

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, June 24, 2025
Work Session CIP 5:00

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

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

6:30 **CALL TO ORDER**
6:30 **PLEDGE OF ALLEGIANCE**
6:35 **APPROVAL OF AGENDA**
6:35 **CONSENT AGENDA** *These routine or previously discussed items are enacted with one motion. Any questions on items should have those items removed from consent agenda and approved separately.*

- A. Approval of Council Meeting Minutes and Work Session Meeting Minutes of June 10, 2025
- B. Approval of Payment of Claims for June 24, 2025
- C. Approval of Pay Application 13 for the Wellhead Treatment Plant to Magney Construction
- D. Approval of Resolution 42-2025; Accepting Donation from Huttner Enterprises

6:40 **OPEN FORUM** *Is limited to Three minutes for non-agenda items; state your name and address; No Council Action will be taken and items will be referred back to staff*

6:50 **STAFF, CONSULTANT AND COUNCIL UPDATES**

COUNCIL BUSINESS

New Business

7:00 E. Telcom Concept Plan

Action Items

- 7:45 F. Planning Commission Appointment
- 8:00 G. Approval of Resolution 41-2025; Variance to Allow Construction of an Accessory Structure Exceeding the Height of the Principal Dwelling Located at 11250 E. French Lake Road
- 8:15 H. Resolution 39-2025; Approval of the Preliminary Plat and Site Plan Review of Dayton Interchange
- 8:35 I. Dayton Interchange TIF
- 8:40 J. Authorize Preparation of Plans and Specifications for the 125th Ave and East French Lake Road Mill and Overlay Project
- 8:50 K. Continued Budget Discussion

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.

City of Dayton, Minnesota
Capital Improvement Plan - Capital Equipment Fund 401
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Funded Year	Purchase Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
						Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Parks and Recreation	City	2025	2025	Audio/Visual Equipment	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2025	2025	Broom for Utility Tractor	14,000	14,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2025	2025	TORO Groundsman 16' mower	145,000	145,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	2026	Replacement of Utility Trailer	15,000	-	15,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	2026	Replace 1999 60" Mower	20,000	-	20,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2027	2027	4066 Utility Tractor with V Plow and Blower	130,000	-	-	130,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2027	2027	Replace 2012 60" Mower with bagger attachment	25,000	-	-	25,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2027	2027	Field Marking Equipment Replacement (Current is 20+ Years Old)	20,000	-	-	20,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2027	2027	1 Ton Crew Cab Pick-Up with Plow Package	80,000	-	-	80,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2028	2028	Garbage Box for Pick-Up	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Parks and Recreation	City	2028	2028	60" Mower New Unit	20,000	-	-	-	20,000	-	-	-	-	-	-	-
Parks and Recreation	City	2028	2028	GPS Controller for Painting, Fertilizer, Seeding	65,000	-	-	-	65,000	-	-	-	-	-	-	-
Parks and Recreation	City	2028	2028	Zamboni	25,000	-	-	-	25,000	-	-	-	-	-	-	-
Parks and Recreation	City	2029	2029	Air Compressor for Irrigation Blowout	30,000	-	-	-	-	30,000	-	-	-	-	-	-
Parks and Recreation	City	2030	2030	1 Ton Pick-up with plow package	80,000	-	-	-	-	-	80,000	-	-	-	-	-
Parks and Recreation	City	2031	2031	Boom Sprayer	30,000	-	-	-	-	-	-	30,000	-	-	-	-
Public Safety - Fire	City	2025	2025	New Grass Rig	100,000	100,000	-	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2026	2026	Extrication Tools Station 2	40,000	-	40,000	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2026	2026	Replace tanker 11 (This will fund Engine Tender below)	475,000	-	475,000	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2027	2027	Extrication Tools Station 1	42,000	-	-	42,000	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2027	2027	Replace Asst Fire Chief Pickup	90,000	-	-	90,000	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	2028	Purchase New Engine Tender (Previously funded)	1,186,934	-	-	-	1,186,934	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	2028	Replace Boat for Station 2	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	2028	Purchase Grass Rig for station three	100,000	-	-	-	100,000	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	2028	Purchase Aerial Truck	2,497,749	-	-	-	2,497,749	-	-	-	-	-	-	-
Public Safety - Fire	City	2029	2029	Fire Marshal Vehicle	90,000	-	-	-	-	90,000	-	-	-	-	-	-
Public Safety - Fire	City	2029	2029	Replace Rescue 21 with Grass Rig and SUV	300,000	-	-	-	-	300,000	-	-	-	-	-	-
Public Safety - Fire	City	2030	2030	Replacement of Engine 21 (make request 48 months in advance)	1,450,000	-	-	-	-	-	1,450,000	-	-	-	-	-
Public Safety - Fire	City	2030	2030	Purchase New SCBAS	500,000	-	-	-	-	-	500,000	-	-	-	-	-
Public Safety - Fire	City	2031	2031	Original Engine One Refurbish (show piece)	50,000	-	-	-	-	-	-	50,000	-	-	-	-
Public Safety - Fire	City	2032	2032	Replace Engine 12 (make request 48 months in advance)	1,650,000	-	-	-	-	-	-	-	1,650,000	-	-	-
Public Safety - Fire	City	2034	2034	Heavy Rescue/Air Truck	1,500,000	-	-	-	-	-	-	-	-	-	1,500,000	-
Public Safety - Police	City	2025	2025	Taser Lease	10,500	10,500	-	-	-	-	-	-	-	-	-	-
Public Safety - Police	City	2025	2025	Squad/Equipment	230,400	230,400	-	-	-	-	-	-	-	-	-	-
Public Safety - Police	City	2026	2026	Squad/Equipment	239,400	-	239,400	-	-	-	-	-	-	-	-	-
Public Safety - Police	City	2026	2026	Taser Lease	10,500	-	10,500	-	-	-	-	-	-	-	-	-
Public Safety - Police	City	2027	2027	Records Management System	30,000	-	-	30,000	-	-	-	-	-	-	-	-
Public Safety - Police	City	2024	2028	Records Management System	30,000	-	-	-	30,000	-	-	-	-	-	-	-
Public Safety - Police	City	2023	2028	Records Management System	60,000	-	-	-	60,000	-	-	-	-	-	-	-
Public Safety - Police	City	2027	2027	Squad/Equipment	272,400	-	-	272,400	-	-	-	-	-	-	-	-
Public Safety - Police	City	2027	2027	Taser Lease	10,500	-	-	10,500	-	-	-	-	-	-	-	-
Public Safety - Police	City	2028	2028	Squad/Equipment	327,200	-	-	-	327,200	-	-	-	-	-	-	-
Public Safety - Police	City	2028	2028	Taser Lease	10,500	-	-	-	10,500	-	-	-	-	-	-	-
Public Safety - Police	City	2029	2029	Squad/Equipment	290,400	-	-	-	-	290,400	-	-	-	-	-	-
Public Safety - Police	City	2030	2030	Squad/Equipment	328,400	-	-	-	-	-	328,400	-	-	-	-	-
Public Safety - Police	City	2031	2031	Squad/Equipment	290,400	-	-	-	-	-	-	290,400	-	-	-	-
Public Safety - Police	City	2032	2032	Squad/Equipment	290,400	-	-	-	-	-	-	-	290,400	-	-	-
Public Safety - Police	City	2034	2034	Armored Vehicle	250,000	-	-	-	-	-	-	-	-	-	250,000	-
Public Works	City	2025	2025	1 ton Pickup with Plow Package	75,000	75,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2025	2025	Front End Loader	330,000	330,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2025	2025	Skid steer attachment; stump grinder	12,000	12,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2024	2030	Shop Floor Scrubber	25,000	-	-	-	-	-	25,000	-	-	-	-	-
Public Works	City	2026	2026	1 ton Pickup with Plow Package	75,000	-	75,000	-	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	1 ton with Hydraulic Salt Spreader	120,000	-	-	120,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	Replace Towmaster Skid Steer Trailer	20,000	-	-	20,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	1 Ton with Plow Package (replace 2012)	80,000	-	-	80,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	Packer for Gravel Roads	25,000	-	-	25,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	Road Grader (refurbish)	250,000	-	-	250,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	1.5 Ton Utility Body Sign Truck (replace 1999)	180,000	-	-	180,000	-	-	-	-	-	-	-	-
Public Works	City	2028	2028	Replace Director Vehicle with F150	70,000	-	-	-	70,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	Sign Shop Equipment	15,000	-	-	-	15,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	Brine Box for Hook Truck	55,000	-	-	-	55,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	Brine Storage and Delivery System	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	1 Ton with Plow Package	80,000	-	-	-	80,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	Replace 2016 Tandem Dump Truck	380,000	-	-	-	380,000	-	-	-	-	-	-	-
Public Works	City	2028	2028	Skid Steer Attachments, Forestry Mower as Example	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Public Works	City	2029	2029	Scissor Lift	50,000	-	-	-	-	50,000	-	-	-	-	-	-
Public Works	City	2029	2029	Single Axle Hook Truck with Plow Package	375,000	-	-	-	-	375,000	-	-	-	-	-	-
Public Works	City	2029	2029	Roll off box for hook and Box Truck	40,000	-	-	-	-	40,000	-	-	-	-	-	-
						\$ 926,900	\$ 874,900	\$ 1,374,900	\$ 5,122,383	\$ 1,175,400	\$ 2,383,400	\$ 370,400	\$ 1,940,400	\$ -	\$ 1,750,000	\$ -
Total Purchases based on Funded Year (Not Purchase Year like Above)						\$ 926,900	\$ 874,900	\$ 1,374,900	\$ 5,032,383	\$ 1,175,400	\$ 2,383,400	\$ 370,400	\$ 1,940,400	\$ -	\$ 1,750,000	\$ -

Notes Page	
Parks Equipment	
2026 to 2027 ADJUST	- Utility Tractor with V-Plow Amended Date
2027 to 2026 ADJUST	- Replace 1999 60" mower
2027 ADD	- 60" Mower Replacement with a Bagger
2027 to 2031 ADJUST	- Boom Sprayer
2027 to 2028 ADJUST	- Garbage box for Pick-up
2028 REDUCE	- Activity Center Appliance Replacement for \$6,500
2029 REDUCE	- Activity Center Appliance Replacement for \$6,500
2030 REDUCE	- Activity Center Outdoor Improvements for \$225,000
2028 ADD	- GPS Controller for Painting, Fertilizer, Seeding for \$65,000
2028 ADD	- 60" Mower - New Unit for \$20,000
2028 ADD	- Zamboni for \$25,000
2029 ADD	- Air Compressor for Blowing Irrigation for \$30,000
2030 Add	- F350 Pickup with Plow Package for \$80,000
Public Safety	
2026 ADD	- Extrication Tools for Station 2 for \$40,000
2027 ADD	- Extrication Tools for Station 1 for \$42,000
2028 ADD	- Purchase Jet Boat for Station 2 for \$50,000
2027 ADJUST	- Reduce Asst Chief Vehicle Replacement from \$100,000 to \$90,000
2029 ADD	- Purchase a Fire Marshal Vehicle for \$90,000
2029 ADJUST	- Replacement of Resuce 21 with Grass Truck and Rescue increased from \$250,000 to \$300,000
2030ADJUST	- Change year for SCBA replacement from 2032 to 2030 to match life expectancy
2034 ADD	- Purchase of Heavy Rescue/Air Truck for \$1,500,000
2031 ADD	- Refurbish Original Engine One for Display Item in Station for \$50,000
2032 REDUCE	- Remove Replacement of Fire Chief Vehicle for \$100,000
PW Equipment	
2026 to 2030 ADJUST	- Floor Scrubber
2027 REDUCE	- Large Tag Trailer for \$70,000
2028 INCREASE	- F350 with Plow Package fpr \$10,000
2028 ADD	- Skid Steer Attachments/forestry mower) for \$50,000
2029 INCREASE	- Single Axle Hook Truck with Plow Package from \$350 to \$375K
2029 ADD	- Scissor Lift for \$50,000
2026 to 2028 ADJUST	- Brine Box for Hook Truck and Brine Storage
2027 to 2028 ADJUST	- Sign Shop Equipment for \$30,000
2028 ADD	- Replace Director Vehicle with F150 for \$70,000

Noted for when the funding year and the purchase year do not match, will keep the dollars in the purchase year and not the funded year.

City of Dayton, Minnesota
Capital Improvement Plan - Capital Equipment Fund 401
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues												
Property taxes	\$ 750,000	\$ 750,000	\$ 1,020,000	\$ 1,400,000	\$ 1,850,000	\$ 1,950,000	\$ 1,300,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Interest on investments	15	-	-	-	-	-	-	-	-	-	-	-
Other	547,500	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,297,515	750,000	1,020,000	1,400,000	1,850,000	1,950,000	1,300,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Expenditures												
Capital outlay												
Public works	1,240,062	417,000	75,000	675,000	700,000	465,000	25,000	-	-	-	-	-
Public safety - fire	76,100	100,000	515,000	132,000	3,834,683	390,000	1,950,000	50,000	1,650,000	-	1,500,000	-
Public safety - police	222,595	240,900	249,900	312,900	427,700	290,400	328,400	290,400	290,400	-	250,000	-
Parks and recreation	165,813	169,000	35,000	255,000	160,000	30,000	80,000	30,000	-	-	-	-
General government	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,704,570	926,900	874,900	1,374,900	5,122,383	1,175,400	2,383,400	370,400	1,940,400	-	1,750,000	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(407,055)	(176,900)	145,100	25,100	(3,272,383)	774,600	(1,083,400)	1,129,600	(440,400)	1,500,000	(250,000)	1,500,000
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	(407,055)	(176,900)	145,100	25,100	(3,272,383)	774,600	(1,083,400)	1,129,600	(440,400)	1,500,000	(250,000)	1,500,000
Cash Balances January 1	(249,203)	(656,258)	(833,158)	(688,058)	(662,958)	(3,935,341)	(3,160,741)	(4,244,141)	(3,114,541)	(3,554,941)	(2,054,941)	(2,304,941)
Cash Balances, December 31	\$ (656,258)	\$ (833,158)	\$ (688,058)	\$ (662,958)	\$ (3,935,341)	\$ (3,160,741)	\$ (4,244,141)	\$ (3,114,541)	\$ (3,554,941)	\$ (2,054,941)	\$ (2,304,941)	\$ (804,941)

Debt Service Fund Related Activity												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Development Fund 404
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Parks and Recreation	City/CDAA	2027	Construct Tree Nursery	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City/CDAA	All	Trash and Recycling Containers for Various Parks	Various	15,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	-	-	-
Parks and Recreation	City/CDAA	2025	Shade/Shelter for McNeil Park	25,000	25,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	All	Construct Tree Nursery	Various	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
					\$ 40,000	\$ 15,000	\$ 75,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Development Fund 404
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Revenues												
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for service	-	-	-	-	-	-	-	-	-	-	-	-
Interest on investments	7,571	167	142	137	67	262	164	65	(35)	(271)	(273)	(276)
Contributions and donations	-	15,000	10,000	5,000	5,000	-	-	-	-	-	-	-
Total Revenues	7,571	15,167	10,142	5,137	5,067	262	164	65	(35)	(271)	(273)	(276)
Expenditures												
Capital outlay												
Parks and recreation	8,026	40,000	15,000	75,000	20,000	20,000	20,000	20,000	20,000	-	-	-
Total Expenditures	8,026	40,000	15,000	75,000	20,000	20,000	20,000	20,000	20,000	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(455)	(24,833)	(4,858)	(69,863)	(14,933)	(19,738)	(19,836)	(19,935)	(20,035)	(271)	(273)	(276)
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	(455)	(24,833)	(4,858)	(69,863)	(14,933)	(19,738)	(19,836)	(19,935)	(20,035)	(271)	(273)	(276)
Cash Balances January 1	167,429	166,974	142,141	137,283	67,420	52,487	32,749	12,913	(7,022)	(27,057)	(27,328)	(27,601)
Cash Balances, December 31	\$ 166,974	\$ 142,141	\$ 137,283	\$ 67,420	\$ 52,487	\$ 32,749	\$ 12,913	\$ (7,022)	\$ (27,057)	\$ (27,328)	\$ (27,601)	\$ (27,877)

Debt Service Fund Related Activity												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Dedication Fund 405
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Parks and Recreation	City/CDA	All	Purchase land for Community Park	Various	\$ 150,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2025	Brayburn Trails/Sundance Neighborhood Park Phase 1	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2025	Ione Gardens/Cypress Cove Park Improvements	100,000	100,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Stephens Farm Phase 3 (additional parking and ampitheater)	1,750,000	-	1,750,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Brayburn Trails/Sundance Neighborhood Park Phase 2	200,000	-	200,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Stephens Farm Phase 4 (splash pad and playground)	1,750,000	-	1,750,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2028	Stephens Farm Phase 5 (building and parking)	8,000,000	-	-	-	8,000,000	-	-	-	-	-	-	-
Parks and Recreation	City	2029	Stephens Farm Phase 6 (TBD)	1,000,000	-	-	-	-	1,000,000	-	-	-	-	-	-
Parks and Recreation	City/CDA	2029	Construction of Community Park Phase 1	2,000,000	-	-	-	-	2,000,000	-	-	-	-	-	-
Parks and Recreation	City/CDA	2030	Construction of Community Park Phase 2	2,000,000	-	-	-	-	-	2,000,000	-	-	-	-	-
					\$ 1,250,000	\$ 3,850,000	\$ 150,000	\$ 8,250,000	\$ 3,250,000	\$ 2,250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Dedication Fund 405
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Revenues												
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for service (200 units, annual increase in rate charged to developers)	501,774	944,400	991,620	1,061,033	1,114,085	1,169,789	1,228,279	1,289,693	1,354,177	1,421,886	1,492,981	1,567,630
Interest on investments	119,856	3,164	2,861	6	917	(31,092)	(41,648)	(46,965)	(42,001)	(70,881)	(57,371)	(43,015)
Intergovernmental	31,229	-	-	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	652,859	947,564	994,481	1,061,039	1,115,002	1,138,697	1,186,631	1,242,728	1,312,176	1,351,005	1,435,610	1,524,615
Expenditures												
Capital outlay												
Parks and recreation	82,503	1,250,000	3,850,000	150,000	8,250,000	3,250,000	2,250,000	250,000	-	-	-	-
Total Expenditures	82,503	1,250,000	3,850,000	150,000	8,250,000	3,250,000	2,250,000	250,000	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	570,356	(302,436)	(2,855,519)	911,039	(7,134,998)	(2,111,303)	(1,063,369)	992,728	1,312,176	1,351,005	1,435,610	1,524,615
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	570,356	(302,436)	(2,855,519)	911,039	(7,134,998)	(2,111,303)	(1,063,369)	992,728	1,312,176	1,351,005	1,435,610	1,524,615
Cash Balances January 1	2,593,255	3,163,611	2,861,175	5,656	916,695	(6,218,303)	(8,329,605)	(9,392,974)	(8,400,247)	(7,088,070)	(5,737,065)	(4,301,456)
Cash Balances, December 31	\$ 3,163,611	\$ 2,861,175	\$ 5,656	\$ 916,695	\$ (6,218,303)	\$ (8,329,605)	\$ (9,392,974)	\$ (8,400,247)	\$ (7,088,070)	\$ (5,737,065)	\$ (4,301,456)	\$ (2,776,841)
Park Dedication Rate per Unit Assumption	\$ 4,497	\$ 4,722	\$ 4,958	\$ 5,305	\$ 5,570	\$ 5,849	\$ 6,141	\$ 6,448	\$ 6,771	\$ 7,109	\$ 7,465	\$ 7,838

Debt Service Fund Related Activity												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Capital Replacement Fund 406
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Parks and Recreation	City	2030	Replace Structures at Cloquet Overlook Park	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2032	Replace Playground Equipment at Cloquet Overlook	250,000	-	-	-	-	-	-	-	-	250,000	-	-
Parks and Recreation	City	2034	Replace Playground Equipment at McNeil Park	250,000	-	-	-	-	-	-	-	-	-	-	250,000
Parks and Recreation	City	2036	Replace Playground Equipment at Riversbend Park	250,000	-	-	-	-	-	-	-	-	-	-	-
					<hr/>										
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000
					<hr/>										

City of Dayton, Minnesota
Capital Improvement Plan - Park Capital Replacement Fund 406
Schedule of Projected Revenue, Expenditures and Debt

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Revenues												
Property taxes	\$ 30,000	\$ 30,000	\$ 45,000	\$ 60,000	\$ 75,000	\$ 90,000	\$ 105,000	\$ 120,000	\$ 135,000	\$ 150,000	\$ 165,000	\$ 180,000
Charges for service	-	-	-	-	-	-	-	-	-	-	-	-
Interest on investments	443	(1,039)	(75)	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	30,443	28,961	44,925	60,000	75,000	90,000	105,000	120,000	135,000	150,000	165,000	180,000
Expenditures												
Capital outlay												
Parks and Recreation	-	-	-	-	-	-	-	250,000	-	250,000	-	250,000
Total Expenditures	-	-	-	-	-	-	-	250,000	-	250,000	-	250,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,443	28,961	44,925	60,000	75,000	90,000	105,000	(130,000)	135,000	(100,000)	165,000	(70,000)
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	30,443	28,961	44,925	60,000	75,000	90,000	105,000	(130,000)	135,000	(100,000)	165,000	(70,000)
Cash Balances January 1	(134,350)	(103,907)	(74,946)	(30,021)	29,979	104,979	194,979	299,979	169,979	304,979	204,979	369,979
Cash Balances, December 31	\$ (103,907)	\$ (74,946)	\$ (30,021)	\$ 29,979	\$ 104,979	\$ 194,979	\$ 299,979	\$ 169,979	\$ 304,979	\$ 204,979	\$ 369,979	\$ 299,979

