction road length can be designated MSA. Quisberg noted Dayton has about 77 miles, of which only 15 miles can be designated MSA. MSA can be used for right-of-way acquisitions. Projects need to remain MSA for the full 20 years after the project is complete in order to avoid the funding payback.

MOTION: Motion was made by Councilmember Henderson, seconded by Councilmember Trost, to approve State Aid System revisions. The motion carries unanimously.

K. Presentation on CSAH 81 & Territorial Road Intersection Improvements

Quisberg stated that this intersection is located in the southwest part of town. The past expectation was that the developer on the adjacent property is responsible for all intersection improvements including design, construction, and funding. Three developments were proposed and all have withdrawn so, eventually, the City decided to own the project. The preliminary design was authorized on November 14, 2023, and the project will advance at a later date. The current estimated project costs total \$1,850,000.

Quisberg stated that no formal action is required at this time. It is not recommended to move forward with the project until a developer comes forward.

Salonek stated that if there are any future discussions, the County should be responsible for the traffic light. Additional conversation ensued.

Action Items:

L. Approval of Purchase Skid Steer Replacement

M. Approval of Purchase Mini Excavator and Trailer Purchase

Farrell came forward and stated that he has bundled Item L and Item M together to make the project work. Farrell stated that he dropped the ball and never managed to get the Skid Steer on the CIP last year. Farrell managed a trade-in and purchase of a Skid Steer for \$32,083. The Mini Excavator and Trailer was budgeted for \$180,000. The combined total for the Skid Steer replacement and Mini Excavator and Trailer purchase came in under budget at \$152,000.

MOTION: Motion was made by Councilmember Trost, seconded by Councilmember Henderson to approve purchase of skid steer replacement and mini excavator with trailer. Motion carries, 4 ayes and 1 nay (Salonek)

N. Resolution 16-2024; Year End Transfers

Doud showed a graphic of the transfers requested for 2023 fiscal year. Doud stated that with regard to revenue, the building permit revenue was \$400,000 under budgeted. Grant dollars received were \$75,000 over budgeted. Interest earnings received were \$75,000 over budgeted. This gives a total revenue of \$240,000 under budget.

Doud stated with regard to expenditures, the Finance Department was over budgeted by \$40,000, due to an unbudgeted position being hired in 2023. The Planning Department was over budget by \$70,000, due to the use of a consultant during the year versus having in-house staff. The Fire Department was over budget by \$100,000, due to repairs and maintenance, unbudgeted study, and fire relief. Public Works was over budget by \$180,000, due to repairs and maintenance, streets, streetlights, moto fuels, and insurance. Contingency was over budget by \$100,000, due to a litigation settlement. The total expenditures was underbudgeted by \$490,000.

Salonek asked if the department heads keep up with where they are regarding the budget. Farrell stated that he checks monthly. Hendrickson concurred.

Doud stated that the departments have been over budget for many years, this just looks worse because the City are also under in anticipated revenue. In the past, it wasn't so glaring because the bottom-line looked better.

Doud stated that he sent an email to all the department heads showing specifics. The line-items are not as important as the overall total. If a department goes over in a line-item, but shaves something from another line-item so as not to go over the total budgeted amount, all will be well. Doud also intends to meet with the department heads monthly so that no one will be caught off guard. Doud also intends to send quarter "battle plans" to the Council.

Additional conversation ensued.

Fisher asked where the departments are currently with regard to their budgets. Doud stated that almost every department is below their budget.

MOTION: Motion was made by Councilmember Salonek, seconded by Councilmember Fashant, to approve Resolution 16-2024; year-end transfers. The motion carries unanimously.

COUNCIL MEETING
APRIL 9, 2024
6:30 P.M.
PAGE 6 OF 6

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

Closed Session:

O. Administrator Review

The City Council is reviewing Zach Doud's performance.

MOTION: Motion was made by Councilmember Salonek, seconded by Councilmember Henderson, to approve holding a closed session. Motion carries unanimously.

ADJOURNMENT

Fisher declared the meeting adjourned at 9:08 p.m.

Respectfully Submitted,

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

Approved: _____

Attest: Amy Benting

Board Member Fisher called the Local Board of Appeals to order at 5:30 p.m.

PRESENT: Board Members Dennis Fisher, David Fashant, Travis Henderson, Scott Salonek, and Matt Trost

ABSENT:

ALSO PRESENT: City Administrator/Finance Director, Zach Doud; Assistant City Administrator/City Clerk, Amy Benting

PRESENTATION BY COUNTY ASSESSORS:

Benting stated the meeting would begin with Wright County.

WRIGHT COUNTY:

Jaimee Jensen, Wright County Assessor, was in attendance and indicated the total assessed value for Wright County (within Dayton) for 2024 is \$10,310,200, which is one-half of a percent less than in 2023. There were no sales.

No one was present for discussion.

ADJOURNMENT

Fisher closed the Wright County portion of the meeting at 5:39 p.m.

HENNEPIN COUNTY:

Fisher opened the Hennepin County portion of the meeting at 5:40 p.m.

Mitchel King, Hennepin County Assessor, stated he is a residential appraiser for the County and a Lead Appraiser for the City of Dayton. He commented on property sales between October of 2022 and September of 2023, noting that Commercial property value is up 13.5%, Industrial property value is up 4.39%, and Apartments remained flat at 0%. Duplexes are up 3.5%, Townhomes are up .9%, Tillable land increased in value from \$8,800 to \$10,000, Pasture and woods increased from \$2,800 to \$3,200, and Wetlands remained flat at \$1,000. The 2024 total market value assessment for Dayton is \$2,359,483,900. New construction for Dayton was \$189,721,200, which is up 4.1%. The gross percentage, which includes new construction, is up by 13.3%.

Mr. King explained that each year, one-fifth of the City is reviewed. This year the southwest portion of the City was reviewed. There are 11 properties that will be read into the record this evening and the owners are all in agreement of the values assigned.

Fisher invited the community members who were present to come forward.

Patrick Brinton of 12161 East French Lake Road came forward and stated that he was appealing the fact that the Assessor wants to change the classification of his property from agriculture homestead to residential homestead. He stated this is the third year in a row that he has had to appeal for the exact same reason.

Benting stated this will be an ongoing problem every year because Hennepin County apparently disagrees with the classification. Rausch, Assessor, explained the State Statute requires at least ten acres in production on the property to be classified as Agriculture.

Additional conversation ensued regarding the amount of property that is being used for intensive farming.

MOTION: Motion was made by Board Member Trost, seconded by Board Member Fashant, to classify 12161 East French Lake Road as Agriculture homestead. The motion carries unanimously.

Mr. King read the following properties into the record:

10-120-22-23-0038 was assessed at \$522,900 and changed to \$475,000.
10-120-22-34-0015 was assessed at \$548,900 and changed to \$505,000.
33-120-22-33-0106 was assessed at \$615,100 and changed to \$600,000.
32-120-22-11-0074 was assessed at \$179,300 and changed to \$125,000.
32-120-22-11-0075 was assessed at \$389,400 and changed to \$283,600.
32-120-22-11-0082 was assessed at \$272,200 and changed to \$223,200.
33-120-22-21-0057 was assessed at \$615,000 and changed to \$566,000.
33-120-22-21-0059 was assessed at \$445,200 and changed to \$391,800.
33-120-22-21-0083 was assessed at \$556,400 and changed to \$513,300.
33-120-22-21-0084 was assessed at \$390,800 and changed to \$352,800.
33-120-22-21-0086 was assessed at \$398,300 and changed to \$359,200.

There was discussion regarding the change-making process.

MOTION: Motion was made by Board Member Henderson, seconded by Board Member Fashant, to accept the above assessed value changes. The motion carries unanimously.

ADJOURNMENT

MOTION: Motion was made by Board Member Trost, seconded by Board Member Henderson, to adjourn the meeting. The motion carries unanimously.

Fisher declared the meeting adjourned at 5:52 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 23, 2024

	Totals
Claims Roster 04-23-2024	\$ 730,360.07
Prepaid 04-09-2024 FB	\$ 2,270.69
Prepaid 04-11-2024 EB	\$ 113,401.73

Total Payments:	\$ 846,032.49
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Payroll 04-09-2024 FD	\$ 11,196.25
Payroll 04-11-2024 Bi-Weekly 08	\$ 87,315.17

Check # sequence to be approved by City Council from meeting date of 04/23/2024:

Checks # 076683-076776

04/17/2024

INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
 EXP CHECK RUN DATES 04/23/2024 - 04/23/2024
 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
	ADAMS PEST CONTROL INC CH; PEST CONTROL-PREVENTION PLUS 101-41810-50223	04/15/2024 CHOYT	04/23/2024	118.70 118.70	118.70	Open	N 04/15/2024
	ALTEC INDUSTRIES PW; OPERATING SUPPLIES-CHAIN SAW HOLDER 101-43100-50210	04/11/2024 CHOYT	04/23/2024	347.04 347.04	347.04	Open	N 04/11/2024
	ASPEN MILLS PD; UNIFORM-NEW EMPLOYEE 101-42120-50217	04/08/2024 CHOYT	04/23/2024	59.34 59.34	59.34	Open	N 04/08/2024
	ASPEN MILLS FD; UNIFORM -LEFEBVRE 101-42260-50217	04/11/2024 CHOYT	04/23/2024	222.94 222.94	222.94	Open	N 04/11/2024
	ASPEN MILLS FD; UNIFORM-ORTEGA 101-42260-50217	04/11/2024 CHOYT	04/23/2024	222.95 222.95	222.95	Open	N 04/11/2024
	BEAUDRY PW; ULS #2 DYED DIESEL B10; 285.80 101-43100-50212	04/16/2024 CHOYT	04/23/2024	938.85 938.85	938.85	Open	N 04/16/2024

BEAUDRY	04/16/2024	04/23/2024	2,898.87	2,898.87	Open	N
PW; UNLEADED 87 -751.00	CHOYT					03/31/2024
101-43100-50212	PW; UNLEADED 87 -751.00		2,898.87			
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BOYER TRUCKS	04/15/2024	04/23/2024	142,041.37	142,041.37	Open	N
PW; TANDEM AXLE DUMP TRUCK	CHOYT					03/31/2024
401-43100-50530	PW; TANDEM AXLE DUMP TRUCK		142,041.37			
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BOYER TRUCKS	04/15/2024	04/23/2024	115,528.89	115,528.89	Open	N
PW; SINGLE AXLE DUMP TRUCK	CHOYT					03/31/2024
401-43100-50530	PW; SINGLE AXLE DUMP TRUCK		115,528.89			
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BRENDAN CURRENT	04/12/2024	04/23/2024	225.39	225.39	Open	N
PD; UNIFORM-CURRENT	CHOYT					04/12/2024
101-42120-50217	PD; UNIFORM-CURRENT		225.39			
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BRYAN ROCK PRODUCTS INC	04/08/2024	04/23/2024	3,224.56	3,224.56	Open	N
PW; OPERATING SUPPLIES	CHOYT					04/08/2024
101-45200-50210	PW; OPERATING SUPPLIES		3,224.56			
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C. VISION PRODUCTION	04/05/2024	04/23/2024	1,900.00	1,900.00	Open	N
DRONE COVERAGE; JAN-APR 2024	CHOYT					04/05/2024
226-41900-50430	DRONE COVERAGE; JAN-APR 2024		1,900.00			
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CAMPBELL KNUTSON P.A.	04/15/2024	04/23/2024	7,206.00	7,206.00	Open	N
LEGAL FEES; MAR 2024	CHOYT					03/31/2024
101-41640-50304	LEGAL FEES-GENERAL; MAR 2024		5,616.00			
411-43100-50304-6165	LEGAL FEES-PROJ 6165 MAR 2024		1,590.00			
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CENTERPOINT ENERGY	04/08/2024	04/23/2024	3,428.71	0.00	Paid	Y
PW/PD FACILITY; 10662228-5	CHOYT					04/08/2024
101-43100-50383	PW FACILITY; 10662228-5		1,714.35			
101-42120-50383	PD FACILITY; 10662228-5		1,714.36			
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CENTERPOINT ENERGY	04/08/2024	04/23/2024	27.13	0.00	Paid	Y
RH WELLHOUSE; 11429952-2 APR 2024	CHOYT					04/08/2024
601-49400-50383	RH WELLHOUSE; 11429952-2 APR 2024		27.13			
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CENTURY COLLEGE	04/15/2024	04/23/2024	575.00	575.00	Open	N
FD; PROFESSIONAL DEVELOPMENT-LUCHT	CHOYT					03/31/2024
101-42260-50208	FD; PROFESSIONAL DEVELOPMENT-LUCHT		575.00			
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CHARTER COMMUNICATIONS	04/08/2024	04/23/2024	15.00	15.00	Open	N
PD; INTERNET-REMOTE FORWARD/APR 2024	CHOYT					04/08/2024
101-42120-50320	PD; INTERNET-REMOTE FORWARD/APR 2024		15.00			
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CHARTER COMMUNICATIONS	04/15/2024	04/23/2024	333.04	333.04	Open	N
CH; INTERNET APR-MAY 2024	CHOYT					03/31/2024
101-41820-50308	CH; INTERNET APR-MAY 2024		199.98			
601-49400-50321	RH WELLHOUSE; INTERNET APR-MAY 2024		89.98			
101-42260-50320	FD 2; INTERNET APR-MAY 2024		43.08			
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CINTAS	04/08/2024	04/23/2024	136.32	136.32	Open	N
PW; UNIFORMS	CHOYT					04/08/2024
101-43100-50217	PW; UNIFORMS		136.32			
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CINTAS	04/12/2024	04/23/2024	136.32	136.32	Open	N
PW; UNIFORMS	CHOYT					04/12/2024
101-43100-50217	PW; UNIFORMS		136.32			
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CIRCLE K STORES INC.	04/05/2024	04/23/2024	11.00	11.00	Open	N
PD; CAR WASH; MAR 2024	CHOYT					04/05/2024
101-42120-50220	PD; CAR WASH; MAR 2024		11.00			
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CITY OF ANOKA	04/15/2024	04/23/2024	77.15	77.15	Open	N
22-396030-00 BALSAM LANE PED; MAR 2024	CHOYT					03/31/2024

101-43100-50230	22-396030-00 BALSAM LANE PED; MAR 2024			77.15				
CITY OF ANOKA		04/15/2024	04/23/2024	116.11	116.11	Open	N	
22-393200-01 CENTRAL PARK; MAR 2024	CHOYT							03/31/2024
101-45200-50381	22-393200-01 CENTRAL PARK; MAR 2024			116.11				
CITY OF ANOKA		04/15/2024	04/23/2024	23.50	23.50	Open	N	
22-393400-00 SDLR SIREN; MAR 2024	CHOYT							03/31/2024
101-42130-50381	22-393400-00 SDLR SIREN; MAR 2024			23.50				
CITY OF ANOKA		04/15/2024	04/23/2024	770.79	770.79	Open	N	
22-396000-01 CH; MAR 2024	CHOYT							03/31/2024
101-41810-50381	22-396000-01 CH; MAR 2024			770.79				
CITY OF ANOKA		04/15/2024	04/23/2024	490.50	0.00	Paid	Y	
22-990002-01 STREET LIGHTS; MAR 2024	CHOYT							03/31/2024
101-43100-50230	22-990002-01 STREET LIGHTS; MAR 2024			490.50				
CITY OF MAPLE GROVE		04/09/2024	04/23/2024	53,982.00	53,982.00	Open	N	
WAC FEES; 1ST QTR 2024	CHOYT							04/09/2024
601-00000-20805	WAC FEES; 1ST QTR 2024			53,982.00				
CORE & MAIN		04/05/2024	04/23/2024	4,886.53	4,886.53	Open	N	
PW; METERS	CHOYT							04/05/2024
601-49400-50259	PW; METERS			4,886.53				
CORE & MAIN		04/05/2024	04/23/2024	798.00	798.00	Open	N	
PW; METERS	CHOYT							04/05/2024
601-49400-50259	PW; METERS			798.00				
CORNERSTONE		04/03/2024	04/23/2024	59.85	59.85	Open	N	
FD; REPAIR/MAINT	CHOYT							04/03/2024
101-42260-50220	FD; REPAIR/MAINT			59.85				

CORNERSTONE	04/08/2024	04/23/2024	1,590.28	1,590.28	Open	N
PD; REPAIR/MAINT-2021 DODGE DURANGO #210 CHOYT						04/08/2024
101-42120-50220	PD; REPAIR/MAINT-2021 DODGE DURANGO		1,590.28			
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COUNTRY SIDE SERVICES OF	04/11/2024	04/23/2024	1,915.48	1,915.48	Open	N
PW; REPAIR/MAINT-CUTTING EDGE KIT	CHOYT					04/11/2024
101-43100-50220	PW; REPAIR/MAINT-CUTTING EDGE KIT		1,915.48			
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CROW RIVER FARM EQUIPMENT	04/15/2024	04/23/2024	484.29	484.29	Open	N
PW; REPAIR/MAINT	CHOYT					04/15/2024
101-43100-50220	PW; REPAIR/MAINT		484.29			
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DAN DEHN	04/09/2024	04/23/2024	242.24	242.24	Open	N
PW; UNIFORM REIMBURSEMENT-DEHN	CHOYT					04/09/2024
101-43100-50217	PW; UNIFORM-DEHN		242.24			
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DEARBORN NATIONAL	04/17/2024	04/23/2024	348.52	348.52	Open	N
LIFE INSURANCE- MAY 2024	CHOYT					03/31/2024
101-00000-21780	LIFE INSURANCE- MAY 2024		348.52			
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DENA BRUNETTE	04/05/2024	04/23/2024	109.88	109.88	Open	N
MILEAGE; JAN-MAR 2024	CHOYT					04/05/2024
101-41500-50331	MILEAGE; JAN-MAR 2024		109.88			
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DOG WASTE DEPOT	04/15/2024	04/23/2024	299.98	299.98	Open	N
PARKS; OPERATING SUPPLIES	CHOYT					03/31/2024
101-45200-50210	PARKS; OPERATING SUPPLIES		299.98			
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DR HORTON	04/11/2024	04/23/2024	3,000.00	3,000.00	Open	N
14645 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT						04/11/2024
420-00000-22100	14645 EMPIRE CT N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/11/2024	04/23/2024	3,000.00	3,000.00	Open	N
14635 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT						04/11/2024
420-00000-22100	14635 EMPIRE CT N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/11/2024	04/23/2024	3,000.00	3,000.00	Open	N
14615 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT						04/11/2024
420-00000-22100	14615 EMPIRE CT N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/11/2024	04/23/2024	3,000.00	3,000.00	Open	N
14605 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT						04/11/2024
420-00000-22100	14605 EMPIRE CT N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14484 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT						04/12/2024
420-00000-22100	14484 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14494 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT						04/12/2024
420-00000-22100	14494 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14474 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT						04/12/2024
420-00000-22100	14474 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14454 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT						04/12/2024
420-00000-22100	14454 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14464 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT						04/12/2024
420-00000-22100	14464 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00			
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DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N

14444 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14444 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14214 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14214 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14204 EMPIRE LA N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14204 EMPIRE LA N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14146 FERNBROOK CIR N LANDSCAPE ESCROW CHOYT							04/12/2024
420-00000-22100	14146 FERNBROOK CIR N LANDSCAPE ESCROW R		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
14136 FERNBROOK CIR N LANDSCAPE ESCROW CHOYT							04/12/2024
420-00000-22100	14136 FERNBROOK CIR N LANDSCAPE ESCROW R		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
13915 146TH AVE N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	13915 146TH AVE N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
13916 146TH AVE N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	13916 146TH AVE N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
13905 146TH AVE N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	13905 146TH AVE N LANDSCAPE ESCROW RELEA		3,000.00				
DR HORTON		04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N
13926 146TH AVE N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024

420-00000-22100	13926 146TH AVE N LANDSCAPE ESCROW RELEA	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
13914 144TH AVE N LANDSCAPE ESCROW RELI CHOYT							04/12/2024
420-00000-22100	13914 144TH AVE N LANDSCAPE ESCROW RELE	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
13904 144TH AVE N LANDSCAPE ESCROW RELI CHOYT							04/12/2024
420-00000-22100	13904 144TH AVE N LANDSCAPE ESCROW RELE	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
13903 144TH AVE N LANDSCAPE ESCROW RELI CHOYT							04/12/2024
420-00000-22100	13903 144TH AVE N LANDSCAPE ESCROW RELE	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
13913 144TH AVE N LANDSCAPE ESCROW RELI CHOYT							04/12/2024
420-00000-22100	13913 144TH AVE N LANDSCAPE ESCROW RELE	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
14642 DALLAS LA N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14642 DALLAS LA N LANDSCAPE ESCROW RELEA	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
14653 DALLAS LA N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14653 DALLAS LA N LANDSCAPE ESCROW RELEA	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
14625 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14625 EMPIRE CT N LANDSCAPE ESCROW RELEA	3,000.00					
DR HORTON	04/12/2024	04/23/2024	3,000.00	3,000.00	Open	N	
14655 EMPIRE CT N LANDSCAPE ESCROW RELEA CHOYT							04/12/2024
420-00000-22100	14655 EMPIRE CT N LANDSCAPE ESCROW RELEA	3,000.00					

EARL F ANDERSON INC	04/12/2024	04/23/2024	1,221.25	1,221.25	Open	N
PW; STREET SIGNS-CHANNEL POST	CHOYT					03/31/2024
101-43100-50224	PW; STREET SIGNS-CHANNEL POST		1,221.25			
EHRLERS & ASSOCIATES, INC	04/15/2024	04/23/2024	570.00	570.00	Open	N
AD; PROFESSIONAL SRVS-TIF PAYGO 2024	CHOYT					03/31/2024
101-41500-50300	AD; PROFESSIONAL SRVS-TIF PAYGO 2024		570.00			
EHRLERS & ASSOCIATES, INC	04/15/2024	04/23/2024	686.25	686.25	Open	N
AD; PROFESSIONAL SRVS TIF PROJECTIONS DIST	CHOYT					03/31/2024
459-43100-50300	AD; PROFESSIONAL SRVS TIF PROJECTIONS		686.25			
ELITE SANITATION	04/15/2024	04/23/2024	295.50	295.50	Open	N
AC; OPERATING SUPPLIES-EASTER EGG EVENT	CHOYT					03/31/2024
101-41910-50210	AC; OPERATING SUPPLIES-EASTER EGG EVENT		295.50			
ELK RIVER MUNICIPAL UTILITIES	04/15/2024	04/23/2024	1,474.90	1,474.90	Open	N
ELECTRIC SVC; MAR 2024	CHOYT					03/31/2024
101-43100-50230	PW; ST LGT 3763		393.00			
101-41910-50381	AC; 3831		127.12			
101-42260-50381	FD; 3831		127.13			
602-49400-50381	PW; CSAH 12 LIFT 3914		240.91			
601-49400-50381	PW; WELL #1 6560		533.75			
101-45200-50381	PW; BALL FIELD 10223		52.99			
ELM CREEK WATERSHED	04/03/2024	04/23/2024	3,640.00	0.00	Paid	Y
ESCROW; JAEGER-JORDAN DITCH STABILIZATION	CHOYT					04/03/2024
415-41900-50300	ESCROW; JAEGER-JORDAN DITCH STABILIZATIO		3,640.00			
EMERGENCY AUTOMOTIVE TECHNOLOGIES	04/11/2024	04/23/2024	5,519.83	5,519.83	Open	N
PD; MOTOR VEHICLES-2023 DODGE EQUIPMENT	CHOYT					04/11/2024
401-42120-50580	PD; OTHER EQUIPMENT		5,519.83			

ENTERPRISE FM TRUST	04/08/2024	04/23/2024	4,229.54	4,229.54	Open	N
MOTOR VEHICLES LEASING PROGRAM;APR 2024	CHOYT					04/08/2024
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM;APR 2024		4,229.54			
FEDERATED CO-OPS INC	04/08/2024	04/23/2024	1,208.31	1,208.31	Open	N
PARKS; OPERATING SUPPLIES-WEED CONTROL	CHOYT					04/08/2024
101-45200-50210	PARKS; OPERATING SUPPLIES-WEED		1,208.31			
FEDERATED CO-OPS INC	04/08/2024	04/23/2024	2,648.51	2,648.51	Open	N
PARKS; OPERATING SUPPLIES-WEEDS	CHOYT					04/08/2024
101-45200-50210	PARKS; OPERATING SUPPLIES-WEEDS		2,648.51			
FILTER RECYCLING SERVICES	04/08/2024	04/23/2024	70.00	70.00	Open	N
PW; PROFESSIONAL SRVS-USED FILTERS	CHOYT					04/08/2024
101-43100-50300	PW; PROFESSIONAL SRVS-USED FILTERS		70.00			
FULLY PROMOTED/EMBROIDME	04/05/2024	04/23/2024	60.00	60.00	Open	N
CH; UNIFORM /Z. DOUD	CHOYT					04/05/2024
101-41310-50200	CH; UNIFORM /Z. DOUD		60.00			
GARY HENDRICKSON	04/03/2024	04/23/2024	120.00	120.00	Open	N
FD; MEMBERSHIP-COSTCO	CHOYT					04/03/2024
101-42260-50205	FD; MEMBERSHIP-COSTCO		120.00			
GUIDANCEPOINT TECHNOLOGIES	04/08/2024	04/23/2024	2,794.97	2,794.97	Open	N
CH; OTHER EQUIPMENT-NEW LAPTOP	CHOYT					04/08/2024
101-41820-50580	CH; OTHER EQUIPMENT-LAPTOP		2,794.97			
GUIDANCEPOINT TECHNOLOGIES	04/08/2024	04/23/2024	1,799.98	1,799.98	Open	N
CH; OTHER EQUIPMENT-DISPLAYS	CHOYT					04/08/2024
101-41820-50580	CH; OTHER EQUIPMENT-DISPLAYS		1,799.98			

GUIDANCEPOINT TECHNOLOGIES	04/08/2024	04/23/2024	2,944.97	2,944.97	Open	N
CH; OTHER EQUIPMENT-LAPTOP/HARDWARE	CHOYT					04/08/2024
101-41820-50580	CH; OTHER EQUIPMENT-LAPTOP/HARDWARE		2,944.97			
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GUIDANCEPOINT TECHNOLOGIES	04/08/2024	04/23/2024	2,994.95	2,994.95	Open	N
PD; OTHER EQUIPMENT-COMPUTERS	CHOYT					04/08/2024
401-42120-50580	PD; OTHER EQUIPMENT-COMPUTERS		2,994.95			
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HAWKINS, INC	04/16/2024	04/23/2024	40.00	40.00	Open	N
PW; CHEMICALS	CHOYT					03/31/2024
601-49400-50216	PW; CHEMICALS		40.00			
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HENNEPIN COUNTY	04/08/2024	04/23/2024	2,153.57	2,153.57	Open	N
PD; RADIO LEASE-MARCH 2024	CHOYT					04/08/2024
101-42120-50320	PD; RADIO LEASE-MARCH 2024		2,153.57			
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HENNEPIN COUNTY	04/11/2024	04/23/2024	3,576.13	3,576.13	Open	N
FD; RADIO LEASE- MAR 2024	CHOYT					04/11/2024
101-42260-50320	FD; RADIO LEASE- MAR 2024		3,576.13			
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HENNEPIN COUNTY HUMAN SERVICES & PH	04/17/2024	04/23/2024	3,029.50	3,029.50	Open	N
EMBEDDED SOCIAL WORKER; JAN-MAR 2024	CHOYT					03/31/2024
101-42120-50300	EMBEDDED SOCIAL WORKER; JAN-MAR 2024		3,029.50			
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INNOVATIVE OFFICE SOLUTIONS	04/05/2024	04/23/2024	227.94	227.94	Open	N
PD/PW; SUPPLIES	CHOYT					04/05/2024
101-42120-50200	PD; SUPPLIES		113.97			
101-43100-50210	PW; SUPPLIES		113.97			
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INVOICE CLOUD	02/07/2024	02/07/2024	682.95	0.00	Paid	Y
FEB 2023 FEES	DBRUNETTE					02/07/2024
101-41500-50309	EDP, Software Svc		50.00			
101-41660-50309	EDP, Software Svc		38.25			

601-49400-50309	EDP, Software Svc			297.35				
602-49400-50309	EDP, Software Svc			297.35				
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INVOICE CLOUD		03/08/2024	03/08/2024	1,214.25	0.00	Paid	Y	
MARCH 2024; FEES		DBRUNETTE						03/08/2024
101-41500-50309	EDP, Software Svc			50.00				
101-41660-50309	EDP, Software Svc			38.25				
601-49400-50309	EDP, Software Svc			563.00				
602-49400-50309	EDP, Software Svc			563.00				
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JASON PAULSON BAND		04/15/2024	04/23/2024	1,500.00	1,500.00	Open	N	
AC; CONCERT IN THE PARK 6/28/24		CHOYT						03/31/2024
101-41910-50210	AC; CONCERT IN THE PARK 6/28/24			1,500.00				
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KWIK TRIP INC		04/11/2024	04/23/2024	199.18	199.18	Open	N	
PD; 514204/ CARWASH-MOTOR FUELS		CHOYT						04/11/2024
101-42120-50220	PD; 514204/ CARWASH			73.21				
101-42120-50212	PD; 514204/ MOTOR FUELS			125.97				
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LANDFORM PROFESSIONAL SVCS, LLC		04/15/2024	04/23/2024	7,260.00	7,260.00	Open	N	
PLANNING; MTG CITY MEETINGS MAR 2024		CHOYT						03/31/2024
101-41710-50300	PLANNING; MTG CITY MEETINGS			7,260.00				
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LANDFORM PROFESSIONAL SVCS, LLC		04/15/2024	04/23/2024	2,062.50	2,062.50	Open	N	
PLANNING SERVICES; MAR 2024		CHOYT						03/31/2024
101-41710-50300	PLANNING; CITY BUSINESS MAR 2024			990.00				
411-43100-50303-6165	PLANNING FEES; PROJ 6165 MAR 2024			577.50				
411-43100-50303-6147	PLANNING FEES; PROJ 6147 MAR 2024			495.00				
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LEAGUE OF MINNESOTA CITIES		04/12/2024	04/23/2024	157.00	157.00	Open	N	
ADOBE ACROBAT PRO DC-ANNUAL		CHOYT						03/31/2024
101-41500-50309	ADOBE ACROBAT PRO DC-ANNUAL			157.00				
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LEAGUE OF MN CITIES-INSURANCE	04/15/2024	04/23/2024	21,692.00	21,692.00	Open	N
WORKERS' COMPENSATION AGREEMENT 1/1/202	CHOYT					03/31/2024
101-41110-50361	GENERAL & WKR COMP INS		8.04			
101-41310-50361	GENERAL & WKR COMP INS		100.97			
101-41420-50361	GENERAL & WKR COMP INS		201.94			
101-41500-50361	GENERAL & WKR COMP INS		100.97			
101-41710-50361	GENERAL & WKR COMP INS		1,177.59			
101-41910-50361	GENERAL & WKR COMP INS		91.25			
101-42120-50361	GENERAL & WKR COMP INS		10,587.42			
101-42130-50361	GENERAL & WKR COMP INS		10.93			
101-42260-50361	GENERAL & WKR COMP INS		2,875.73			
101-43100-50361	GENERAL & WKR COMP INS		5,464.13			
101-45200-50361	GENERAL & WKR COMP INS		790.63			
601-49400-50361	GENERAL & WKR COMP INS		141.20			
602-49400-50361	GENERAL & WKR COMP INS		141.20			
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LEIGHTRONIX, INC.	04/15/2024	04/23/2024	4,776.00	0.00	Paid	Y
ANNUAL VIEBIT STREAMING SVC; 2024	CHOYT					03/31/2024
226-41900-50430	ANNUAL VIEBIT STREAMING SVC; 2024		4,776.00			
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LEXIS NEXIS	04/05/2024	04/23/2024	200.00	200.00	Open	N
PD; CONTRACT SERVICES-MAR 2024	CHOYT					04/05/2024
101-42120-50308	PD; CONTRACT SERVICES-MAR 2024		200.00			
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LYNDE & MCLEOD INC	04/05/2024	04/23/2024	408.40	408.40	Open	N
YARD WASTE SITE RENTAL; MAY 2024	CHOYT					04/05/2024
101-41650-50387	YARD WASTE SITE RENTAL; MAY 2024		408.40			
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MAGNEY CONSTRUCTION INC	04/17/2024	04/23/2024	75,375.85	75,375.85	Open	N
PAY APP 6; WELL HEAD TREATMENT 4 & 5	CHOYT					03/31/2024
601-00000-16500	PAY APP 6; WELL HEAD TREATMENT 4 & 5		75,375.85			
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MENARDS - MAPLE GROVE	04/03/2024	04/23/2024	96.88	96.88	Open	N

PW; OPERATING SUPPLIES	CHOYT						04/03/2024
601-49400-50210	PW; OPERATING SUPPLIES			96.88			
MENARDS - MAPLE GROVE	04/08/2024	04/23/2024	90.93	90.93	Open	N	
PW; REPAIR/MAINT	CHOYT						04/08/2024
101-43100-50220	PW; REPAIR/MAINT			90.93			
MENARDS - MAPLE GROVE	04/08/2024	04/23/2024	136.38	136.38	Open	N	
PW; SUPPLIES	CHOYT						04/08/2024
101-43100-50210	PW; SUPPLIES			136.38			
MENARDS - MAPLE GROVE	04/08/2024	04/23/2024	481.56	481.56	Open	N	
PARKS; SUPPLIES	CHOYT						04/08/2024
101-45200-50210	PARKS; SUPPLIES			481.56			
MENARDS - MAPLE GROVE	04/15/2024	04/23/2024	1,845.64	1,845.64	Open	N	
PW; BUILDINGS AND STRUCTURES	CHOYT						03/31/2024
101-43100-50520	PW; BUILDINGS AND STRUCTURES			1,845.64			
MENARDS - MAPLE GROVE	04/17/2024	04/23/2024	318.58	318.58	Open	N	
PW; SUPPLIES	CHOYT						04/17/2024
101-43100-50210	PW; SUPPLIES			318.58			
METROPOLITAN COUNCIL	04/05/2024	04/23/2024	29,521.80	0.00	Paid	Y	
SAC FEE; MARCH 2024	CHOYT						04/05/2024
602-00000-20801	SAC FEE; MARCH 2024			29,521.80			
MICHELLE CLAWSON	04/08/2024	04/23/2024	1,600.00	1,600.00	Open	N	
DAC RENTAL DEPOSIT RELEASE;EVENT 8/17/24	CHOYT						04/08/2024
101-00000-21716	DAC RENTAL DEPOSIT RELEASE;EVENT 8/17/24			1,600.00			
MINNESOTA EQUIPMENT	04/08/2024	04/23/2024	975.80	0.00	Paid	Y	
PW; HEAVY MACHINERY-96"MOWER EXHAUST PI	CHOYT						04/08/2024

401-45200-50540	PW; HEAVY MACHINERY-96"MOWER			975.80				
MINNESOTA EQUIPMENT	04/08/2024	04/23/2024	44,790.99	0.00	Paid	Y		
PW; 96" MOWER TORO 72098 Z MASTER 7500D	CHOYT						04/08/2024	
401-45200-50540	PW; 96" MOWER TORO 72098 Z MASTER 7500D		44,790.99					
MINUTEMAN PRESS	04/15/2024	04/23/2024	374.50	374.50	Open	N		
CH; ENVELOPES-SECURITY WINDOW	CHOYT						03/31/2024	
101-41810-50200	CH; ENVELOPES-SECURITY WINDOW		374.50					
MN DEPT OF LABOR & INDUSTRY	04/11/2024	04/23/2024	11,036.97	11,036.97	Open	N		
BLDG PERMIT SURCHARGE;JAN-MAR 2024	CHOYT						04/11/2024	
101-00000-22020	BLDG PERMIT SURCHARGE;JAN-MAR 2024		11,036.97					
NAPA AUTO PARTS	04/08/2024	04/23/2024	58.47	58.47	Open	N		
PW; OPERATING SUPPLIES	CHOYT						04/08/2024	
101-43100-50210	PW; OPERATING SUPPLIES		58.47					
NAPA AUTO PARTS	04/08/2024	04/23/2024	57.96	57.96	Open	N		
PW; OPERATING SUPPLIES	CHOYT						04/08/2024	
101-45200-50210	PW; OPERATING SUPPLIES		57.96					
NAPA AUTO PARTS	04/08/2024	04/23/2024	(28.96)	(28.96)	Open	N		
PW; REPAIR/MAINT-AIR FILTER	CHOYT						04/08/2024	
101-43100-50220	PW; REPAIR/MAINT-AIR FILTER		(28.96)					
NAPA AUTO PARTS	04/15/2024	04/23/2024	41.36	41.36	Open	N		
FD; REPAIR/MAINT- CAR WASH	CHOYT						04/15/2024	
101-42260-50220	FD; REPAIR/MAINT- CAR WASH		41.36					
NAPA AUTO PARTS	04/15/2024	04/23/2024	(18.00)	(18.00)	Open	N		
FD; REPAIR/MAINT-CORE DEPOSIT	CHOYT						03/31/2024	
101-42260-50220	FD; REPAIR/MAINT-CORE DEPOSIT		(18.00)					

NAPA AUTO PARTS	04/15/2024	04/23/2024	122.17	122.17	Open	N
FD; REPAIR/MAINT-CORE DEPOSIT	CHOYT					03/31/2024
101-42260-50220	FD; REPAIR/MAINT-CORE DEPOSIT		122.17			
<hr/>						
NORTHERN TOOL & EQUIPMENT	04/17/2024	04/23/2024	134.83	134.83	Open	N
PW; SUPPLIES-TOOL BOX	CHOYT					03/31/2024
101-43100-50210	PW; SUPPLIES-TOOL BOX		134.83			
<hr/>						
PAYMENTECH	02/02/2024	02/02/2024	749.75	0.00	Paid	Y
FEB 2023 FEES	DBRUNETTE					02/02/2024
101-41500-50309	FEB 2023 FEES		749.75			
<hr/>						
POSITIVE PROMOTIONS, INC	04/16/2024	04/23/2024	1,859.40	1,859.40	Open	N
PD; CRIME PREVENTION SUPPLIES	CHOYT					03/31/2024
101-42120-50395	PD; CRIME PREVENTION SUPPLIES		1,859.40			
<hr/>						
REPUBLIC SERVICES, INC.	04/08/2024	04/23/2024	16,909.34	0.00	Paid	Y
CITY RECYCLING- MAR 2024	CHOYT					04/08/2024
101-41650-50386	CITY RECYCLING- MAR 2024		16,909.34			
<hr/>						
REPUBLIC SERVICES, INC.	04/08/2024	04/23/2024	185.57	0.00	Paid	Y
PW; REFUSE/GARBAGE DISPOSAL-16471 S DIAM	CHOYT					04/08/2024
101-43100-50384	PW; REFUSE/GARBAGE DISPOSAL-16471		185.57			
<hr/>						
REPUBLIC SERVICES, INC.	04/08/2024	04/23/2024	409.67	0.00	Paid	Y
PW/PD; WASTE/SHREDDING- APR 2024	CHOYT					04/08/2024
101-43100-50384	PW; WASTE/SHREDDING- APR 2024		204.83			
101-42120-50384	PD; WASTE/SHREDDING- APR 2024		204.84			
<hr/>						
REPUBLIC SERVICES, INC.	04/08/2024	04/23/2024	409.67	0.00	Paid	Y
CH; WASTE/SHREDDING- MAR 2024	CHOYT					04/08/2024
101-41810-50384	CH; WASTE/SHREDDING- MAR 2024		409.67			
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REPUBLIC SERVICES, INC.	04/08/2024	04/23/2024	167.70	0.00	Paid	Y
AC;WASTE- MAR 2024	CHOYT					04/08/2024
101-41910-50384	AC;WASTE- MAR 2024		167.70			
<hr/>						
ROGERS PRINTING	04/15/2024	04/23/2024	105.00	105.00	Open	N
PD; SUPPLIES-PARKING PERMIT	CHOYT					03/31/2024
101-42120-50200	PD; SUPPLIES-PARKING PERMIT		105.00			
<hr/>						
RPM GRAPHICS, INC	04/05/2024	04/23/2024	384.00	384.00	Open	N
PW; OPERATING SUPPLIES-OPEN HOUSE SIGN	CHOYT					04/05/2024
101-41910-50210	PW; OPERATING SUPPLIES-OPEN HOUSE SIGN		384.00			
<hr/>						
RPM GRAPHICS, INC	04/05/2024	04/23/2024	60.00	60.00	Open	N
PW; ADHESIVE BACKED-DAYTON CITY LOGO	CHOYT					04/05/2024
101-43100-50210	PW; ADHESIVE BACKED-DAYTON CITY LOGO		60.00			
<hr/>						
RPM GRAPHICS, INC	04/11/2024	04/23/2024	1,032.00	1,032.00	Open	N
FD; RECRUITMENT AND RETENTION-SIGNS	CHOYT					04/11/2024
101-42260-50207	FD; RECRUITMENT AND RETENTION-SIGNS		1,032.00			
<hr/>						
TASC	04/17/2024	04/23/2024	20.59	20.59	Open	N
COBRA ADMIN FEE; JUN 2024	CHOYT					03/31/2024
101-41810-50205	COBRA ADMIN FEE; JUN 2024		20.59			
<hr/>						
TERMINAL SUPPLY	04/08/2024	04/23/2024	667.74	667.74	Open	N
PW; OPERATING SUPPLIES-PLOW BOLTS	CHOYT					04/08/2024
101-43100-50210	PW; OPERATING SUPPLIES-BOLTS		667.74			
<hr/>						
TERMINAL SUPPLY	04/15/2024	04/23/2024	1,851.35	1,851.35	Open	N
PW; OPERATING SUPPLIES-HEX	CHOYT					03/31/2024
101-43100-50210	PW; OPERATING SUPPLIES-HEX		1,851.35			
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TIMESAVER OFF SITE SECRETARIAL. INC	04/16/2024	04/23/2024	650.00	650.00	Open	N
MINUTES; CC 3/26, PC 4/2	CHOYT					03/31/2024
101-41420-50300	MINUTES; CC 3/26, PC 4/2		650.00			
<hr/>						
TOTAL CONTROL SYSTEMS, INC	04/08/2024	04/23/2024	450.00	450.00	Open	N
PW; WELL #1 & 4 CRADLEPOINT JAN-MAR 2024	CHOYT					04/08/2024
601-49400-50321	PW; WELL #1 & 4 CRADLEPOINT JAN-MAR 2024		450.00			
<hr/>						
UNUM LIFE INSURANCE COMPANY	04/17/2024	04/23/2024	2,061.60	2,061.60	Open	N
MAY 2024/0471540-001	CHOYT					03/31/2024
101-00000-21705	MAY 2024/0471540-001		2,061.60			
<hr/>						
VEIT & COMPANY INC.	04/15/2024	04/23/2024	165.00	165.00	Open	N
PW; RENTALS (GENERAL)-APRIL 2024	CHOYT					04/15/2024
101-43100-50410	PW; RENTALS (GENERAL)-APRIL 2024		165.00			
<hr/>						
VEIT & COMPANY INC.	04/17/2024	04/23/2024	493.00	493.00	Open	N
PW; RENTALS (GENERAL) FINAL PULL	CHOYT					03/31/2024
101-43100-50410	PW; RENTALS (GENERAL) FINAL PULL		493.00			
<hr/>						
VISA-CH	04/11/2024	04/23/2024	1,720.48	0.00	Paid	Y
5198; VISA CH-MAR 2024	CHOYT					03/31/2024
101-41500-50205	CH; ZOOM		43.41			
101-41820-50308	CH; MICROSOFT		708.50			
101-41810-50321	CH; FAX-DOCUMO		202.43			
101-41410-50210	ELECTIONS; OPERATING SUPPLIES		144.08			
101-41810-50200	CH; SUPPLIES-LG WATER FILTER		81.70			
101-41420-50208	AD; PROFESSIONAL DEVELOPMENT-CLERK CONF.		344.64			
101-43100-50205	PW; SUBSCRIPTIONS/MEMBERSHP-FUEL CLOUD		122.50			
101-41110-50210	AD; OPERATING SUPPLIES-COUNCIL MEETING		73.22			
<hr/>						
VISA-CH	04/11/2024	04/23/2024	134.31	0.00	Paid	Y
5321; VISA CH-MAR 2024	CHOYT					03/31/2024