	Debt Service Fund Related Activity											
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Trail Development Fund 408
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Parks and Recreation	City	2025	Trail on North Diamond Lake Rd from Berkshire to Vinewood to 140th Ave	\$ 900,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	Fed Grant/NPS/City	2025	Water Trails Construction Phase 1	1,600,000	1,600,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	DNR	2026	Water Trails Access Point - Historic Village	530,000	-	530,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/TRPD (20/80)	2027	Water Trails Access Point - Goodin Park	1,500,000	-	-	1,500,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Trail on Territorial Road from Territorial Trail to Rush Creek Parkway	830,000	-	830,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2028	Pineview Ln Trail (137th-Dayton River Rd)	350,000	-	-	-	350,000	-	-	-	-	-	-	-
Parks and Recreation	City	2028	Trail along Fernbrook Ln from Rush Creek Pkwy. To 3 Rivers underpass	250,000	-	-	-	250,000	-	-	-	-	-	-	-
Parks and Recreation	City	2029	Trail along N Diamond Lake Road from Berkshire to 140th Ave	300,000	-	-	-	-	300,000	-	-	-	-	-	-
Parks and Recreation	County/TRPD (50/50)	2029	Trail Extension along DRR from Balsam to Donnie Galloway Park in Champlin	410,000	-	-	-	-	410,000	-	-	-	-	-	-
Parks and Recreation	County/TRPD (50/50)	2029	Trail Extension along DRR from 142nd Ave to Cloquet Overlook Park	1,090,000	-	-	-	-	1,090,000	-	-	-	-	-	-
					\$ 2,500,000	\$ 1,360,000	\$ 1,500,000	\$ 600,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Trail Development Fund 408
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues												
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for service (50% of 200 unit assumption; reduction to account for credits for "developer paid" projects; annual increase in rate charged to developers)	226,150	293,600	308,280	329,860	346,353	363,670	381,854	400,946	420,994	442,043	464,146	487,353
Interest on investments	121,341	2,849	645	944	975	3,612	(1,502)	400	2,406	9,047	13,558	18,335
Contributions and Donations	-	-	1,350,000	1,200,000	-	410,000	-	-	-	-	-	-
Total Revenues	347,491	296,449	1,658,925	1,530,804	347,328	777,282	380,352	401,346	423,400	451,090	477,704	505,688
Expenditures												
Capital outlay												
Parks and recreation	135,154	2,500,000	1,360,000	1,500,000	600,000	1,800,000	-	-	-	-	-	-
Total Expenditures	135,154	2,500,000	1,360,000	1,500,000	600,000	1,800,000	-	-	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	212,337	(2,203,551)	298,925	30,804	(252,672)	(1,022,718)	380,352	401,346	423,400	451,090	477,704	505,688
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	212,337	(2,203,551)	298,925	30,804	(252,672)	(1,022,718)	380,352	401,346	423,400	451,090	477,704	505,688
Cash Balances January 1	2,636,467	2,848,804	645,253	944,178	974,982	722,309	(300,409)	79,943	481,290	904,689	1,355,780	1,833,483
Cash Balances, December 31	\$ 2,848,804	\$ 645,253	\$ 944,178	\$ 974,982	\$ 722,309	\$ (300,409)	\$ 79,943	\$ 481,290	\$ 904,689	\$ 1,355,780	\$ 1,833,483	\$ 2,339,171
Park Trail Dedication Rate per Unit Assumption	\$ 2,796	\$ 2,936	\$ 3,083	\$ 3,299	\$ 3,464	\$ 3,637	\$ 3,819	\$ 4,009	\$ 4,210	\$ 4,420	\$ 4,641	\$ 4,874

\$ -

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Capital Facilities Fund 410
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
General Government	City	2031	New City Hall	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
Public Safety - Fire	City	2024	Office Expansion - Station 2	25,000	-	-	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2025	Bathroom Remodel - Station 2	25,000	25,000	-	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2025	Locker Room Remodel - Station 2	25,000	25,000	-	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City/Grant (50/50)	2026	Fire Training Facility	1,500,000	-	1,500,000	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	Replace Asphalt parking lot FS #1	200,000	-	-	-	200,000	-	-	-	-	-	-	-
Public Safety - Fire	City	2028	Replace Roof at FS #1	100,000	-	-	-	100,000	-	-	-	-	-	-	-
Public Safety - Fire	City	2029	Replace Asphalt parking lot FS #2	200,000	-	-	-	-	200,000	-	-	-	-	-	-
Public Safety - Fire	City	2029	Replace Roof at FS #2	105,000	-	-	-	-	105,000	-	-	-	-	-	-
Public Safety - Fire	City	2031	FS#3 New Building	20,000,000	-	-	-	-	-	-	20,000,000	-	-	-	-
Public Works	City	2024	PD/PW Signage	50,000	-	-	-	-	-	-	-	-	-	-	-
Public Works	City	2025	Outdoor Storage for Equipment	100,000	100,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2025	City signage - parks (Elsie Stephens Park)	40,000	40,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	All	City signage - gateways and parks	Various	-	-	50,000	50,000	-	-	50,000	150,000	150,000	150,000	150,000
Public Works	City	2027	City signage - Activity Center	20,000	-	-	20,000	-	-	-	-	-	-	-	-
Public Works	City	2028	City signage - parks (McNeil ball field & Cloquet Overlook)	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Public Works	City	2028	Public works expansion	2,500,000	-	-	-	2,500,000	-	-	-	-	-	-	-
Public Works	City	2029	City signage - parks wayfinding signs	60,000	-	-	-	-	60,000	-	-	-	-	-	-
					\$ 190,000	\$ 1,500,000	\$ 70,000	\$ 2,900,000	\$ 365,000	\$ -	\$ 30,050,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000

City of Dayton, Minnesota
Capital Improvement Plan - Capital Facilities Fund 410
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues												
Property taxes	\$ 370,000	\$ 370,000	\$ 220,000	\$ 300,000	\$ 325,000	\$ 925,000	\$ 2,400,000	\$ 2,800,000	\$ 2,800,000	\$ 350,000	\$ 350,000	\$ 350,000
Contributions and Donations	17,724	-	750,000	-	-	-	-	-	-	-	-	-
Interest on investments	60,214	1,052	1,233	704	935	(8,195)	(5,436)	6,537	(129,681)	(284,158)	(285,000)	(285,850)
Total Revenues	447,938	371,052	971,233	300,704	325,935	916,805	2,394,564	2,806,537	2,670,319	65,842	65,000	64,150
Expenditures												
Capital outlay												
General government	590,618	-	-	-	-	-	-	10,000,000	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-	-	-	-	-	-
Public safety - fire	87,702	50,000	1,500,000	-	300,000	305,000	-	20,000,000	-	-	-	-
Public works	-	140,000	-	70,000	2,600,000	60,000	-	50,000	150,000	150,000	150,000	150,000
Total Expenditures	678,320	190,000	1,500,000	70,000	2,900,000	365,000	-	30,050,000	150,000	150,000	150,000	150,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(230,382)	181,052	(528,767)	230,704	(2,574,065)	551,805	2,394,564	(27,243,463)	2,520,319	(84,158)	(85,000)	(85,850)
Other Financing Sources (Uses)												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	-	-	(5,000,000)	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	(5,000,000)	-	-	-
Net Change in Cash Balances	(230,382)	181,052	(528,767)	230,704	(2,574,065)	551,805	2,394,564	(27,243,463)	(2,479,681)	(84,158)	(85,000)	(85,850)
Cash Balances January 1	1,282,417	1,052,035	1,233,087	704,320	935,024	(1,639,041)	(1,087,236)	1,307,328	(25,936,135)	(28,415,816)	(28,499,974)	(28,584,974)
Cash Balances, December 31	\$ 1,052,035	\$ 1,233,087	\$ 704,320	\$ 935,024	\$ (1,639,041)	\$ (1,087,236)	\$ 1,307,328	\$ (25,936,135)	\$ (28,415,816)	\$ (28,499,974)	\$ (28,584,974)	\$ (28,670,824)

CITY OF DAYTON, MINNESOTA
CAPITAL IMPROVEMENT PLAN - FACILITIES FUND 410
SCHEDULE OF PROJECTED REVENUE, EXPENDITURES AND DEBT - CONTINUED
**Potential future projects have not been included in Capital Outlay*

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(9,000)	(17,800)
Revenue												
Tax levy	-	-	-	-	-	-	-	-	-	(459,000)	(448,800)	(438,600)
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	(459,000)	(457,800)	(456,400)
Expenditures												
Principal	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)	(250,000)
Interest	-	-	-	-	-	-	-	-	-	(200,000)	(190,000)	(180,000)
Total Expenditures	-	-	-	-	-	-	-	-	-	(450,000)	(440,000)	(430,000)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(9,000)	(17,800)	(26,400)

City of Dayton, Minnesota
Capital Improvement Plan - Pavement Management and Improvements Fund 414
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Public Works	Assessment/Developer (50/50)	2025	Signal Improvement - SW Dayton	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works	City	2025	2025 Street Improvements - S Diamond Lake Rd	1,484,000	1,484,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2026	2026 Street Improvements - Holly Lane (Pkwy to Border), 125th Ave and E French Lake Rd	1,810,000	-	1,810,000	-	-	-	-	-	-	-	-	-
Public Works	City	All	Crosswalk Improvements for ADA Compliance	Various	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-	-
Public Works	Assessment/Developer (50/50)	2027	Territorial Rd Improvements (Pkwy to Brockton)	1,710,000	-	-	1,710,000	-	-	-	-	-	-	-	-
Public Works	City	2027	113th Avenue Extension/Connection (new)	623,000	-	-	623,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027 Street Improvements - NE Sections 1 of 2 (S of Dayton River Rd)	1,444,000	-	-	1,444,000	-	-	-	-	-	-	-	-
Public Works	City/County (50/50)	2027	Intersection Improvement - 117th Ave and Fernbrook	2,732,000	-	-	2,732,000	-	-	-	-	-	-	-	-
Public Works	Developer	2027	Intersection Improvement - 114th Ave and Fernbrook	2,000,000	-	-	2,000,000	-	-	-	-	-	-	-	-
Public Works	City/County (50/50)	2027	Intersection Improvement - Rush Creek Parkway and Fernbrook	2,732,000	-	-	2,732,000	-	-	-	-	-	-	-	-
Public Works	City	2028	2028 Street Improvements - NE Sections 2 of 2 (N of Dayton River Rd)	1,742,000	-	-	-	1,742,000	-	-	-	-	-	-	-
Public Works	County/TRPD (80/20)	2029	Dayton River Road from N Diamond Lake Rd to Vicksburg including Intersection at N Diamond Lake Rd	7,972,000	-	-	-	-	7,972,000	-	-	-	-	-	-
Public Works	County/TRPD (75/25)	2029	Dayton River Road from N Diamond Lake Rd to S Diamond Lake Rd including minor intersection upgrades at Pineview Lane	4,156,000	-	-	-	-	4,156,000	-	-	-	-	-	-
Public Works	City	2029	Intersection Improvement - Lawndale Realignment	1,550,000	-	-	-	-	1,550,000	-	-	-	-	-	-
Public Works	City	2029	2029 Street Improvements - Lawndale and 149th Ave	473,000	-	-	-	-	473,000	-	-	-	-	-	-
Public Works	City/Assessment (50/50)	2030	113th Avenue Reconstruction	1,436,000	-	-	-	-	-	1,436,000	-	-	-	-	-
Public Works	City/County (33/67)	2030	Intersection Improvement - Troy Lane and County Rd 81	3,583,000	-	-	-	-	-	3,583,000	-	-	-	-	-
Public Works	City/County (33/67)	2030	Intersection Improvement - Dayton Parkway and County Rd 81	1,493,000	-	-	-	-	-	1,493,000	-	-	-	-	-
Public Works	City/County (33/67)	2030	Intersection Improvement - Territorial Road and County Rd 81	2,090,000	-	-	-	-	-	2,090,000	-	-	-	-	-
Public Works	City	2030	2030 Street Improvements-Nature's Crossing	1,410,000	-	-	-	-	-	1,410,000	-	-	-	-	-
Public Works	City/County (20/80)	2030	Dayton River Road from Vicksburg to Brockton Lane including Intersection at Brockton Lane	8,293,000	-	-	-	-	-	8,293,000	-	-	-	-	-
Public Works	City	2031	2031 Street Improvements - Historic Village	1,497,000	-	-	-	-	-	-	1,497,000	-	-	-	-
Public Works	City	2032	2032 Street Improvements - Frontage Rd for Manufactured Home Park	988,000	-	-	-	-	-	-	-	988,000	-	-	-
Public Works	City	2032	2032 Street Improvements - 118th Ave and Troy Lane	261,000	-	-	-	-	-	-	-	261,000	-	-	-
Public Works	City	2033	2033 Street Improvements - South Diamond Lake Trail	185,000	-	-	-	-	-	-	-	-	185,000	-	-
					\$ 2,984,000	\$ 1,810,000	\$ 11,391,000	\$ 1,892,000	\$ 14,301,000	\$ 18,455,000	\$ 1,647,000	\$ 1,399,000	\$ 335,000	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Pavement Management and Improvements Fund 414
Schedule of Projected Revenue, Expenditures and Debt

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues												
Property taxes	\$ 600,000	\$ 600,000	\$ 800,000	\$ 800,000	\$ 1,100,000	\$ 1,200,000	\$ 1,300,000	\$ 1,400,000	\$ 1,500,000	\$ 1,600,000	\$ 1,700,000	\$ 1,700,000
Contributions and donations	-	-	100,000	-	-	-	-	-	-	-	-	-
Franchise fees	561,518	674,449	694,682	715,522	736,988	759,098	781,871	805,327	829,487	854,371	880,002	906,402
Interest on investments	131,961	2,534	827	613	(9,165)	(45,714)	(107,911)	(190,598)	(189,063)	(357,358)	(337,048)	(313,801)
Special assessments	-	-	-	97,500	95,250	93,000	90,750	88,500	86,250	84,000	81,750	79,500
Total Revenues	1,293,479	1,276,983	1,595,509	1,613,635	1,923,073	2,006,384	2,064,710	2,103,229	2,226,674	2,181,013	2,324,704	2,372,101
Expenditures												
Capital outlay												
Public works	1,491,639	2,984,000	1,810,000	11,391,000	1,892,000	14,301,000	18,455,000	1,647,000	150,000	150,000	-	-
Total Expenditures	1,491,639	2,984,000	1,810,000	11,391,000	1,892,000	14,301,000	18,455,000	1,647,000	150,000	150,000	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(198,160)	(1,707,017)	(214,491)	(9,777,365)	31,073	(12,294,616)	(16,390,290)	456,229	2,076,674	2,031,013	2,324,704	2,372,101
Other Financing Sources												
Transfers in (2020 from Transportation Area Charges Fund)		-	-	-	-	-	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out (Dayton Parkway Interchange Debt Service Fund)	(253,618)	-	-	-	(9,123)	(144,752)	(147,038)	(149,195)	-	-	-	-
Total Other Financing Sources	(253,618)	-	-	-	(9,123)	(144,752)	(147,038)	(149,195)	-	-	-	-
Net Change in Cash Balances	(451,778)	(1,707,017)	(214,491)	(9,777,365)	21,950	(12,439,368)	(16,537,328)	307,034	2,076,674	2,031,013	2,324,704	2,372,101
Cash Balances January 1	2,985,846	2,534,068	827,051	612,560	(9,164,805)	(9,142,855)	(21,582,223)	(38,119,551)	(37,812,518)	(35,735,844)	(33,704,831)	(31,380,126)
Cash Balances, December 31	\$ 2,534,068	\$ 827,051	\$ 612,560	\$ (9,164,805)	\$ (9,142,855)	\$ (21,582,223)	\$ (38,119,551)	\$ (37,812,518)	\$ (35,735,844)	\$ (33,704,831)	\$ (31,380,126)	\$ (29,008,025)

CITY OF DAYTON, MINNESOTA
CAPITAL IMPROVEMENT PLAN - PAVEMENT MANAGEMENT FUND 414
SCHEDULE OF PROJECTED REVENUE, EXPENDITURES AND DEBT - CONTINUED
**Potential future projects have not been included in Capital Outlay*

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,582)	\$ (7,016)	\$ (10,303)	\$ (13,443)	\$ (16,435)	\$ (19,279)
Revenue												
Tax levy	-	-	-	-	-	(182,677)	(175,155)	(167,633)	(160,111)	(152,589)	(145,067)	(137,545)
Tax Increment	-	-	-	-	-	-	-	-	-	-	-	-
Special Assessments	-	-	-	119,700	116,280	291,955	281,161	270,366	259,572	248,777	237,983	227,188
Total Revenue	-	-	-	119,700	116,280	109,278	102,424	95,717	89,157	82,745	76,481	70,364
Expenditures												
Principal	-	-	-	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500
Interest	-	-	-	34,200	30,780	27,360	23,940	20,520	17,100	13,680	10,260	6,840
Total Expenditures	-	-	-	119,700	116,280	112,860	109,440	106,020	102,600	99,180	95,760	92,340
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,582)	\$ (7,016)	\$ (10,303)	\$ (13,443)	\$ (16,435)	\$ (19,279)	\$ (21,976)

City of Dayton, Minnesota
Capital Improvement Plan - Stormwater Fund 415
Schedule of Planned Capital Outlay 2025 to 2035

Department	Paid By	Replacement Year	Item	Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Stormwater	City/Grant (20/80)	2025	City Wide - Water Resource Assessment	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	Grant (100)	2025	French Lake BMP Study	15,000	15,000	-	-	-	-	-	-	-	-	-	-
Stormwater	Grant (100)	2025	Grass Lake Monitoring and Feasibility Study	51,000	51,000	-	-	-	-	-	-	-	-	-	-
Stormwater	City/Grant (20/80)	2025	Diamond Lake Stormwater Improvements (North Side)	39,000	39,000	-	-	-	-	-	-	-	-	-	-
Stormwater	City//Watershed (25/75)	2026	Diamond Lake Study	60,000	-	60,000	-	-	-	-	-	-	-	-	-
Stormwater	City	2026	Update City-Wide Storm Water Modeling	103,000	-	103,000	-	-	-	-	-	-	-	-	-
Stormwater	Developer	2026	Dayton Parkway Extension (117th Ave N - East French Lake Rd)	200,000	-	200,000	-	-	-	-	-	-	-	-	-
Stormwater	City//Watershed (25/75)	2026	Diamond Lake Alum Treatment	474,000	-	474,000	-	-	-	-	-	-	-	-	-
Stormwater	Developer/Assessment (50/50)	2027	Territorial Rd Improvements (Pkwy to Brockton)	1,060,000	-	-	1,060,000	-	-	-	-	-	-	-	-
Stormwater	City	2027	113th Avenue Extension/Connection (new)	110,000	-	-	110,000	-	-	-	-	-	-	-	-
Stormwater	City/County (50/50)	2027	Intersection Improvement - 117th Ave and Fernbrook	110,000	-	-	110,000	-	-	-	-	-	-	-	-
Stormwater	Developer (100)	2027	Intersection Improvement - 114th Ave and Fernbrook	110,000	-	-	110,000	-	-	-	-	-	-	-	-
Stormwater	City/County (50/50)	2027	Intersection Improvement - Rush Creek Parkway and Fernbrook	110,000	-	-	110,000	-	-	-	-	-	-	-	-
Stormwater	City	2029	Jetter Trailer	90,000	-	-	-	-	90,000	-	-	-	-	-	-
Stormwater	City/Assessment (50/50)	2030	113th Ave Reconstruction	438,000	-	-	-	-	-	438,000	-	-	-	-	-
Stormwater	City	2032	2032 Street Improvements - Frontage Rd for Manufactured Home F	381,000	-	-	-	-	-	-	-	381,000	-	-	-
Stormwater	City	2032	2032 Street Improvements - 118th Ave and Troy Lane	39,000	-	-	-	-	-	-	-	39,000	-	-	-
					\$ 135,000	\$ 837,000	\$ 1,500,000	\$ -	\$ 90,000	\$ 438,000	\$ -	\$ 420,000	\$ -	\$ -	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Stormwater Enterprise 415
Statements of Cash Flows

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Cash Flows from Operating Activities												
Receipts from customers and users	\$ 32,000	\$ -	\$ 400,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payments to suppliers and employees	(604,246)	(622,373)	(641,045)	(660,276)	(680,084)	(700,487)	(721,501)	(743,146)	(765,441)	(788,404)	(812,056)	(836,418)
Net Cash Provided (Used) by Operating Activities	(572,246)	(622,373)	(240,545)	(660,276)	(680,084)	(700,487)	(721,501)	(743,146)	(765,441)	(788,404)	(812,056)	(836,418)
Cash Flows from Noncapital Financing Activities												
Transfer to other funds (Fund 342 - existing debt service)	(480,793)	(206,025)	(288,934)	(309,159)	(324,617)	(340,848)	(357,890)	-	-	-	-	-
Transfer from other funds (Fund 409 - Temp Financing Fund)	-	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental grants	-	-	-	110,000	-	-	-	-	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(480,793)	(206,025)	(288,934)	(199,159)	(324,617)	(340,848)	(357,890)	-	-	-	-	-
Cash Flows from Capital and Related Financing Activities												
Acquisition of capital assets	-	(135,000)	(837,000)	(1,500,000)	-	(90,000)	(438,000)	-	(420,000)	-	-	-
Connection charges (200 units per year, annual increase in rate charged to developers)	596,500	733,800	770,490	824,424	865,646	908,928	954,374	1,002,093	1,052,198	1,104,807	1,160,048	1,218,050
Net Cash Used by Capital and Related Financing Activities	596,500	598,800	(66,510)	(675,576)	865,646	818,928	516,374	1,002,093	632,198	1,104,807	1,160,048	1,218,050
Cash Flows from Investing Activities												
Investment earnings	135,057	1,969	1,742	1,148	(386)	(2,629)	(3,754)	(6,588)	(5,326)	(12,038)	(8,994)	(5,604)
Net Increase (Decrease) in Cash and Cash Equivalents	(321,482)	(227,629)	(594,247)	(1,533,863)	(139,442)	(225,036)	(566,771)	252,359	(138,569)	304,366	338,997	376,028
Cash and Cash Equivalents, January 1	2,290,895	1,969,413	1,741,784	1,147,537	(386,326)	(525,768)	(750,803)	(1,317,575)	(1,065,216)	(1,203,786)	(899,420)	(560,423)
Cash and Cash Equivalents, December 31	\$ 1,969,413	\$ 1,741,784	\$ 1,147,537	\$ (386,326)	\$ (525,768)	\$ (750,803)	\$ (1,317,575)	\$ (1,065,216)	\$ (1,203,786)	\$ (899,420)	\$ (560,423)	\$ (184,394)
Connection Charges (Trunk) Per Unit Assumption	\$ 3,494	\$ 3,669	\$ 3,852	\$ 4,122	\$ 4,328	\$ 4,545	\$ 4,772	\$ 5,010	\$ 5,261	\$ 5,524	\$ 5,800	\$ 6,090

CALL TO ORDER

Fisher called the regular meeting of the Dayton City Council to order at 6:30 PM on Tuesday, June 10, 2025.

PRESENT: Mayor Dennis Fisher, Stephanie Henderson, Scott Salonek, and Sara Van Asten

ABSENT: David Fashant; Assistant City Administrator/City Clerk, Amy Benting

ALSO PRESENT: Public Works Superintendent, Marty Farrell; Fire Chief, Gary Hendrickson; Police Chief, Paul Enga; City Administrator/Finance Director, Zach Doud; Community Development Director, Jon Sevald; City Engineer, Jason Quisberg

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MOTION: *Motion made by Van Asten, seconded by Henderson, to approve the agenda. Motion carried 4-0.*

CONSENT AGENDA

- A. Approval of Council Meeting Minutes of May 27, 2025
- B. Approval of Payment of Claims for June 10, 2025
- C. Approval of Pay Request 10 for the Wellhouse 5 Project
- D. Approval of Change Order 6 for Wellhouse 5 Project
- E. Approval of Change Order 1 for the Dayton HMGP Generators Projects
- F. Approval of Pay Request 5 for the Dayton HMGP Generators Projects
- G. Approval of Resolution 36-25; Donation from Trost Family for Police and Fire
- H. Approval of Temporary Liquor Licenses for the Dayton Lions
- I. Approval of Playground Equipment Area 21 Park
- J. Approval of Letter of Credit Reduction for the Cubes
- K. Approval of Gambling License for September 13, 2025 for Magnus Foundation

Salonek requested to pull item I (Approval of Playground Equipment Area 21 Park) out of the consent agenda and discuss it after open forum.

MOTION: *Motion made by Salonek, seconded by Van Asten, to approve the consent agenda with the amendment of pulling item I out and putting it after open forum. Motion carried 4-0.*

OPEN FORUM

Lee Hallquist of 11471 Fernbrook Lane expressed concerns about traffic safety, particularly at the intersection of Rush Creek and Fernbrook Lane. Hallquist reported that drivers were not stopping at stop signs and requested action to address the issue, suggesting a roundabout or improved signage. Hallquist also mentioned

drainage issues on his property and neighboring areas, as well as noise concerns from early morning construction work starting at 6:40 AM.

Doud advised Hallquist to call the police non-emergency number (911) to report noise complaints, even if they seem minor.

I. Approval of Playground Equipment Area 21 Park

Salonek expressed concerns about the cost of the playground equipment, suggesting that better value could be found from other vendors. Farrell explained that the chosen bid included all elements requested by the neighborhood and was the lowest bid received.

Doud clarified that the City's current bidding process requires selecting the lowest bid, but future projects could use a "best value" method if specified in the bid documents.

MOTION: *Motion made by Salonek, seconded by Van Asten, to approve the playground equipment for Area 21 Park at a cost not to exceed \$125,794.01. The motion carried 4-0.*

Henderson asked for clarification on why this particular playground was chosen and if it was solely based on being the lowest bid. Farrell and Doud confirmed that it was the lowest bid and met all the requirements specified by the neighborhood.

STAFF, CONSULTANT, AND COUNCIL UPDATES

Doud reported two openings on the Parks Commission, with applications being accepted. Doud also mentioned one opening on the Planning Commission. The Economic Development Authority still has one open position.

Farrell mentioned that the wellhead treatment plant construction was progressing, with roof installation and interior painting underway. Farrell also provided updates on various park irrigation projects.

Hendrickson updated on candidates for the department.

Enga reminded the council of upcoming training on July 16th from 1-3 PM. Enga reported that all officers had completed active shooter training in collaboration with Corcoran and Rogers police departments.

Sevald mentioned Met Council feedback for the A-3 district which the attorney will review.

Van Asten commended the work done by the police and residents when some animals were loose.

Henderson shared her experience attending North Memorial's data walk, which explored regional health data and community health planning. Henderson noted interesting statistics about Dayton residents' hospital usage patterns.

Salonek reported on a meeting with Kevin Anderson regarding Fernbrook Lane improvements. Salonek talked with Nadeau about potential funding for amenities at Stephens Park.

COUNCIL BUSINESS **Action Items**

L. Fire Suppression Tank Replacement at Public Works

Farrell presented the need to replace two fire suppression tanks at the public works facility due to leaks and structural failures. Farrell explained that the original manufacturer would not guarantee repairs, necessitating full replacement.

Council members expressed frustration with the situation, questioning the design and materials used in the original installation. They discussed concerns about the lack of expansion joints and the overall quality of the initial product.

MOTION: *Motion made by Van Asten, seconded by Salonek, to approve the fire suppression tank replacement. The motion carried 4-0.*

M. Personnel Policy Update

Doud presented updates to the City's personnel policy, focusing on changes to drug and alcohol policies and leave of absence procedures. The council engaged in a lengthy discussion about the proposed changes, particularly regarding THC testing for public safety employees.

Councilmembers expressed concerns about the policy's impact on employees' personal time and the lack of clear THC testing standards. Enga and Hendrickson emphasized the importance of the policy for liability reasons.

MOTION: *Motion made by Salonek, seconded by Henderson, to table the personnel policy update. The motion carried 3-1 Van Asten.*

N. Approval of the Abdo HR

Doud presented a proposal to contract with Abdo for HR services, recommending the core compliance package for flexibility and cost-effectiveness. Doud explained that this would be a trial run for 2025, with the possibility of adjusting the contract or considering an in-house HR manager position for 2026.

MOTION: *Motion made by Van Asten, seconded by Salonek, to approve the core compliance package level contract with Abdo HR for 2025. Motion carried 4-0.*

Adjournment

With no objections, Fisher adjourned the meeting at 7:34 pm.

Approved: _____

Attest: Amy Benting

CALL TO ORDER

Fisher called the work session meeting of the Dayton City Council to order at 5:00 PM on Tuesday, June 10, 2025.

PRESENT: Mayor Dennis Fisher, Stephanie Henderson, Scott Salonek, and Sara Van Asten

ABSENT: David Fashant; Assistant City Administrator/City Clerk, Amy Benting

ALSO PRESENT: Public Works Superintendent, Marty Farrell; Fire Chief, Gary Hendrickson; Police Chief, Paul Enga; City Administrator/Finance Director, Zach Doud; Community Development Director, Jon Sevald; City Engineer, Jason Quisberg

2026 BUDGET

Doud presented the preliminary 2026 budget to the council. Doud explained that the levy is the tax dollars given to the city in a year to operate, which is set in December and cannot be adjusted until the following December. Doud clarified that tax capacity is the value of all properties within city boundaries, and growth or change in those values adds to the tax capacity, which then divides up the tax levy more equally.

Doud provided an example to illustrate how changes in tax levy and tax capacity affect the average home bill. He noted that for the 2026 budget, 1% of the levy is approximately \$88,000, which translates to about \$18 for the average home valued at around \$525,000.

The tax capacity change from 2025 to 2026 was reported as 8.1%. Doud then broke down the proposed levy increases for various departments:

- City Clerk: \$75,000 increase for hiring an HR manager position
- Elections: \$44,000 increase due to elections in 2026
- Finance: \$30,000 increase for salary and benefit changes and professional services
- Engineering, Legal, Recycling: \$100,000 increase, with recycling being the main contributor
- Inspection Department: \$140,000 increase, half for a new associate planner and the rest for professional services and current salaries/benefits
- Planning Department: \$140,000 increase for the associate planner position and professional services related to comprehensive plan work

Council members asked questions about the associate planner position, its cost, and its role in the inspection department. Doud explained that the position would be split between planning and inspection duties.

The council discussed the HR manager position, with some confusion about how it relates to the recently approved contract with an outside firm. Doud clarified that the HR manager would be a full-time internal position, replacing the need for the outside firm.

Doud then presented the proposed increases for the police and fire departments:

- Police: \$534,000 increase, mostly due to negotiated union contracts and a proposed new officer position
- Fire: \$167,000 increase, switching back to a paid on-call model

There was extensive discussion about the fire department budget, including questions about the paid on-call model, potential duty crew schedules, and the current administrative position within the department.

Doud also presented proposed increases for public works, parks, and administration departments. Doud explained that some of these increases were due to converting part-time positions to full-time and changes in health insurance and salaries.

The total proposed levy increase was presented as 18.97%, or about \$1.67 million. Doud provided a breakdown of required increases and potential cuts, totaling about \$325,000 in possible reductions.

Council members expressed concerns about the size of the increase and requested that department heads look into cutting 10% from their budgets. There was also discussion about potentially reducing the proposed increase for the fire department's ladder truck fund.

The council also discussed the need to be aware of potential county tax increases and how that might affect residents' overall tax burden. They emphasized the importance of clear communication with residents about any potential tax increases.

No formal decisions were made during this work session. The council agreed to continue discussions on the budget at future meetings.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 6:22 pm.

Approved: _____

Attest: Amy Benting

Payments to be approved at City Council Meeting June 24 , 2025

	<u>Totals</u>
Claims Roster 06-24-2025	\$ 629,019.14
Prepaid 06-11-2025 FB	\$ 2,155.65
Prepaid 06-18-2025 EB	\$ 114,856.41

Total Payments:	\$ 746,031.20
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Payroll 06-11-2025 FD 05.2025	\$ 11,392.13
Payroll 06-18-2025 Bi-Weekly 13	\$ 109,974.79

Check # sequence to be approved by City Council from meeting date of 06/24/2025:

Checks # 079087-079156

06/18/2025 INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
 EXP CHECK RUN DATES 06/24/2025 - 06/24/2025
 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	Jrnized Post Date
	A-1 OUTDOOR POWER INC PARKS; METER HOUR 101-45200-50220 PARKS; METER HOUR	06/09/2025 CHOYT	06/24/2025	143.99 143.99	143.99	Open	N 06/06/2025
	A-1 OUTDOOR POWER INC PARKS; TEST DIAGNOSE PROGRAM DASH 101-45200-50220 PARKS; TEST DIAGNOSE PROGRAM DASH	06/13/2025 CHOYT	06/24/2025	140.00 140.00	140.00	Open	N 06/10/2025
	ADAMS PEST CONTROL INC PD/PW; PEST CONTROL-PREVENTION PLUS 101-42120-50220 PD; PEST CONTROL 101-43100-50220 PW; PEST CONTROL	06/09/2025 CHOYT	06/24/2025	157.60 78.80 78.80	157.60	Open	N 06/05/2025
	AMERICAN LEGAL PUBLISHING CORP INTERNET RENEWAL; JUL 2025-JUL 2026 101-41420-50205 INTERNET RENEWAL; JUL 2025-JUL 2026	06/09/2025 CHOYT	06/24/2025	495.00 495.00	495.00	Open	N 06/05/2025
	ASPEN MILLS PD; UNIFORM/GENERAL NEW EMPLOYEE 101-42120-50217 PD; UNIFORM/GENERAL	06/09/2025 CHOYT	06/24/2025	228.33 228.33	228.33	Open	N 06/09/2025
	ASPEN MILLS PD; UNIFORM-BURNS 101-42120-50217 PD; UNIFORM-BURNS	06/09/2025 CHOYT	06/24/2025	45.30 45.30	45.30	Open	N 06/05/2025
	ASPEN MILLS PD; UNIFORM- NEW EMPLOYEE 101-42120-50217 PD; UNIFORM- NEW EMPLOYEE	06/11/2025 CHOYT	06/24/2025	233.33 233.33	233.33	Open	N 06/10/2025

ASPEN MILLS	06/11/2025	06/24/2025	129.33	129.33	Open	N
PD; UNIFORM-NEW EMPLOYEE	CHOYT					06/09/2025
101-42120-50217	PD; UNIFORM-NEW EMPLOYEE		129.33			
ASPEN MILLS	06/11/2025	06/24/2025	1,447.29	1,447.29	Open	N
PD; UNIFORM-NEW EMPLOYEE	CHOYT					06/10/2025
101-42120-50217	PD; UNIFORM-NEW EMPLOYEE		1,447.29			
ASPEN MILLS	06/11/2025	06/24/2025	1,447.29	1,447.29	Open	N
PD; UNIFORM-NEW EMPLOYEE	CHOYT					06/10/2025
101-42120-50217	PD; UNIFORM-NEW EMPLOYEE		1,447.29			
ASPEN MILLS	06/16/2025	06/24/2025	63.95	63.95	Open	N
FD; GENERAL UNIFORM	CHOYT					06/16/2025
101-42260-50217	FD; GENERAL UNIFORM		63.95			
ASPEN MILLS	06/18/2025	06/24/2025	602.60	602.60	Open	N
PD; UNIFORM-GENERAL NEW EMPLOYEE	CHOYT					06/18/2025
101-42120-50217	PD; UNIFORM-GENERAL		602.60			
ASPEN MILLS	06/18/2025	06/24/2025	397.75	397.75	Open	N
PD; UNIFORM-ENGA	CHOYT					06/16/2025
101-42120-50217	PD; UNIFORM-ENGA		397.75			
ASSA ABLOY ENTRANCE SYSTEMS US	06/17/2025	06/24/2025	347.00	347.00	Open	N
PW; BUILDINGS AND STRUCTURES	CHOYT					06/03/2025
101-43100-50520	PW; BUILDINGS AND STRUCTURES		347.00			
BALSAM POINTE	06/11/2025	06/24/2025	450.00	450.00	Open	N
DAC RENTAL DEPOSIT REFUND:EVENT 6/10	CHOYT					06/10/2025
101-00000-21716	DAC RENTAL DEPOSIT REFUND:EVENT 6/10		450.00			
BANK FEE-ADJ	05/30/2025	05/30/2025	50.00	0.00	Paid	Y
MAY FEES SCANNER/CASH MGMT	DBRUNETTE					05/30/2025
101-41500-50309	MAY SCANNER BANK FEES		25.00			
101-41500-50309	MAY CASH MGMT BANK FEES		25.00			
BEAUDRY	06/13/2025	06/24/2025	297.50	297.50	Open	N

PW; ULS #2 DYED DIESEL-108.30	CHOYT						06/03/2025
101-43100-50212	PW; ULS #2 DYED DIESEL-108.30			297.50			
BEAUDRY	06/13/2025	06/24/2025	1,428.90	1,428.90	Open	N	
PW; UNLEADED 87 -567.70	CHOYT						06/03/2025
101-43100-50212	PW; UNLEADED 87 -567.70		1,428.90				
BEAUDRY	06/13/2025	06/24/2025	1,729.03	1,729.03	Open	N	
PW; ULS #2 DYED DIESEL-623.30	CHOYT						06/06/2025
101-43100-50212	PW; ULS #2 DYED DIESEL-623.30		1,729.03				
BEAUDRY	06/13/2025	06/24/2025	1,248.71	1,248.71	Open	N	
PW; UNLEADED 87 -496.90	CHOYT						06/06/2025
101-43100-50212	PW; UNLEADED 87 -496.90		1,248.71				
BEAUDRY	06/18/2025	06/24/2025	1,951.10	1,951.10	Open	N	
PW; UNLEADED 87 -741.30	CHOYT						06/18/2025
101-43100-50212	PW; UNLEADED 87 -741.30		1,951.10				
BEAUDRY	06/18/2025	06/24/2025	546.44	546.44	Open	N	
PW; ULS #2 DYED DIESEL -181.00	CHOYT						06/18/2025
101-43100-50212	PW; ULS #2 DYED DIESEL -181.00		546.44				
CAMPBELL KNUTSON P.A.	06/10/2025	06/24/2025	336.60	336.60	Open	N	
LEGAL FEES-PROJ 6190	CHOYT						05/31/2025
411-43100-50304-6190	LEGAL FEES-PROJ 6190		336.60				
CAMPBELL KNUTSON P.A.	06/10/2025	06/24/2025	6,033.50	6,033.50	Open	N	
LEGAL FEES-GENERAL; MAY 2025	CHOYT						05/31/2025
101-41640-50304	LEGAL FEES-GENERAL; MAY 2025		5,883.90				
414-41900-50304	LEGAL FEES- S DIAMOND LK RD		149.60				
CAMPION, BARROW & ASSOCIATES, INC	06/09/2025	06/24/2025	930.00	930.00	Open	N	
PD; CONTRACT SERVICES- TESTING	CHOYT						05/31/2025
101-42120-50308	PD; CONTRACT SERVICES- TESTING		930.00				
CENTERPOINT ENERGY	06/09/2025	06/24/2025	25.95	0.00	Paid	Y	
RH WELLHOUSE; 11429952-2 MAY 2025	CHOYT						05/31/2025

601-49400-50383	RH WELLHOUSE; 11429952-2 MAY 2025			25.95			
CENTERPOINT ENERGY	06/09/2025	06/24/2025	1,094.66	0.00	Paid	Y	
PD/PW FACILITY; 10662228-5 MAY 2025	CHOYT						05/31/2025
101-43100-50383	PW FACILITY; 10662228-5 MAY 2025		547.33				
101-42120-50383	PD FACILITY; 10662228-5 MAY 2025		547.33				
CHARTER COMMUNICATIONS	06/13/2025	06/24/2025	1,349.85	1,349.85	Open	N	
ACCOUNT #175337501 INTERNET JUN 2025	CHOYT						06/07/2025
101-42120-50320	LOCATION #243204401- PD; INTERNET		180.00				
101-43100-50321	LOCATION #243204401- PW; INTERNET		180.00				
101-42260-50320	LOCATION #175337701- FD2; INTERNET		32.90				
101-41820-50308	LOCATION #175337801; CH/INTERNET;		199.98				
601-49400-50321	LOCATION #175337201; WELLHOUSE/INTERNET;		89.98				
101-42260-50320	LOCATION #175337601; FD 1/INTERNET;		109.99				
101-42120-50320	ACCOUNT# 175351601- PD;NUMBER FORWARDING		15.00				
101-41820-50308	LOCATION #175337901- CH/FIBER INTERNET		542.00				
CINTAS	06/09/2025	06/24/2025	124.87	124.87	Open	N	
PW; UNIFORMS	CHOYT						06/09/2025
101-43100-50217	PW; UNIFORMS		124.87				
CINTAS	06/13/2025	06/24/2025	124.44	124.44	Open	N	
PW; UNIFORMS	CHOYT						06/13/2025
101-43100-50217	PW; UNIFORMS		124.44				
CORE & MAIN	06/09/2025	06/24/2025	2,308.10	2,308.10	Open	N	
PW; METER 2" & SUPPLIES	CHOYT						06/06/2025
601-49400-50259	PW; METER 2"		2,308.10				
CORE & MAIN	06/13/2025	06/24/2025	2,693.61	2,693.61	Open	N	
PW; METERS	CHOYT						06/11/2025
601-49400-50259	PW; METERS		2,693.61				
CORNERSTONE	06/11/2025	06/24/2025	191.78	191.78	Open	N	
PD; MAT KIT/FLOOR	CHOYT						06/10/2025
101-42120-50220	PD; MAT KIT		191.78				

CORNERSTONE	06/16/2025	06/24/2025	1,620.68	1,620.68	Open	N
PW; 2008 FORD F550 REPAIR	CHOYT					06/10/2025
101-43100-50220	PW; 2008 FORD F550 REPAIR		1,620.68			
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CREATIVE HOME SOLUTIONS	06/13/2025	06/24/2025	3,000.00	3,000.00	Open	N
13241 140TH AVE N LANDSCAPE ESCROW RELE/	CHOYT					06/13/2025
420-00000-22100	13241 140TH AVE N LANDSCAPE ESCROW RELEA		3,000.00			
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CREATIVE HOME SOLUTIONS	06/13/2025	06/24/2025	3,000.00	3,000.00	Open	N
13220 140TH AVE N LANDSCAPE ESCROW RELE/	CHOYT					06/13/2025
420-00000-22100	13220 140TH AVE N LANDSCAPE ESCROW RELEA		3,000.00			
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DAVID BRUMM	06/09/2025	06/24/2025	3,000.00	3,000.00	Open	N
18531 DAYTON ST LANDSCAPE ESCROW RELEAS	CHOYT					06/09/2025
420-00000-22100	18531 DAYTON ST LANDSCAPE ESCROW RELEASE		3,000.00			
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EARL F ANDERSON INC	06/09/2025	06/24/2025	430.35	430.35	Open	N
PW; STREET SIGNS-NO OUTLET	CHOYT					06/05/2025
101-43100-50224	PW; STREET SIGNS-NO OUTLET		430.35			
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ECKBERG LAMMERS PC	06/16/2025	06/24/2025	1,151.50	1,151.50	Open	N
PROFESSIONAL SRVS-EDA TAX FORFEITED PROPI	CHOYT					05/31/2025
225-41710-50300	PROFESSIONAL SRVS-EDA TAX FORFEITED		1,151.50			
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ECM PUBLISHERS, INC	06/10/2025	06/24/2025	69.00	69.00	Open	N
LEGAL NOTICES/FILING FEE PROJ 6204	CHOYT					06/05/2025
411-43100-50351-6204	LEGAL NOTICES/FILING FEE PROJ 6204		69.00			
<hr/>						
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	77.62	77.62	Open	N
LEGAL NOTICES/FILING FEE PROJ 6203	CHOYT					06/05/2025
411-43100-50351-6203	LEGAL NOTICES/FILING FEE PROJ 6203		77.62			
<hr/>						
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	120.75	120.75	Open	N
PHN; CREATION OF A-3 DISTRICT	CHOYT					06/05/2025
101-41110-50352	PHN; CREATION OF A-3 DISTRICT		120.75			
<hr/>						
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	94.87	94.87	Open	N
PHN; PUBLIC HEARING NOTICE CHANGE	CHOYT					06/05/2025

101-41110-50352	PHN; PUBLIC HEARING NOTICE CHANGE			94.87			
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	94.87	94.87	Open	N	
PHN; PUBLIC TREE ORDINANCE	CHOYT						06/05/2025
101-41110-50352	PHN; PUBLIC TREE ORDINANCE		94.87				
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	86.25	86.25	Open	N	
PHN;113TH AVE/E FRENCH LAKE MORATORIUM	CHOYT						06/05/2025
101-41110-50352	PHN;113TH AVE/E FRENCH LAKE		86.25				
ECM PUBLISHERS, INC	06/10/2025	06/24/2025	69.00	69.00	Open	N	
LEGAL NOTICES/FILING FEE PROJ 6215	CHOYT						06/05/2025
411-43100-50351-6215	LEGAL NOTICES/FILING FEE PROJ 6215		69.00				
EHLERS & ASSOCIATES, INC	06/13/2025	06/24/2025	200.00	200.00	Open	N	
PROFESSIONAL SRVS PROJ 6128	CHOYT						05/21/2025
411-43100-50300-6128	PROFESSIONAL SRVS PROJ 6128		200.00				
EHLERS & ASSOCIATES, INC	06/13/2025	06/24/2025	800.00	800.00	Open	N	
PROFESSIONAL SRVS PROJ 6128	CHOYT						05/05/2025
411-43100-50300-6128	PROFESSIONAL SRVS PROJ 6128		800.00				
ELITE SANITATION	06/09/2025	06/24/2025	2,770.20	2,770.20	Open	N	
PW; PORTABLE RENTAL MAY-JUN 2025	CHOYT						06/09/2025
101-45200-50410	PW; PORTABLE RENTAL MAY-JUN		2,770.20				
ENTERPRISE FM TRUST	06/05/2025	06/24/2025	8,247.66	8,247.66	Open	N	
MOTOR VEHICLES LEASING PROGRAM-JUN 2025	CHOYT						06/04/2025
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM-JUN 2025		8,247.66				
ENTERPRISE FM TRUST	06/12/2025	06/24/2025	8,295.91	0.00	Paid	Y	
MOTOR VEHICLES LEASING PROGRAM; MAY 2025	CHOYT						05/31/2025
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM; MAY 2025		8,295.91				
FEHN COMPANIES	06/09/2025	06/24/2025	2,352.13	2,352.13	Open	N	
PW; CLASS 5 MODIFIED	CHOYT						06/06/2025
101-43100-50224	PW; CLASS 5 MODIFIED		2,352.13				