101-41500-50205	AD; SUBSCRIPTIONS/MEMBERSHP			70.00				
101-41310-50200	AD; SUPPLIES			64.31				
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VISA-FD2		04/12/2024	04/23/2024	5,570.93	0.00	Paid	Y	
5396 VISA FD; MARCH 2024	CHOYT							03/31/2024
101-42260-50220	FD; YOUNGSTEDTS MONTHLY			39.24				
401-42260-50580	FD; POLARIS PROTECTION PLAN			2,829.33				
101-42260-50208	FD; PROFESSIONAL DEVELOPMENT-MENARDS			2,148.78				
101-42260-50217	FD; UNIFORM-RPM GRAPHICS			259.14				
101-42260-50200	FD; SUPPLIES-AMAZON			248.91				
101-42260-50207	FD; RECRUITMENT AND RETENTION-GRADUATION			45.53				
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VISA-PD		04/11/2024	04/23/2024	1,899.42	0.00	Paid	Y	
5081 VISA PD; MARCH 2024	CHOYT							03/31/2024
101-42120-50217	PD; UNIFORM-MURPHY			534.60				
101-42120-50200	PD; SUPPLIES-AMAZON			272.36				
101-42120-50208	PD;PROFESSIONAL DEVELOPMENT-BCA			165.00				
101-42120-50395	PD; CRIME PREVENTION SUPPLIES			585.95				
101-42120-50205	PD; SUBSCRIPTIONS/MEMBERSHP			226.94				
101-42120-50322	PD; POSTAGE-UPS			39.41				
101-42120-50331	PD; LODGING/MEALS/MILEAGE-RECRUITMENT			75.16				
<hr/>								
VISA-PW		04/12/2024	04/23/2024	3,403.74	0.00	Paid	Y	
7665 VISA PW; MARCH 2024	CHOYT							03/31/2024
101-45200-50220	PW; REPAIR/MAINT-PREFERRED			309.00				
601-49400-50208	PW; PROFESSIONAL DEVELOPMENT			14.00				
101-43100-50210	PW; OPERATING SUPPLIES-SAW COMPANY			1,612.19				
101-41910-50210	AC; OPERATING SUPPLIES-			531.55				
101-41910-50208	PW; PROFESSIONAL DEVELOPMENT			350.00				
101-43100-50220	PW; REPAIR/MAINT			412.00				
101-43100-50205	PW; SUBSCRIPTIONS/MEMBERSHP			175.00				
<hr/>								
WHITE CAP, LP		04/12/2024	04/23/2024	9,314.16	9,314.16	Open	N	

PW; STREET MAINT-REPAIR-ROADSAVER 515 MN CHOYT						03/31/2024	
101-43100-50224	PW; STREET MAINT-REPAIR-ROADSAVER 515 MN			9,314.16			
<hr/>							
WHITE CAP, LP		04/17/2024	04/23/2024	166.03	166.03	Open	N
PW;STREET MAINT-REPAIR		CHOYT					03/31/2024
101-43100-50224	PW;STREET MAINT-REPAIR			166.03			
<hr/>							
XCEL ENERGY		04/08/2024	04/23/2024	50.80	0.00	Paid	Y
51-0013433188-8; UNIT SIGNAL; MAR 2024		CHOYT					04/08/2024
101-43100-50230	51-0013433188-8; UNIT SIGNAL; MAR 2024			50.80			
<hr/>							
XCEL ENERGY		04/08/2024	04/23/2024	138.91	0.00	Paid	Y
51-0013433364-2; ST LGT; MAR 2024		CHOYT					04/08/2024
101-43100-50230	51-0013433364-2; ST LGT; MAR 2024			138.91			
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XCEL ENERGY		04/15/2024	04/23/2024	946.01	0.00	Paid	Y
51-6111142-2 ST LGT-MAR 2024		CHOYT					03/31/2024
101-43100-50230	51-6111142-2 ST LGT-MAR 2024			946.01			
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XCEL ENERGY		04/15/2024	04/23/2024	30.92	0.00	Paid	Y
51-5420841-2 ST LGT; MAR 2024		CHOYT					03/31/2024
101-43100-50230	51-5420841-2 ST LGT; MAR 2024			30.92			
<hr/>							
XCEL ENERGY		04/15/2024	04/23/2024	22.98	0.00	Paid	Y
51-6970693-8 SHED; MAR-APR 2024		CHOYT					03/31/2024
101-45200-50381	51-6970693-8 SHED; MAR-APR 2024			22.98			
<hr/>							
XCEL ENERGY		04/15/2024	04/23/2024	25.94	0.00	Paid	Y
51-0014444653-6; 146TH AVE S.LIGHTS MAR-APR 2024		CHOYT					03/31/2024
101-43100-50230	51-0014444653-6; 146TH AVE S.LIGHTS			25.94			
<hr/>							
XCEL ENERGY		04/15/2024	04/23/2024	26.04	0.00	Paid	Y
51-0014444656-9; CHESHIRE CT S.LIGHTS		CHOYT					03/31/2024

101-43100-50230	51-0014444656-9; CHESHIRE CT S.LIGHTS		26.04				
XCEL ENERGY	04/15/2024	04/23/2024	77.43	0.00	Paid	Y	
51-0013433451-8;BROCKTON LGT; MAR-APR 20; CHOYT							03/31/2024
101-43100-50230	51-0013433451-8;BROCKTON LGT; MAR-APR		77.43				
XCEL ENERGY	04/15/2024	04/23/2024	24.36	0.00	Paid	Y	
51-0013985527-8; CHESHIRE LGT; MAR-APR 202 CHOYT							03/31/2024
101-43100-50230	51-0013985527-8; CHESHIRE LGT; MAR-APR		24.36				
XCEL ENERGY	04/15/2024	04/23/2024	23.80	0.00	Paid	Y	
51-0014423188-8;146TH AVE ST LGT MAR-APR 2(CHOYT							04/15/2024
101-43100-50230	51-0014423188-8;146TH AVE ST LGT MAR-APR		23.80				
XCEL ENERGY	04/15/2024	04/23/2024	1,957.36	0.00	Paid	Y	
51-0013565432-4 WELLHOUSE; MAR-APR 2024 CHOYT							03/31/2024
601-49400-50381	51-0013565432-4 WELLHOUSE; MAR-APR		1,957.36				
XCEL ENERGY	04/15/2024	04/23/2024	3,391.40	0.00	Paid	Y	
51-0011857801-8;PD/PW BLDG; MAR-APR CHOYT							03/31/2024
101-42120-50381	51-0011857801-8;PD/PW BLDG; MAR-APR		1,695.70				
101-43100-50381	51-0011857801-8;PD/PW BLDG; MAR-APR		1,695.70				
XCEL ENERGY	04/15/2024	04/23/2024	105.26	0.00	Paid	Y	
51-0011913119-1;LIFT CLOQUET; MAR-APR CHOYT							03/31/2024
602-49400-50381	51-0011913119-1;LIFT CLOQUET; MAR-APR		105.26				
XCEL ENERGY	04/15/2024	04/23/2024	32.03	0.00	Paid	Y	
51-0013211437-0;SDL TRAIL LIFT; MAR-APR CHOYT							03/31/2024
601-49400-50381	51-0013211437-0;SDL TRAIL LIFT; MAR-APR		32.03				
XCEL ENERGY	04/15/2024	04/23/2024	58.37	0.00	Paid	Y	
51-0014473382-9 12000.5 W FRENCH LK CHOYT							03/31/2024

459-43100-50300-2001	51-0014473382-9 12000.5 W FRENCH LK	58.37					
XCEL ENERGY	04/15/2024 04/23/2024	37.53	0.00	Paid	Y		
51-0013923150-3;HOLLY LN; MAR-APR 2024	CHOYT					04/15/2024	
101-43100-50230	51-0013923150-3;HOLLY LN; MAR-APR	37.53					
XCEL ENERGY	04/17/2024 04/23/2024	0.14	0.14	Open	N		
51-0014712973-2; 13160 SIREN MAR-APR 2024	CHOYT					03/31/2024	
101-42130-50381	51-0014712973-2; 13160 SIREN MAR-APR	0.14					
XCEL ENERGY	04/17/2024 04/23/2024	32.84	32.84	Open	N		
51-0014297205-1;U.PASS W/RH PKWY;MAR-APR	CHOYT					04/17/2024	
101-43100-50230	51-0014297205-1;U.PASS W/RH PKWY;MAR-APR	32.84					
ZACH DOUD	04/16/2024 04/23/2024	272.89	272.89	Open	N		
MILEAGE/LUNCH REIMBURSEMENT; DOUD	CHOYT					03/31/2024	
101-41310-50331	MILEAGE REIMBURSEMENT; JAN-MAR 2024	160.13					
409-41900-50200	AD; SUPPLIES- COURT FOR LITIGATION	54.74					
101-41710-50200	AD; SUPPLIES-MEETING	29.14					
101-41310-50200	AD; SUPPLIES-MEETING	16.15					
101-41910-50331	AD; MILEAGE-AC	12.73					
# of Invoices: 159 # Due: 122	Totals:	730,407.03	602,349.18				
# of Credit Memos: 2 # Due: 2	Totals:	(46.96)	(46.96)				
Net of Invoices and Credit Memos:		730,360.07	602,302.22				
--- TOTALS BY FUND ---							
101 - GENERAL FUND		149,516.93	111,907.85				
226 - CABLE		6,676.00	1,900.00				
401 - CAPITAL EQUIPMENT		318,910.70	270,314.58				
409 - TEMPORARY FINANCING		54.74	54.74				
411 - DEVELOPER ESCROWS		2,662.50	2,662.50				

415 - STORMWATER	3,640.00	0.00
420 - LANDSCAPE ESCROWS	78,000.00	78,000.00
459 - 2022 TIF STREET IMPROVEMENTS	744.62	686.25
601 - WATER FUND	139,285.06	136,394.19
602 - SEWER FUND	30,869.52	382.11

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	251,926.74	222,404.94
41110 - Council	81.26	8.04
41310 - Administration	401.56	337.25
41410 - Elections	144.08	0.00
41420 - City Clerk	1,196.58	851.94
41500 - Finance	1,901.01	937.85
41640 - Legal Services	5,616.00	5,616.00
41650 - Recycling Services	17,317.74	408.40
41660 - Inspection Service	76.50	0.00
41710 - Plannning & Economic Dev	9,456.73	9,456.73
41810 - Central Services	1,978.38	1,284.58
41820 - Information Technology	8,448.40	7,739.90
41900 - General Govt	10,370.74	1,954.74
41910 - Activity Center	3,459.85	2,410.60
42120 - Patrol and Investigate	38,407.69	32,893.37
42130 - Emergency Mgmt	34.57	34.57
42260 - Fire Suppression	14,571.27	9,000.34
43100 - Public Works	298,716.66	290,663.91
45200 - Parks	54,979.38	8,880.61
49400 - Utilities	11,274.93	7,418.45

PRESENTER:

Tom Dehn, Sundance Development

ITEM:

Approval of Final Plat of Sundance Greens, Tenth Addition

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Final Plat of Sundance Greens Tenth Addition

BACKGROUND:

The Preliminary Plat for Sundance Greens was approved on March 28, 2018. The Preliminary Plat includes 310 acres with 472 single-family homes, 28 twin-homes, 64 quad-homes, and a 100-unit senior apartment. The Plat is being Finaled in stages.

The Tenth Addition includes one single-family lot, and one Outlot.

CRITICAL ISSUES:

None

COMMISSION REVIEW / ACTION (IF APPLICABLE):

N/A

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Final Plat	N/A	July 19, 2024

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends Approval.

ATTACHMENT(S):

Photo
Resolution
Final Plat



Lot 1, Block 1, Sundance Greens Tenth Addition (April 17, 2024)

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

**RESOLUTION NO. 18-2024
APPROVAL OF A FINAL PLAT FOR SUNDANCE GREENS TENTH ADDITION**

WHEREAS, Sundance Development, LLC (“Developer”) has requested Final Plat approval of Sundance Greens Tenth Addition, consisting of one lot and one outlot (Exhibit A); and,

WHEREAS, the project is located at:

PID: 33-120-22-32-0042
33-120-22-31-0112

OUTLOT B, SUNDANCE GREENS NINTH ADDITION

WHEREAS, the City Staff has studied the matter, reports were issued, and information was provided to the City Council regarding the Application; and,

WHEREAS, the City Council at its April 23, 2024 meeting approved the Final Plat; and,

NOW, THEREFORE, based upon the Staff Report, the City Council makes the following :

FINDINGS:

1. The City Council approved the Preliminary Plat of Sundance Greens on March 28, 2018 (Resolution 23-2018). The City Council amended the Preliminary Plat and Planned Unit Development on February 24, 2020 (Resolution 19-2020).
2. The Developer proposes to subdivide Outlot B into one lot (Lot 1, Block 1), and one Outlot (Outlot A). The intention of Outlot A is for future residential development.
3. Sundance Greens Tenth Addition is consistent with the Amended Preliminary Plat, Comprehensive Plan, Zoning, and Subdivision codes.

DECISION:

1. The Developer shall comply with the Sundance Greens Development Agreement Ninth Addition (Resolution 27-2023).
2. Prior to the City releasing the mylars for recording, the Developer shall comply with the City Engineer’s memo, dated April 3, 2024.
3. Prior to the City releasing the mylars for recording, the Developer shall submit a Title Commitment acceptable to the City Attorney.
4. Prior to the City releasing the mylars for recording, the Developer shall pay the following:

Trunk Area Charge (Residential)	Fee	# units	Total
Storm Water	\$3,494	1	\$3,494
Sanitary Sewer	\$2,597	1	\$2,597
Sanitary Sewer Lateral Charge	TBD		TBD
Water	\$4,049	1	\$4,049
Park Dedication	\$4,497	1	\$4,497
Trail Dedication	\$2,796	1	\$2,796
			\$17,433

5. The Developer shall reimburse the City for all costs incurred as part of the project’s review and construction administration.

Adopted this 23rd day of April, 2024, by the City of Dayton.

Mayor Dennis Fisher

ATTEST:

City Clerk Amy Benting

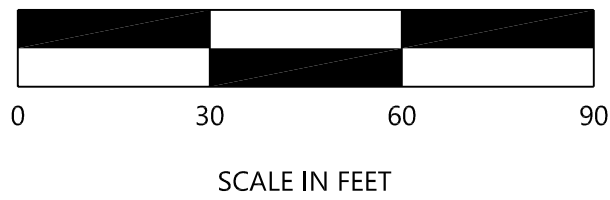
Motion by _____, Second by _____.
Motion passed unanimously.

EXHIBIT A

[illegible]

SUNDANCE GREENS TENTH ADDITION

C.R. DOC. NO. _____

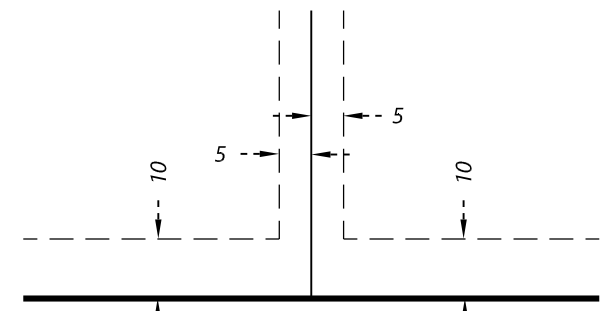


THE WEST LINE OF OUTLOT B, SUNDANCE GREENS NINTH ADDITION IS ASSUMED TO BEAR S 24°34'11" W.

LEGEND

- FOUND 1/2 INCH, REBAR MONUMENT MARKED LS 24329 (UNLESS OTHERWISE NOTED)
- DENOTES SET 1/2 INCH X 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 43055

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



KNOW ALL PERSONS BY THESE PRESENTS: That Sundance Development, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT B, SUNDANCE GREENS NINTH ADDITION.

Has caused the same to be surveyed and platted as SUNDANCE GREENS TENTH ADDITION and does hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Sundance Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Sundance Development, LLC

By _____
Tom Dehn, Managing Member

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Tom Dehn, Managing Member of Sundance Development, LLC, a Minnesota limited liability company, on behalf of the company.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Chris Ambourn do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Chris Ambourn.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of SUNDANCE GREENS TENTH ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Dayton, Minnesota

By _____ Mayor By _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

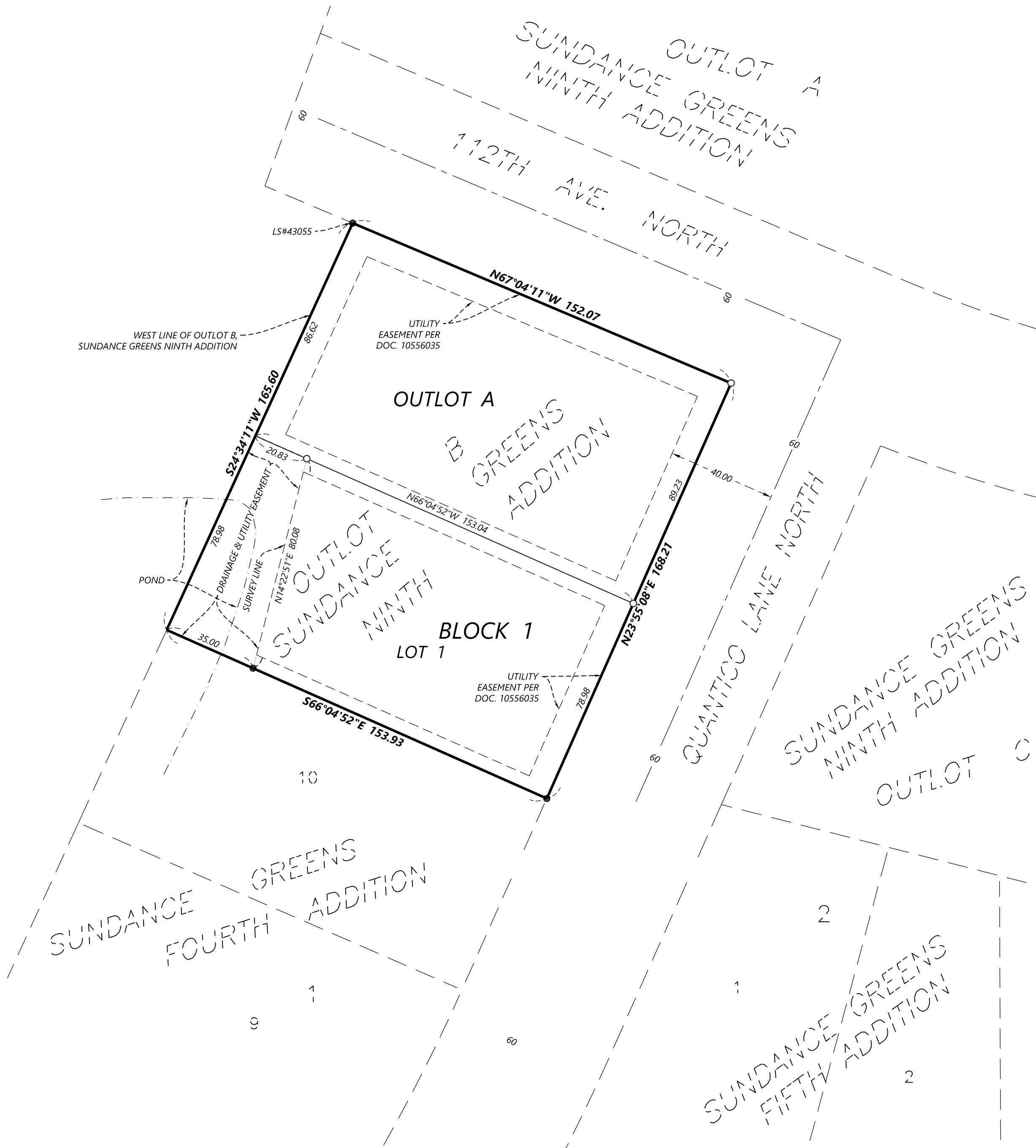
Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of SUNDANCE GREENS TENTH ADDITION was recorded in this office this _____ day of _____, 20____, at ____ o'clock ____M.

Amber Bougie, County Recorder By _____ Deputy



PRESENTER: Marty Farrell

ITEM: Well Head treatment pay application #6 from Magney Construction

PREPARED BY: Marty Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Payment of Pay Application #6 for \$75,375.78.

BACKGROUND: The project includes addition of a new building adjacent to Wellhouse No. 4 that includes horizontal pressure filter equipment. Water from Well 4 and future Well 5 will be filtered to remove iron and manganese and improve water quality.

BUDGET IMPACT:

The total Magney Contract budget	\$7,256,700.00
Change Order #1	\$33,873.28
Magney construction pay application #6	\$75,375.85
Total previous payments	\$1,380,353.04
Total remaining Magney Contract budget	\$5,834,844.39
Total remaining project budget	\$6,612,245.90

Project funded from \$4,000,000 Federal Grant, \$1,750,000 State Grant, and Water Enterprise Fund 601.

RECOMMENDATION: Accept pay application from Magney Construction for \$75,375.85.

ATTACHMENT(S): Project balance sheet and Pay application #6

[illegible]


AS OF 4-17-24		
Contract Balances to Project Close Out		
Magney	\$	5,834,844.39
B&V	\$	374,709.79
AET	\$	36,565.00
Remaining Contract Balances Total		
	\$	6,246,119.18
Project Starting Balance		
	\$	8,194,300.00
Minus total pay apps to date	\$	(1,582,054.10)
Remaining Project Balance		
	\$	6,612,245.90
Remaining Project Balance		
	\$	6,612,245.90
Minus remaining Contract Balances	\$	(6,246,119.18)
Contingency		
	\$	366,126.72

44

APPLICATION FOR PAYMENT

BY CHANGE ORDERS \$	33,873.28
---------------------	-----------

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment fee and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: 	Date: 4/2/2024
---	----------------

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

(Line 8 or other - attach explanation of other amount)

(Engineer)

(Date)

(Line 8 or other - attach explanation of other amount)

(City of Dayton)

(Date)

Funding Agency (if applicable)

Schedule of Values For:

Dayton, MN - Filtration Plant Wells 4 & 5

Submitted By: Magney Construction, Inc.

Consulting Engineer: Black & Veatch

1401 Park Road
Chamassan, MN 55317

Project No.: 414098

Contract No.:

General Contractor: Magney Construction, Inc.