FLEET & SURPLUS SVCS-STATE OF MN PD; VARIOUS TOOLS 101-42120-50580	PD; VARIOUS TOOLS	06/13/2025 CHOYT	06/24/2025	250.00 250.00	250.00	Open	N 06/13/2025
FRICKIE & SONS SOD, INC PW; 8 ROLLS OF SOD 101-45200-50220	PW; 8 ROLLS OF SOD	06/16/2025 CHOYT	06/24/2025	30.60 30.60	30.60	Open	N 05/30/2025
FULLY PROMOTED/EMBROIDME CH; NAME TAGS 101-41310-50200	CH; NAME TAGS	06/10/2025 CHOYT	06/24/2025	172.00 172.00	172.00	Open	N 05/31/2025
GOPHER STATE ONE-CALL 190 BILLABLE TICKETS; MAY 2025 601-49400-50220 602-49400-50220	190 BILLABLE TICKETS; MAY 2025	06/09/2025 CHOYT	06/24/2025	513.00 256.50 256.50	513.00	Open	N 05/31/2025
GUIDANCEPOINT TECHNOLOGIES IT; SUBSCRIPTIONS/EXCHANGE ONLINE 6/9/202 101-41810-50205	IT; SUBSCRIPTIONS/EXCHANGE ONLINE	06/16/2025 CHOYT	06/24/2025	2,940.00 2,940.00	2,940.00	Open	N 06/14/2025
GUIDANCEPOINT TECHNOLOGIES IT; CONTRACT SERVICES GENERATOR CUTOVER 101-41810-50308	IT; CONTRACT SERVICES GENERATOR CUTOVER	06/16/2025 CHOYT	06/24/2025	185.00 185.00	185.00	Open	N 06/14/2025
GUIDANCEPOINT TECHNOLOGIES IT; SUBSCRIPTION EXCHANGE ONLINE 06.10.20 101-41810-50205	IT; SUBSCRIPTION EXCHANGE ONLINE	06/16/2025 CHOYT	06/24/2025	240.00 240.00	240.00	Open	N 06/14/2025
GUIDANCEPOINT TECHNOLOGIES IT; CONTRACT SERVICES-NEW EMPLOYEES PD 101-41810-50308	IT; CONTRACT SERVICES-NEW EMPLOYEES PD	06/17/2025 CHOYT	06/24/2025	185.00 185.00	185.00	Open	N 06/17/2025
HANSON BUILDERS 15141 109TH AVE N LANDSCAPE ESCROW RELE/ 420-00000-22100	15141 109TH AVE N LANDSCAPE ESCROW RELEA	06/13/2025 CHOYT	06/24/2025	3,000.00 3,000.00	3,000.00	Open	N 06/13/2025
HANSON BUILDERS		06/13/2025	06/24/2025	3,000.00	3,000.00	Open	N

15161 109TH AVE N LANDSCAPE ESCROW RELE/ CHOYT							06/13/2025
420-00000-22100	15161 109TH AVE N LANDSCAPE ESCROW RELEA			3,000.00			
HANSON BUILDERS	06/13/2025	06/24/2025		3,000.00	3,000.00	Open	N
15171 109TH AVE N LANDSCAPE ESCROW RELE/ CHOYT							06/13/2025
420-00000-22100	15171 109TH AVE N LANDSCAPE ESCROW RELEA			3,000.00			
HASSAN SAND & GRAVEL, INC	06/09/2025	06/24/2025		372.00	372.00	Open	N
PARKS; WOOD MULCH-WALNUT/12	CHOYT						06/04/2025
101-45200-50210	PARKS; WOOD MULCH-WALNUT/12			372.00			
HASSAN SAND & GRAVEL, INC	06/11/2025	06/24/2025		372.00	372.00	Open	N
PW; WOOD CHIPS-12	CHOYT						06/10/2025
101-43100-50224	PW; WOOD CHIPS-12			372.00			
HAWKINS, INC	06/16/2025	06/24/2025		20.00	20.00	Open	N
PW; CHEMICALS	CHOYT						06/15/2025
601-49400-50216	PW; CHEMICALS			20.00			
HAWKINS, INC	06/16/2025	06/24/2025		6,838.10	6,838.10	Open	N
PW; CHEMICALS	CHOYT						06/06/2025
601-49400-50216	PW; CHEMICALS			6,838.10			
HENNEPIN COUNTY	06/09/2025	06/24/2025		2,441.36	2,441.36	Open	N
PD; RADIO LEASE- MAY 2025	CHOYT						05/31/2025
101-42120-50320	PD; RADIO LEASE- MAY 2025			2,441.36			
HENNEPIN COUNTY	06/11/2025	06/24/2025		3,438.30	3,438.30	Open	N
FD; RADIO LEASE- MAY 2025	CHOYT						05/31/2025
101-42260-50320	FD; RADIO LEASE- MAY 2025			3,438.30			
HP GROUP HEALTH NON-PATIENT A/R	06/13/2025	06/24/2025		103.35	103.35	Open	N
EAP (CUST#12750101) JUN 2025	CHOYT						06/13/2025
101-41810-50205	EAP NON MEMBER(CUST# 12750101); JUN 2025			66.30			
101-41810-50205	EAP MEMBER (CUST# 12750101); JUN 2025			37.05			
INVOICE CLOUD	06/11/2025	06/24/2025		627.70	0.00	Paid	Y
MAY FEES 2025	CHOYT						06/11/2025

101-41500-50309	MAY FEES 2025			65.00				
101-41660-50309	MAY FEES 2025			10.00				
601-49400-50309	MAY FEES 2025			276.35				
602-49400-50309	MAY FEES 2025			276.35				
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INVOICE CLOUD		06/11/2025	06/24/2025	568.90		0.00	Paid	Y
APRIL FEES 2025		CHOYT						05/07/2025
101-41500-50309	APRIL FEES 2025			50.00				
101-41660-50309	APRIL FEES 2025			10.00				
601-49400-50309	APRIL FEES 2025			254.45				
602-49400-50309	APRIL FEES 2025			254.45				
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J.P. MORGAN CHASE BANK NA		05/13/2025	06/24/2025	211.68		211.68	Open	N
Open House Rental of Dunk Tank		CHOYT						05/13/2025
101-42120-50200	Open House Rental of Dunk Tank			211.68				
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J.P. MORGAN CHASE BANK NA		05/14/2025	06/24/2025	9.99		9.99	Open	N
Life Saving Award Image		CHOYT						05/14/2025
101-42120-50200	Life Saving Award Image			9.99				
<hr/>								
J.P. MORGAN CHASE BANK NA		05/14/2025	06/24/2025	9.99		9.99	Open	N
Life Saving Award Image		CHOYT						05/14/2025
101-42120-50200	Life Saving Award Image			9.99				
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J.P. MORGAN CHASE BANK NA		05/14/2025	06/24/2025	526.64		526.64	Open	N
Medical Bags Replacement		CHOYT						05/14/2025
237-42120-50580	Medical Bags Replacement			526.64				
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J.P. MORGAN CHASE BANK NA		05/29/2025	06/24/2025	137.53		137.53	Open	N
Equipment Replacement Firearms		CHOYT						05/29/2025
101-42120-50580	Equipment Replacement Firearms			137.53				
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J.P. MORGAN CHASE BANK NA		05/08/2025	06/24/2025	6.95		6.95	Open	N
SOIL SAMPLING BAGS		CHOYT						05/08/2025
101-45200-50300	SOIL SAMPLING BAGS			6.95				
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J.P. MORGAN CHASE BANK NA		05/13/2025	06/24/2025	60.73		60.73	Open	N
OFFICE SUPPLIES		CHOYT						05/13/2025

101-43100-50210	OFFICE SUPPLIES			60.73				
J.P. MORGAN CHASE BANK NA		05/14/2025	06/24/2025	28.00	28.00	Open	N	
PROPANE		CHOYT						05/14/2025
101-43100-50210	PROPANE			28.00				
J.P. MORGAN CHASE BANK NA		05/16/2025	06/24/2025	425.00	425.00	Open	N	
SEPTIC PUMPING		CHOYT						05/16/2025
101-43100-50300	SEPTIC PUMPING			425.00				
J.P. MORGAN CHASE BANK NA		05/20/2025	06/24/2025	19.15	19.15	Open	N	
POSTAGE		CHOYT						05/20/2025
101-43100-50210	POSTAGE			19.15				
J.P. MORGAN CHASE BANK NA		05/21/2025	06/24/2025	374.00	374.00	Open	N	
HAND TOOLS		CHOYT						05/21/2025
101-43100-50580	HAND TOOLS			374.00				
J.P. MORGAN CHASE BANK NA		05/28/2025	06/24/2025	140.28	140.28	Open	N	
SAFETY SUPPLIES		CHOYT						05/28/2025
101-43100-50210	SAFETY SUPPLIES			140.28				
J.P. MORGAN CHASE BANK NA		04/30/2025	06/24/2025	13.43	13.43	Open	N	
Conference Lunch - Travel		CHOYT						04/30/2025
101-41310-50208	Conference Lunch - Travel			13.43				
J.P. MORGAN CHASE BANK NA		05/02/2025	06/24/2025	525.24	525.24	Open	N	
Clean Up Day Food		CHOYT						05/02/2025
101-41650-50388	Clean Up Day Food			525.24				
J.P. MORGAN CHASE BANK NA		05/03/2025	06/24/2025	30.97	30.97	Open	N	
Cleanup Day Drinks		CHOYT						05/03/2025
101-41650-50388	Cleanup Day Drinks			30.97				
J.P. MORGAN CHASE BANK NA		05/06/2025	06/24/2025	523.30	523.30	Open	N	
Meeting Room Calendars		CHOYT						05/06/2025
101-41820-50200	Meeting Room Calendars			523.30				

J.P. MORGAN CHASE BANK NA	05/09/2025	06/24/2025	9.61	9.61	Open	N
Compass Group Lunch	CHOYT					05/09/2025
101-41310-50200	Compass Group Lunch		9.61			
J.P. MORGAN CHASE BANK NA	05/12/2025	06/24/2025	149.00	149.00	Open	N
Fire Training Seminar - ICMA	CHOYT					05/12/2025
101-42260-50208	Fire Training Seminar - ICMA		149.00			
J.P. MORGAN CHASE BANK NA	05/12/2025	06/24/2025	1,155.00	1,155.00	Open	N
ICMA Annual Membership	CHOYT					05/12/2025
101-41310-50205	ICMA Annual Membership		1,155.00			
J.P. MORGAN CHASE BANK NA	05/15/2025	06/24/2025	64.14	64.14	Open	N
Mic Tape and D Batteries	CHOYT					05/15/2025
101-41810-50200	Mic Tape and D Batteries		64.14			
J.P. MORGAN CHASE BANK NA	05/16/2025	06/24/2025	52.05	52.05	Open	N
Staff Appreciation	CHOYT					05/16/2025
101-41910-50213	Staff Appreciation		52.05			
J.P. MORGAN CHASE BANK NA	05/19/2025	06/24/2025	25.71	25.71	Open	N
Lunch Meeting	CHOYT					05/19/2025
101-41310-50200	Lunch Meeting		25.71			
J.P. MORGAN CHASE BANK NA	05/21/2025	06/24/2025	15.56	15.56	Open	N
Dinner Meeting	CHOYT					05/21/2025
101-41310-50200	Dinner Meeting		15.56			
J.P. MORGAN CHASE BANK NA	05/20/2025	06/24/2025	50.00	50.00	Open	N
Open House Giveaway	CHOYT					05/20/2025
601-49400-50210	Open House Giveaway		50.00			
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	(523.30)	(523.30)	Open	N
Meeting Room Calendars Return	CHOYT					05/23/2025
101-41820-50200	Meeting Room Calendars Return		(523.30)			
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	76.61	76.61	Open	N
Council food	CHOYT					05/13/2025

101-41110-50210	Council food			76.61				
J.P. MORGAN CHASE BANK NA	05/18/2025	06/24/2025	93.04	93.04	Open	N		
office supplies-cleaning	CHOYT						05/18/2025	
101-41810-50200	office supplies-cleaning		93.04					
J.P. MORGAN CHASE BANK NA	05/19/2025	06/24/2025	711.84	711.84	Open	N		
Digium May phones	CHOYT						05/19/2025	
101-41820-50308	Digium May phones		711.84					
J.P. MORGAN CHASE BANK NA	05/22/2025	06/24/2025	190.42	190.42	Open	N		
office supplies-cleaning	CHOYT						05/22/2025	
101-41810-50200	office supplies-cleaning		190.42					
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	8.70	8.70	Open	N		
microsoft	CHOYT						05/23/2025	
101-41820-50308	microsoft		8.70					
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	120.00	120.00	Open	N		
office supplies-cleaning	CHOYT						05/23/2025	
101-41810-50200	office supplies-cleaning		120.00					
J.P. MORGAN CHASE BANK NA	05/26/2025	06/24/2025	323.51	323.51	Open	N		
office supplies-cleaning	CHOYT						05/26/2025	
101-41810-50200	office supplies-cleaning		323.51					
J.P. MORGAN CHASE BANK NA	05/26/2025	06/24/2025	14.45	14.45	Open	N		
office supplies-cleaning	CHOYT						05/26/2025	
101-41810-50200	office supplies-cleaning		14.45					
J.P. MORGAN CHASE BANK NA	05/26/2025	06/24/2025	52.09	52.09	Open	N		
zoom may	CHOYT						05/26/2025	
101-41500-50205	zoom may		52.09					
J.P. MORGAN CHASE BANK NA	05/27/2025	06/24/2025	4.49	4.49	Open	N		
office supplies-cleaning	CHOYT						05/27/2025	
101-41810-50200	office supplies-cleaning		4.49					

J.P. MORGAN CHASE BANK NA	05/28/2025	06/24/2025	77.05	77.05	Open	N
office supplies-cleaning	CHOYT					05/28/2025
101-41810-50200	office supplies-cleaning		77.05			
J.P. MORGAN CHASE BANK NA	05/11/2025	06/24/2025	41.84	41.84	Open	N
Office Supplies- coffee	CHOYT					05/11/2025
101-41310-50200	Office Supplies- coffee		41.84			
J.P. MORGAN CHASE BANK NA	05/03/2025	06/24/2025	134.46	134.46	Open	N
STAFF BREAKFAST	CHOYT					05/03/2025
101-43100-50210	STAFF BREAKFAST		134.46			
J.P. MORGAN CHASE BANK NA	05/06/2025	06/24/2025	144.00	144.00	Open	N
CLLEAN UP DAY SIGNS	CHOYT					05/06/2025
101-43100-50210	CLLEAN UP DAY SIGNS		144.00			
J.P. MORGAN CHASE BANK NA	05/06/2025	06/24/2025	150.00	150.00	Open	N
ADOPT A PARK SIGNAGE	CHOYT					05/06/2025
101-41910-50210	ADOPT A PARK SIGNAGE		150.00			
J.P. MORGAN CHASE BANK NA	05/08/2025	06/24/2025	3,882.50	3,882.50	Open	N
DUGOUT FENCING	CHOYT					05/08/2025
101-45200-50530	DUGOUT FENCING		3,882.50			
J.P. MORGAN CHASE BANK NA	05/08/2025	06/24/2025	180.00	180.00	Open	N
EVENT SIGNAGE	CHOYT					05/08/2025
101-41910-50210	EVENT SIGNAGE		180.00			
J.P. MORGAN CHASE BANK NA	05/08/2025	06/24/2025	1,850.00	1,850.00	Open	N
DNR PERMIT	CHOYT					05/08/2025
101-45200-50300	DNR PERMIT		1,850.00			
J.P. MORGAN CHASE BANK NA	05/09/2025	06/24/2025	306.25	306.25	Open	N
APWA MEMBERSHIP	CHOYT					05/09/2025
101-43100-50205	APWA MEMBERSHIP		306.25			
J.P. MORGAN CHASE BANK NA	05/19/2025	06/24/2025	30.00	30.00	Open	N
SIGNAGE	CHOYT					05/19/2025

101-45200-50530	SIGNAGE			30.00				
J.P. MORGAN CHASE BANK NA	05/29/2025	06/24/2025	122.50	122.50	Open	N		
FUEL SUPPLY SUBSCRIPTION	CHOYT						05/29/2025	
101-43100-50212	FUEL SUPPLY SUBSCRIPTION		122.50					
J.P. MORGAN CHASE BANK NA	05/05/2025	06/24/2025	65.07	65.07	Open	N		
Phoenix Dog Food	CHOYT						05/05/2025	
101-42260-50200	Phoenix Dog Food		65.07					
J.P. MORGAN CHASE BANK NA	05/07/2025	06/24/2025	82.48	82.48	Open	N		
Oxygen	CHOYT						05/07/2025	
101-42260-50200	Oxygen		82.48					
J.P. MORGAN CHASE BANK NA	05/10/2025	06/24/2025	61.52	61.52	Open	N		
Picture Frames and Parchment Paper	CHOYT						05/10/2025	
101-42260-50200	Picture Frames and Parchment Paper		61.52					
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	3.15	3.15	Open	N		
EMS Supplies 2x2 Gauze Pads	CHOYT						05/13/2025	
101-42260-50200	EMS Supplies 2x2 Gauze Pads		3.15					
J.P. MORGAN CHASE BANK NA	05/15/2025	06/24/2025	7.92	7.92	Open	N		
EMS Lancet Supplies	CHOYT						05/15/2025	
101-42260-50200	EMS Lancet Supplies		7.92					
J.P. MORGAN CHASE BANK NA	05/18/2025	06/24/2025	799.98	799.98	Open	N		
Famous Daves Extrication Lunch	CHOYT						05/18/2025	
101-49999-50429	Famous Daves Extrication Lunch		799.98					
J.P. MORGAN CHASE BANK NA	05/16/2025	06/24/2025	39.06	39.06	Open	N		
Chief One Car Wash	CHOYT						05/16/2025	
101-42260-50220	Chief One Car Wash		39.06					
J.P. MORGAN CHASE BANK NA	05/16/2025	06/24/2025	172.39	172.39	Open	N		
Extrication Training Breakfast	CHOYT						05/16/2025	
101-49999-50429	Extrication Training Breakfast		172.39					

J.P. MORGAN CHASE BANK NA	05/16/2025	06/24/2025	35.41	35.41	Open	N
Refreshments Extrication Training	CHOYT					05/16/2025
101-49999-50429 Refreshments Extrication Training			35.41			
J.P. MORGAN CHASE BANK NA	05/16/2025	06/24/2025	6.27	6.27	Open	N
Refreshments Extrication Training	CHOYT					05/16/2025
101-49999-50429 Refreshments Extrication Training			6.27			
J.P. MORGAN CHASE BANK NA	05/18/2025	06/24/2025	310.46	310.46	Open	N
May Cell Phone Bill	CHOYT					05/18/2025
101-42260-50320 May Cell Phone Bill			310.46			
J.P. MORGAN CHASE BANK NA	05/18/2025	06/24/2025	294.94	294.94	Open	N
Pizza Extrication Training	CHOYT					05/18/2025
101-49999-50429 Pizza Extrication Training			294.94			
J.P. MORGAN CHASE BANK NA	05/22/2025	06/24/2025	31.68	31.68	Open	N
EMS Supplies Lancet	CHOYT					05/22/2025
101-42260-50200 EMS Supplies Lancet			31.68			
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	508.74	508.74	Open	N
Suspension for Grass 11	CHOYT					05/23/2025
101-42260-50220 Suspension for Grass 11			508.74			
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	903.63	903.63	Open	N
Hose Tarp for E-21	CHOYT					05/23/2025
101-42260-50220 Hose Tarp for E-21			903.63			
J.P. MORGAN CHASE BANK NA	05/29/2025	06/24/2025	1,703.53	1,703.53	Open	N
PW defibrillator aed	CHOYT					05/29/2025
101-43100-50520 PW defibrillator aed			1,703.53			
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	291.91	291.91	Open	N
Uniform Allowance	CHOYT					05/01/2025
101-42120-50217 Uniform Allowance			291.91			
J.P. MORGAN CHASE BANK NA	05/12/2025	06/24/2025	218.62	218.62	Open	N
Uniform Allowance - Murphy	CHOYT					05/12/2025

101-42120-50217	Uniform Allowance - Murphy			218.62			
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	132.25	132.25	Open	N	
Uniform Allowance - Murphy	CHOYT						05/13/2025
101-42120-50217	Uniform Allowance - Murphy		132.25				
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	463.20	463.20	Open	N	
Firearms Training Equipment	CHOYT						05/13/2025
101-42120-50580	Firearms Training Equipment		463.20				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	116.00	116.00	Open	N	
SLUC	CHOYT						05/01/2025
101-41710-50208	SLUC		116.00				
J.P. MORGAN CHASE BANK NA	05/11/2025	06/24/2025	200.00	200.00	Open	N	
Operating Supplies	CHOYT						05/11/2025
225-41710-50210	Operating Supplies		200.00				
J.P. MORGAN CHASE BANK NA	05/12/2025	06/24/2025	30.74	30.74	Open	N	
POSTAGE	CHOYT						05/12/2025
601-49400-50322	POSTAGE		30.74				
J.P. MORGAN CHASE BANK NA	05/07/2025	06/24/2025	67.70	67.70	Open	N	
Open House Supplies	CHOYT						05/07/2025
101-42120-50200	Open House Supplies		67.70				
J.P. MORGAN CHASE BANK NA	05/15/2025	06/24/2025	87.19	87.19	Open	N	
Equipment Supplies	CHOYT						05/15/2025
101-42120-50200	Equipment Supplies		87.19				
J.P. MORGAN CHASE BANK NA	05/19/2025	06/24/2025	20.00	20.00	Open	N	
PD/PW Building Supplies	CHOYT						05/19/2025
101-42120-50200	PD/PW Building Supplies		20.00				
J.P. MORGAN CHASE BANK NA	05/19/2025	06/24/2025	19.99	19.99	Open	N	
PD/PW Building Supplies	CHOYT						05/19/2025
101-43100-50210	PD/PW Building Supplies		19.99				

J.P. MORGAN CHASE BANK NA	05/20/2025	06/24/2025	35.00	35.00	Open	N
PD/PW Building Supplies	CHOYT					05/20/2025
101-42120-50200	PD/PW Building Supplies		35.00			
J.P. MORGAN CHASE BANK NA	05/20/2025	06/24/2025	34.99	34.99	Open	N
PD/PW Building Supplies	CHOYT					05/20/2025
101-43100-50210	PD/PW Building Supplies		34.99			
J.P. MORGAN CHASE BANK NA	05/23/2025	06/24/2025	200.00	200.00	Open	N
Invesitgation Data Management Software	CHOYT					05/23/2025
101-42120-50308	Invesitgation Data Management Software		200.00			
J.P. MORGAN CHASE BANK NA	05/29/2025	06/24/2025	450.00	450.00	Open	N
MN POST License Renewal 5 Officers	CHOYT					05/29/2025
101-42120-50208	MN POST License Renewal 5 Officers		450.00			
J.P. MORGAN CHASE BANK NA	04/30/2025	06/24/2025	757.22	757.22	Open	N
Boots Gloves	CHOYT					04/30/2025
101-42260-50217	Boots Gloves		757.22			
J.P. MORGAN CHASE BANK NA	04/30/2025	06/24/2025	441.10	441.10	Open	N
Calibration Gas	CHOYT					04/30/2025
101-42260-50200	Calibration Gas		441.10			
J.P. MORGAN CHASE BANK NA	05/04/2025	06/24/2025	35.88	35.88	Open	N
Chief Two Car Wash	CHOYT					05/04/2025
101-42260-50220	Chief Two Car Wash		35.88			
J.P. MORGAN CHASE BANK NA	05/02/2025	06/24/2025	950.00	950.00	Open	N
Grass Skid Bracket	CHOYT					05/02/2025
101-42260-50220	Grass Skid Bracket		950.00			
J.P. MORGAN CHASE BANK NA	05/08/2025	06/24/2025	32.13	32.13	Open	N
Chief Two Truck Air Filter Replacement	CHOYT					05/08/2025
101-42260-50220	Chief Two Truck Air Filter Replacement		32.13			
J.P. MORGAN CHASE BANK NA	05/08/2025	06/24/2025	79.79	79.79	Open	N
Grease/Air Recharge	CHOYT					05/08/2025

101-42260-50220	Grease/Air Recharge			79.79				
J.P. MORGAN CHASE BANK NA	05/09/2025	06/24/2025	306.67	306.67	Open	N		
Cold Air Intake Replacement Rescue 21	CHOYT						05/09/2025	
101-42260-50220	Cold Air Intake Replacement Rescue 21		306.67					
J.P. MORGAN CHASE BANK NA	05/09/2025	06/24/2025	70.86	70.86	Open	N		
Oil Change Chief Two Pickup	CHOYT						05/09/2025	
101-42260-50220	Oil Change Chief Two Pickup		70.86					
J.P. MORGAN CHASE BANK NA	05/09/2025	06/24/2025	83.89	83.89	Open	N		
Wiper Blades Oil	CHOYT						05/09/2025	
101-42260-50220	Wiper Blades Oil		83.89					
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	227.98	227.98	Open	N		
Northern Tool HighLift Jack	CHOYT						05/13/2025	
101-49999-50429	Northern Tool HighLift Jack		227.98					
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	12.29	12.29	Open	N		
Cribbing for Extrication Training	CHOYT						05/13/2025	
101-49999-50429	Cribbing for Extrication Training		12.29					
J.P. MORGAN CHASE BANK NA	05/13/2025	06/24/2025	259.64	259.64	Open	N		
Cribbing for Extrication Training	CHOYT						05/13/2025	
101-49999-50429	Cribbing for Extrication Training		259.64					
J.P. MORGAN CHASE BANK NA	05/14/2025	06/24/2025	491.80	491.80	Open	N		
Hyper Reach Brochures	CHOYT						05/14/2025	
101-42130-50320	Hyper Reach Brochures		491.80					
J.P. MORGAN CHASE BANK NA	05/14/2025	06/24/2025	448.56	448.56	Open	N		
Extrication Training Saw Blades	CHOYT						05/14/2025	
101-42260-50200	Extrication Training Saw Blades		448.56					
J.P. MORGAN CHASE BANK NA	05/14/2025	06/24/2025	369.07	369.07	Open	N		
Sawzall Blades Extrication glasses. Ear	CHOYT						05/14/2025	
101-49999-50429	Sawzall Blades Extrication glasses. Ear		369.07					

J.P. MORGAN CHASE BANK NA FOOD LICENCE 101-41910-50210	FOOD LICENCE	05/01/2025 CHOYT	06/24/2025	100.00	100.00	Open	N 05/01/2025
				100.00			
J.P. MORGAN CHASE BANK NA Supplies 101-41910-50210	Supplies	05/05/2025 CHOYT	06/24/2025	24.16	24.16	Open	N 05/05/2025
				24.16			
J.P. MORGAN CHASE BANK NA EVENT VENDOR 101-41910-50210	EVENT VENDOR	05/06/2025 CHOYT	06/24/2025	2,030.00	2,030.00	Open	N 05/06/2025
				2,030.00			
J.P. MORGAN CHASE BANK NA Supplies 101-41910-50210	Supplies	05/07/2025 CHOYT	06/24/2025	22.82	22.82	Open	N 05/07/2025
				22.82			
J.P. MORGAN CHASE BANK NA EVENT SUPPLIES 101-41910-50210	EVENT SUPPLIES	05/09/2025 CHOYT	06/24/2025	283.05	283.05	Open	N 05/09/2025
				283.05			
J.P. MORGAN CHASE BANK NA EVENT SUPPLIES 101-41910-50210	EVENT SUPPLIES	05/09/2025 CHOYT	06/24/2025	111.03	111.03	Open	N 05/09/2025
				111.03			
J.P. MORGAN CHASE BANK NA FOOD FOR OPEN HOUSE 101-41910-50211	FOOD FOR OPEN HOUSE	05/13/2025 CHOYT	06/24/2025	840.36	840.36	Open	N 05/13/2025
				840.36			
J.P. MORGAN CHASE BANK NA FOOD FOR OPEN HOUSE 101-41910-50211	FOOD FOR OPEN HOUSE	05/13/2025 CHOYT	06/24/2025	275.64	275.64	Open	N 05/13/2025
				275.64			
J.P. MORGAN CHASE BANK NA Supplies 101-41910-50210	Supplies	05/14/2025 CHOYT	06/24/2025	14.13	14.13	Open	N 05/14/2025
				14.13			
J.P. MORGAN CHASE BANK NA EVENT FOOD REFUND		05/22/2025 CHOYT	06/24/2025	(36.96)	(36.96)	Open	N 05/22/2025

101-41910-50210	EVENT FOOD REFUND			(36.96)			
J.P. MORGAN CHASE BANK NA	05/22/2025	06/24/2025	(254.52)	(254.52)	Open	N	
EVENT SUPPLIES REFUND	CHOYT						05/22/2025
101-41910-50210	EVENT SUPPLIES REFUND		(254.52)				
J.P. MORGAN CHASE BANK NA	05/29/2025	06/24/2025	19.58	19.58	Open	N	
EVENT SUPPLIES	CHOYT						05/29/2025
101-41910-50210	EVENT SUPPLIES		19.58				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	411.00	411.00	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
101-43100-50230	ELK RIVER UTILITIES-MAR 2025		411.00				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	244.80	244.80	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
101-41910-50381	ELK RIVER UTILITIES-MAR 2025		244.80				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	74.87	74.87	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
602-49400-50381	ELK RIVER UTILITIES-MAR 2025		74.87				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	70.46	70.46	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
602-49400-50381	ELK RIVER UTILITIES-MAR 2025		70.46				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	529.29	529.29	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
601-49400-50381	ELK RIVER UTILITIES-MAR 2025		529.29				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	114.85	114.85	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
602-49400-50381	ELK RIVER UTILITIES-MAR 2025		114.85				
J.P. MORGAN CHASE BANK NA	05/01/2025	06/24/2025	53.35	53.35	Open	N	
ELK RIVER UTILITIES-MAR 2025	CHOYT						05/01/2025
101-45200-50381	ELK RIVER UTILITIES-MAR 2025		53.35				

J.P. MORGAN CHASE BANK NA HENNEPIN TECH-LIVE BURN TRAINING 101-42260-50208	05/14/2025 CHOYT HENNEPIN TECH-LIVE BURN TRAINING	06/24/2025	2,000.00	2,000.00	Open	N 05/14/2025
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J.P. MORGAN CHASE BANK NA FIRE ENGINEERING TRAINING 101-42260-50208	05/14/2025 CHOYT FIRE ENGINEERING TRAINING	06/24/2025	3,155.00	3,155.00	Open	N 05/14/2025
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J.P. MORGAN CHASE BANK NA Republic;12260 S Diamond Apr/May 101-41810-50384	05/20/2025 CHOYT Republic;12260 S Diamond Apr/May	06/24/2025	399.19	399.19	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA Republic;16471 S Diamond Apr/May 101-43100-50384	05/20/2025 CHOYT Republic;16471 S Diamond Apr/May	06/24/2025	212.80	212.80	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA Republic;13700 Zanzibar-Apr/May 101-43100-50384	05/20/2025 CHOYT Republic;13700 Zanzibar-Apr/May	06/24/2025	199.60	199.60	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA Republic;13700 Zanzibar-Apr/May 101-42120-50384	05/20/2025 CHOYT Republic;13700 Zanzibar-Apr/May	06/24/2025	199.59	199.59	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA Republic;18461 Dayton-Apr 101-41910-50384	05/20/2025 CHOYT Republic;18461 Dayton-Apr	06/24/2025	163.42	163.42	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA CULLIGAN-18461 MAY 101-41910-50220	05/20/2025 CHOYT CULLIGAN-18461 MAY	06/24/2025	45.00	45.00	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA CULLIGAN-16471 MAY 101-43100-50220	05/20/2025 CHOYT CULLIGAN-16471 MAY	06/24/2025	40.00	40.00	Open	N 05/20/2025
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J.P. MORGAN CHASE BANK NA CULLIGAN-12260 MAY	05/20/2025 CHOYT	06/24/2025	45.00	45.00	Open	N 05/20/2025

101-41810-50220	CULLIGAN-12260 MAY			45.00			
J.P. MORGAN CHASE BANK NA	05/20/2025	06/24/2025	127.10	127.10	Open	N	
CULLIGAN-13700 ZANZIBAR-MAY	CHOYT					05/20/2025	
101-42120-50220	CULLIGAN-13700 ZANZIBAR-MAY		127.10				
J.P. MORGAN CHASE BANK NA	05/20/2025	06/24/2025	127.10	127.10	Open	N	
CULLIGAN-13700 ZANZIBAR-MAY	CHOYT					05/20/2025	
101-43100-50220	CULLIGAN-13700 ZANZIBAR-MAY		127.10				
J.P. MORGAN CHASE BANK NA	05/28/2025	06/24/2025	194.00	194.00	Open	N	
Monticello-Animal Control Charges	CHOYT					05/28/2025	
101-42120-50308	Monticello-Animal Control Charges		194.00				
KELLY THELEN	06/17/2025	06/24/2025	181.44	181.44	Open	N	
MILEAGE; MAY-JUN 2025	CHOYT					06/17/2025	
101-41420-50331	MILEAGE; MAY-JUN 2025		181.44				
KWIK TRIP INC	06/09/2025	06/24/2025	189.89	0.00	Paid	Y	
PD; 514204/ CARWASH MAY 2025	CHOYT					05/31/2025	
101-42120-50220	PD; 514204/ CARWASH MAY 2025		189.89				
LEAGUE OF MN CITIES-INSURANCE	06/10/2025	06/24/2025	76,812.00	76,812.00	Open	N	
2ND HALF 2025 WORK COMP PREMIUM	CHOYT					06/01/2025	
101-41110-50361	GENERAL & WKR COMP INS		34.68				
101-41310-50361	GENERAL & WKR COMP INS		419.28				
101-41420-50361	GENERAL & WKR COMP INS		838.55				
101-41500-50361	GENERAL & WKR COMP INS		419.28				
101-41710-50361	GENERAL & WKR COMP INS		4,700.31				
101-41910-50361	GENERAL & WKR COMP INS		230.38				
101-42120-50361	GENERAL & WKR COMP INS		42,252.77				
101-42130-50361	GENERAL & WKR COMP INS		50.00				
101-42260-50361	GENERAL & WKR COMP INS		12,361.44				
101-43100-50361	GENERAL & WKR COMP INS		6,978.45				
101-45200-50361	GENERAL & WKR COMP INS		6,232.52				
601-49400-50361	GENERAL & WKR COMP INS		1,147.17				
602-49400-50361	GENERAL & WKR COMP INS		1,147.17				

LEXIS NEXIS	06/09/2025	06/24/2025	0.00	0.00	Void	N
PD; CONTRACT SERVICES-MAY 2025	CHOYT					05/31/2025
101-42120-50308	PD; CONTRACT SERVICES-MAY 2025		200.00			
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LYNDE & MCLEOD INC	06/09/2025	06/24/2025	431.05	431.05	Open	N
YARD WASTE SITE RENTAL; JUL 2025	CHOYT					06/04/2025
101-41650-50387	YARD WASTE SITE RENTAL; JUL 2025		431.05			
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LYNDE & MCLEOD INC	06/09/2025	06/24/2025	6,503.21	6,503.21	Open	N
PW; BRUSH REMOVAL/YARDWASTE DISPOSAL	CHOYT					06/03/2025
101-41650-50387	YARD WASTE DISPOSAL-LEAVE/GRASS		6,503.21			
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M/I HOMES OF MPLS	06/09/2025	06/24/2025	3,000.00	3,000.00	Open	N
14645 146TH AVE N LANDSCAPE ESCROW RELE/	CHOYT					06/09/2025
420-00000-22100	14645 146TH AVE N LANDSCAPE ESCROW RELEA		3,000.00			
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M/I HOMES OF MPLS	06/09/2025	06/24/2025	3,000.00	3,000.00	Open	N
14514 CHESHIRE WAY LANDSCAPE ESCROW REI	CHOYT					06/09/2025
420-00000-22100	14514 CHESHIRE WAY LANDSCAPE ESCROW RELE		3,000.00			
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M/I HOMES OF MPLS	06/09/2025	06/24/2025	3,000.00	3,000.00	Open	N
14635 CHESHIRE WAY LANDSCAPE ESCROW REI	CHOYT					06/09/2025
420-00000-22100	14635 CHESHIRE WAY LANDSCAPE ESCROW RELE		3,000.00			
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M/I HOMES OF MPLS	06/09/2025	06/24/2025	3,000.00	3,000.00	Open	N
14709 CHESHIRE CT LANDSCAPE ESCROW RELE	CHOYT					06/09/2025
420-00000-22100	14709 CHESHIRE CT LANDSCAPE ESCROW RELEA		3,000.00			
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MARCIA SLOCUM	06/09/2025	06/24/2025	450.00	450.00	Open	N
DAC RENTAL DEPOSIT REFUND: EVENTS 5/16,5/2	CHOYT					06/09/2025
101-00000-21716	DAC RENTAL DEPOSIT REFUND: EVENTS		450.00			
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MENARDS - MAPLE GROVE	06/09/2025	06/24/2025	73.79	73.79	Open	N
PW; REPAIR/MAINT	CHOYT					05/25/2025
101-45200-50220	PW; REPAIR/MAINT		73.79			
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MENARDS - MAPLE GROVE	06/09/2025	06/24/2025	34.15	34.15	Open	N
PW; REPAIR/MAINT SUPPLIES	CHOYT					05/20/2025

101-45200-50220	PW; REPAIR/MAINT			34.15				
MENARDS - MAPLE GROVE		06/09/2025	06/24/2025	492.16	492.16	Open	N	
PW; REPAIR/MAINT-DRAIN TILE PARTS		CHOYT						05/25/2025
101-45200-50220	PW; REPAIR/MAINT-DRAIN TILE PARTS			492.16				
MENARDS - MAPLE GROVE		06/09/2025	06/24/2025	185.01	185.01	Open	N	
PW; SUPPLIES		CHOYT						05/31/2025
101-43100-50210	PW; SUPPLIES			185.01				
METROPOLITAN COUNCIL		06/11/2025	06/24/2025	41,822.55	0.00	Paid	Y	
SAC FEE; MAY 2025		CHOYT						05/31/2025
602-00000-20801	SAC FEE; MAY 2025			42,245.00				
602-49450-37270	LESS PROMPT PAYMENT FEE; MAY 2025			(422.45)				
MINNESOTA DEPARTMENT OF HEALTH		06/18/2025	06/24/2025	7,864.00	7,864.00	Open	N	
MN CONNECT FEE; 3236 APR-JUN 2025		CHOYT						06/18/2025
601-00000-20820	MN CONNECT FEE; 3236 APR-JUN 2025			7,864.00				
MINNESOTA DEPARTMENT OF HEALTH		06/11/2025	06/24/2025	40.00	40.00	Open	N	
STATEWIDE HOSPITALITY FEE-2025/13700 ZANZI		CHOYT						06/10/2025
101-41910-50210	STATEWIDE HOSPITALITY FEE-2025/13700			40.00				
MINUTEMAN PRESS		06/10/2025	06/24/2025	897.00	897.00	Open	N	
2300 BUSINESS CARDS		CHOYT						06/09/2025
601-49400-50200	2300 BUSINESS CARDS			897.00				
MINUTEMAN PRESS		06/10/2025	06/24/2025	5,798.08	5,798.08	Open	N	
COMMUNICATOR; SUMMER EDITION		CHOYT						06/10/2025
226-41900-50350	COMMUNICATOR; SUMMER EDITION			5,798.08				
MN DEPT OF REVENUE		06/11/2025	06/11/2025	4,573.00	4,573.00	Open	N	
S/U TAX MAY 2025		DBRUNETTE						06/11/2025
101-00000-20300	S/U TAX MAY 2025			172.00				
601-00000-20300	S/U TAX MAY 2025			4,401.00				
MN DEPT OF REVENUE		05/09/2025	05/09/2025	45.00	0.00	Paid	Y	
APRIL S/U TAX 2025		DBRUNETTE						05/09/2025

101-00000-20300	SALES TAX PAYABLE	APRIL S/U TAX 2025		45.00			
MN OCCUPATIONAL HEALTH	06/09/2025	06/24/2025	1,116.00	1,116.00	Open	N	
CONTRACT SERVICES; SCREENING X2	CHOYT						05/31/2025
101-42120-50308	CONTRACT SERVICES; SCREENING X2		1,116.00				
MONTICELLO ANIMAL CONTROL	06/11/2025	06/24/2025	110.00	110.00	Open	N	
PD; ANIMAL CONTROL P/U 4/24 & 5/7	CHOYT						06/11/2025
101-42140-50308	PD; ANIMAL CONTROL		110.00				
MOTOROLA, INC	06/11/2025	06/24/2025	4,387.50	4,387.50	Open	N	
PD; CONTRACT SERVICES BODY WORN 06.30.25	CHOYT						05/31/2025
101-42120-50308	PD; CONTRACT SERVICES BODY WORN		4,387.50				
MSA PROFESSIONAL SERVICES, INC.	06/10/2025	06/24/2025	4,585.50	4,585.50	Open	N	
ELSIE STEPHENS PARK DESIGN	CHOYT						05/31/2025
405-41900-50300	ELSIE STEPHENS PARK DESIGN		4,585.50				
MTI DISTRIBUTING	06/10/2025	06/24/2025	136,887.10	136,887.10	Open	N	
PW; TORO GROUND MASTER MOWER	CHOYT						05/28/2025
401-45200-50540	TORO GROUND MASTER MOWER		136,887.10				
NAPA AUTO PARTS	06/09/2025	06/24/2025	72.06	72.06	Open	N	
PW; REPAIR/MAINT 2009 F-350 BRAKES	CHOYT						05/21/2025
101-43100-50220	PW; REPAIR/MAINT 2009 F-350 BRAKES		72.06				
NAPA AUTO PARTS	06/09/2025	06/24/2025	325.20	325.20	Open	N	
PW; REPAIR/MAINT-2009 F350 BRAKES	CHOYT						05/21/2025
101-43100-50220	PW; REPAIR/MAINT-2009 F350 BRAKES		325.20				
NAPA AUTO PARTS	06/10/2025	06/24/2025	10.47	10.47	Open	N	
PARKS; REPAIR/MAINT-RELAY	CHOYT						06/10/2025
101-45200-50220	PARKS; REPAIR/MAINT		10.47				
PAYMENTECH	05/02/2025	05/02/2025	16.00	0.00	Paid	Y	
MAY FEES 2025	DBRUNETTE						05/02/2025
101-41500-50309	MAY FEES		2.00				
101-41500-50309	MAY FEES		14.00				

READY WATT ELECTRIC	06/16/2025	06/24/2025	7,616.22	7,616.22	Open	N
SL REPAIR DURING CONSTRUCTION NEW KWIK T CHOYT						06/10/2025
101-43100-50230	SL REPAIR DURING CONSTRUCTION KWIK TRIP		7,616.22			
REBECCA ASTRUP	06/17/2025	06/24/2025	150.00	150.00	Open	N
DAC RENTAL DEPOSIT REFUND: EVENTS-GIRL SC CHOYT						06/17/2025
101-00000-21716	DAC RENTAL DEPOSIT REFUND: EVENTS		150.00			
REPUBLIC SERVICES, INC.	06/10/2025	06/24/2025	19,196.17	0.00	Paid	Y
CITY RECYCLING- MAY 2025	CHOYT					05/31/2025
101-41650-50386	CITY RECYCLING- MAY 2025		19,196.17			
ROSE MUSIC SERVICES	06/11/2025	06/24/2025	500.00	0.00	Paid	Y
VINNIE ROSE CONCERT EVENT JUN 25	CHOYT					06/11/2025
101-41910-50210	VINNIE ROSE CONCERT EVENT JUN 25		500.00			
SITE ONE LANDSCAPE SUPPLY	06/09/2025	06/24/2025	36.22	36.22	Open	N
PW; CENTRAL PARK IRRIGATION REPAIRS	CHOYT					05/22/2025
101-45200-50220	PW; CENTRAL PARK IRRIGATION REPAIRS		36.22			
STANTEC CONSULTING SERVICES INC.	06/16/2025	06/24/2025	153,319.48	153,319.48	Open	N
ENGINEERING SVCS; APRIL 2025	CHOYT					04/30/2025
101-41630-50303	GEN. ENGINEERING RETAINER; APR 2025		4,500.00			
101-41630-50303	GEN. ENGINEERING; APR 2025		6,555.80			
101-41660-50308	BUILDING PERMIT ACTIVITIES; APR 2025		4,616.80			
601-49400-50303	WATER SUPPLY & DISTRIBUTION; APR 2025		7,822.00			
602-49400-50303	SANITARY SEWER SYSTEM; APR 2025		2,256.80			
415-41900-50300	STORMWATER; APR 2025		5,476.00			
414-41900-50303	TRANSPORTATION; APR 2025		4,356.00			
408-45300-50303	TRAILS; APR 2025		276.00			
601-49400-50303	GIS/MAPPING; APR 2025		1,222.70			
602-49400-50303	GIS/MAPPING; APR 2025		1,222.70			
411-43100-50303-6065	BRAYBURN TRAILS;APR 2025		1,284.00			
411-43100-50303-6098	SUNDANCE GREENS; APR 2025		3,080.04			
411-43100-50303-6075	CLOQUET ISLAND ESTATES(CYPRESS) APR		749.70			
411-43100-50303-6105	IONE GARDENS; APR 2025		107.00			
411-43100-50303-6120	SUNDANCE GREENS-LENNAR; APR 2025		1,568.04			