Date of Application:

4/21/2024

Application No.: 06

Work Completed Through:

4/1/2024

ITEM	Description of Work	Scheduled Value	C From Previous Application (C+D)	D THIS PERIOD (C+D+E)	E Materials Presently stored (not in column D)	F Total Completed and Stored to Date (C+D+E)	% Complete	G Balance to Finish	H Retainage (5%)
01000	Mobilization	\$ 220,100.00	\$ 110,050.00			\$ 110,050.00	50%	\$ 110,050.00	\$ 5,502.50
01001	General Conditions	\$ 390,600.00	\$ 106,316.00	\$ 16,000.00		\$ 124,316.00	32%	\$ 266,284.00	\$ 6,215.80
01002	Supervision	\$ 178,000.00	\$ 64,807.14	\$ 7,500.00		\$ 72,307.14	41%	\$ 105,692.86	\$ 3,615.36
01003	Bond & Insurance	\$ 78,900.00	\$ 78,900.00			\$ 78,900.00	100%	\$ -	\$ 3,945.00
02050	Selective Site Demolition	\$ 17,200.00	\$ -			\$ -	0%	\$ 17,200.00	\$ -
02100	Clearing & Grubbing	\$ 9,800.00	\$ 9,800.00			\$ 9,800.00	100%	\$ -	\$ 490.00
02202	Excavation & Backfill	\$ 252,100.00	\$ 119,197.70			\$ 119,197.70	47%	\$ 132,902.30	\$ 5,959.89
02203	Earth Retention System	\$ 68,700.00	\$ 68,700.00			\$ 68,700.00	100%	\$ -	\$ 3,435.00
02512	Asphalt Pavement	\$ 22,000.00	\$ -			\$ -	0%	\$ 22,000.00	\$ -
02600	Site Utilities	\$ 220,000.00	\$ 8,580.00			\$ 8,580.00	4%	\$ 211,420.00	\$ 429.00
02900	Finish Grade	\$ 12,500.00	\$ -			\$ -	0%	\$ 12,500.00	\$ -
02930	Seeding & Sodding	\$ 6,000.00	\$ -			\$ -	0%	\$ 6,000.00	\$ -
03200	Concrete Reinforcement	\$ 282,700.00	\$ 265,479.58			\$ 265,479.58	94%	\$ 17,220.42	\$ 13,273.98
03300	Cast-in-Place Concrete	\$ 736,400.00	\$ 444,729.74	\$ 13,500.00		\$ 458,229.74	62%	\$ 278,170.26	\$ 22,911.49
04200	Masonry	\$ 326,000.00	\$ -			\$ -	0%	\$ 326,000.00	\$ -
05000	Metal Framing & Misc. Metals	\$ 201,100.00	\$ 6,031.28			\$ 6,031.28	3%	\$ 195,068.72	\$ 301.56
06100	Rough Carpentry	\$ 22,300.00	\$ 12,288.46			\$ 12,288.46	55%	\$ 10,011.54	\$ 614.42
07185	Masonry Water Repellent Coating	\$ 8,000.00	\$ -			\$ -	0%	\$ 8,000.00	\$ -
07200	Thermal Insulation	\$ 18,900.00	\$ -			\$ -	0%	\$ 18,900.00	\$ -
07270	Fluid Applied Membrane Air Barrier	\$ 15,300.00	\$ -			\$ -	0%	\$ 15,300.00	\$ -
07415	Standing-Seam Metal Roofing	\$ 107,000.00	\$ 2,500.00			\$ 2,500.00	2%	\$ 104,500.00	\$ 125.00
07900	Joint Sealants	\$ 11,500.00	\$ -			\$ -	0%	\$ 11,500.00	\$ -
08115	FRP Doors & Frames	\$ 40,500.00	\$ -			\$ -	0%	\$ 40,500.00	\$ -
81120	Flush Aluminum Frames	\$ 15,500.00	\$ -			\$ -	0%	\$ 15,500.00	\$ -
08305	Access Doors & Hatches	\$ 17,300.00	\$ -			\$ -	0%	\$ 17,300.00	\$ -
08800	Glass & Glazing	\$ 3,500.00	\$ -			\$ -	0%	\$ 3,500.00	\$ -
09940	Painting / Coatings	\$ 103,100.00	\$ -			\$ -	0%	\$ 103,100.00	\$ -
10200	Louvers	\$ 3,500.00	\$ -			\$ -	0%	\$ 3,500.00	\$ -
11150	Submersible Pumps	\$ 42,000.00	\$ -			\$ -	0%	\$ 42,000.00	\$ -
11270	Horizontal Pressure Filters	\$ 2,204,240.00	\$ -			\$ -	0%	\$ 2,204,240.00	\$ -
11370	Regenerative Blower	\$ 78,700.00	\$ -			\$ -	0%	\$ 78,700.00	\$ -
11370	Floating Decanters	\$ 95,000.00	\$ -			\$ -	0%	\$ 95,000.00	\$ -
11530	Static Mixer	\$ 25,000.00	\$ -			\$ -	0%	\$ 25,000.00	\$ -
11630	Compressed Air Equipment	\$ 50,000.00	\$ -			\$ -	0%	\$ 50,000.00	\$ -
14621	Monorail Chain Hoists	\$ 16,510.00	\$ -			\$ -	0%	\$ 16,510.00	\$ -
15010	Valves	\$ 56,600.00	\$ 48,382.70			\$ 48,382.70	85%	\$ 8,217.30	\$ 2,419.14
15061	Process Pipe & Fittings	\$ 384,500.00	\$ 85,500.60	\$ 21,128.00		\$ 106,628.60	28%	\$ 277,871.40	\$ 5,331.43

15064	Stainless Steel Pipe	\$	24,000.00	\$	-					\$	24,000.00	\$	-
15250	Mechanical Insulation	\$	5,040.00	\$	-					\$	5,040.00	\$	-
15400	Pumbing - General Conditions	\$	11,820.00	\$	-					\$	11,820.00	\$	-
15400.1	Pumbing - Permits/Inspections	\$	2,595.00	\$	-	\$	2,595.00			\$	-	\$	129.75
15400.2	Pumbing - Below Grade Piping & Fittings	\$	17,015.00	\$	-	\$	10,120.00			\$	6,895.00	\$	506.00
15400.3	Pumbing - Above Grade Waste & Vent	\$	6,975.00	\$	-					\$	6,975.00	\$	-
15400.4	Pumbing - Gas Piping	\$	8,260.00	\$	-					\$	8,260.00	\$	-
15400.5	Pumbing - Water Piping & Fittings Above Grade	\$	22,835.00	\$	-					\$	22,835.00	\$	-
15500	HVAC - General Conditions	\$	8,955.00	\$	-					\$	8,955.00	\$	-
15500.1	HVAC - Test & Balance	\$	770.00	\$	-					\$	770.00	\$	-
15500.2	HVAC - Ductwork Insulation	\$	1,650.00	\$	-					\$	1,650.00	\$	-
15500.3	HVAC - Controls	\$	28,500.00	\$	-					\$	28,500.00	\$	-
15500.4	HVAC - Ductwork Labor	\$	4,500.00	\$	-					\$	4,500.00	\$	-
15500.5	HVAC - Ductwork Material	\$	4,500.00	\$	-					\$	4,500.00	\$	-
15500.6	HVAC - Ductwork Labor	\$	11,000.00	\$	-					\$	11,000.00	\$	-
15500.7	HVAC - Equipment Material	\$	16,600.00	\$	-					\$	16,600.00	\$	-
15500.8	HVAC - Refrigerant Piping Labor	\$	3,100.00	\$	-					\$	3,100.00	\$	-
15500.9	HVAC - Refrigerant Piping Material	\$	750.00	\$	-					\$	750.00	\$	-
16050	Electrical - General Conditions & Temp Power	\$	25,085.00	\$	840.00					\$	24,245.00	\$	42.00
16050.1	Electrical - Electrical Work	\$	263,633.00	\$	20,900.00	\$	6,500.00			\$	236,233.00	\$	1,370.00
16050.2	Electrical - Electrical Equipment Installation	\$	20,000.00	\$	-					\$	20,000.00	\$	-
16050.3	Electrical - MCC Installation	\$	15,000.00	\$	-					\$	15,000.00	\$	-
16050.4	Electrical - Lighting Protection	\$	11,360.00	\$	-					\$	11,360.00	\$	-
16050.5	Electrical - Control Systems	\$	401,707.00	\$	-					\$	401,707.00	\$	-
CO-1	Added Valves	\$	33,873.28	\$	-					\$	33,873.28	\$	-
		\$	-	\$	-					\$	-	\$	-
	TOTALS	\$	7,290,573.28	\$	1,453,003.20	\$	79,343.00	\$	-	\$	1,532,346.20	21%	\$ 5,758,227.08
													\$ 76,617.31

ITEM:

2024 Chip & Fog Seal

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Authorize Preparation of Plans and Specifications for the 2024 Chip & Fog Seal Project

BACKGROUND:

The Pavement Management Plan developed in 2023 identifies road improvement projects to be completed over the next five years (2024-2028) based on an identified strategy for management of the city roadway system. Council indicated the strategy to be considered is that which achieves an overall average PQI (Pavement Quality Index) of 70 by the year 2028.

Based on that strategy, a number of segments throughout the city are identified for crack seal improvements, followed by chip seal and fog seal applications. Being Public Works staff completes the crack sealing work in-house, only the chip seal and fog seal treatments are being considered for the project to be bid.

The City has indicated the chip and fog seal work for 2024 shall include the streets highlighted in blue on the map in Attachment A. The streets selected for inclusion in this project includes a combination of those initially identified for a 2024 project, as well as select streets from future project years. The intent of this is to: a) take advantage of what seems to currently be a competitive bidding environment, and b) help spread annual costs out over the 5-year project plan. Note: Other road improvement projects already bid came in lower than estimated. Additionally, some of the work identified for 2024 was pushed to future years, for various reasons.

Attached is a proposal for engineering services relating to a project consisting of these improvements. Additional project information, such as scope, budget, and schedule, is also included in the proposal.

RECOMMENDATION:

Approve the attached proposal authorizing the preparation of plans and specifications for the 2024 Chip & Fog Seal Project as proposed.

ATTACHMENT(S):

Stantec Proposal for Engineering Services – 2024 Chip & Fog Seal Project



Stantec Consulting Services Inc.
One Carlson Parkway North, Suite 100
Plymouth MN 55447-4440

April 12, 2024

Dayton City Council
12260 S Diamond Lake Rd
Dayton, MN 55327

Dear Dayton City Council,

As requested, Stantec has prepared a project scope, schedule, and budget for 2024 chip and fog seal improvements.

BACKGROUND AND IMPROVEMENTS

In accordance with the 2023 Pavement Condition Assessment and Reporting recommendations, the City has expressed a desire to achieve a Pavement Quality Index (PQI) of 70 by 2028. In order to achieve this PQI, improvements such as bitumen crack seal (in-house work completed by City staff) and chip and fog seal are recommended for several streets. The City has indicated the chip and fog seal work for 2024 shall include the streets highlighted in blue on the map in Attachment A. The preliminary estimate for these chip and fog seal improvements is approximately \$774,000. This is a high-level calculated cost that will need to be verified through a more detailed design and eventually public bidding if the project were to move forward.

SCOPE OF WORK

The scope for this project is broken down into three tasks.

TASK 1 – DESIGN/PLANS & SPECIFICATIONS - \$10,000

Task 1 includes services related to the preparations of bidding documents for this project. This includes the collection of existing site data, design, and the production of construction plans and technical specifications.

Deliverables will include construction figures, specifications, and a refined opinion of probable construction cost.

Upon completion of work included in Task 1, Council will have the opportunity to direct if the project should continue to the bidding stage.

TASK 2 – BIDDING - \$3,000

This task involves the coordination of soliciting contractor bids for the construction of the improvement project. This includes advertisement of the project, completion of the bid opening process, and preparation of a tabulation of the received bids along with a recommendation for award.

Deliverables will include a contractor bid tabulation and award recommendation.

Reference: 2024 Chip and Fog Seal Improvements

At the completion of bidding, should bids be found favorable, Council can award a contract and proceed with construction of the project. If bids are not found favorable or if other circumstances arise detrimental to the City, Council can reject the bid to avoid any further cost obligations to the project.

TASK 3 – CONSTRUCTION SERVICES -\$10,000

If the project continues to construction, construction services can be provided to coordinate the project through this stage. Construction activities typically involved in construction projects such as this include:

- Coordinating and leading a preconstruction meeting and routine construction progress meetings
- Construction observation to verify compliance with city standards and technical specifications
- Quantity tracking and preparation of contractor pay requests
- Evaluation of contractor change order requests, and processing of these requests as appropriate
- Communications with project stakeholders, impacted property owners, and City staff as needed
- Documentation of material testing, plan deviations, events within the project area, etc.
- Project closeout and preparation of record plan drawings

The estimated total cost for the work described above is \$23,000.

SCHEDULE

It is expected plans and specifications will be ready for Council approval in Spring/Summer 2024. If Council chooses to continue with the project at that time, bids could be solicited and opened Spring/Summer 2024. Then reviewed by Council, and if appropriate, awarded with construction being competed in the 2024 construction season, as weather allows.

TERMS AND CONDITIONS

The scope of services will be performed in accordance with the Master Services agreement between Stantec and the City of Dayton. Please indicate your acceptance of this scope of work by signing the bottom of this page.

We appreciate the opportunity to continue to work with the City of Dayton and to contribute to the success of ongoing roadway infrastructure projects. Please do not hesitate to contact us with any questions

Reference: 2024 Chip and Fog Seal Improvements

Regards,

STANTEC CONSULTING SERVICES INC.



Jason Quisberg PE
Senior Associate, Senior Civil Engineer
Phone: 763-252-6873
Mobile: 952-334-0542
jason.quisberg@stantec.com



Mark Schroeder PE
Associate, Senior Civil Engineer
Direct: 651-395-5216
Mobile: 952-334-2838
mark.schroeder@stantec.com

stantec.com

Reference: 2024 Chip and Fog Seal Improvements

By signing this proposal, the City of Dayton authorizes Stantec to proceed with the services herein described.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: _____
Client Company Name

Print Name & Title

Signature



Stantec Consulting Services Inc.
One Carlson Parkway North, Suite 100
Plymouth MN 55447-4440

Attachment A: Project Location



City of Dayton, MN

2024 Chip and Fog Seal

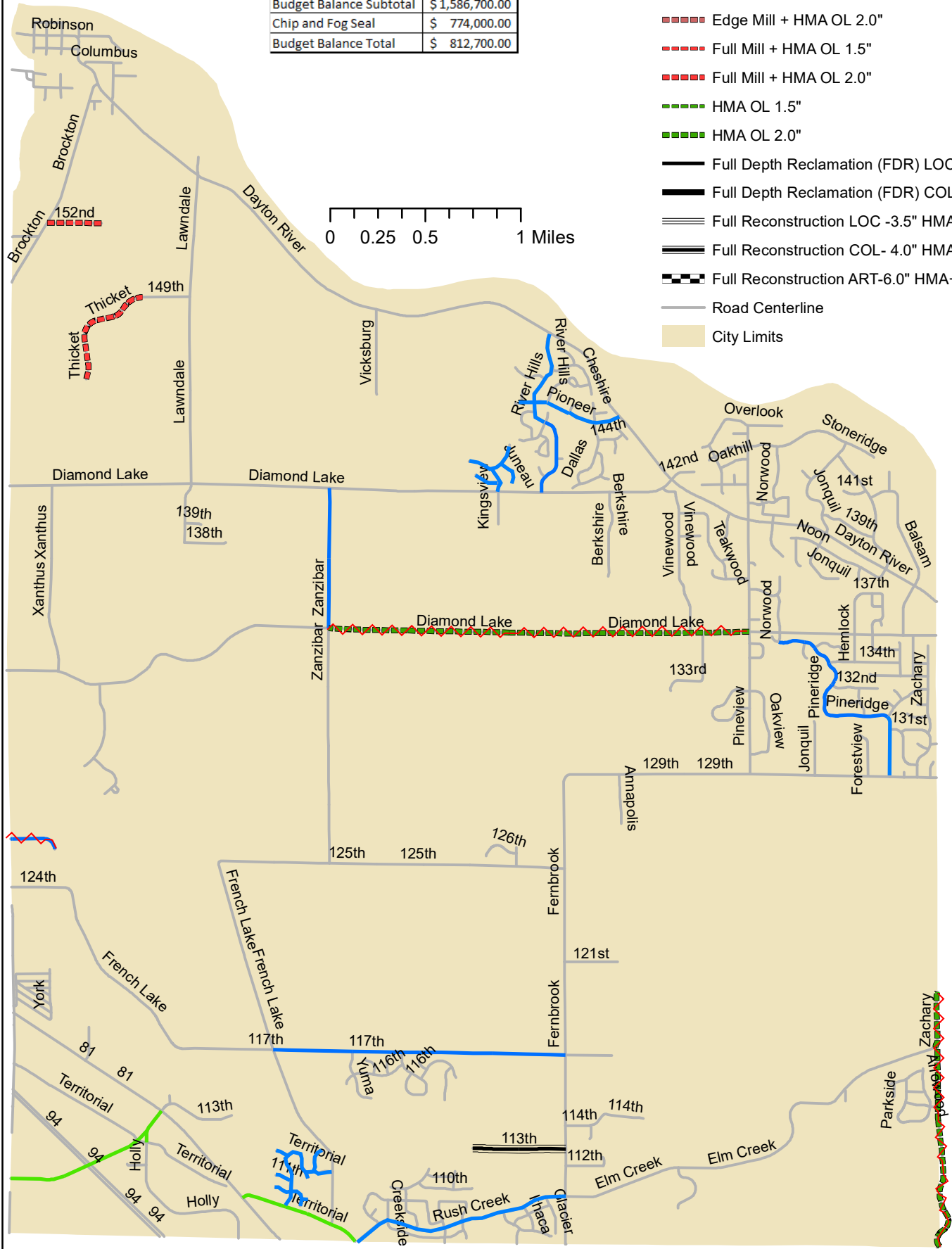
Total Budget	\$ 1,780,000.00
Mill and Overlay	\$ 193,300.00
Budget Balance Subtotal	\$ 1,586,700.00
Chip and Fog Seal	\$ 774,000.00
Budget Balance Total	\$ 812,700.00

Achieve PQI by 2028 - 2024 (\$1.78 M)

Program

M&R Treatment Description

- Route and Bitumen Crack Seal
- Chip 1/4" + Fog Seal**
- Edge Mill + HMA OL 1.5"
- Edge Mill + HMA OL 2.0"
- Full Mill + HMA OL 1.5"
- Full Mill + HMA OL 2.0"
- HMA OL 1.5"
- HMA OL 2.0"
- Full Depth Reclamation (FDR) LOC - 3.5" HMA
- Full Depth Reclamation (FDR) COL - 5.0" HMA
- Full Reconstruction LOC -3.5" HMA+8" AB+12" SGB
- Full Reconstruction COL- 4.0" HMA+12" AB+12" SGB
- Full Reconstruction ART-6.0" HMA+12" AB+12" SGB
- Road Centerline
- City Limits



ITEM:

Discussion on a Ballot Question

PREPARED BY:

City Clerk, Amy Benting

POLICY DECISION / ACTION TO BE CONSIDERED:

The Council has discussed wanting a question on the ballot for some time now and without clear direction on a specific question we will run out of time to get this on the ballot. Some general information and guidelines from our attorney can be found below.

BACKGROUND:

MUST go on the ballot in a special election:

- Issuing GO Bonds
- Sunday sales of alcohol
- Increasing or decreasing the number of City Councilmembers
- Issues related to public utilities (constructing, purchasing gas, power, heat utility; acquisition of a public utility; lease or abandonment of a municipal utility)
- Whether to adopt a city charter
- Combining cities
- Imposing a local sales tax
- Whether to impose an additional levy

MUST go on the ballot by Council motion or by valid voter petition:

- Whether to issue liquor licenses and whether to increase the number of licenses beyond the limit in the statute
- Whether to change optional Plan A or Plan B (as we have discussed before)
- Dissolution of a city

MAY go on the ballot per Council direction:

- Changing the city name
- Adopting special laws (laws passed by the legislature that apply only to a certain city or group of cities/local government units)

None of these lists are exhaustive.

RECOMMENDATION:

Decide whether a question on the ballot will accomplish what you are looking for.

PRESENTER:

Jon Sevald, Community Development Director

ITEM:

Discussion: Minimum Garage Size

Discussion: Driveway Aprons

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Amending City Code related to minimum garage size, and driveway aprons.

BACKGROUND:

Staff has a long list of To Do's related to City Code amendments, policies, and plans. Two topics are garage sizes, and driveway aprons.

Garage Size:

Problem #1 we're trying to solve is that garages are too small for their intended use (2-3 vehicles, garbage/recycling/organic bins, bicycles, snowblower, lawnmower, workbench, etc.). There is no correct answer. Builders will build what sells.

	Minimum	Maximum^{1 2}
R-1 Single-Family	440 sq ft	Living area of home, ³ or 1,000 sq ft. ⁴ If ≥ 1 acre, then 1,200. If ≥ 2 acres, then 2,000 sq ft. If ≥ 3 acres, then 3,000 sq ft. If ≥ 5 acres, then 4,000 sq ft. ⁵
R-2 Single Family	-	(same as R-1)
RE Residential Estate	-	(same as R-1)
R-3 Single Family Attached and Detached	440 sq ft ⁶ (with basement), 540 sq ft (without basement) ⁷	Living area of home, or 800 sq ft. ⁸

¹ A CUP is required to exceed maximum Garage Size (City Code 1001.35, Subd 5(1).

² *Attached private garages. A private garage attached to the principal building shall not exceed 1,000 square feet as measured by interior dimensions and shall be subject to all building and setback requirements of the principal structure, except as provided for herein.* (City Code 1001.35, Subd 5(5))

³ Garage width shall not comprise more than 70% of the viewable street-facing linear building frontage (City Code 1001.05, Subd 1(4)(g))

⁴ City Code 1001.35, Subd 5(3)

⁵ City Code 1001.35, Subd 5

⁶ City Code 1001.05, Subd 5(8)(a)

⁷ City Code 1001.05, Subd 5(9)(c)(8)(b)

⁸ City Code 1001.35, Subd 5(3)

RM Medium Density Residential	440 sq ft (with basement), 540 sq ft (without basement) ⁹	800 sq ft. ¹⁰
RH High Density Residential	-	800 sq ft ¹¹
RMH Manufactured Housing	-	800 sq ft ¹²
A-1 Agricultural, and SA Special Agricultural	-	If ≤ 1 acre, then Living area of home. ¹³ If ≥ 1 acre, then max 10% lot impervious surface area. ¹⁴
A-2 Special Homestead Agricultural	-	30% lot impervious surface area. ¹⁵
RO Historic Village Residential	2-car garage ¹⁶	800 sq ft if lot is <12,000 sq ft. 1,000' sq ft if \geq lot is 12,000 sq ft ¹⁷

Within the A-1 and A-2 districts, agricultural buildings used for agricultural uses are limited to the maximum impervious surface area.¹⁸

Driveway Aprons:

Problem #2 we're trying to solve is preventing driveways from settling and cracking where they meet the garage. City Code requires permits for new driveways. A permit is not required to resurface an existing driveway.

Driveways in Residential districts must be hard surfaced with 4" compact gravel, and 2" bituminous or 4" concrete. City Code requires a hard surface driveway apron between the road and property line.¹⁹ Aprons at the garage are not required.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission discussed at it's April 4, 2024 meeting, recommending (1) no changes to the minimum garage size, and (2) Amending the City Code to require driveway aprons.