411-43100-50303-6140	INLAND GROUP; APR 2025	1,251.40
411-43100-50303-6143	RIVERWALK; APR 2025	10,339.15
411-43100-50303-6150	THE CUBES OF FRENCH LAKE (CRG) APR	1,085.60
411-43100-50303-6149	KWIK TRIP-MAPLE CT APR 2025	2,955.30
411-43100-50303-6147	BRAYBURN TRLS /LEE PROPERTY; APR	8,168.21
411-43100-50303-6164	GRACO 2ND; APR 2025	88.00
411-43100-50303-6180	PKWY NEIGHBORHOOD; APR 2025	2,938.00
411-43100-50303-6170	DAYTON CREEK ADDITION; APR 2025	1,675.00
411-43100-50303-6165	OPUS; APR 2025	610.70
411-43100-50303-6178	FISHER APPLE ORCHARD; APR 2025	531.14
459-43100-50300-2000	DAYTON PWKY/CSAH 81 INTERS;APR 2025	298.40
601-49400-50303	DAYTON WATER COMP PLANS; APR 2025	963.20
602-49400-50303	DAYTON SEWER COMP PLANS; APR 2025	963.20
410-41900-50300	HAZARD MITIGATION GRANT PROGRAM;APR	1,606.80
411-43100-50303-6198	TERRITORIAL GROVE; APR 2025	6,781.75
411-43100-50303-6203	DCM FARMS; APR 2025	5,656.75
411-43100-50303-6204	SCANY PROPERTY (NORTH);APR 2025	2,227.00
405-41900-50303	PARKS; APR 2025	184.00
411-43100-50303-6214	OPPIDAN; APR 2025	592.00
601-49400-50303-2005	WATERMAIN EXTENSION; APR 2025	256.80
408-45300-50303	ELSIE STEPHENS CANOE/KAYAK; APR 2025	7,369.60
414-41900-50303	2025 S DIAMOND LK IMPROV; APR 2025	9,078.60
225-41710-50300	LENT PROPERTIES PHASE 1; APR 2025	888.80
408-45300-50303	N DIAMOND LK RD TRL CROSSING; APR 2025	12,327.60
414-41900-50303	SPANIER ADDITION PHASE 1 ESA; APR 2025	163.20
414-41900-50303	DAYTON PKWY TRAFFIC SIGNALS; APR 2025	5,748.40
411-43100-50303-6169	SPANIER; APR 2025	335.00
480-43000-50300	DAYTON PKWY INTERCHANGE; APR 2025	460.00
601-00000-16500	DAYTON WELLHOUSE #5-APR 2025	8,691.70
602-49400-50303	113TH AVE TRUNK SEWER EXT. APR 2025	13,990.60

STREICHERS, INC	06/11/2025	06/24/2025	425.50	425.50	Open	N
PD; SPONGE ROUND TRAINING KIT	CHOYT					06/10/2025
101-42120-50217	PD; SPONGE ROUND KIT		425.50			
STREICHERS, INC	06/11/2025	06/24/2025	273.33	273.33	Open	N
PD; GENERAL UNIFORM 9MM PRACTICE	CHOYT					06/09/2025
101-42120-50580	PD; GENERAL UNIFORM 9MM PRACTICE		273.33			

STREICHERS, INC	06/11/2025	06/24/2025	23.98	23.98	Open	N
PD; GENERAL UNIFORM-NEW EMPLOYEE	CHOYT					06/09/2025
101-42120-50217	PD; GENERAL UNIFORM-NEW EMPLOYEE		23.98			
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STREICHERS, INC	06/11/2025	06/24/2025	23.98	23.98	Open	N
PD; GENERAL UNIFORM-NEW EMPLOYEE	CHOYT					06/09/2025
101-42120-50217	PD; GENERAL UNIFORM-NEW EMPLOYEE		23.98			
<hr/>						
STREICHERS, INC	06/11/2025	06/24/2025	23.98	23.98	Open	N
PD; GENERAL UNIFORM-NEW EMPLOYEE	CHOYT					06/09/2025
101-42120-50217	PD; GENERAL UNIFORM-NEW EMPLOYEE		23.98			
<hr/>						
TASC	06/17/2025	06/24/2025	39.59	39.59	Open	N
COBRA ADMIN FEE; AUG 2025	CHOYT					06/17/2025
101-41810-50205	COBRA ADMIN FEE; AUG 2025		39.59			
<hr/>						
THE MINNESOTA STAR TRIBUNE	06/10/2025	06/24/2025	196.00	196.00	Open	N
LEGAL NOTICES-PUBLIC HEARING PROJ 6217	CHOYT					06/10/2025
411-43100-50351-6217	LEGAL NOTICES PROJ 6217		196.00			
<hr/>						
TOSHIBA BUSINESS SYSTEMS	06/09/2025	06/24/2025	88.54	88.54	Open	N
CH; ESTUDIO 4525- CLR/ BW- MAY 2025	CHOYT					06/02/2025
101-41820-50308	CH; ESTUDIO 4525- 1180 BW- MAY 2025		4.84			
101-41820-50308	CH; ESTUDIO 4525-2174 CLR-MAY 2025		83.70			
<hr/>						
TOSHIBA BUSINESS SYSTEMS	06/09/2025	06/24/2025	53.07	53.07	Open	N
FD; ESTUDIO MAY-JUN 2025	CHOYT					06/02/2025
101-42260-50200	FD; ESTUDIO MAY/JUN 3046 BW		8.53			
101-42260-50200	FD; ESTUDIO MAY 1157 CLR		44.54			
<hr/>						
TOSHIBA BUSINESS SYSTEMS	06/09/2025	06/24/2025	15.09	15.09	Open	N
PD; ESTUDIO 3518- 3080 BW MAR-MAY 2025	CHOYT					06/02/2025
101-42120-50308	PD; ESTUDIO 3518- 3080 BW MAR-MAY 2025		15.09			
<hr/>						
TWIN CITIES PROMOTIONAL LLC	06/11/2025	06/24/2025	146.00	146.00	Open	N
PD; SUPPLIES PARKING PERMIT	CHOYT					06/09/2025
101-42120-50200	PD; SUPPLIES PARKING PERMIT		146.00			
<hr/>						

VISA-PD	06/09/2025	06/24/2025	99.00	0.00	Paid	Y
5081 VISA PD; MAY 2025	CHOYT					05/31/2025
101-42120-50308	PD; AAA CREDIT SCREENING		66.00			
101-42120-50308	PD; AAA CREDIT SCREENING		33.00			
VONCO II, LLC	06/11/2025	06/24/2025	1,450.18	1,450.18	Open	N
STREET SWEEPING JUN 3	CHOYT					06/08/2025
101-43100-50224	STREET SWEEPING JUN 3		1,450.18			
WATER LABORATORIES, INC	06/09/2025	06/24/2025	601.20	601.20	Open	N
WATER TESTING; MAY 2025	CHOYT					06/07/2025
601-49400-50300	WATER TESTING; MAY 2025		601.20			
WRIGHT COUNTY FINANCE AND TAXPAYER	06/18/2025	06/24/2025	375.00	375.00	Open	N
ASSESSMENT SVCS; 24 TAXABLE PARCELS/1 PER CHOYT						06/18/2025
101-41610-50300	24 TAXABLE PARCELS/1 PERSONAL PROPERTY		375.00			
XCEL ENERGY	06/09/2025	06/24/2025	10.45	0.00	Paid	Y
51-0013433327-7;18396 DAYTON/SIGNAL MAY 2 CHOYT						05/31/2025
101-43100-50230	51-0013433327-7;18396 DAYTON/SIGNAL MAY		10.45			
XCEL ENERGY	06/09/2025	06/24/2025	26.94	0.00	Paid	Y
51-0013433412-1; HWY 94 LGT; MAY 2025	CHOYT					05/31/2025
101-43100-50230	51-0013433412-1; HWY 94 LGT; MAY 2025		26.94			
XCEL ENERGY	06/09/2025	06/24/2025	42.27	0.00	Paid	Y
51-0014158934-9; 11501 DAYTON/S.L MAY 2025 CHOYT						05/31/2025
101-43100-50230	51-0014158934-9; 11501 DAYTON/S.L MAY		42.27			
XCEL ENERGY	06/09/2025	06/24/2025	46.66	0.00	Paid	Y
51-0013433188-8; 18432 UNIT SIGNAL; MAY 202 CHOYT						05/31/2025
101-43100-50230	51-0013433188-8; 18432 UNIT SIGNAL; MAY		46.66			
XCEL ENERGY	06/09/2025	06/24/2025	382.29	0.00	Paid	Y
51-8556975-3;17780 TERRITORIAL/S.L. MAY 2021 CHOYT						05/31/2025
101-43100-50230	51-8556975-3;17780 TERRITORIAL/S.L. MAY		382.29			

XCEL ENERGY	06/09/2025	06/24/2025	1,360.65	0.00	Paid	Y
51-6111142-2;16471 S. DIAMOND/S.L. MAY 2025	CHOYT					05/31/2025
101-43100-50230	51-6111142-2;16471 S. DIAMOND/S.L. MAY		1,360.65			
<hr/>						
XCEL ENERGY	06/09/2025	06/24/2025	31.66	0.00	Paid	Y
51-5420841-2; 12260 S DIAMOND MAY 2025	CHOYT					05/31/2025
101-43100-50230	51-5420841-2; 12260 S DIAMOND MAY 2025		31.66			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	110.62	0.00	Paid	Y
51-0013433364-2; 18404 DAYTON ST LGT;MAY	CHOYT					05/31/2025
101-43100-50230	51-0013433364-2; 18404 DAYTON ST LGT;MAY		110.62			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	0.17	0.00	Paid	Y
51-0014712973-2; 18160 SIREN; MAY 2025	CHOYT					05/31/2025
101-42130-50381	51-0014712973-2; 18160 SIREN; MAY 2025		0.17			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	22.78	0.00	Paid	Y
51-6970693-8;17320 DAYTON SHED;MAY 2025	CHOYT					05/31/2025
101-45200-50381	51-6970693-8;17320 DAYTON SHED;MAY		22.78			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	26.09	0.00	Paid	Y
51-0014444656-9;14748 CHESHIRE CT S.L. MAY	CHOYT					05/31/2025
101-43100-50230	51-0014444656-9;14748 CHESHIRE CT S.L.		26.09			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	36.63	0.00	Paid	Y
51-0013923150-3;HOLLY LN;MAY 2025	CHOYT					05/31/2025
101-43100-50230	51-0013923150-3;HOLLY LN;MAY 2025		36.63			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	32.65	0.00	Paid	Y
51-0014297205-1;14641 U.PASS W/RH PKWY;M	CHOYT					05/31/2025
101-43100-50230	51-0014297205-1;14641 U.PASS W/RH PKWY;		32.65			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	26.00	0.00	Paid	Y
51-0014444653-6;14666 146TH AVE S.L. MAY 20	CHOYT					05/31/2025
101-43100-50230	51-0014444653-6;14666 146TH AVE S.L.		26.00			
<hr/>						
XCEL ENERGY	06/11/2025	06/24/2025	3,668.47	0.00	Paid	Y
51-0011857801-8;PD/PW BLDG; MAY 2025	CHOYT					05/31/2025

101-42120-50381	51-0011857801-8;PD/PW BLDG; MAY 2025		1,834.23				
101-43100-50381	51-0011857801-8;PD/PW BLDG; MAY 2025		1,834.24				
<hr/>							
XCEL ENERGY	06/11/2025	06/24/2025	32.01	0.00	Paid	Y	
51-0013211437-0;SDL TRAIL LIFT;MAY 2025	CHOYT						05/31/2025
601-49400-50381	51-0013211437-0;SDL TRAIL LIFT;MAY 2025		32.01				
<hr/>							
XCEL ENERGY	06/11/2025	06/24/2025	3,471.11	0.00	Paid	Y	
51-0013565432-4; 14695 RIVER/WELLHOUSE; M CHOYT							05/31/2025
601-49400-50381	51-0013565432-4; 14695 RIVER/WELLHOUSE;		3,471.11				
<hr/>							
XCEL ENERGY	06/13/2025	06/24/2025	23.96	23.96	Open	N	
51-0014423188-8;14678 146TH AVE ST LGT	CHOYT						05/31/2025
101-43100-50230	51-0014423188-8;14678 146TH AVE ST LGT		23.96				
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XCEL ENERGY	06/16/2025	06/24/2025	32.77	32.77	Open	N	
51-0013985527-8; CHESHIRE LGT; MAY 2025	CHOYT						05/31/2025
101-43100-50230	51-0013985527-8; CHESHIRE LGT; MAY 2025		32.77				
<hr/>							
XCEL ENERGY	06/16/2025	06/24/2025	60.09	60.09	Open	N	
51-0013433451-8;BROCKTON LGT; MAY 2025	CHOYT						05/31/2025
101-43100-50230	51-0013433451-8;BROCKTON LGT; MAY 2025		60.09				
<hr/>							
XCEL ENERGY	06/16/2025	06/24/2025	49.50	49.50	Open	N	
51-0014473382-9 12000.5 W FRENCH LK MAY 20 CHOYT							05/31/2025
459-43100-50300-2001	51-0014473382-9 12000.5 W FRENCH LK MAY		49.50				
<hr/>							
XCEL ENERGY	06/18/2025	06/24/2025	47.97	47.97	Open	N	
51-0013348079-5;14430 DAYTON RIVER; MAY 20 CHOYT							06/16/2025
101-45200-50381	51-0013348079-5;14430 DAYTON RIVER; MAY		47.97				
<hr/>							
# of Invoices: 267	# Due: 236	Totals:	629,833.92	547,974.74			
# of Credit Memos: 3	# Due: 3	Totals:	(814.78)	(814.78)			
Net of Invoices and Credit Memos:			629,019.14	547,159.96			
<hr/>							
* 1 Net Invoices have Credits Totalling:			(422.45)				
<hr/>							
--- TOTALS BY PAYMENT CARD ACCOUNT ---							
<hr/>							

0843

41.84

0983	6,799.71
2363	895.83
2499	30.74
3028	8,406.42
3212	814.07
3240	3,429.29
3356	1,054.11
3926	5,026.23
4473	2,090.71
4971	316.00
4983	1,672.20
5639	914.87
8767	291.91
9053	4,566.88

--- TOTALS BY FUND ---

101 - GENERAL FUND	217,928.79	190,778.74
225 - EDA	2,240.30	2,240.30
226 - CABLE	5,798.08	5,798.08
237 - POLICE PUBLIC SAFETY AID	526.64	526.64
401 - CAPITAL EQUIPMENT	153,430.67	145,134.76
405 - PARK DEDICATION	4,769.50	4,769.50
408 - PARK TRAIL DEVELOPMENT	19,973.20	19,973.20
410 - CAPITAL FACILITIES	1,606.80	1,606.80
411 - DEVELOPER ESCROWS	53,772.00	53,772.00
414 - PAVEMENT MANAGEMENT AND IMPROVEMENTS	19,495.80	19,495.80
415 - STORMWATER	5,476.00	5,476.00
420 - LANDSCAPE ESCROWS	30,000.00	30,000.00
459 - 2022 TIF STREET IMPROVEMENTS	347.90	347.90
480 - DAYTON PARKWAY INTERCHANGE	460.00	460.00
601 - WATER FUND	50,742.96	46,683.09
602 - SEWER FUND	62,450.50	20,097.15

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	94,468.70	52,178.70
41110 - Council	508.03	508.03
41310 - Administration	1,852.43	1,852.43
41420 - City Clerk	1,514.99	1,514.99
41500 - Finance	652.37	471.37
41610 - Assessing Services	375.00	375.00
41630 - Engineering Services	11,055.80	11,055.80
41640 - Legal Services	5,883.90	5,883.90
41650 - Recycling Services	26,686.64	7,490.47
41660 - Inspection Service	4,636.80	4,616.80
41710 - Plannning & Economic Dev	7,056.61	7,056.61
41810 - Central Services	5,024.23	5,024.23
41820 - Information Technology	1,551.06	1,551.06
41900 - General Govt	37,146.18	37,146.18
41910 - Activity Center	5,034.94	4,534.94
42120 - Patrol and Investigate	79,902.70	68,936.34
42130 - Emergency Mgmt	541.97	541.80
42140 - Animal Control	110.00	110.00
42260 - Fire Suppression	26,583.46	26,583.46
43000 -	460.00	460.00
43100 - Public Works	92,713.65	88,199.17
45200 - Parks	153,116.75	153,093.97
45300 - Trail Development	19,973.20	19,973.20
49400 - Utilities	50,414.21	45,823.54
49450 - Sewer	(422.45)	0.00
49999 - Contingency	2,177.97	2,177.97

PRESENTER: Marty Farrell

ITEM: Well Head treatment pay application #13 from Magney Construction

PREPARED BY: Marty Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Payment of Pay Application #13 for \$239,382.06. This Pay application is for the Roof installation that has been completed so far.

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 to improve water quality.

CRITICAL ISSUES: Aligns with the Strategic Initiative to “Build and Maintain Quality Infrastructure”.

BUDGET IMPACT:

Total Magney Contract budget including change orders 1, 2, 3, WCD 03	\$7,507,986.66
Magney construction pay application #13	\$239,382.06
Total remaining Magney Contract budget	\$3,043,760.01
Total remaining project budget	\$3,467,894.59
Total remaining project contingency	\$148,713.34

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

RECOMMENDATION: Accept pay application #13 from Magney Construction for \$239,382.06.

ATTACHMENT(S): Project balance sheet and Pay application #13.

Project Financial Breakdown		Magney			
Date	Pay Application/Change Order	Magney Pay App Amount	Magney Change Orders	Magney Contract Balance	
	Starting Balance			\$	7,256,700.00
	Pay Application 1 (Magney)	\$ 220,114.44		\$	(220,114.44)
	Pay Application 2 (Magney)	\$ 121,201.36		\$	(121,201.36)
	Pay Application 3 (Magney)	\$ 325,410.38		\$	(325,410.38)
	CO#1		\$ 33,873.28	\$	33,873.28
2/5/2024	Pay Application 4 (Magney)	\$ 475,489.08		\$	(475,489.08)
3/1/2024	Pay Application 5 (Magney)	\$ 238,137.78		\$	(238,137.78)
4/2/2024	Pay Application 6	\$ 75,375.85		\$	(75,375.85)
5/2/2024	Pay Application 7	\$ 237,614.95		\$	(237,614.95)
6/3/2024	Pay Application 8	\$ 740,678.00		\$	(740,678.00)
7/23/2024	Pay Application 9	\$ 27,835.00		\$	(27,835.00)
7/17/2024	CO#2		\$ 45,000.00	\$	45,000.00
12/2/2024	Pay Application 10	\$ 505,636.31		\$	(505,636.31)
2/19/2025	CO#3		\$ 172,182.38	\$	172,182.38
3/31/2025	Pay Application 11	\$ 976,450.47		\$	(976,450.47)
5/1/2025	Pay Application 12	\$ 280,900.97		\$	(280,900.97)
5/30/2025	Pay Application 13	\$ 239,382.06		\$	(239,382.06)
5/20/2025	Work Change Directive 03 Non Standard paint cost		\$ 231.00	\$	231.00
		\$ 4,464,226.65	\$ 251,286.66	\$	3,043,760.01


AS OF 05-16-2025		
Contract Balances to Project Close Out		
Magney	\$	3,043,760.01
B&V	\$	241,713.74
AET	\$	33,707.50
Remaining Contract Balances Total		\$ 3,319,181.25
Project Starting Balance		\$ 8,194,300.00
Minus total pay apps to date	\$	(4,726,405.41)
Remaining Project Balance		\$ 3,467,894.59
Remaining Project Balance		\$ 3,467,894.59
Minus remaining Contract Balances	\$	(3,319,181.25)
Contingency		\$ 148,713.34

To (Owner): City of Dayton, MN	Application Period: 5/1/2025 - 6/1/2025	Application Date: 5/30/2025
Project Name: Dayton Filtration Plant Wells 4 & 5	From (Contractor): Meagney Construction, Inc.	Via (Engineer): Black & Veatch
Owner's Contract No.:	Contract: All Construction	
	Contractor's Project No.: 00604	Engineer's Project No.: 414098

Change Order Summary

		Approved Change Orders	
No.		Additions	Deductions
CO-1	\$	33,873.28	
CO-2	\$	45,000.00	
CO-3	\$	172,182.38	
WCD-3	\$	231.00	
TOTALS	\$	251,286.66	
NET CHANGE			
BY CHANGE ORDERS	\$		251,286.66

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: 5/30/2025
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Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

1. ORIGINAL CONTRACT PRICE	\$	7,256,700.00
2. Net change by Change Orders	\$	251,286.66
3. CURRENT CONTRACT PRICE (Line 1 +/- 2)	\$	7,507,986.66
4. TOTAL COMPLETED & STORED TO DATE	\$	4,699,185.95
5. RETAINAGE:		
a. 5% x	\$	234,075.72
b. 5% x	\$	883.58
c. Total Retainage (Line 5a + Line 5b)	\$	234,959.30
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$	4,464,226.65
7. LESS PREVIOUS PAYMENTS (Line 6 from prior)	\$	4,224,844.59
8. AMOUNT DUE THIS APPLICATION	\$	239,382.06
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	
(Column G on Schedule of Values + Line 5c above)	\$	3,043,760.01

Payment of:	\$239,382.06
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Recommended by: Yun E. Sured (Engineer) 06/05/2025 (Date)

Payment of:	\$239,382.06
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(Line 8 or other - attach explanation of other amount)	

Approved by: _____ (City of Dayton)

_____ (Date)

Approved by: _____

Funding Agency (if applicable) _____

(Date) _____

Schedule of Values For:

Dayton, MN - Filtration Plant Wells 4 & 5

Consulting Engineer: Black & Veatch

Project No.: 414098

Contract No.:

General Contractor: Magney Construction, Inc.

Submitted By: Magney Construction, Inc.