The Commission had extensive discussion. In summary, regarding garages, garages are adequately sized. Residents have too much stuff. Regarding driveway aprons, requiring a concrete apron will not solve the problem of builders' inadequate backfill of foundations, but an apron is better than nothing (e.g. asphalt).

⁹ City Code 1001.05, Subd 6(7)(g)(2). Garage shall be minimum 20' in width.

¹⁰ City Code 1001.35, Subd 5(3)

¹¹ City Code 1001.35, Subd 5(3)

¹² City Code 1001.35, Subd 5(3)

¹³ City Code 1001.35, Subd 4(4)(b)

¹⁴ City Code 1001.35, Subd 9(5)

¹⁵ City Code 1001.05, Subd 10(5)

¹⁶ City Code 1001.05, Subd 11(9)(a)(1)

¹⁷ City Code 1001.35, Subd 5(3)

¹⁸ City Code 1001.32, Subd 4(4)(a)

¹⁹ City Code 1001.14, Subd 9(3) (Driveway aprons)

RECOMMENDATION:

Staff is requesting direction.

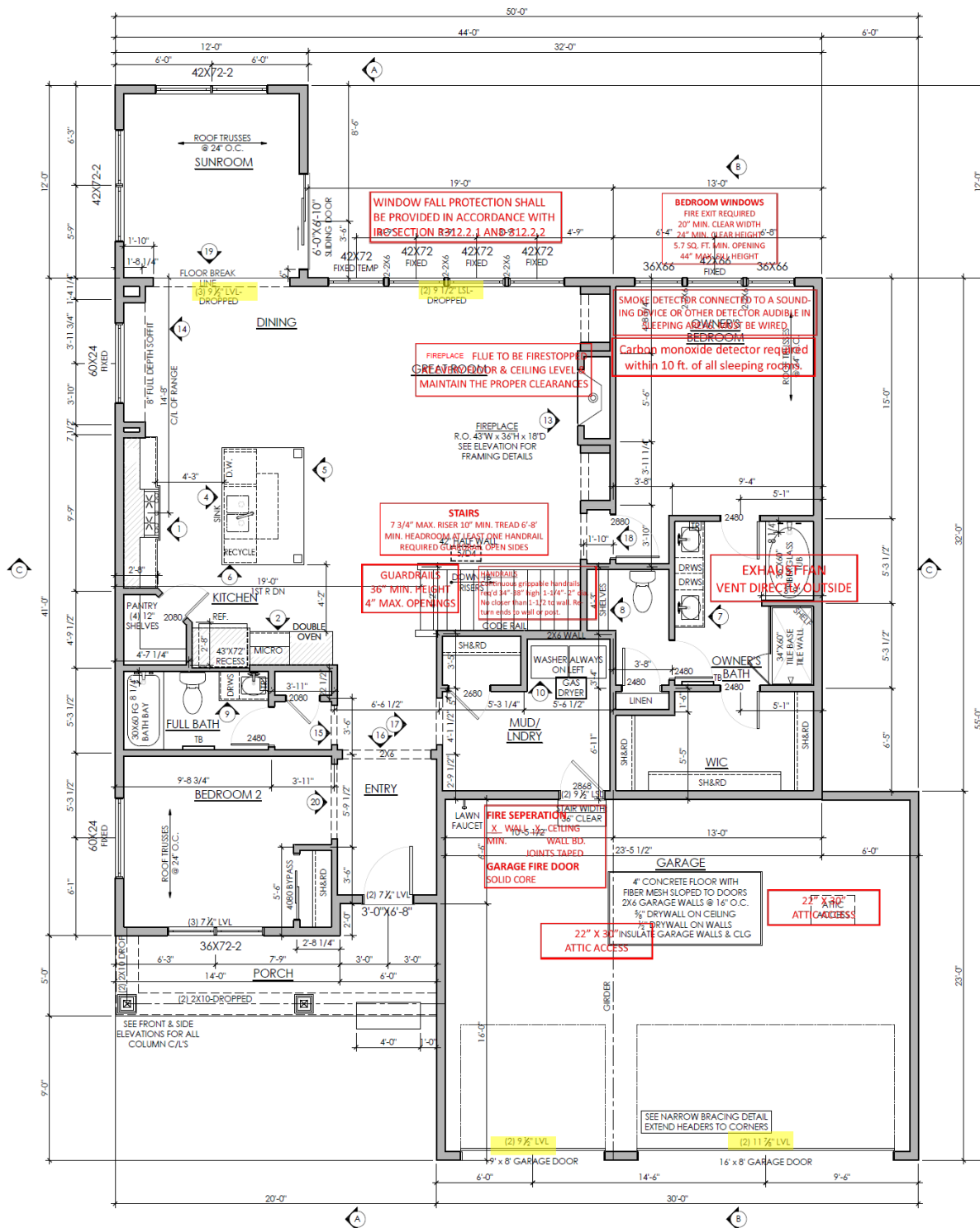
1. Should the minimum attached garage size be increased (to what size)?
2. Should concrete driveway aprons be required at the garage?

ATTACHMENT(S):

Garage example (690 sq ft)

Driveway Apron detail

GARAGE EXAMPLE (690 sq ft)

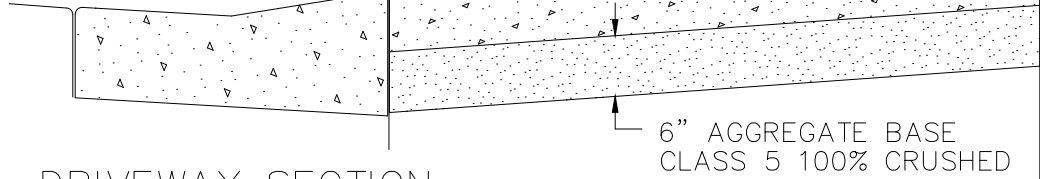


MAIN LEVEL

SCALE :: 1/4" = 1'-0" (22X34)

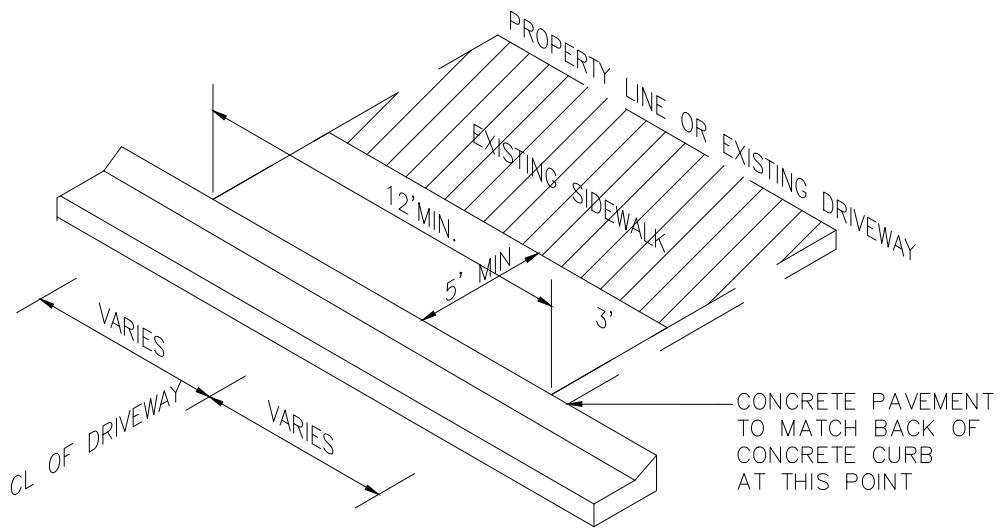
SCALE :: 1/8" = 1'-0" (11X17)

CONCRETE CURB
AND GUTTER (SEE
PLATE STR-4)



DRIVEWAY SECTION
NO SCALE

1. PANEL WIDTH SHALL NOT EXCEED 10 FEET WITHOUT A CONTRACTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT.
3. 6" THICK FOR RESIDENTIAL DRIVE, 8" THICK FOR COMMERCIAL DRIVE AND ALLEY OR SPECIFIED.
4. MAXIMUM DRIVEWAY WIDTH = 24'.
5. MINIMUM DISTANCE FROM LOT LINE = 5' AS MEASURED FROM THE BACK OF CURB.
6. ALL DRIVEWAYS MUST BE AT LEAST 60' FROM INTERSECTIONS MEASURED FROM C-C TO CENTER OF DRIVEWAY.



DRIVEWAY ISOMETRIC
NO SCALE

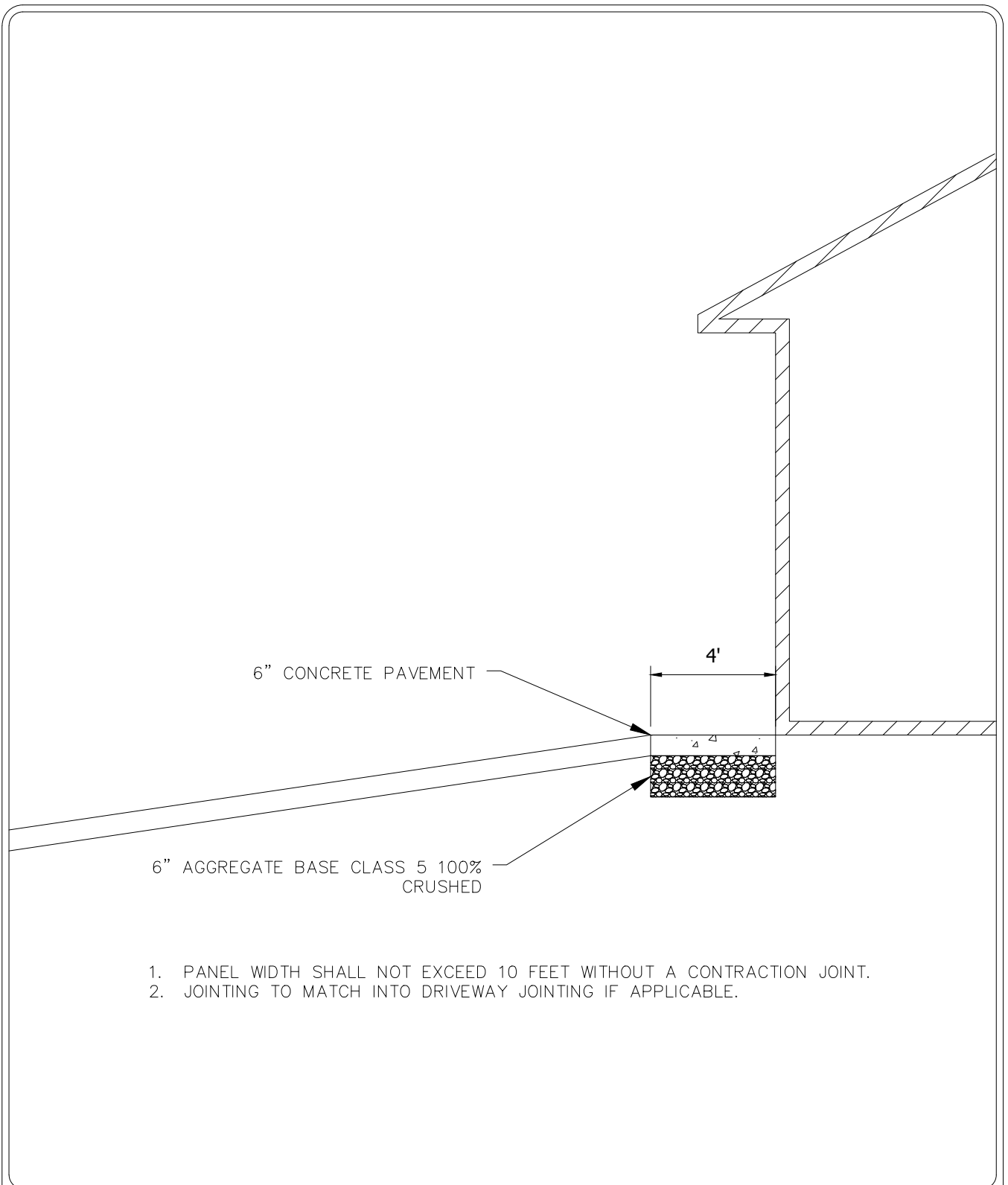
NOTE:
CONTROL JOINTS IN CONCRETE CURB
NOT TO EXCEED 10' SPACING
THROUGH DRIVEWAY SECTION.



RESIDENTIAL DRIVEWAY APRON

LAST REVISION:
MAR 2024

PLATE NO.



ITEM:

Jordan & Jaeger Ditch Stabilization Project

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Award Construction Contract for the Jordan & Jaeger Ditch Stabilization Project

BACKGROUND:

Hennepin County previously completed some culvert and stabilization improvements in a ravine located at 16630/16750 Dayton River Road. City Council authorized a project that would provide continued stabilization of the ravine, down to the Mississippi River, at the January 9th meeting. Then, construction plans were approved and the solicitation of quotes authorized at the March 26th meeting.

Quotes were due March 17th. Quotes were requested from seven contractors, five (5) quotes were received. A summary of the quotes received is below; more detailed breakdowns are attached. The low quote for the project was from MN Native Landscape in the amount of \$61,510.00.

Bid	Contractor	Quote Amount
Low	MNL	\$61,510.00
2	Bituminous Roadways	\$64,210.00
3	Rachel	\$74,777.00
4	Blackstone	\$79,334.60
5	Sunram	\$90,264.00

Based on the low quote received, and other updated project cost estimates, the revised project costs and revenues are:

	<u>Previous</u>	<u>Current</u>
Construction Cost	\$70,000	\$61,510
Engineering Cost	\$32,290	\$23,690
Other Indirect Cost	\$2,710	\$1,300
Total Project Cost	\$105,000	\$86,500
Hennepin County Grant	-\$32,000	-\$32,000
Elm Creek Watershed	-\$50,000	-\$50,000
City Responsibility	\$23,000	\$4,500

Council previously directed staff to limit project costs, such to minimize the city's funding responsibility; an \$85,000 cap for the project was suggested. To adhere to this maximum cost, construction costs would need to be limited to approximately \$60,000.

There are provisions in the contract documents to amend the project scope to limit construction, and therefore total project, costs. However, it is important to note that this may result in improvements inadequate of fully achieving the intended purpose of the project.

To avoid project results, it is recommended that fully achieving the objectives of the project is prioritized over limiting the project costs to a specific amount. Funding, up to and in excess of, the currently estimated project cost is available via the City Stormwater Fund.

Upon request from contractors during the bidding stage, completion dates for the project were extended to September 30th for substantial completion, and November 30th for final completion. This was partly to allow additional flexibility in when the project work could be completed, but also to potentially alleviate challenges between contract dates and vegetation establishment (date) requirements.

RECOMMENDATION:

Award the construction contract for this project to MN Native Landscape in the amount of \$61,510. Complete the improvements as necessary to fully achieve the intended purpose(s) of the project (and not necessarily limit the scope to achieve a specific dollar amount).

ATTACHMENT(S):

Jaeger-Jordan Ditch Stabilization Quote Tabulation

Quote Tabulation

JAEGER - JORDAN DITCH STABILIZATION

Base Quote				Engineer's Estimate		Bituminous Roadways, Inc		Rachel		MNL		Sunram		Blackstone	
Item	Units	Quantity		Unit Rate	Total Cost	Unit Rate	Total Cost	Unit Rate	Total Cost	Unit Rate	Total Cost	Unit Rate	Total Cost	Unit Rate	Total Cost
1 Mobilization & Demobilization	LUMP SUM	1		\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 23,514.00	\$ 23,514.00	\$ 3,500.00	\$ 3,500.00	4500	\$ 4,500.00	\$ 3,840.00	\$ 3,840.00
2 Temporary Rock Construction Entrance - Maintained	EACH	1		\$ 1,000.00	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 2,790.00	\$ 2,790.00	\$ 500.00	\$ 500.00	3500	\$ 3,500.00	\$ 968.00	\$ 968.00
3 Clear Trees	EACH	17		\$ 500.00	\$ 8,500.00	\$ 980.00	\$ 16,660.00	\$ 520.00	\$ 8,840.00	\$ 350.00	\$ 5,950.00	2000	\$ 34,000.00	\$ 417.65	\$ 7,100.05
4 Silt fence, Type MS - Maintained	LIN FT	60		\$ 4.00	\$ 240.00	\$ 3.50	\$ 210.00	\$ 10.35	\$ 621.00	\$ 6.00	\$ 360.00	8	\$ 480.00	\$ 5.73	\$ 343.80
5 Sediment Control Log Type Straw (or Bioroll) - Maintained	LIN FT	40		\$ 4.00	\$ 160.00	\$ 5.00	\$ 200.00	\$ 13.05	\$ 522.00	\$ 6.00	\$ 240.00	5	\$ 200.00	\$ 4.77	\$ 190.80
6 Clearing and Grubbing	LUMP SUM	1		\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,160.00	\$ 1,160.00	\$ 3,000.00	\$ 3,000.00	5200	\$ 5,200.00	\$ 710.00	\$ 710.00
7 Erosion Control Blanket Category 25	SQ YD	280		\$ 4.00	\$ 1,120.00	\$ 5.00	\$ 1,400.00	\$ 4.05	\$ 1,134.00	\$ 5.00	\$ 1,400.00	6.3	\$ 1,764.00	\$ 3.54	\$ 991.20
8 Coir Erosion Control Mat	SQ YD	265		\$ 10.00	\$ 2,650.00	\$ 13.00	\$ 3,445.00	\$ 8.00	\$ 2,120.00	\$ 10.00	\$ 2,650.00	15	\$ 3,975.00	\$ 8.06	\$ 2,135.90
9 Random Riprap Class III	TON	325		\$ 125.00	\$ 40,625.00	\$ 95.00	\$ 30,875.00	\$ 85.00	\$ 27,625.00	\$ 120.00	\$ 39,000.00	90.5	\$ 29,412.50	\$ 172.95	\$ 56,208.75
10 Random Riprap Class IV	TON	25		\$ 125.00	\$ 3,125.00	\$ 95.00	\$ 2,375.00	\$ 95.00	\$ 2,375.00	\$ 120.00	\$ 3,000.00	105	\$ 2,625.00	\$ 139.52	\$ 3,488.00
11 Geotextile Fabric, Type IV Non-Woven	SQ YD	730		\$ 4.00	\$ 2,920.00	\$ 2.50	\$ 1,825.00	\$ 4.00	\$ 2,920.00	\$ 2.50	\$ 1,825.00	2.75	\$ 2,007.50	\$ 1.97	\$ 1,438.10
12 Native Seed Mix (MnDOT Seed Mix 35-241)	ACRE	0.2		\$ 2,000.00	\$ 400.00	\$ 3,100.00	\$ 620.00	\$ 5,780.00	\$ 1,156.00	\$ 425.00	\$ 85.00	13000	\$ 2,600.00	\$ 9,600.00	\$ 1,920.00
TOTAL:				\$ 66,740.00		TOTAL:	\$ 64,210.00	TOTAL:	\$ 74,777.00	TOTAL:	\$ 61,510.00	TOTAL:	\$ 90,264.00	TOTAL:	\$ 79,334.60

PRESENTER:

Michael Groves, Lawn Smart

ITEM:

PUBLIC HEARING: Interim Use Permit for an Extended Home Business, Lawn Smart, 17480 117th Avenue N.

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Recommend Approval of an IUP for a Home Extended Business

BACKGROUND:

The Applicant purchased the property in 2022 and relocated Lawn Smart to this property from a commercial property in Maple Grove. Lawn Smart is a lawncare and snow removal business with four FTE employees and up to 12 seasonal employees. Employees come to the property to pick up equipment. Employee parking is located in front of the red Accessory Building. The building is used for storage of construction equipment (excavator, skid steers). Behind the building is a shipping container used for salt storage, bulk fuel tanks, outdoor storage of snowplows, skid steer attachments, and a carport containing lawnmowers. Lawn Smart has six trucks.

In addition to Lawn Smart, the Applicant uses the property for seasonal outdoor storage of about 20 RV's, boats, and other vehicles.

The property is zoned A-1 Agriculture, and is 4.6 acres in size, located at the intersection of 117th Avenue and Dayton Parkway, across from The Cubes.



A Home Extended Business includes businesses conducted outside of the home, involving an accessory building, and/or outdoor storage.

Home Extended Businesses require an Interim Use Permit (IUP) in Agricultural and Residential zones on 1-acre or larger. If 2.5 acres or larger, screened outdoor storage is permitted up to 20% of the lot (e.g. 0.92 acres, or 40,487 sq ft). The business shall have a minimum 100' setback from adjacent homes. One accessory structure may be used for the business. The business must be operated by the homeowner. There may be up to two employees or contract workers. The business may have one vehicle up to 12,000 lbs on the property, and one vehicle up to 18,000 lbs parked inside or screened outside.

The City Council may allow the IUP to exceed these restrictions.¹

The Applicant installed about an acre of gravel in 2022-2023 to raise low-wet areas (excess gravel from West French Lake Road project).

CRITICAL ISSUES:

- The business exceeds the amount of outdoor storage permitted. Outdoor storage is not clearly delineated. It appears to be about 1¼ acres, whereas City Code limits it to about 1-acre (20% of lot). Outdoor storage must be adequately screened from adjacent homes. The neighboring home is about 150' away. The treeline along the side yard is not adequate screening.
- The business exceeds the number of employees permitted (2), whereas there are about 12.
- The business exceeds the number of trucks permitted (2), whereas there are six.
- The business uses a shipping container for salt storage. Shipping containers are not permitted as permanent structures.²
- The business uses a carport for storage of lawnmowers. Carports are limited for the parking of vehicles, not materials or refuse.³

60/120-DAY RULE (IF APPLICABLE):

Complete Application	60-Days	120-Days
IUP – Jan 29, 2024	Mar 29, 2024 ⁴	May 29, 2024

RELATIONSHIP TO COUNCIL GOALS:

Create a Sought After Community

BUDGET IMPACT:

N/A

¹ City Code 1001.13, Subd 4(2) (Home Extended Business performance standards)

² City Code 1001.35, Subd 2(5)(b) (Requirements are for residential districts over 1 acre in size)

³ City Code 1001.35, Subd 2(5)(6) (Carports).

⁴ The Applicant had a conflict with the dates of the March city meetings, which delayed the Planning Commission/City Council meeting to April. The 60-Day Rule has been extended to 120-Days. Notice was provided to the Applicant on March 27, 2024.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended Approval, limiting operations (Lawn Smart) to Monday – Friday, 7:00 am – 5:00 pm, and a maximum of 15 employees on-site.