1401 Park Road

Chanhassen, MN 55317

Application No.: 13

Date of Application: 5/30/2025

Work Completed Through: 6/1/2025

ITEM	Description of Work	Scheduled Value	C From Previous Application (C+D)	D THIS PERIOD	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	\$ 14,000.00	\$ 110,050.00	\$ 110,050.00	50%	\$ 110,050.00	\$ 5,502.50
01001	General Conditions	\$ 390,600.00	\$ 178,876.00	\$ 6,600.00	\$ 192,876.00	\$ 192,876.00	49%	\$ 197,724.00	\$ 9,643.80
01002	Supervision	\$ 178,000.00	\$ 90,107.14	\$ 6,600.00	\$ 96,707.14	\$ 96,707.14	54%	\$ 81,292.86	\$ 4,835.36
01003	Bond & Insurance	\$ 78,900.00	\$ 78,900.00		\$ 78,900.00	\$ 78,900.00	100%	\$ -	\$ 3,945.00
02050	Selective Site Demolition	\$ 17,200.00	\$ -		\$ -	\$ 17,200.00	0%	\$ 17,200.00	\$ -
02100	Clearing & Grubbing	\$ 9,800.00	\$ 9,800.00		\$ 9,800.00	\$ 9,800.00	100%	\$ -	\$ 490.00
02202	Excavation & Backfill	\$ 252,100.00	\$ 246,100.00		\$ 246,100.00	\$ 246,100.00	98%	\$ 6,000.00	\$ 12,305.00
02203	Earth Retention System	\$ 68,700.00	\$ 68,700.00		\$ 68,700.00	\$ 68,700.00	100%	\$ -	\$ 3,435.00
02512	Asphalt Pavement	\$ 22,000.00	\$ -		\$ -	\$ 22,000.00	0%	\$ 22,000.00	\$ -
02600	Site Utilities	\$ 220,000.00	\$ 10,455.52		\$ 10,455.52	\$ 209,544.48	5%	\$ 209,544.48	\$ 522.78
02900	Finish Grade	\$ 12,500.00	\$ -		\$ -	\$ 12,500.00	0%	\$ 12,500.00	\$ -
02930	Seeding & Sodding	\$ 6,000.00	\$ -		\$ -	\$ 6,000.00	0%	\$ 6,000.00	\$ -
03000	Concrete Reinforcement	\$ 282,700.00	\$ 265,479.58		\$ 265,479.58	\$ 265,479.58	94%	\$ 17,220.42	\$ 13,773.98
03300	Curt in Place Concrete	\$ 736,400.00	\$ 667,332.74		\$ 667,332.74	\$ 667,332.74	91%	\$ 69,067.26	\$ 33,566.64
04000	Masonry	\$ 326,000.00	\$ 156,480.00	\$ 177,465.29	\$ 156,480.00	\$ 169,520.00	48%	\$ 169,520.00	\$ 7,424.00
05000	Metal Framing & Misc. Metals	\$ 201,100.00	\$ 6,031.28	\$ 177,465.29	\$ 183,496.57	\$ 17,603.43	91%	\$ 17,603.43	\$ 9,174.83
06100	Rough Carpentry	\$ 22,300.00	\$ 12,288.46	\$ 9,011.54	\$ 21,300.00	\$ 1,000.00	96%	\$ 1,000.00	\$ 1,065.00
07185	Masonry Water Repellent Coating	\$ 8,000.00	\$ -		\$ -	\$ 8,000.00	0%	\$ 8,000.00	\$ -
07200	Thermal Insulation	\$ 18,900.00	\$ -		\$ -	\$ 18,900.00	0%	\$ 18,900.00	\$ -
07270	Fluid Applied Membrane Air Barrier	\$ 15,300.00	\$ -	\$ 15,300.00	\$ 15,300.00	\$ 15,300.00	100%	\$ -	\$ 765.00
07415	Standing Seam Metal Roofing	\$ 107,000.00	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	2%	\$ 104,500.00	\$ 125.00
07900	Joint Sealants	\$ 11,500.00	\$ -		\$ -	\$ 11,500.00	0%	\$ 11,500.00	\$ -
08115	FRP Doors & Frames	\$ 40,500.00	\$ -		\$ -	\$ 40,500.00	0%	\$ 40,500.00	\$ -
8120	Flush Aluminum Frames	\$ 15,500.00	\$ 8,388.50		\$ 8,388.50	\$ 7,111.50	54%	\$ 7,111.50	\$ 419.43
08305	Access Doors & Hatches	\$ 17,300.00	\$ -		\$ -	\$ 17,300.00	0%	\$ 17,300.00	\$ -
08800	Glass & Glazing	\$ 3,500.00	\$ -		\$ -	\$ 3,500.00	0%	\$ 3,500.00	\$ -
09940	Painting / Coatings	\$ 103,100.00	\$ -		\$ -	\$ 103,100.00	0%	\$ 103,100.00	\$ -
10200	Lowvrs	\$ 3,500.00	\$ -		\$ 2,509.21	\$ 2,509.21	72%	\$ 990.79	\$ 125.46
11150	Submersible Pumps	\$ 42,000.00	\$ -		\$ -	\$ 42,000.00	0%	\$ 42,000.00	\$ -
11270	Horizontal Pressure Filters	\$ 2,204,240.00	\$ 2,064,497.50		\$ 2,064,497.50	\$ 139,742.50	94%	\$ 139,742.50	\$ 103,724.88
11271	Regenerative Blower	\$ 78,700.00	\$ -		\$ -	\$ 78,700.00	0%	\$ 78,700.00	\$ -
11370	Floating Decanters	\$ 95,000.00	\$ 61,750.00		\$ 61,750.00	\$ 33,250.00	65%	\$ 33,250.00	\$ 3,087.50
11530	Static Mixer	\$ 25,000.00	\$ 25,000.00		\$ 25,000.00	\$ 50,000.00	100%	\$ -	\$ 1,250.00
11630	Compressed Air Equipment	\$ 50,000.00	\$ -		\$ -	\$ 50,000.00	0%	\$ 50,000.00	\$ -
14621	Monorail Chain Hoists	\$ 16,510.00	\$ -		\$ -	\$ 16,510.00	0%	\$ 16,510.00	\$ -
15010	Valves	\$ 56,600.00	\$ 48,382.70		\$ 48,382.70	\$ 8,217.30	85%	\$ 8,217.30	\$ 2,419.14
15061	Process Pipe & Fittings	\$ 384,500.00	\$ 116,573.58		\$ 15,162.33	\$ 131,735.91	34%	\$ 252,764.09	\$ 6,586.80

15064	Stainless Steel Pipe	\$	24,000.00	\$	-			\$	-	0%	\$	24,000.00	\$	-
15250	Mechanical Insulation	\$	5,040.00	\$	-			\$	-	0%	\$	5,040.00	\$	-
15400	Plumbing - General Conditions	\$	11,820.00	\$	2,623.00			\$	2,623.00	22%	\$	9,197.00	\$	131.15
15400.1	Plumbing - Permits/Inspections	\$	2,595.00	\$	2,595.00			\$	2,595.00	100%	\$	-	\$	129.75
15400.2	Plumbing - Below Grade Piping & Fixtures	\$	17,015.00	\$	12,915.00			\$	12,915.00	76%	\$	4,100.00	\$	645.75
15400.3	Plumbing - Above Grade Waste & Vent	\$	6,975.00	\$	-			\$	-	0%	\$	6,975.00	\$	-
15400.4	Plumbing - Gas Piping	\$	8,260.00	\$	-			\$	-	0%	\$	8,260.00	\$	-
15400.5	Plumbing - Water Piping & Fixtures Above Grade	\$	22,835.00	\$	-			\$	-	0%	\$	22,835.00	\$	-
15500	HVAC - General Conditions	\$	8,955.00	\$	-			\$	-	0%	\$	8,955.00	\$	-
15500.1	HVAC - Test & Balance	\$	770.00	\$	-			\$	-	0%	\$	770.00	\$	-
15500.2	HVAC - Ductwork Insulation	\$	1,650.00	\$	-			\$	-	0%	\$	1,650.00	\$	-
15500.3	HVAC - Controls	\$	28,500.00	\$	-			\$	-	0%	\$	28,500.00	\$	-
15500.4	HVAC - Ductwork Labor	\$	4,500.00	\$	-			\$	-	0%	\$	4,500.00	\$	-
15500.5	HVAC - Ductwork Material	\$	4,500.00	\$	-			\$	-	0%	\$	4,500.00	\$	-
15500.6	HVAC - Equipment Labor	\$	11,000.00	\$	-			\$	-	0%	\$	11,000.00	\$	-
15500.7	HVAC - Equipment Material	\$	16,600.00	\$	-			\$	-	0%	\$	16,600.00	\$	-
15500.8	HVAC - Refrigerant Piping Labor	\$	3,100.00	\$	-			\$	-	0%	\$	3,100.00	\$	-
15500.9	HVAC - Refrigerant Piping Material	\$	750.00	\$	-			\$	-	0%	\$	750.00	\$	-
16050	Electrical - General Conditions & Temp Power	\$	25,085.00	\$	1,340.00			\$	1,340.00	5%	\$	23,745.00	\$	67.00
16050.1	Electrical - Electrical Work	\$	263,633.00	\$	37,500.00			\$	37,500.00	14%	\$	226,133.00	\$	1,875.00
16050.2	Electrical - Electrical Equipment Installation	\$	20,000.00	\$	-			\$	-	0%	\$	20,000.00	\$	-
16050.3	Electrical - MCC Installation	\$	15,000.00	\$	-			\$	-	0%	\$	15,000.00	\$	-
16050.4	Electrical - Lighting Protection	\$	11,360.00	\$	-			\$	-	0%	\$	11,360.00	\$	-
16050.5	Electrical - Control Systems	\$	401,707.00	\$	99,200.00			\$	99,200.00	25%	\$	302,507.00	\$	4,950.00
CO-1	Added Values	\$	33,873.28	\$	-			\$	-	0%	\$	33,873.28	\$	-
CO-2	De-mobilization & Re-mobilization	\$	45,000.00	\$	45,000.00			\$	45,000.00	100%	\$	-	\$	2,250.00
CO-3	Project Delay Cost Escalations	\$	172,182.38	\$	18,338.83	\$	11,932.75			18%	\$	141,910.80	\$	1,513.58
WCD-3	Custom Door Color	\$	231.00	\$	-			\$	-	0%	\$	231.00	\$	-
		\$	-	\$	-			\$	-	#DIV/0!	\$	-	\$	-
	TOTALS	\$	7,507,986.66	\$	4,447,204.83	\$	234,309.58	\$	17,671.54	63%	\$	2,808,800.71	\$	234,959.30

ITEM:

Approval of Resolution 42-2025; Accepting Donation from Huttner Enterprises for the last dog treat container

PREPARED BY:

Amy Benting, City Clerk

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of accepting donations

BACKGROUND:

This is standard Council approval

CRITICAL ISSUES:

There are no outstanding issues.

RECOMMENDATION:

Approval of donation

ATTACHMENT(S):

Resolution 42-2025

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

**RESOLUTION 42-2025
RESOLUTION ACCEPTING A CHECK DONATION FROM HUTTNER
AUTOMOTIVE.**

WHEREAS, The City of Dayton is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of its citizens; and

WHEREAS, Huttner Automotive has offered to contribute a \$390 check donation for the Dog Treat Station to support the community they serve; and

WHEREAS, All such donations have been contributed to assist the city in the engagement of residents and operation of recreational events and programs either alone or in cooperation with others, as allowed by law; and

WHEREAS, The City Council finds that it is appropriate to accept the donations offered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THE CITY OF DAYTON, MINNESOTA, AS FOLLOWS:

1. The donation described above are accepted and shall be used purchase dog treats for the Central Park Dog Treat Station.
2. The City Clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

Adopted by the City Council of the City of Dayton on June 24, 2025.

Mayor – Dennis Fisher

Clerk – Amy Benting

ITEM

Concept Plan Review for a Contractor's Operation with Outdoor Storage as an Accessory Use in the I-1, Light Industrial District

APPLICANT

Roger Ops, LLC.

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

Rogers Ops, LLC. has submitted a concept application for a future industrial building located near the intersection of West French Lake Road and 121st Avenue North. The plan consists of a 26,096-square-foot office and warehouse building for a potential Contractor's Operation for Telcom Construction. Telcom Construction is a utility contractor based in Clearwater, Minnesota. The subject property is 8.43 acres (366,903 square feet). The applicants also show a dedicated area of Outdoor Storage as an Accessory Use.

The concept plan review process is designed to receive early input from the public, Planning Commission, and City Council prior to a developer committing large expenditures towards engineering design. A concept plan does not require the level of engineering detail that a site plan or preliminary plat submittal will require. Comments are not binding, nor are they expected to be the only comments on this project. Once a final site plan is submitted the review process begins and additional formal review comments will be provided.

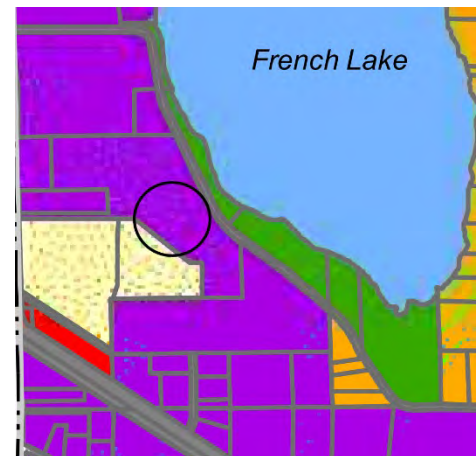
LAND USE & ZONING

The property is guided Industrial and is currently zoned I-1, Light Industrial District. A Contractor's Operation is a permitted principal use within the I-1 District, and Outdoor Storage is a conditional accessory use, subject to specific standards detailed within the Zoning Ordinance.

In 2023, this site was previously approved for a Contractor's Operation for a different business, but the property was never developed following approvals.

CONCEPT PLAN ANALYSIS

Because it is a concept plan, the level of detail does not meet what would normally be required for a Preliminary Plat application. With that being said, it is anticipated that the development would be required to meet the standards set forth for the I-1 district. The site plan also shows, however, an area dedicated for outdoor storage that is roughly 45,647 square feet, including 35,000 square feet of outdoor storage with gravel surfacing. Per the zoning ordinance standards for outdoor storage, the area dedicated for outdoor storage must be surfaced with improved material such as asphalt or concrete¹. The applicants have expressed concerns about an improved-surfaced outdoor storage area. Screening of the outdoor storage area would be required to comply with the zoning ordinance standards.



¹ [Dayton Zoning Ordinance Section 1001.062 Subd. 2\(4\)\(b\)](#)

Additionally, there is an adjacent property guided for residential (vacant lot guided for a manufactured home park). The standards for outdoor storage outlined within the zoning ordinance does not allow outdoor storage adjacent to land guided residential². The Planning Commission and City Council are asked to discuss the proposed outdoor storage area related to the proposed surfacing and proposed location, although it will not directly abut the residentially guided lot, but will be in proximity to it.

Below are the code standards for industrial-zoned lots in comparison to what is proposed in this concept plan. Based on the plans provided, the concept meets all the standards required in the table below.

	Required	Proposed
Minimum lot size¹	1 acre	8.42 Acres
Minimum lot width¹	150 feet	976 feet
Minimum lot depth¹	150 feet	590 feet
Maximum impervious surface coverage	80%	59%
Maximum building footprint coverage	50%	7.11%
Structure height limit	50 feet - above 50 feet requires a CUP	No information, expectation would be to meet the code standard
Setbacks²		
Building - Principal Structure		
Front yard	30 (50) feet - <i>Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)</i>	31.4 feet
Side yard	15 (40) feet	167 feet
Side yard (street)	30 (40) feet	270 feet
Rear yard	15 (50) feet	347 feet
Parking		
Front, side, or rear to a street	20 (20) feet	20 feet

² [Dayton Zoning Ordinance Section 1001.063 Subd. 2\(4\)\(i\)](#)

Side interior	5 (20) feet	23 feet
Rear yard	15 (20) feet	348 feet
¹ Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way, or common areas.		
² Setbacks in parentheses apply adjacent to all Residential Districts. A 20-foot setback is required for any structure or parking adjacent to any other Residential District.		

CRITICAL ISSUES

Outdoor Storage Surfacing and Location – Per the Zoning Ordinance standards for outdoor storage as an accessory use, the storage area is required to be surfaced with asphalt or concrete. The applicants have expressed concerns with this requirement due to the large tracked equipment that would be stored in the area, and that the equipment would continually put strain on the improved surface, requiring routine repairs and upkeep to the area. Outdoor storage is allowed in industrial districts through a Conditional Use Permit, which holds the same standard for surfacing. The Planning Commission and City Council is asked to address this during the concept plan review and provide feedback on the request. Additionally, the property southwest of this property is guided for a manufactured home park within the 2040 Comprehensive Plan.

As noted previously, outdoor storage is not allowed to abut residentially guided property. When the 2040 Comprehensive Plan was adopted, there was a general understanding that the existing park would expand. Staff has recently met with those property owners, and they have indicated to the City that there is no plan at this time for a future expansion of the park, and they would be open to other interests in the property from potential users. Given this information, the Planning Commission and City Council are asked to also discuss and provide feedback on this site limitation.

Without the request of a Planned Unit Development, the concept plan moving forward is anticipated to meet all the requirements established in the Zoning Ordinance for the I-1 Light Industrial District. A plan review letter addressing those requirements is attached to this report.

PLANNING COMMISSION MEETING

The Planning Commission reviewed this concept, and are in support of this property moving forward with development as proposed, and provided the following recommendations:

1. Work with the applicant to reduce the gravel area to only the extent necessary for the purposes of site maneuvering and placement of large-tracked vehicles that would create problems on a paved surface.
2. Provide decorative fencing at the front line of the proposed fence area, and see if the applicant can revise the front fence location at all to align closer with the front of the building.

ATTACHMENTS

Aerial Photo
Project Narrative
Concept Plan Set

Building Elevations & Floor Plans

Zoning Map & 2040 Comp Plan Future Land Use Map

Planning & Zoning Comment Letter, dated June 5, 2025

Engineering Comment Letter, dated June 5, 2025



Hennepin County Locate & Notify Map

Date: 5/21/2025



Buffer Size:

Map Comments:

0 205 410 820 Feet
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This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us



May 20, 2025

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

Dear members of the Planning Commission and City Council of the City of Dayton.

Rogers Ops LLC on behalf of Telcom Construction is pleased to submit this narrative for your consideration.

Telcom Construction LLC is a self-performing, turn-key provider of Wireline Engineering, Design and Construction services with significant experience in the design/build of telecommunications projects. Our company has built over 150,000 fiber route miles and has the capacity to support over one million feet of underground fiber placement per month. Telcom Construction has the experience, people, and equipment to handle any type of telecommunications maintenance and construction project in both rural and metropolitan environments in a 16-state area.

Our team has extensive experience in the telecommunications industry with in-house staff consisting of planners, engineers, business professionals, construction managers, and financial analysts to offer a truly exceptional seamless experience to the industry. We develop strategic implementation plans and program management to create a unique turnkey solution to meet the individualized project goals and objectives of our customers.

Telcom has been headquartered in Clearwater Minnesota for the past 25 plus years with 18 offices spread throughout the Midwest; 5 of which are in Minnesota. We consistently have annual revenues of over \$250million with growth goals to take us far beyond where we are today. Our expansion into Dayton will allow us to provide service more efficiently to our largest market in Minnesota and provide 80 – 120 high quality jobs (including in office, some reporting to jobsites or working remotely from home) to the Dayton community. With its proximity to our headquarters and the metro area, Dayton is uniquely positioned as a satellite office to effectively contribute to our aggressive expansion goals as well as provide a central location for safety, OSHA and career training to our broader organization.

We are proposing a 26,096 square foot building with 8,000square feet of office space with 77 parking stalls. Critical to our business are the telecommunication materials as well as the utility trucks and machines required for the installation of our product. To that end, we are requesting 46,000 square feet of outside storage which is within the allowable area for this site. In addition, we are requesting gravel for a portion of the site rather than asphalt. We have track equipment which would cause repeated damage to asphalt and therefore is not practical in this situation.

We will have approximately 57 trucks and machines along with the telecommunication materials (all listed in detail on the site plan). All outdoor storage areas will be screened with an 8-foot opaque fence with the vast majority of material and equipment being 8 feet or less. The maximum height for any item will be 14'6". With the location of the outside storage area toward the back of the lot, the proposed 8' opaque fence, and the proposed landscaping, the stored equipment and materials will be well screened from public view.

We have been careful to design a very attractive building with ample landscaping throughout the plan.

We very much look forward to becoming a good corporate citizen of the Dayton community. Thank you for your consideration.