RECOMMENDATION:

Staff recommends DENIAL of the IUP. It is Staff's opinion that the size of the business, number of employees and amount of outdoor storage exceed the City Code's intent for a Home Business. Lawn Smart would be more appropriate in an Industrial Park.

However, the property is adjacent to an Industrial Park, but is guided for Medium Density Residential in the 2040 Comprehensive Plan, and the DRAFT Dayton Parkway Master Plan. Plans intend for Dayton Parkway to be extended north through the middle of this property, meaning the current use of this property should be considered temporary.

If an IUP is approved, Staff recommends a 5-year expiration of the IUP, providing the owner adequate time to find a more permanent location.

A Public Hearing notice was published by The Press on April 11, 2024, and mailed to property owners within 500' of the project.

ATTACHMENT(S):

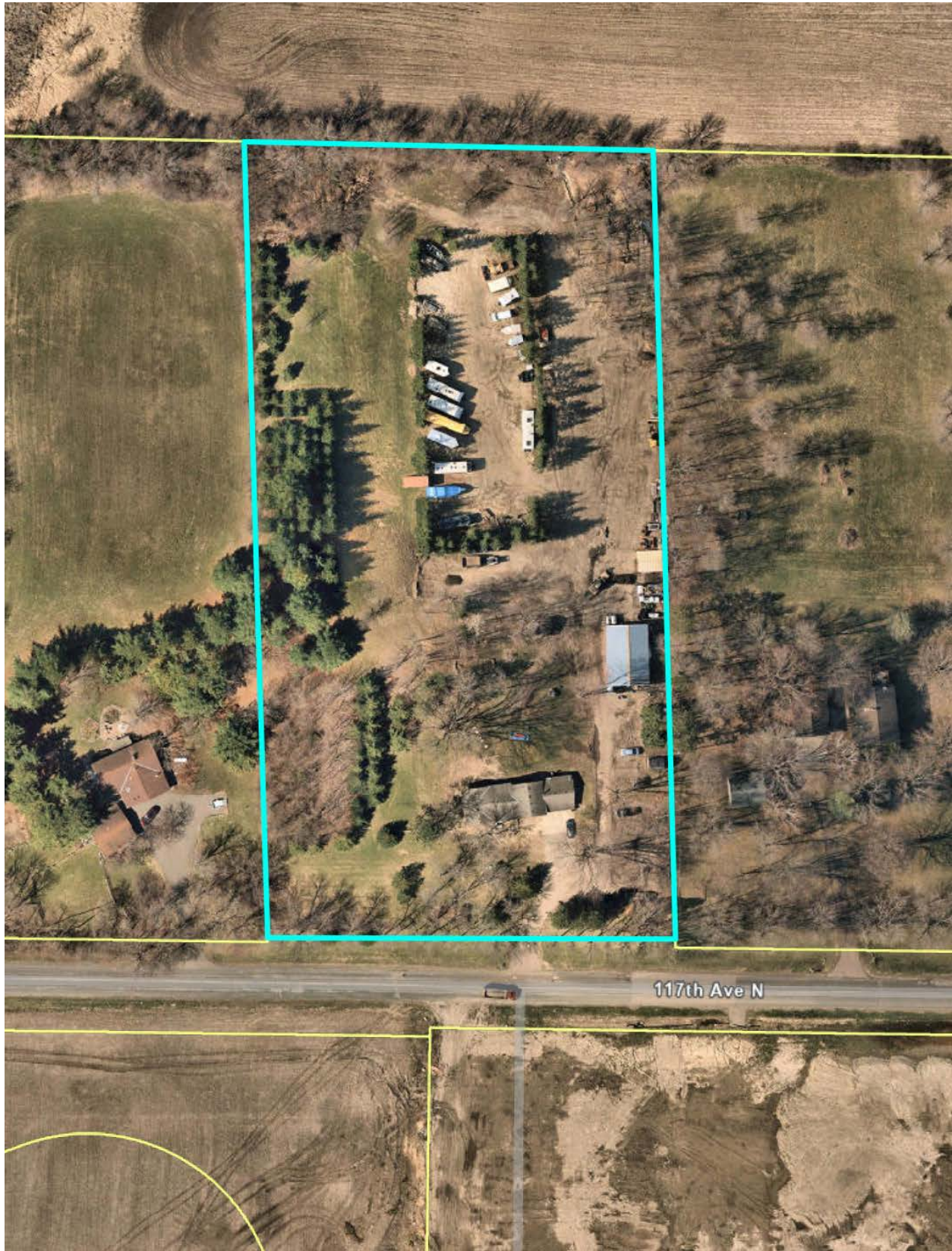
Aerial Photo

Site Photos

Applicant's Narrative

City Code 1001.13 Home Occupations

Resolution



SITE PHOTOS



17480 117th Ave, view of front yard (photo March 6, 2024)



17480 117TH Avenue N, view of shop, looking north. Shop is used to store excavation equipment (photo March 6, 2024)



17480 117th Avenue N, view of outdoor storage behind red shop (plows and skid steer attachments. Carport is used for storage of mowers. Shipping container is used for salt storage (March 6, 2024).



17480 117th Avenue N, panoramic view from NE corner, looking south (left) to west (right) (photo March 6, 2024).



17480 117th Avenue N, view near rear property looking south through outdoor storage area (photo March 6, 2024).

To whom it concerns,

LawnSmart is a small grounds maintenance company. We provide commercial services to HOA and industrial properties. Our current outdoor storage requirements are trucks, trailers, 1 John Deere tractor, and winter equipment such as plows and salters. We also have one small front end loader. In the summer, we employ roughly 5-6 people who work on Monday – Thursday from 7a-5p. They park on our property, in front of our pole barn. They are not working onsite, as we leave each day to mow other properties.

We also have 20 storage spaces in the middle of our property: Items in storage include boats, campers, 5th Wheels and a few vehicles. Our clients can choose year-round or season storage.

RESOLUTION No. 19-2024

CITY OF DAYTON

COUNTIES OF HENNEPIN AND WRIGHT

**RESOLUTION APPROVING AN INTERIUM USE PERMIT FOR A HOME EXTENDED
BUSINESS, 17480 117TH AVENUE**

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

WHEREAS, the Applicant, Michael Groves, is requesting an Interim Use Permit for a Home Extended Business, located at 17480 117th Avenue North, Dayton MN, 55327, legally described as:

PID: 29-120-22-33-0003

The East Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, except road, Section 29, Township 120, Range 22, Hennepin County, Minnesota.

WHEREAS, the Application was received on January 29, 2024 and reviewed by Staff for consistency with the Comprehensive Plan and Zoning Ordinance. The City's review of the Application was extended from 60-days to 120-days, consistent with MN Statute 15.99, Subd 3(f); and,

WHEREAS, on April 7, 2024, the Planning Commission considered the request, recommending APPROVAL; and,

WHEREAS, on April 23, 2024, the City Council conducted a Public Hearing, received and considered the application, at which the Applicant was present and presented information; and,

WHEREAS, the City Council makes the following:

FINDINGS

The approval of a conditional use permit requires that the City Council shall find that conditions can be established to ensure all of the following criteria will always be met:

1. The proposed use **IS** consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

The property is zoned A-1 Agricultural, intended for agricultural use in areas that are not served by public sewer and water. The IUP is consistent agricultural uses. The property is guided Medium Density Residential in the 2040 Comprehensive Plan. The IUP is consistent with Goal 6: "preserve the rural character by maintaining a balance between the expanding urban area and rural nature of the community."

2. The proposed use **WILL NOT** substantially diminish or impair property values within the immediate vicinity of the subject property.

The IUP will have no demonstrable effect on property values.

3. The proposed use **WILL NOT** be detrimental to the health, safety, morals or welfare of persons residing or working near the use.

The IUP will not be detrimental to persons residing or working in the area.

4. The proposed use **WILL NOT** impede the normal and orderly development of surrounding property.

The IUP will not impede orderly development of surrounding property. The IUP includes minimal investment in the physical property, and will not hinder the expansion of development.

5. The proposed use **WILL NOT** create an undue burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

6. The proposed use **IS** adequately screened.

The IUP will include outdoor storage, which will be adequately screened within 60-days.

7. The proposed use **WILL NOT** create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

The IUP will not create a nuisance.

8. The proposed use **WILL** provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

The IUP will provide adequate parking, loading, and storage.

9. The proposed use **WILL** protect sensitive natural features.

The IUP will have no affect on sensitive natural features (there are none known).

10. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards and to promote health, safety and welfare.

DECISION:

NOW, THEREORE, BE IT RESOLVED, by the City Council of the City of Dayton, based upon the Findings, Staff Report, the Planning Commission's recommendation, and in consideration of public testimony, the City Council does hereby APPROVE an Interim Use Permit for a Home Extended Business, with the following conditions:

1. The Applicant shall remove the shipping container from the property within 60-days (June 23, 2024).

2. The Applicant shall sufficiently screen outdoor storage from view of the street, and neighboring properties within 60-days (June 23, 2024). Screening shall consist of a 6' privacy fence, and/or row of 6' coniferous trees.
3. Employee parking shall be located in the backyard.
4. Days and hours of operation (excluding seasonal storage) shall be Monday – Friday, 7:00 am – 5:00 pm.
5. There shall be a maximum of 15 employees on-site.
6. The Interim Use Permit shall expire, and the Home Extended Business cease in five years (April 23, 2029).

Adopted by the City Council of the City of Dayton, this 23rd day of April, 2024.

Mayor Dennis Fisher

ATTEST:

City Clerk Amy Benting

Motion by _____, Second by _____

Resolution *Approved*
MOTION DECLARED PASSED

PRESENTER:

Bruce Dehn, Dehn's Pumpkins

ITEM:

PUBLIC HEARING: Approving an Interim Use Permit for an Event Center (Dehn's Pumpkins), 17270 125th Ave.

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Approve an Interim Use Permit for an Event Center.

BACKGROUND:

The City adopted an Event Center ordinance in 2023, and has reached out to known event centers to request they apply for an IUP.

Dehn's Pumpkins has operated at this location since 2005 as a non-conforming use. Staff asked Dehn's to provide a list of every possible type of event they may hold, although Dehn's may not do them all;

- Corn maze
- Hayrides / sleighrides
- Haunted attraction
- Concerts
- Ice Castles
- Christmas tree sales / Birthday parties / corn pit / inflatables
- Weddings & receptions
- Easter activities
- Motorcross

The Dehn family owns about 600 acres in this area (300 acres used for the Event Center). Event Center activities will be concentrated around the farmstead at the corner of East French Lake Road & 125th Avenue. The farm includes two wooded areas planned for haunted wagon rides. An existing dirt bike track is planned for small motorcross events.¹ Parking is planned across from the farmstead, south of the road.

The properties are zoned A-1 Agricultural, and guided Low, Medium, and High Density Residential in the 2040 Comprehensive Plan. The 2040 Staging Plan guides the properties for 2040 and Post 2050 sewer.

CRITICAL ISSUES:

- **Traffic:** The Event Center may attract hundreds of customers at a given time. The nearest home to activities is about 1,000' away. The farmstead is one of the

¹ In 2000, Leo Dehn (Dehn's Riding Park) applied for an IUP for a Dirt Bike Track. The City Attorney opinioned that the use was not permitted in the SA zoning district, nor were commercial uses permitted on Agricultural Preserve land. The Planning Commission tabled action at the Applicant's request. The Applicant waived the 60-Day Rule.

most remote areas of Dayton, meaning that although events will substantially increase traffic, it should not cause congestion on local roads.

- **Safety:** Each event type is unique. Staff is requiring the Applicant to submit an Emergency Operations Plan for administrative review, specific to each type of event. All traffic control, on-site security, and EMT personnel are to be provided by the Applicant.
- **Parking:** Parking is required to be on an improved surface.² Currently, parking is in a field, and is proposed to stay unimproved, to allow the land to be farmed. There is enough land to accommodate 1,000+ vehicles.
- **Nuisance:** The Event Center will generate noise, odors, and scenery that is not characteristic to its rural setting.
- **Buildings:** Indoor activities will be held in an existing pole barn(s), which does not comply with building & fire codes for the type of occupancy. The building(s) will need to be compliant prior to their use for the Event Center.
- **Storage:** Agricultural buildings are used for seasonal storage, which requires an IUP for a Home Extended Business. The attached Resolution includes a condition allowing indoor seasonal storage as part of the Event Center.

Staff reached out to communities hosting similar Event Centers. Information is attached.

60/120-DAY RULE (IF APPLICABLE):

Application	60-Days	120-Days
March 4, 2024	May 3, 2024	July 3, 2024

RELATIONSHIP TO COUNCIL GOALS:

Preserving our Rural Character
Create a Sought After Community

BUDGET IMPACT:

N/A

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed at its April 4, 2024 meeting, recommending APPROVAL for a 30-year IUP.

ECONOMIC DEVELOPMENT AUTHORITY RECOMMENDATION:

The EDA reviewed at its April 16, 2024 meeting, recommending APPROVAL.

² City Code 1001.051, Subd 1(h) (Off street parking shall be provided....)

STAFF RECOMMENDATION:

Staff recommends Approval of a ten-year IUP. Reason being, even the City's best long-term plans change every ten years (or more frequent).

The Event Center is a large use. It is anticipated that the types of events and operations will be adjusted regularly to improve efficiency. As an Interim Use Permit, this is a temporary use. If something is not working, the City Council has the ability to Amend or Revoke the IUP at any time. The Resolution includes conditions allowing Public Safety officials to close operations immediately, if warranted.

A Public Hearing Notice was published by The Press on April 11, 2024 and mailed to property owners within 500' of the project.

ATTACHMENT(S):

Aerial Photo

Applicant's Narrative

Site Plan

Ordinance 2023-05 Event Centers

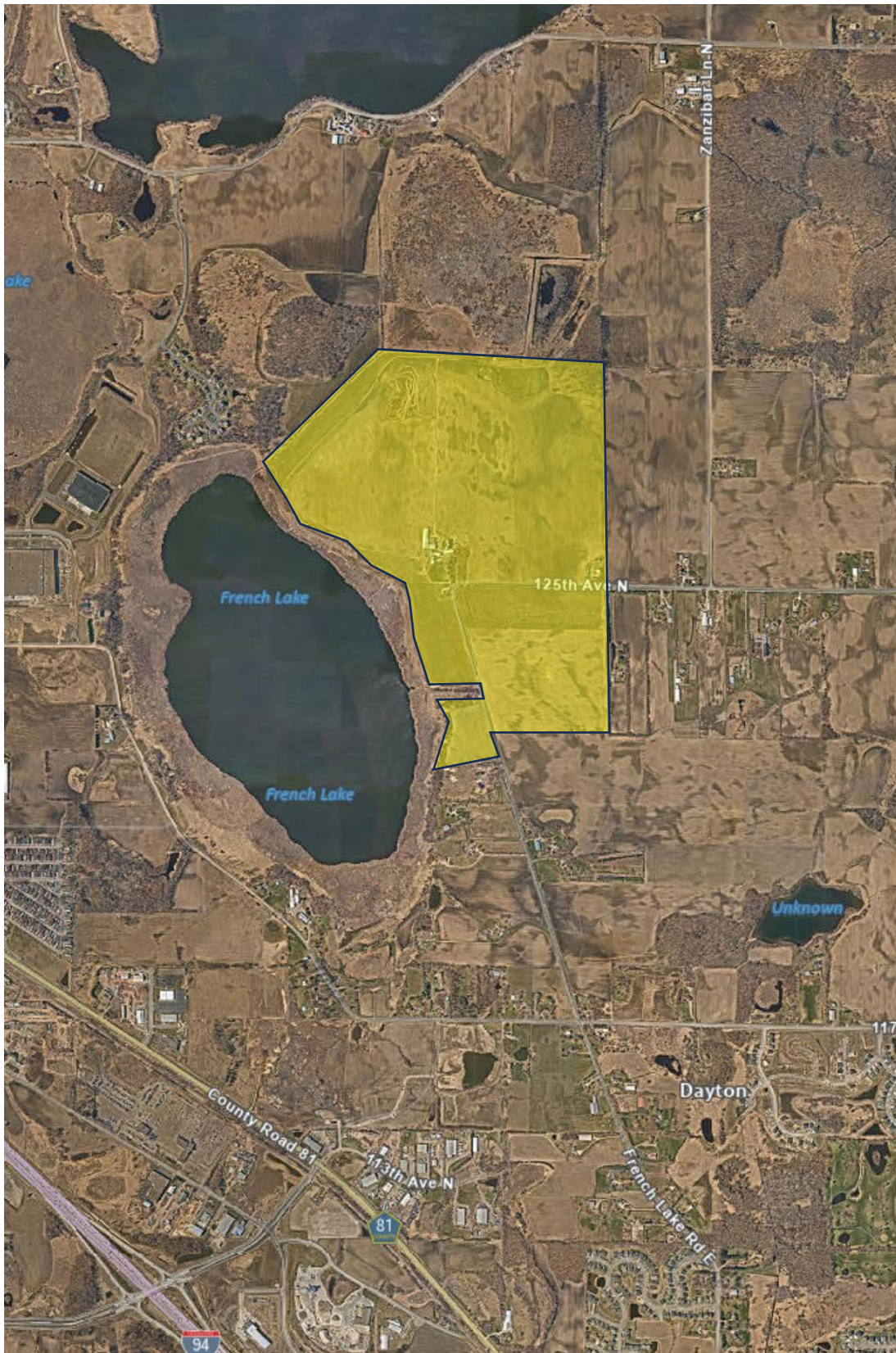
Resolution 20-2024

ERX CUP (Elk River)

Nightmare Halloween (Dead End Hayride) CUP (Wyoming)

Scream Town CUP (Carver County)

Severs IUP (Scott County)





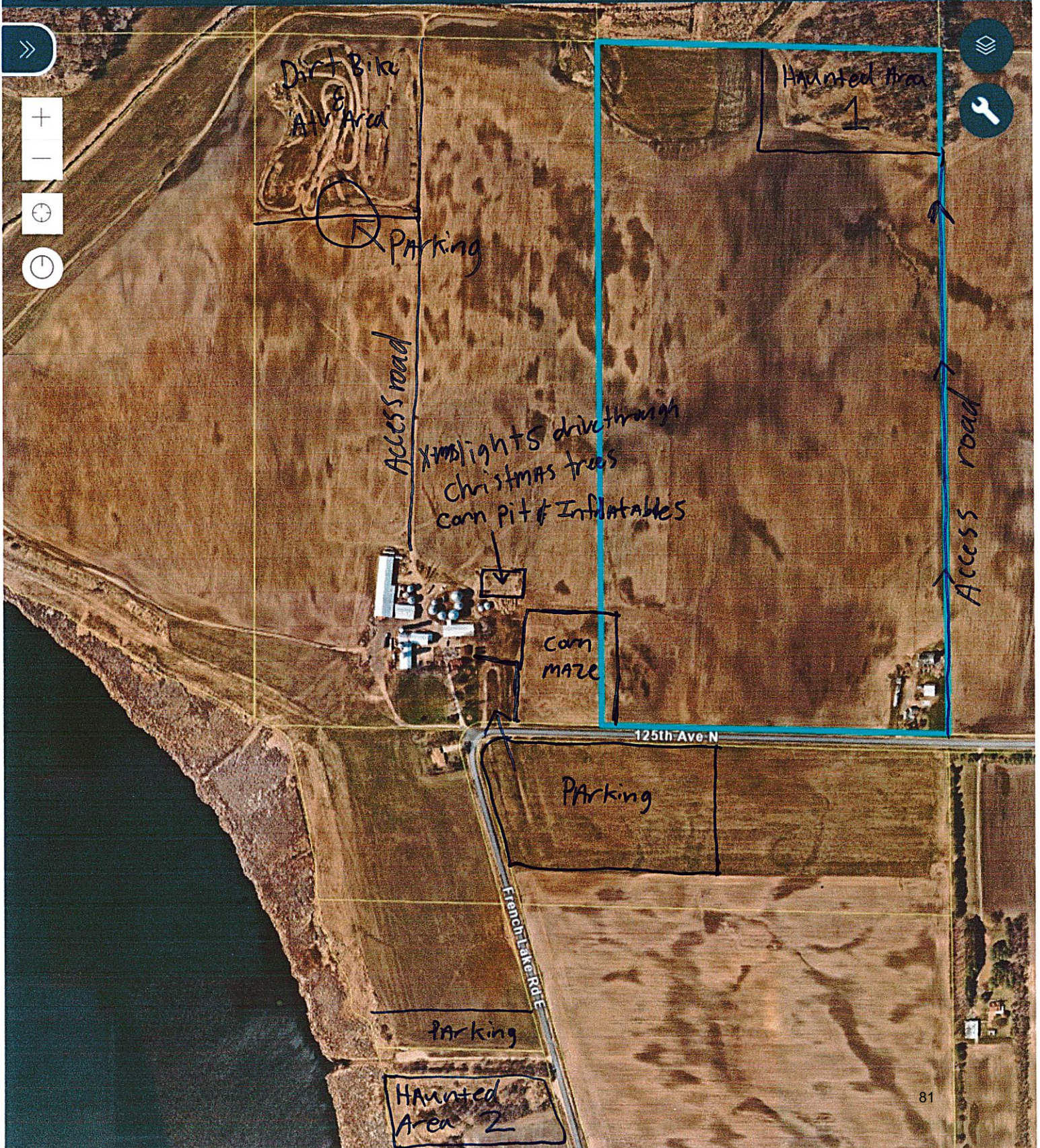


- Corn MAZE
- spring/summer Birthday Parties - main Building 1
- open pit & Inflatables main Building 1
- christmas tree sales main Building 1
- main building 1 christmas lights - drive through / walk - sleigh rides
- Dirt Bike practice track
- | Music ^{events} ~~events~~
- | Haunted Attractions
- | Spring Babies / Easter Activities
- | Ice castles
- | Weddings / receptions
- ~~Ice cream~~



Property Map

HENNEPIN COUNTY
MINNESOTA



Dehns At Dark

2024 Sep-Oct

(17270 125th Ave N, Dayton, MN 55327)

- **Weekend Only operation. Dates as follows Sep 27-28, Oct 4-5, 11-12, 18-19, 25-26,**
- **Evening Operation Hours 7pm-11:30pm**
- **On-Site Parking (lighted) with Parking Attendant (traffic control)**
- **2 Security Guards staffed for event**
- **Customers will park in Dehns normal parking lot to purchase tickets**
- **Customers will then board wagon for moonlight wagon ride to drop them off at back corner of farm for haunt. After customers go through haunt they will receive a ride back to parking lot.**
- **Actual haunt is constructed of fireproof O.S.B and inside of 4 Storage shipping containers.**
Actual size will be 40x40 with no permanent structure.
- **Haunt will have emergency exits every 15 feet with fire extinguishers available at every 15 feet**
- **Haunt will have approximately 25 people staffed at all hours of the event times.**
- **Parking lot and haunt area to have porta Johns.**
- **Haunt is running on Gas Generator no actual electrical will be ran.**
- **We will inform emergency services of our dates and times and have them on call, Fire and safety**
- **This will be a Family entertainment venue for kids 12 and up and adults.**
- **1 event manager to be on duty at all times running event**
- **Noise level will be kept to appropriate level to not disrupt any neighboring residents.**
- **No land or trees or wetland will be obstructed or bothered as this is temporary structure only.**

Thank you for your time and consideration.

Dehns AT DARK

Corn / Pumpkin
FIELD

French Lake

Dehns AT DARK

125th Ave

Parking Light

Tickets

Box

Wagon pickup

Wagon Route

ENTER

Wagon Drop

WOODS

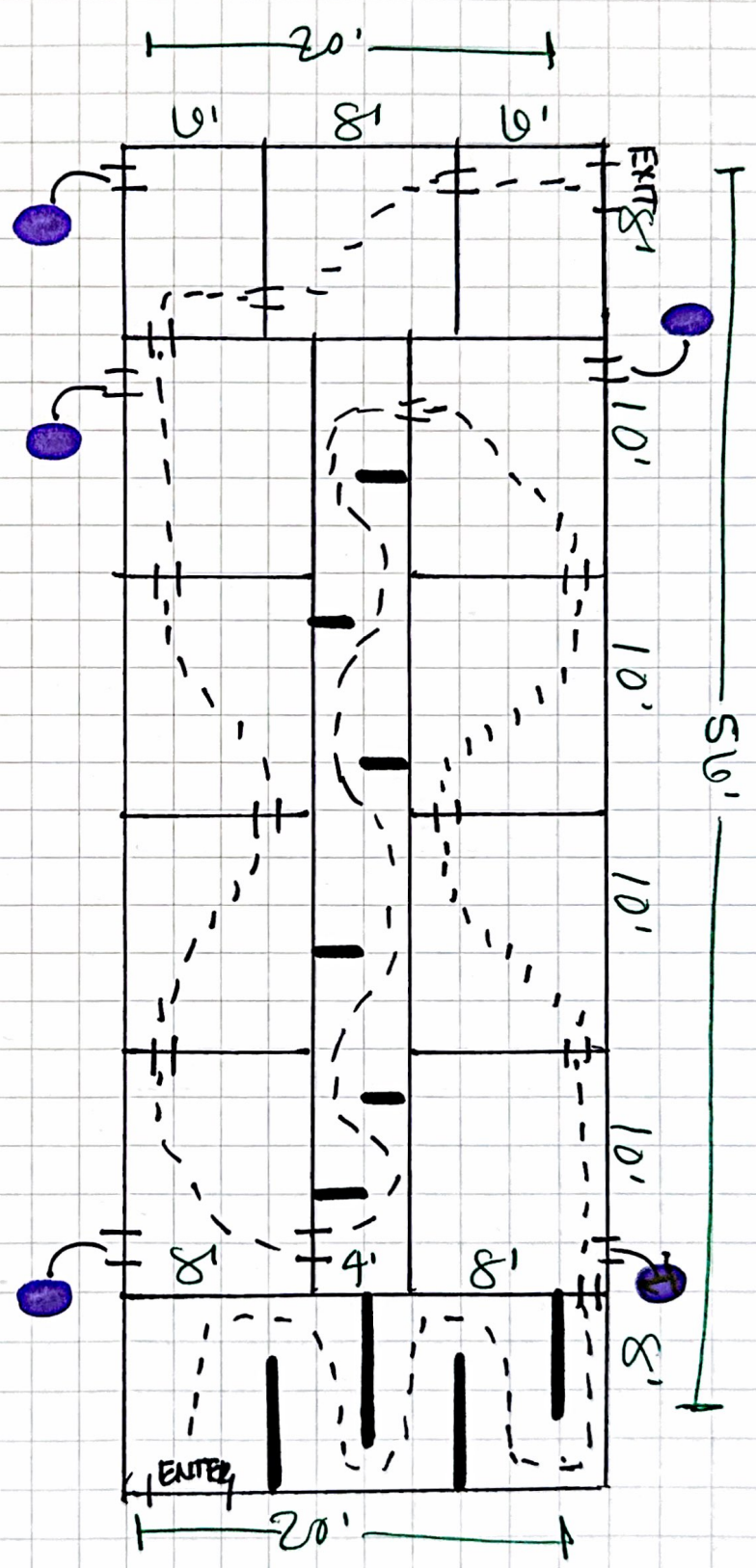
Hunted House



EXIT

HOUSE

182 = 2'



Hunted

Huss

● - EMERGENCY EXIT

= 15 FIRE EXT

= 7 EXITS

ORDINANCE NO. 2023-05
CITY OF DAYTON
HENNEPIN AND WRIGHT COUNTIES, MINNESOTA
AN ORDINANCE AMENDING DAYTON CITY CODE
REGARDING EVENT CENTERS

THE CITY COUNCIL OF THE CITY OF DAYTON DOES ORDAIN:

SECTION 1. AMENDMENT. Dayton City Code Section 1001.03 Subd. 2 is hereby amended by adding the underlined material as follows:

EVENT CENTER: A facility located on private property that primarily functions to provide a facility for any type of social gathering that is available for use by various groups for such activities as public assemblies, meetings, private meetings, retreats, parties, weddings, receptions and dances.

SECTION 2. AMENDMENT. Dayton City Code 1001.05, Subd. 12 is hereby amended by adding the underlined material as follows:

Subd. 12 Allowable Uses; Table 5.1

Table 5.1			N-Not Permitted	
Residential - Agricultural Use Classifications			P-Permitted	
			C-Conditional Permit	
			I-Interim Use Permit	
			A-Accessory	
	Zoning District			
	SA	A-1	A-2	RO

Table 5.1			N-Not Permitted	
Residential - Agricultural Use Classifications			P-Permitted	
			C-Conditional Permit	
			I-Interim Use Permit	
			A-Accessory	
	Zoning District			
	SA	A-1	A-2	RO
Accessory buildings	A	A	A	A
Agriculture	P	P	P	N
Attached or interior accessory dwelling unit as regulated by Subsection 1001.36	A	A	A	N
Bed and breakfast	N	I	I	I
Boarding houses	N	I	I	I
Bus/transit station	N	C	C	C
Cemeteries	N	C	C	N
Commercial composting and land spreading	I	I	I	N
Commercial recreation	N	C	C	N
Day care 13 or fewer persons ¹	A	A	A	A
Day care 14 or more persons ¹	C	C	C	C
Detached accessory dwelling units as regulated by Subsection 1001.36	I	I	I	N
Essential services	P	P	P	P

<u>Event Center</u>	<u>I</u>	<u>I</u>	<u>N</u>	<u>N</u>
Fences*	A	A	A	A
Feedlots and poultry facilities ¹	C	C	C	N
Golf courses/driving ranges	N	N	N	N

SECTION 3. AMENDMENT. Dayton City Code 1001.051, Subd. 12 is hereby amended by adding the underlined material as follows:

Section 1001.051 - Residential District Special Requirements

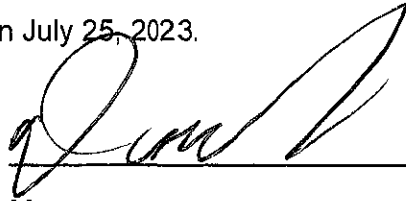
Subd. 1. Event Centers, subject to the following:

- a. The minimum size of the event center operations must be 30 acres. This may include multiple lots.
- b. Access to the site must be from a paved street.
- c. The hours of operation shall be no later than 9:00 a.m. to 10:00 p.m. on Sunday through Thursday and 9:00 a.m. to 11:00 p.m. on Friday and Saturday.
- d. The number of guests will be approved by the City based on the size of site, structures, parking availability, and other relevant factors.
- e. Noise from an event shall comply with Section 130.08 of the City Code.
- f. No sound amplifications systems may be used outdoors after 8:00 p.m.
- g. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. No Sanitary facilities shall be located closer than 200 feet from a neighboring property line. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring property line.
- h. Off street parking shall be provided to accommodate 1 stall per 2 guests based on the maximum occupancy of the buildings. If no buildings are present for the event center then parking will be determined by city staff. Off street parking shall be setback 20 feet from any property line. Off street parking must be on an improved surface such as class 5 gravel or pavement.

- i. Screening may be required for outdoor facilities related to the event center and may include permanent landscaping, berms, fences, or walls.
- j. All light fixtures shall be downcast style fixtures. Reflected glare or spill light from all exterior lighting shall not exceed 0.1 foot-candle measurement on the property line when adjoining residential and agricultural zoned property.
- k. No overnight camping shall be allowed as part of an event center.
- l. As part of the IUP, the City may approve signage for the event center. Consideration shall be given to the sign area, height, location and potential impacts on adjacent properties.
- m. Compliance with all applicable regulations including State Health Code, State building codes, and local liquor licensing requirements.

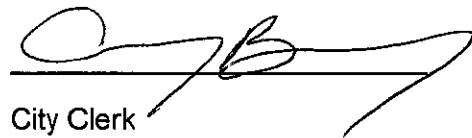
SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton on July 25, 2023.



Mayor

ATTEST:



City Clerk

Published in the Champlin Dayton Press on August 03, 2023

Motion made by Trost, seconded by Henderson

Motion passed unanimously

RESOLUTION 20-2024

CITY OF DAYTON

COUNTIES OF HENNEPIN AND WRIGHT

**RESOLUTION APPROVING AN INTERIUM USE PERMIT FOR AN
EVENT CENTER FOR DEHN’S PUMPKINS, 17270 125TH AVENUE**

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

WHEREAS, the Applicant Bruce Dehn (Dehn’s Pumpkins) is requesting an Interim Use Permit for an Event Center, located at 17270 125th Avenue North, legally described as (see Exhibit A):

PID: 2012022320001
Address: 17270 125th Ave N
Legal Description: W 1/2 Of Sw 1/4 Ex Road

PID: 1912022440001
Address: (unaddressed)
Legal Description Com 1 Rod S Of Ne Cor Of Se 1/4 Th W 13 R Th S 44 Deg 34 Min W
135 R Th S 61 Deg 21 Min E 125 R To Se Cor Of Sec Th N To Beg

PID: 2012022310001
Address: 16710 125th Ave N
Legal Description: E 1/2 Of Sw 1/4 Ex Road

PID: 2912022210001
Address: 12481 French Lake Rd E
Legal Description N 1/2 Of Lot 1 And N 1/2 Of Ne 1/4 Of Nw 1/4 Ex Road

PID: 2912022210002
Address: (unaddressed)
Legal Description: S 1/2 Of Ne 1/4 Of Nw 1/4 And The N 28 65/100 Rods Of Se 1/4 Of Nw
1/4 Also That Part Of S 1/2 Of Govt Lot 1 And Of N 28 65/100

PID: 2912022230003
Address: (unaddressed)
Legal Description:

WHEREAS, City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and,

WHEREAS, the Planning Commission considered the request at its April 4, 2024 meeting, recommending Approval; and,

WHEREAS, the City Council held a Public Hearing on April 23, 2024. A Public Hearing Notice was published by The Press on April 11, 2024, and mailed to property owners within 500' of the subject properties. The Applicant was present for the City Council's discussion; and,

NOW, THEREFORE, based upon the Staff Report, Planning Commission recommendation, and in consideration of public testimony, the City Council makes the following:

FINDINGS

1. The properties are guided Low Density Residential, Medium Density Residential, and High Density Residential in the 2040 Comprehensive Plan (2040 Comprehensive Plan; Chapter 5 Land Use; Figure 3: Future Land Use Map).
2. The properties are zoned A-1 Agricultural. *Event Centers* are an Interim Use (City Code 1001.05, Subd 12 (Table 5.1)).
3. Consistent with City Code 1001.051, Subd 1 (*Event Centers*), the DECISION, and Conditions of Approval listed, address requirements for the Event Center.
4. Consistent with City Code 1001.23, Subd 1(e) (*Conditional Use Permits; Process*), the City Council has considered the criteria for granting a Conditional Use Permit to be applicable to this Interim Use Permit:

- a. The proposed use is consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

The Event Center is consistent with the Comprehensive Plan and the A-1 Zoning District, as an Interim Use.

- b. The proposed use will not substantially diminish or impair property values within the immediate vicinity of the subject property.

The Event Center will have no demonstrable impact to property values.

- c. The proposed use will not be detrimental to the health, safety, morals or welfare of persons residing or working near the use.

The Event Center will have no detrimental affect to persons residing or working in the area. The Event Center is located in a remote agricultural area of the city.

- d. The proposed use will not impede the normal and orderly development of surrounding property.

The Event Center is located on land guided by the 2040 Staging Plan for sewer in 2040 and Post 2050. The Event Center will not impede development as an interim use.

- e. The proposed use will not create an undue burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The Event Center will not create a burden on public facilities. The Event Center will operate according to an Emergency Operations Plan, which shall address traffic management.

- f. The proposed use is adequately screened.

The Event Center activities are separated from the nearest home (home not associated with the Dehn family) by about 1,000'. Existing screening (existing trees) is adequate.

- g. The proposed use will not create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

The Event Center will create nuisances that are manageable considering its remote location. Such nuisances may not be appropriate as the area develops, and population increases. This is the reasoning for an Interim Use.

- h. The proposed use will provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

The Event Center has ample parking and loading space.

- i. The proposed use will protect sensitive natural features.

The Event Center is located on tilled land, and within three non-tilled areas:

North wooded area: The Minnesota Land Cover Classification System (MLCCS) classifies landcover quality as High, Good, Moderate, Poor, Altered with Native Species Present, and Altered with Non-Native Species Present. The MLCCS classifies the north woods as "Good Quality". The Applicant shall preserve healthy Heritage and Significant trees.

South wooded area: The MLCCS does not identify any landcover quality for the south woods.

Motorcross area: The Motorcross area encroaches into the 1% Annual Chance Flood Zone (aka 100-year Flood Zone). Land use alterations and structures shall comply with Floodplain regulations (City Code 1001.09 (Floodplain)). The intent is that no structures shall impeded the flow of floodwaters, and no land alteration shall displace floodwater storage.

- j. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards and to promote health, safety and welfare.

DECISION

1. Hours of operation shall be limited to: Sunday – Thursday, 9:00 am – 10:00 pm, and Friday - Saturday 9:00 am – 11:00 pm. The Event Center may operate daily, 365 days per year.

2. Prior to indoor operations, buildings shall be made compliant with building, fire, and health codes. Each building used for the Event Center shall be posted with its maximum capacity and shall not exceed this capacity.
3. Prior to operations, the Applicant shall submit an Emergency Operations Plan to the City for administrative approval. The Plan shall address responses to fire, weather events, medical emergencies, power failure, bomb threats, active shooter, and other emergencies. Event capacity shall be based on the Applicant's ability to effectively manage events based on weather and site conditions, and staffing. Public Safety agencies may limit or close events based on weather and site conditions, and the Applicant's ability to manage event participants. All Event Center activities shall be accessible by emergency services. Accessibility shall be at the discretion of the Police Chief, Fire Chief, and Building Official.
4. All structures and site improvements shall be compliant with the City Code, and public health requirements.
5. The Applicant shall control nuisances, such as picking up litter daily during events, removing refuse when full, providing an adequate number of portable toilets based on event attendance, directing traffic such that there is minimal congestion on 125th Ave / East French Lake Road. Noise shall not exceed MPCA requirements, measured at residences.
6. Temporary Signs are prohibited from the right-of-way (excluding traffic control). Off-premise signs are prohibited (excludes properties owned by Dehn Heritage Farms, Leo/Diane Dehn, James/Bernadette Dehn).
7. It is anticipated that the Applicant will adjust Event Center operations from time to time. The property owner(s) shall permit City Staff to inspect the properties during operating hours, and at reasonable times, for compliance with this IUP, and the Emergency Operations Plan.
8. Agricultural buildings located on the farmstead, 17270 125th Avenue, may be used for indoor seasonal storage.
9. Overnight camping is prohibited.
10. The Applicant shall preserve Heritage Trees and Significant Trees in the North Wooded area. Heritage Trees are defined as healthy deciduous trees 27" or greater in diameter, and healthy coniferous evergreen trees greater than 50' in height. Significant Trees are defined as healthy deciduous trees 6" in diameter (DBH), an existing healthy common tree measuring a minimum of 12" in diameter (DBH), or an existing healthy coniferous/evergreen tree measuring 12' in height.
11. All land alterations and structures within the Floodplain shall comply with City Code 1001.09 (Floodplain).
12. The IUP shall expire in 30 years (April 23, 2054). The Applicant may apply for a new IUP.

Adopted by the City Council of the City of Dayton, this 23rd Day of April, 2024.

Mayor Dennis Fisher

ATTEST:

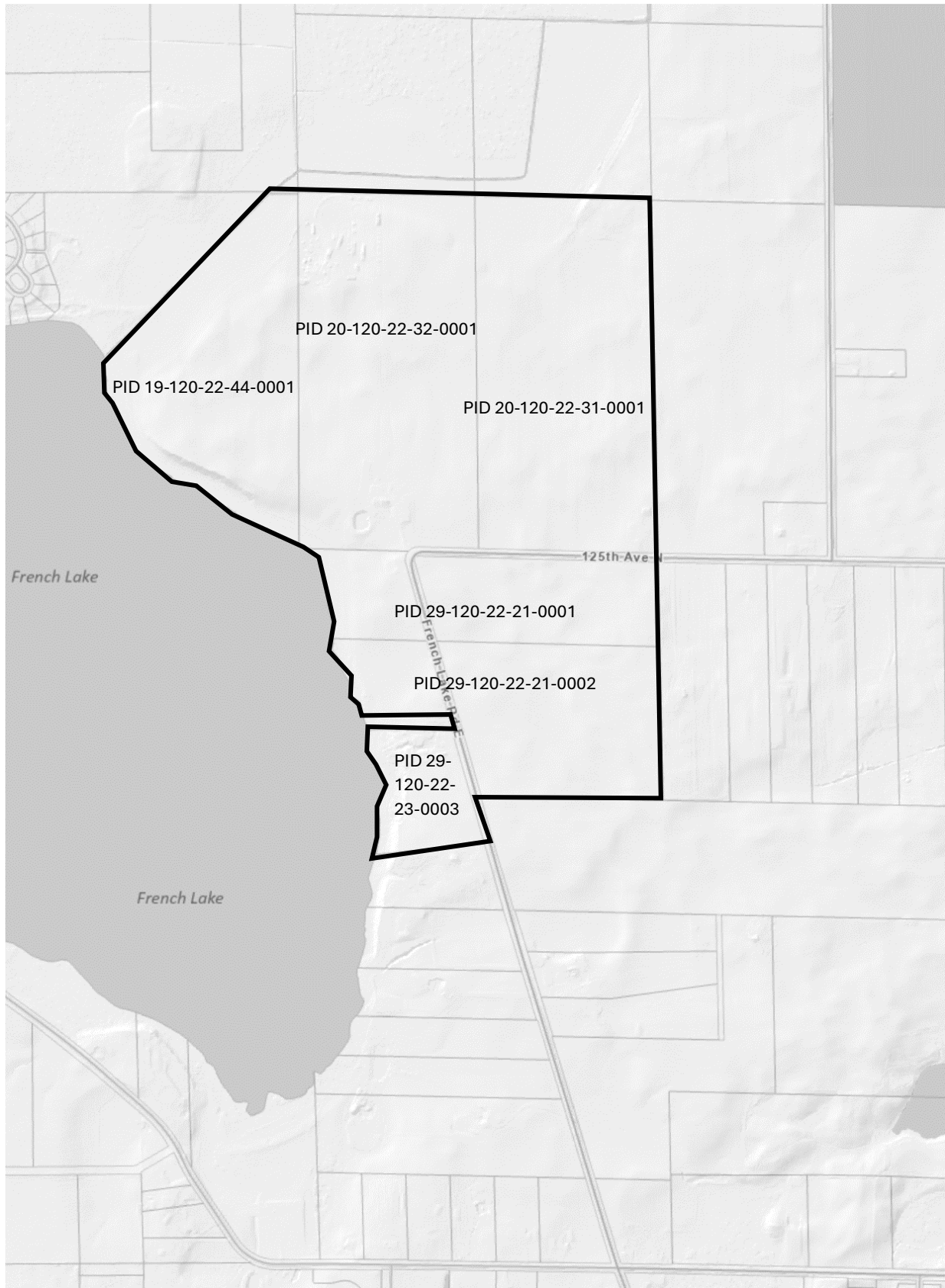
City Clerk Amy Benting

Motion by _____, Second by _____

Resolution ***Approved***

MOTION DECLARED PASSED

EXHIBIT A



CITY OF ELK RIVER
SHERBURNE COUNTY

CONDITIONAL USE PERMIT
Case No. CU 22-09

Permit. Subject to the terms and conditions set forth herein, the City of Elk River hereby grants a conditional use permit (“Permit”) requested by ERX Properties, LLC for the following use:

Conditional Use Permit to allow expansion of the off-road racing track, construction of a roofed viewing area, and installation of a changeable copy sign at 21591 US Highway 169 NW

Property. The Permit is for the following described property (“Subject Property”) in the City of Elk River, Sherburne County, Minnesota:

See Attached Exhibit A

Owner. Owner of the Subject Property at time of the approval of the Permit:

Plaisted Property Management LLC

ERX Properties, LLC, owner

Conditions. The Permit is issued with the following conditions to satisfy the standards set forth in Section 30-654:

1. No more than five Special Event Recreational Camping events per year may occur on the properties that are regulated by this Conditional Use Permit.
2. The hours of operation shall be:
 - a. Sunday through Wednesday 7:00 a.m. – 9:00 p.m.
 - b. Thursday 7:00 a.m. – 10:00 p.m.
 - c. Friday and Saturday 7:00 a.m. – 11:00 p.m.
 - d. Five (5) three (3) day events per year, by special event permit, will be granted for extended hours to midnight.
3. Motorized events are prohibited within 1,000 feet of any residence, livestock shelter, and/or arena, regardless of when they were erected.
4. All motorized and non-motorized trails must be set back 50 feet from the north, east, and south property lines, and 45 feet from all delineated wetlands.

5. Staff will continually work with the applicant on the location of future trials to ensure they are not impacting wetlands and/or required buffers.
6. Existing structures used for any type of gathering, assembly, spectators, viewing, and/or customers shall be reviewed by the building official for compliance with all state and local building codes.
7. Camping areas shall be as identified on the site plan dated May 16, 2022, and shall not be closer than 50 feet to any property line.
8. An amendment to this Conditional Use Permit will be required for future expansions/additions not shown on the site plan dated May 16, 2022.
9. A wetland delineation shall be completed and approved by the state. The updated boundary must be included on the final plat of Aggregate Commercial 6th Addition.
10. Staff approval of the Safety and Crisis Communication Plan.
 - a. This plan shall be reviewed annually by all parties prior to May 1.
11. Staff approval of an on-site traffic/distribution plan that demonstrates:
 - a. Logical on-site distribution of participants, spectators, and public safety.
 - b. Adequate on-site stacking for admission and egress.
 - c. Adequate off-site stacking for access and egress without impacting U.S. Highway 169.
12. The Aggregate Commercial 6th Addition plat (Case File PE 22-01) shall be recorded.
13. Noise generated on the property via the Conditional Use Permit shall comply with those outlined in the MPCA Guide to Noise Control.
14. The changeable copy sign shall not exceed 70 square feet and must comply with the standards set forth in Sec. 30-864 (e). A sign permit is required.
15. A Minnesota Department of Natural Resources (DNR) Appropriation Permit shall be required for any water use that is above 10,000 gallons a day or totaling 1 million gallons or more within a year. This includes snow-making applications and spraying for dust control and other construction needs.
16. Conditional Use Permit (CU 18-10) will become void upon the recording of this permit.

Termination of Permit. The Permit shall remain in effect only for so long as the conditions set for the herein are complied with. The City may revoke the Permit following a public hearing for violation of the terms and/or conditions set forth in the Permit.

Lapse. If within two (2) years of the issuance of the Permit the proposed work described in a conditional use permit has not been substantially completed, the permit shall expire and become void, except that the council may, following recommendation of the planning commission, extend the permit for an additional period determined by the council on the receipt of a request for a permit extension prior to its expiration. A conditional use permit authorizes only the use specified in the permit and shall expire if, for any reason, the authorized use ceases for more than six (6) months.

Criminal Penalty. Both the owner and any occupant of the Subject Property are responsible for compliance with the permit. Violation of the terms of the Permit is a criminal misdemeanor.

Recording. The Permit shall be recorded against the title to Subject Property.

Dated: July 5, 2022.

CITY OF ELK RIVER

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)

COUNTY OF SHERBURNE) ss.
)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by John J. Dietz and Tina Allard, respectively, the Mayor and City Clerk of the City of Elk River, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by the City Council.

Notary Public

DRAFTED BY:
City of Elk River
13065 Orono Parkway
Elk River, MN 55330
763-635-1000

Exhibit A

Legal Descriptions

75-110-1105 Plaisted

NW 1/4 OF NE 1/4 & THEN N 1/2 OF NE 1/4 OF NE 1/4

75-111-2201 Plaisted

NW 1-4 OF NW 1-4

75-110-1100 Plaisted

S 1-2 OF NE 1-4 OF NE 1/4

75-825-0040 – ERX Properties LLC

OUTLOT D Except plat of Aggregate Commercial Fourth Addition and Aggregate Commercial Fifth Addition Aggregate Commercial Second Addition,

75-825-0010 – ERX Properties LLC

OUTLOT A Except plat of Aggregate Commercial Fourth Addition and Aggregate Commercial Fifth Addition, Aggregate Commercial Second Addition

75-878-0105 ERX Properties LLC

Lot 1, Block 1, AGGREGATE COMMERCIAL FIFTH ADDITION, Sherburne County, Minnesota

871081

75-877-0105 ERX Properties, LLC

Lot 1, Block 1, Aggregate Commercial Fourth Addition, Sherburne County, Minnesota

871079

75-110-4400 ERX Properties LLC

S 1-2 of SE 1-4

830256



OFFICE OF COUNTY RECORDER
Chisago County, Minnesota

I hereby certify that this document was filed in this office
on 10/04/2004 at 10:30:00 AM and was duly
recorded as document number **A-437124**

ELAINE OFTELIE – County Recorder, by _____ Deputy.

Well Certificate: _____ Received _____ Not Required

Fees:

EQUIPMENT FUND	\$1.00
STATE SURCHARGE	4.50
GENERAL ABSTRACT	14.00
Total	\$19.50

Received from/return to:
TOWN OF WYOMING
7665 WYOMING TRAIL
WYOMING, MN 55092

**RESOLUTION NO. 04-21
RESOLUTION APPROVING
CONDITIONAL USE PERMIT
FOR
NIGHTMARE HALLOWEEN HAYRIDES
AT
28186 KETTLE RIVER BOULEVARD
PINEHAVEN TREE FARM**

WHEREAS, the Town of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the Board of Supervisors of the Town of Wyoming has adopted zoning and subdivision regulations, per Ordinances 00-02 and 00-03, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the Town; and,

WHEREAS, Jean Sockness of Nightmare Halloween Hayrides has applied for a Conditional Use Permit to operate a haunted house and hayride as a commercial outdoor recreation activity, at the Pinehaven Tree Farm site on property legally described as:

Section Seven (7), Township Thirty-Three (33), Range Twenty-One (21). The North one-half of the Southeast Quarter (N1/2 of SE 1/4), and the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) except that part deeded to the State of Minnesota for road purposes. Also except that part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) described in Document No. 214678 on file and recorded at the Office of the County Recorder, Chisago County, on the 29th day of December, 1988 A.D. at 1:00 o'clock p.m., consisting of 10.00 acres more or less, described as follows:

Beginning at the Southeast corner of said Section 7; thence west along the south line of Section 7 a distance of 865.9 feet to the point of beginning; thence north at right angles 630 feet; thence east parallel with the south line of Section 7 a distance of 738.75 feet, more or less, to the point of intersection with a line drawn parallel with and distant 250 feet westerly of the center line of the north-bound lane of Interstate 35; thence southwesterly along said parallel line 637 feet, more or less, the south line of Section 7; thence west along said south line 645.75 feet, more or less, to the point of beginning. Except that part included in Interstate 35 right-of-way. Subject to 280th Street North along the south line. Together with a 66-foot easement lying easterly of and abutting the most easterly line of said tract. Subject to and together with other valid easements, restrictions and reservations.

WHEREAS, on September 7, 2004 the Planning Commission held a public hearing in accordance with the Ordinance and the laws of the State of Minnesota; and,

WHEREAS, the Town Board of Supervisors and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The use is in conformity with the Comprehensive Plan and development policies of the Town.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the Town is reasonably related to the overall needs of the Town and to the existing land use.
The use will be consistent with the purpose of this and other Town Ordinances.
6. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
7. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
8. The establishment or maintenance of the use shall not be detrimental to the public, health, safety or general welfare.
9. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances.
10. The use will preserve and incorporate the site's important natural and scenic features into the development design.
11. The use will cause minimal adverse environmental effects.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the Town of Wyoming hereby **GRANTS** the Conditional Use Permit, as requested by the applicant, with the following conditions:

1. That a maintenance schedule agreeable to the Wyoming Township Street Superintendent is established for Kettle River Boulevard, and that the maintenance schedule is reevaluated each

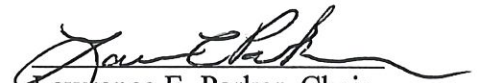
A-437124

year prior to that seasons event and is to be reevaluated periodically during the course of the event."

2. That following the 2004 season a permanent structure will be constructed to replace what currently exists on the site.
3. That each year, prior to the opening of the haunted house, an operational permit per the state fire code is granted by the township Building Official or Fire Marshal.
4. That the haunted house only operates through the dates of September 15 – November 15 of each year.
5. That the haunted house closes by midnight each day that it is open.
6. That an amended Conditional Use Permit is required if the dates of operation or closing time are changed.

This resolution was adopted by the Board of Supervisors of the Town of Wyoming on the 14th day of September 2004, by a vote of 5 Ayes and 0 Nays.

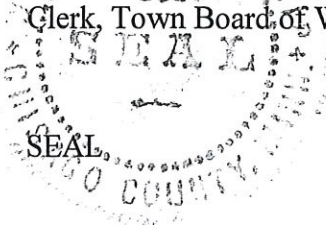
A-437124


Lawrence E. Parker, Chair
Town Board of Supervisors

ATTEST:



Norma I. Olson
Clerk, Town Board of Wyoming



This document was drafted by:
Town of Wyoming
7665 Wyoming Trail
Wyoming, MN 55092

The undersigned, as applicant(s) for the Conditional Use Permit have read and understood the findings and conditions of Resolution No. 04-21 and agree to be bound by the conditions therein.

The undersigned further understands that the Conditional Use Permit will be revoked if:

1. The use has not commenced within one year of its approval.
2. The use ceases operation for a period of one year.
3. The use is operated in violation of the conditions of Resolution No. 04-21.

[Signature] (Signature)

Sean Sockness (Printed)

____ (Signature)

____ (Printed)

STATE OF MINNESOTA)
COUNTY OF Ramsey) Ss.

On this 30th day of September 2004, before me, a Notary Public within and for said County, personally appeared Sean Sockness, known to me to be the person described in and who executed the foregoing instrument and acknowledged that s/he executed the same as his/her free act and deed.



[Signature]
Notary Public

My Commission Expires Jan 31, 2005

This document was drafted by:

Town of Wyoming
7665 Wyoming Trail
Wyoming, MN 55092



**COUNTY OF CARVER
State of Minnesota**

FILE #: PZ20230020

APPLICANT: Matt Dunn

OWNER: SSP Holdings LP

SITE ADDRESS: 7410 Highway 212 Chaska, MN 55318

PERMIT TYPE: Large Scale Activity (Recreational)

PURSUANT TO: County Code, Chapter 152, Section 152.080 (C)(6)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCELS #: 04-009-0600

Drafted by: Land Management

Return to: Land Management

CONDITIONAL USE PERMIT #PZ20230020

PLANNING COMMISSION RESOLUTION #: 23-10

ORDER #: PZ20230020

DATE ISSUED: August 8, 2023

This permit is issued for property legally described on the attached Exhibit "A", pursuant to Chapter 152 of the Carver County Code.

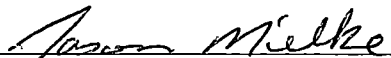
THE RECREATIONAL LARGE-SCALE ACTIVITY USE IS AUTHORIZED BY COUNTY BOARD ORDER #PZ20230020, AS FOLLOWS:

IT IS HEREBY ORDERED THAT THE CARVER COUNTY ZONING ADMINISTRATOR SHALL ISSUE CONDITIONAL USE PERMIT #PZ20230020. THIS PERMIT IS ISSUED PURSUANT TO THE CARVER COUNTY ZONING CODE, SECTION 152.080 (C)(6) FOR THE OPERATION OF A RECREATIONAL LARGE-SCALE ACTIVITY (SCREAM TOWN) ON PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A". THE PREVIOUS CUP (#PZ20080001) WOULD BE TERMINATED UPON FINAL APPROVAL (AND RECORDING) OF THE NEW CUP (#PZ20230020). THEREFORE, CUP #PZ20230020 WOULD SUPERSEDE ANY PRIOR APPROVALS. THE FOLLOWING CONDITIONS SHOULD BE ATTACHED TO THE PERMIT:

1. The permit is subject to Compliance Review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. Operations shall be substantially in accordance with the operational plan "applicant narrative" (dated: April 17, 2023), Site Plan and Map of Operation (received April 5, 2023). The hours of operation for patrons within the areas of attractions shall be 5:30PM until 11PM (Thursday-Sunday) the last full weekend in September to the first full weekend of November, as well as Wednesday and Thursday of MEA. Days of operation may also include Monday or Tuesday of Halloween week as well as Halloween (if on Monday-Wednesday), with hours of operation for patrons to cease at 10PM. The total number of days allowed during the operating event season is limited to 23 days.

3. The permittee must maintain records of the number of tickets sold to enter the site each day of operation and provide a copy of this record to the Land Management Department at the end of each season or upon request. A maximum 2,000 persons shall be allowed to utilize the facility at any one time.
4. All operational areas, theatrical stages, access roads, and parking areas shall maintain a 10-foot setback from property lines. The permittee shall survey and submit a certificate of survey to the County the western property line along the length of the newly expanded hayride road to ensure the 10-foot setback is maintained.
5. To reduce the potential for dust, vegetation shall be preserved as much as possible. Dust control measures (calcium chloride or other similar substance) shall be applied to all internal access roads with two applications the first season (2023) and a minimum of one application prior to the operating season (annually) thereafter. The Permittee shall be responsible to apply additional applications prior to or during the operating season (annually), at the discretion of the Zoning Administrator.
6. The permittee shall contract with a private security firm to provide on-site security in the operational area (i.e., night trails, night maze, courtyard, and parking areas). A copy of the contract agreement shall be provided to the Land Management Department prior to any public activities taking place on the property (annually).
7. From dusk until the last patron vehicle leaves the site, temporary three-bulb portable lighting or other approved lighting measures shall illuminate the Highway 212 and site driveway intersection. The lighting must be turned off promptly after the last patron vehicle leaves. Lighting shall be approved by the road authority, if applicable.
8. The Permittee shall obtain an appropriate access, signage and construction permits and/or approval(s) from MnDOT prior to any public activities taking place on the property. Any measures required by the appropriate road or zoning authority must be completed in accordance with MnDOT standards prior to public activities taking place on the property. The permittee shall also provide warning signage and lights as required by the road authority.
9. Any grading and/or filling activity on the property shall be completed in accordance with the Carver County Water Management Organization (CCWMO) and the Wetland Conservation Act (WCA), if applicable. Any and all site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits. Measures shall be implemented to minimize tracking onto the Highway 212 and a sweeper shall be utilized within 12 hours of discovery of mud accumulation on Highway 212, if applicable. Permittee shall obtain CCWMO permit approval, install the permitted improvements, and complete all CCWMO permit requirements prior to the start of the 2023 operating season.
10. The Permittee shall furnish a certificate of Insurance to the County providing coverage by an insurance company duly licensed by the State of Minnesota indicating that the Permittee has in force coverage for public liability, vehicle liability, loading and unloading, completed operations liability, explosion and collapse of underground operations liability, and bodily injury liability in the amount of at least \$2,000,000 for injury of any one person in any one occurrence. Property damage insurance coverage shall be in force with a minimum amount of at least \$1,000,000. Further, the Permittee shall furnish proof of workman's compensation coverage. Insurance certificate(s) described above shall carry an irrevocable notice to the County by the carrier 30 days prior to any change, modification, lapse, or cancellation of the policies required.
11. All structures used in conjunction with the business including tents, facades, and the like, shall meet the applicable requirements of the Carver County Zoning Code and State Building Code. Any required building and septic permit(s) shall be applied for and issued prior to construction. Any future remodeling or construction shall be reviewed by the Zoning Administrator to determine if an amendment to the CUP is necessary. Any fences over seven feet in height require a building permit.
12. Any structure(s), not utilized for the business, shall be used only by the occupant(s) of the property owner for agriculture, personal storage, hobbies, recreation, entertainment, family uses, private maintenance and repair activities, and for the keeping of animals and appurtenant equipment and supplies, and as otherwise regulated by the County Zoning Code and shall meet State Building Code, if applicable.

13. The permittee shall maintain a conforming Subsurface Sewage Treatment System (SSTS) pursuant to Chapter 52 of the Carver County Code to accommodate any restroom(s) and/or wastewater produced within any structure(s) utilized as part of the business operation, if applicable. Portable restrooms shall be maintained by a licensed company and a copy of the contract agreement shall be submitted annually to the Carver County Land Management Department.
14. The permittee is responsible for obtaining and abiding by all appropriate permits from the Department of Health, Dept of Agriculture and all required food service and alcohol licenses and permits. The Permittee shall submit copies of all required permits and licenses to the Carver County Land Management Department (annually).
15. The permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations. Signage for the activity shall not exceed the provisions set forth in the Carver County Sign Ordinance of the Carver County Code.
16. The permittee shall comply with all conditions of Chapter 50: Solid Waste Management of the Carver County Code of Ordinances pertaining to the storage and disposal of solid waste materials.
17. The permittee is responsible for compliance with all Federal, State and Local rules, regulations, and permitting requirements.



Jason Mielke
Land Use Manager


8-28-23
Date

THIS PERMIT IS NOT EFFECTIVE UNTIL SIGNED BY THE APPLICANT. FAILURE OF THE APPLICANT TO SIGN AND RETURN PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BE CAUSE FOR CANCELLATION OF THE PERMIT.

Applicant signature block

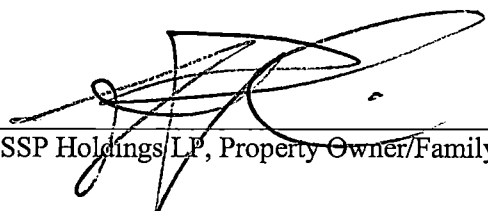
I HAVE READ THE ABOVE CONDITIONS AND AGREE TO FOLLOW THEM. I REALIZE THAT FAILURE TO ABIDE BY THE CONDITIONS IS A VIOLATION OF THE ZONING ORDINANCE. I AGREE THAT THE ZONING ADMINISTRATOR OR A DESIGNATED REPRESENTATIVE MAY ENTER UPON THE SUBJECT PROPERTY TO CHECK FOR COMPLIANCE OR FOR REVIEW PURPOSES. I ALSO UNDERSTAND THAT UNLESS SIGNIFICANT ACTION IS TAKEN PURSUANT TO THIS PERMIT WITHIN SIX (6) MONTHS OF THE ISSUANCE OF THE BOARD ORDER THE PERMIT SHALL AUTOMATICALLY BE NULL AND VOID. THE TIME PERIOD CAN BE EXTENDED ONLY BY ACTION OF THE COUNTY BOARD OF COMMISSIONERS. A PETITION FOR EXTENSION MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE.

FAILURE OF THE APPLICANT TO SIGN AND RETURN THE PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BECAUSE FOR CANCELLATION OF THE PERMIT. I ALSO UNDERSTAND THAT THIS IS NOT A BUILDING PERMIT AND THAT OTHER PERMITS MAY BE REQUIRED.



Matt Dunn, Scream Town

8/17/2023
Date



SSP Holdings LP, Property Owner/Family Representative

8/25/2023
Date

Conditions of Approval:

1. This Interim Use Permit (IUP) is issued to Sever Peterson & Family (Severs) as a private day park for the operations described in their June 24, 2019 application narrative to include corn mazes, jumping pillows, corn pits, live music, obstacle course, petting zoo, entertainment shows (such as magic shows, wildlife shows and jugglers), pig races, pumpkin/snow ball blasters, zip lines, gourd walk, spider web, straw bale maze, parakeet landing, tire mountain, ropes course, picture boards and photo opportunities, kiddie train, play structures, hayrides, giant slide, arcade, pony rides, camel rides, antique tractor and fire truck displays. All activities included in the festival admissions and shall occur in the locations designated on the site plan dated February 1, 2019 during festival hours.
2. The applicant is to notify Scott County Zoning Administration in January of each year, stating they are in compliance with the conditions of the IUP. Any operational changes or site improvements shall be presented to the Louisville Township Board and Scott County before/during June of each year to determine compliance with the IUP, with the ability to add or modify the conditions of the IUP.
3. Any permanent structure shall require platting of the property as required by the Scott County Zoning Ordinance.
4. The seasonal duration of the day park uses are: Fall Festival (mid-August through the first weekend in November), Winter Festival (January to March), and holiday light display (mid-November through December). The Holiday Light Display shall be limited to the main parking area (Parking Area 1 on the parking plan) north of the drainage way.
5. Hours of day park operations shall be from 8:30am to 10:00 pm, which are hours defined by the State of Minnesota as daytime hours.
6. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this interim use permit.
7. The IUP holder shall pay an annual IUP inspection fee, if and when Scott County adopts an inspection fee ordinance.
8. The property shall be developed in substantial compliance with the approved project narrative dated June 24, 2019 and site plans dated February 1, 2019, and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the Louisville Town Board. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of the permit shall control.
9. The applicant shall obtain a permit for installation of the drainage way crossing culvert and shall maintain drainage through this culvert as approved by Scott County Water Resources Engineer.
10. A Hazardous Waste Inspection shall be scheduled with Scott County Environmental Services to determine if a Hazardous Waste License is required.
11. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, and all other nonessential or nonfunctional materials from the property.
12. All landscaping trees planted to provide a buffer and screening shall be maintained, including removal of any diseased or dead trees and replacement as required by the County Zoning Ordinance.
13. All parking shall be provided on site and in accordance with the parking locations on the site plans. No parking for activities on the site shall be allowed on any public or private roads. Signage and parking personnel shall be stationed to direct customers to the festival access entrance and to the extent possible facilitate traffic flow off of County Road 14 and allow vehicle stacking within the festival grounds. At no time shall any parking be allowed on MN Valley Bluff Drive, and if necessary parking personnel shall be stationed at this entrance to direct traffic to the main site entrance.
14. The applicant shall comply with the area traffic management plan developed in conjunction with the MN Renaissance Festival, MnDOT, County Transportation, Louisville Township, and the Scott County Sheriff's Office. In the event of traffic issues the Scott County Sheriff's Office shall be the final authority for safe routing of event traffic and/or stationing of law enforcement personnel to aid in traffic management. Any costs borne by the Scott County Sheriff's Office specific to the Severs IUP day park events shall be the responsibility of the applicant.
15. Building permits are required for any temporary tents or structures used for the day park festival events, and shall meet all requirements of the State Building Code, Fire Code, and all applicable codes as determined by the Scott County Building Official and/or the City of Shakopee Fire Marshal.

16. All signage shall comply with the Scott County Sign Ordinance. Directional signage is allowed at the discretion of Scott County Transportation and the Scott County Sheriff's Office to allow for traffic management.
17. All lighting shall comply with the Scott County Zoning Ordinance and shall be hooded so as not to be directed at any adjacent residential use.
18. Amplified noise or other noise generation shall be in compliance with the State of Minnesota Noise Rules established by the MPCA. Scott County may require the permit holder to prepare a noise control plan as described and required in Section 4-6 of the Zoning Ordinance if there are valid complaints.
19. Issuance of the IUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and road permits.
20. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.
21. A right turn lane and center left turn lane shall be installed on County Road 14 (150th Street West) at the intersection with the main entrance of the day park. The applicant shall enter into an agreement with Scott County Transportation to participate in the funding of these safety improvements.
22. This IUP shall terminate if/when the property is further subdivided by the applicant/land owner or upon the sale of the property or business.
23. Severs shall at all times be in compliance with the conditions of this IUP. Upon written notice of any violation the IUP holder shall promptly remedy the violation within the time period specified. Any violation not remedied or addressed shall be subject to IUP review and may be basis for IUP termination.