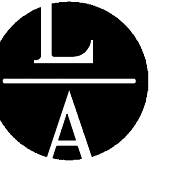
Sincerely,

DocuSigned by:
Mark Muller
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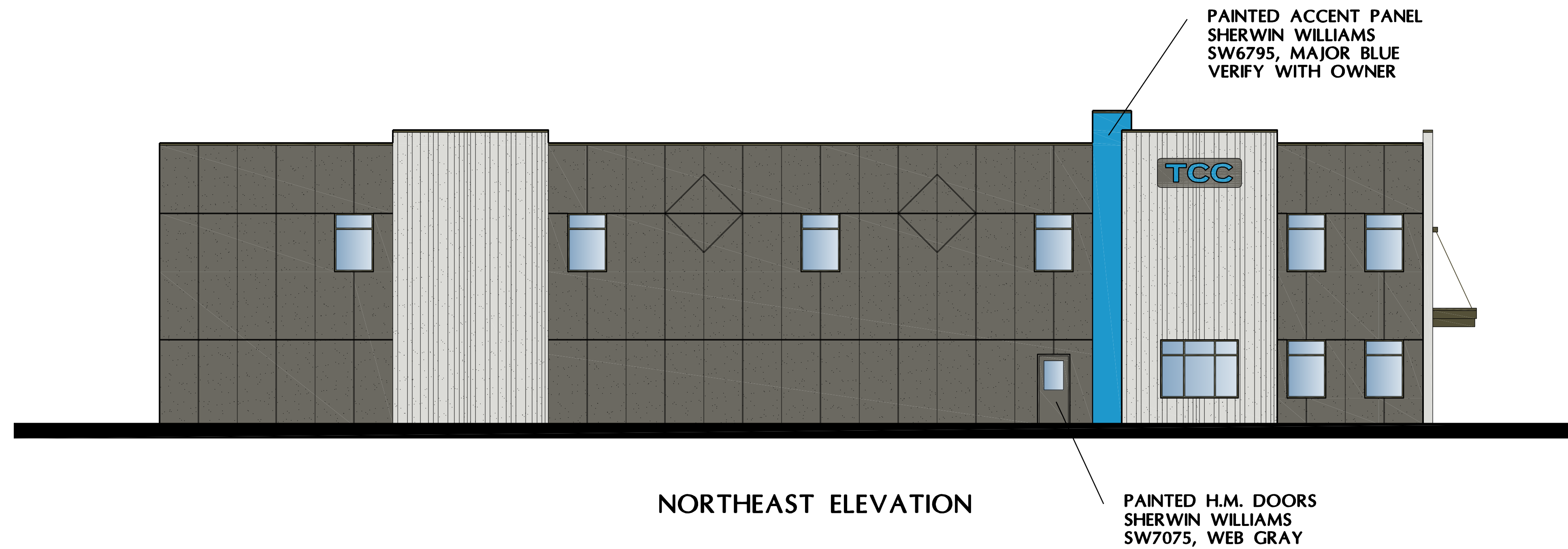
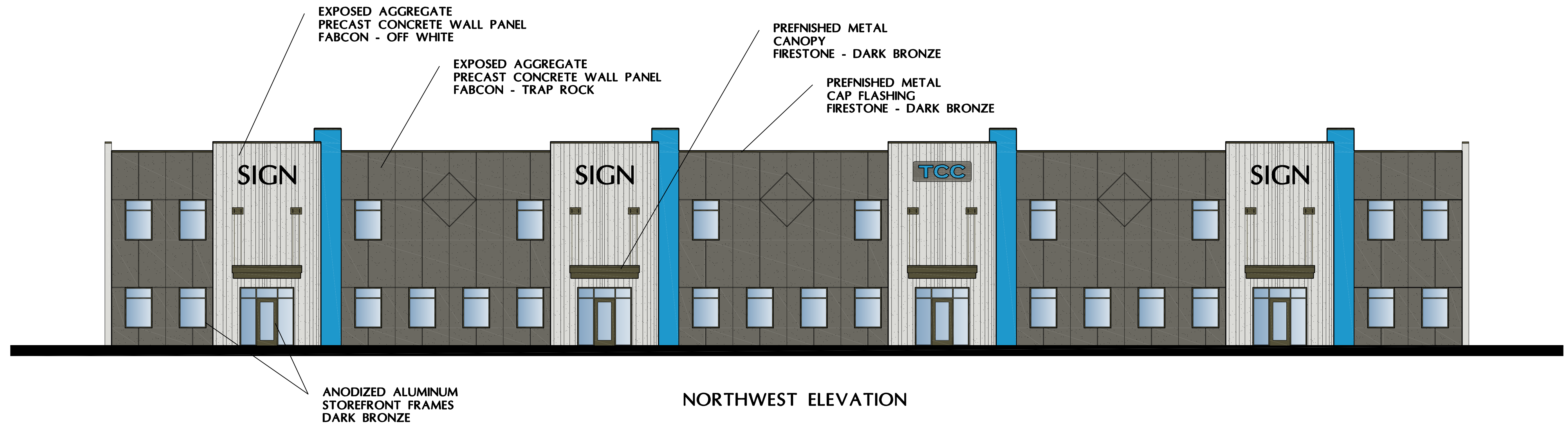
Mark Muller
President
Rogers Ops LLC



SITE DATA		
PARCEL AREA:		
TOTAL AREA:	366,903 SF	
WETLAND AREA:	50,126 SF	
NET AREA:	316,777 SF	
IMPERVIOUS AREA:		
BUILDING:	26,096 SF	7%
PAVEMENTS:	126,053 SF	34%
TOTAL:	152,149 SF	41%
PERVIOUS AREA:	214,754 SF	59%
PARKING SUMMARY		
STANDARD STALLS:	74	
HANDICAP STALLS:	3	
TOTAL STALLS:	77	
OUTSIDE STORAGE		
ALLOWABLE AREA (20% OF NET):	63,355 SF	
PROPOSED AREA:	45,647 SF	
OUTSIDE STORAGE SUMMARY:		
MATERIALS:		
• 2 EA. 2,000 GALLON GAS/DIESEL USTS		
• 2 EA. 30 CUBIC YARD DUMPSTERS		
• 20 EA. PALLETS OF UTILITY PEDS		
• 20 EA. PALLETS OF UTILITY HAND HOLES		
• 18 EA. 7" REELS OF DUCT		
• 23 EA. REELS OF FIBER		
• 3 EA. 20' X 4' PALLET RACKING FOR MISC.		
UTILITY TRUCKS/MACHINES:		
• 22 EA. PICKUP TRUCKS		
• 7 EA. SINGLE UNIT TRUCKS		
• 2 EA. SEMI TRUCK		
• 7 EA. MEDIUM DUTY TRAILERS WITH		
DIRECTIONAL DRILL MACHINES ON TRAILERS		
• 12 EA. LIGHT DUTY TRAILERS WITH MINI		
BACKHOE OR SKID STEER ON TRAILER		
• 1 EA. MID-SIZE EXCAVATOR		
• 3 EA. CABLER MAINTENANCE PLOW		
• 3 EA. VAC TRUCK		



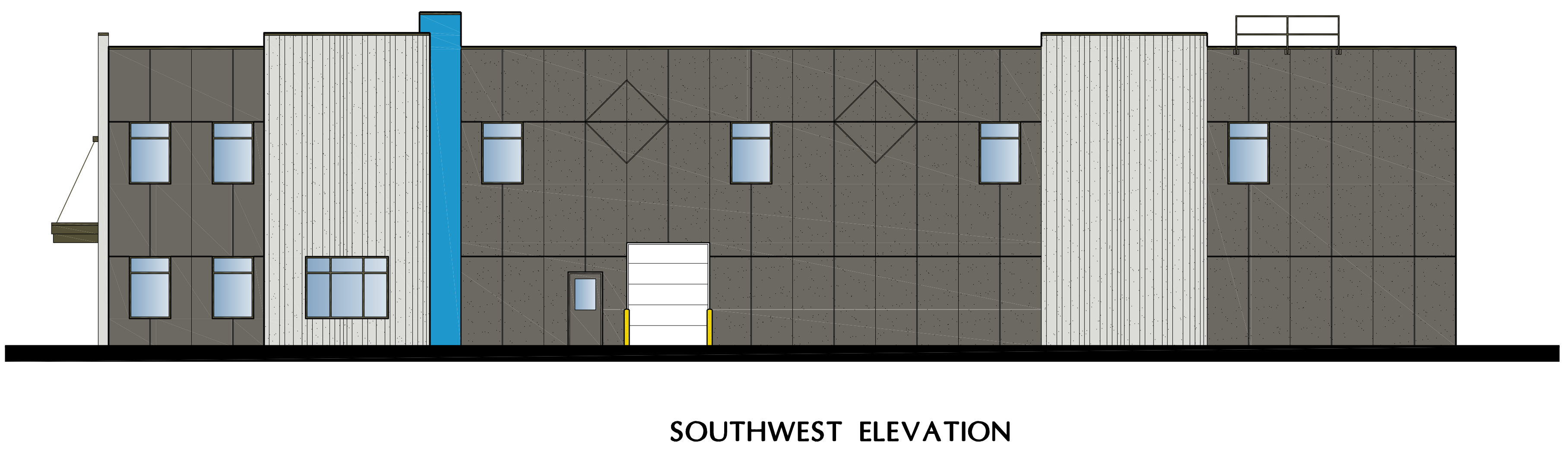
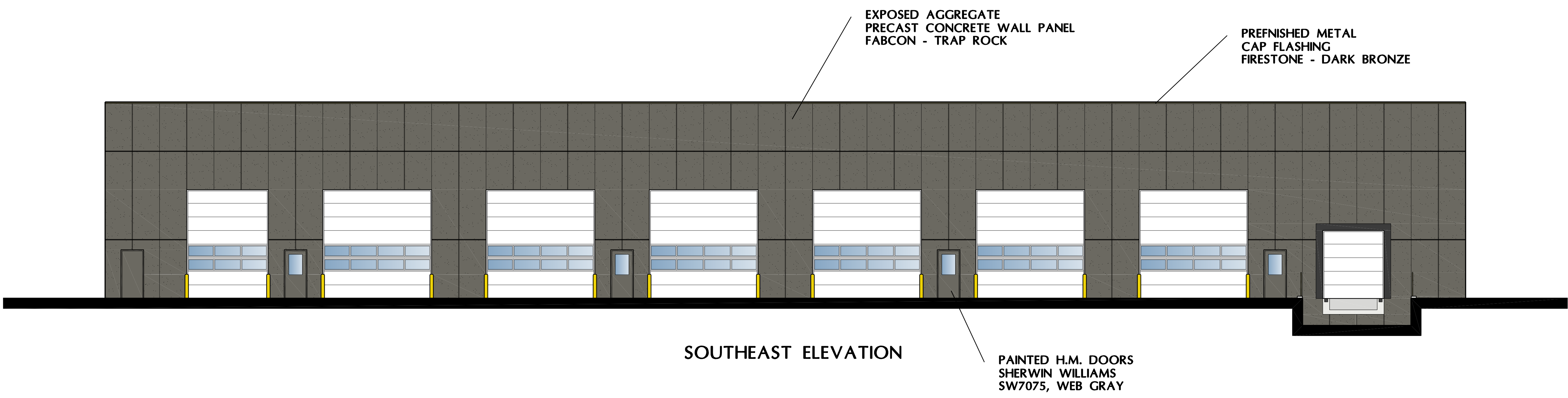
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TELCOM CONSTRUCTION

Dayton, Minnesota

NOTE: THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES ONLY.
ACTUAL COLORS NEED TO BE
FIELD VERIFIED.



TELCOM CONSTRUCTION
Dayton, Minnesota

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.

**TELCOM
CONSTRUCTION**
Dayton, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

4/23/25 | PRELIMINARY

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FLOOR PLAN

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

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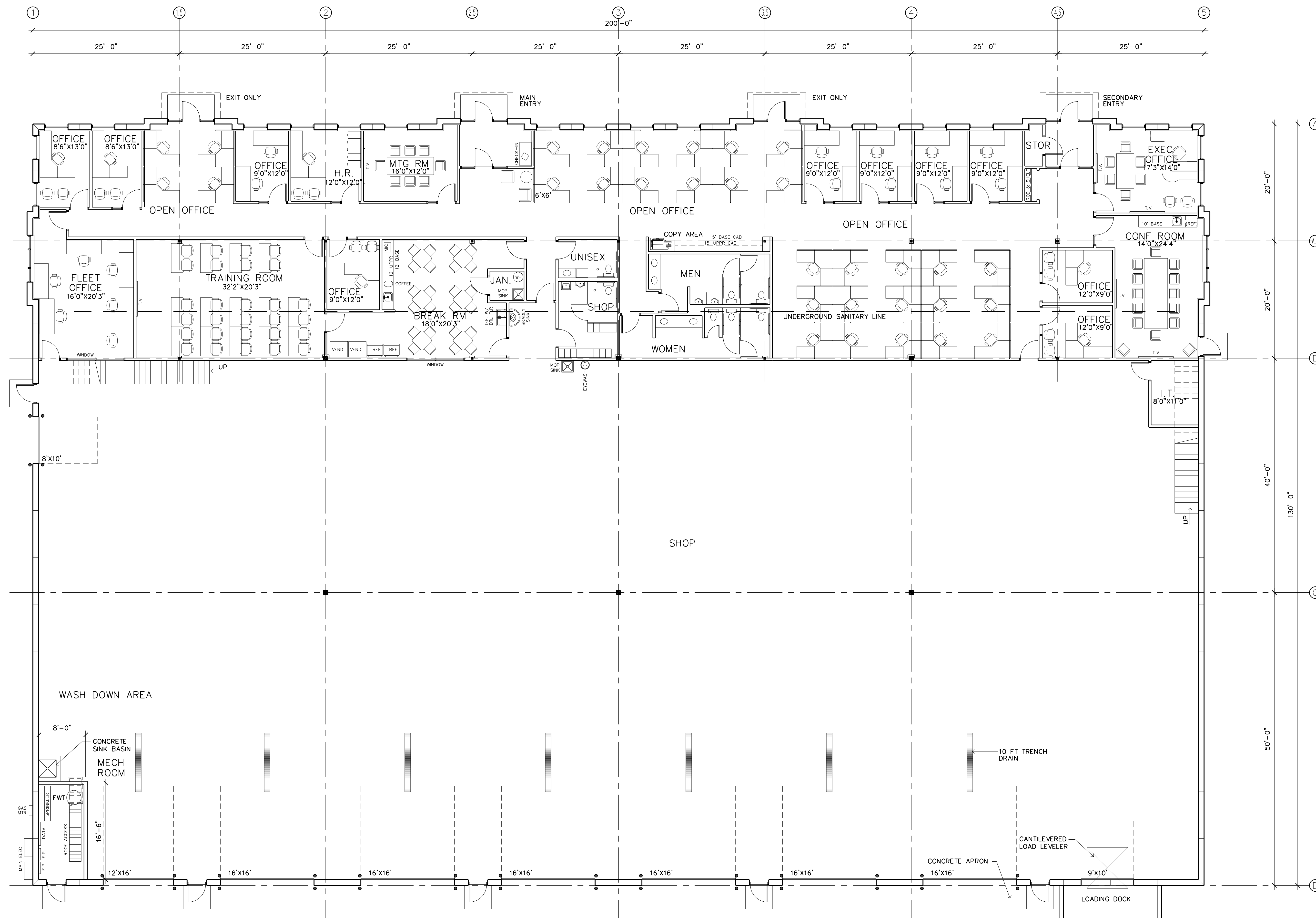
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Project No. 250325-1

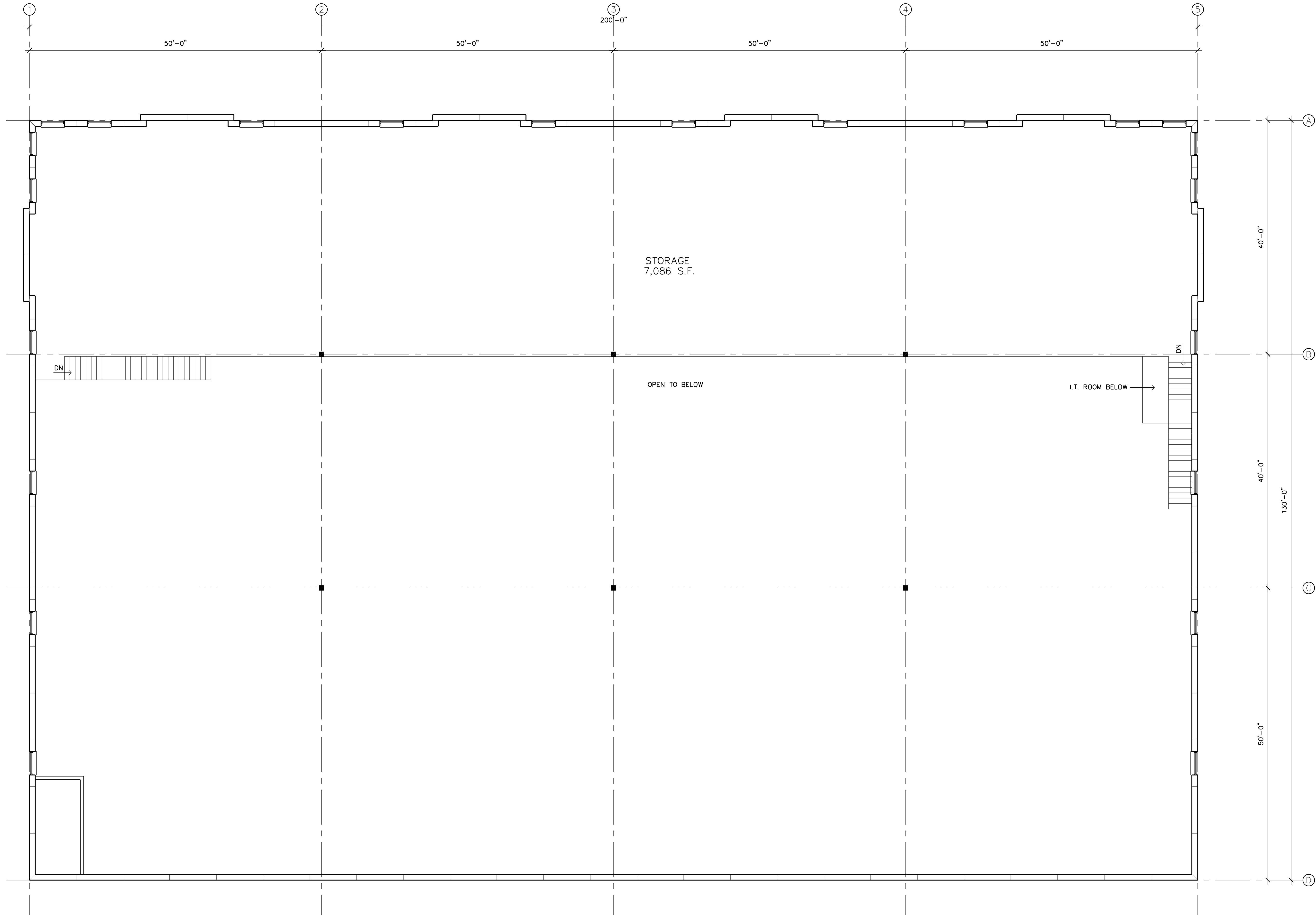
1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

71



1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0" 26,096 S.F.





1 SECOND FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PROJ. NO.
13669
LICENSE
DATE

TELCOM
CONSTRUCTION
Dayton, Minnesota

Copyright 2025 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
4/23/25	PRELIMINARY

SECOND FLOOR PLAN

Sheet Number

A2
Project No. 250325-1

To: Rogers Ops, LLC.

From: Planning & Zoning Department

File: Telcom Concept Plan

Date: 6/5/2025

Exhibits:

This memorandum is based on a review of the following document:

1. Conceptual Site Plan by Contour Civil Design, no date.
2. Building Elevations and Floor Plans by Lampert Architects, dated 4/23/2025
3. Project Narrative, dated May 20, 2025

General Comments:

4. Current zoning is I-1, Light Industrial and the 2040 Comprehensive Plan guides this property as Industrial. The property is also within the "Current" MUSA Staging designation.
5. Contractor's Operations are permitted principal uses within the I-1, Light Industrial District, and Outdoor Storage is allowed as an Accessory Use in the I-1 district by way of a Conditional Use Permit.
6. The applicant will be required to submit a preliminary plat, site plan review, and conditional use permit application following the concept plan being reviewed and discussed by the Planning Commission and the City Council. Any comments herein, including the engineering review letter provided by City Engineer Jason Quisberg, and any comments provided by the Planning Commission and City Council shall be utilized while developing the preliminary plat package for submittal.
7. Preliminary Plat application shall include all data identified in Subdivision Ordinance Section [1002.06](#), Data Required for Preliminary Plats.
8. Site signage shall be in accordance with Zoning Ordinance Section [1001.20](#) and shall be approved through a separate Sign Permit application.

Layout/Zoning

9. All trash, recyclable materials, and trash and recyclable materials handling equipment shall be stored within the principal structure; 100% shall be adequately screened from public view by the principal building, or stored within an accessory structure constructed of building materials compatible with the principal structure enclosed by a roof and overhead door on tracks.

Building Design

10. *Design elements.* The building design must include architectural interest through the use of a minimum of 3 of the following elements:

- a. Accent materials;
 - b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element);
 - c. Twenty-five percent window coverage on each front that faces a street;
 - d. Contrasting, yet complementary material colors;
 - e. A combination of horizontal and vertical design features;
 - f. Irregular building shapes; or
 - g. Other architectural features in the overall architectural concept.
11. All rooftop equipment shall be screened from ground-view.

Outdoor Storage

12. Screening shall be at a minimum of 8 feet in height, at time of installation from street level view and around the perimeter of the open storage area by means of a combination of fencing, landscaping, berming, and/or building placement. Landscaping shall be placed outside and along the perimeter of the fence to soften the appearance of the fence. Landscaping shall consist of a minimum of 2 trees and 5-10 shrubs per 100 feet of fence.
13. Pole-mounted lighting shall be limited to 20 feet in height. 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 zoned and 1 foot-candle measure on the property line when such line adjoins a similar zone and land use.

Parking/Access/Transportation – 1001.19:

14. The total parking spaces on the concept plan is 77. Depending on the maximum number of non-office employees on a given shift, this number may be sufficient for meeting the parking requirements established in the Zoning Ordinance. This information shall be verified during the next round of applications.
15. Parking stall dimensions shall comply with the Zoning Ordinance standard of 10' x 20'. Parking stall length may be reduced to 18' if there is sufficient room for overhang.
16. Per the Zoning Ordinance, parking spaces shall not be located between the front façade line of the building and the street edge.
17. Parking rows shall be limited to a maximum length of 22 spaces. Longer rows shall include landscaped breaks, such as islands, with shade trees.

Landscaping:

18. Lot landscaping shall be consistent with [Zoning Ordinance Section 1001.24](#). A landscaping plan shall be submitted as part of the preliminary plat package.

Wetlands and Buffer:

19. The required wetland buffer to be established on the property must be an average of 25 feet in width along all wetlands on the property, with a minimum width of 10 feet. The buffer is to be

June 5, 2025

Telcom Concept Planning & Zoning Review

treated the same as the wetland. Based on the concept provided, the buffer area shown does not meet the 25 foot average.

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Telcom Concept Plan	Date:	May 27, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Telcom Concept Plan by Contour Civil Design, undated, 1 sheet

Comments:General

1. The concept reviewed comprises a total area of 8.43 acres along West French Lake Road and 121st Ave. This property was originally subdivided as a part of the Dayton Field 4th Addition.
2. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
3. These review comments are essentially very high level; the concept plan provides little detail beyond building and parking lot locations. Ultimately, a complete plan submittal will be required, providing detailed site plans, grading and drainage plans, water and sewer utilities, a preliminary plat, and other detailed plans as required by the City.
4. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly.
5. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
6. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
7. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 121st Ave or West French Lake Road without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
8. Outlots shall be covered by drainage and utility easements.
9. Publicly and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities.
10. Work is taking place on adjacent properties, including remaining punchlist items. Coordination may be required.
11. Potential improvements to the existing pond may take place, coordination may be required. The timeline is unknown, but it is anticipated that the improvements will be 2+ years out.

Plat

12. Drainage and utility easement shall encompass the HWL of all on site wetlands, BMPs, and drainage conveyance systems.

Erosion Control/SWPPP

13. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Wetlands

14. Wetlands appear to have been delineated with an approved replacement plan for this site. This should be evaluated further as the plans develop to ensure the proposed impacts do not change.
15. During future submittals the wetland buffers will be reviewed to ensure they meet the requirements of the City of Dayton and Elm Creek Watershed Management Commission.

Site Plans

16. The proposed parking stall dimensions conflict with the standards laid out in the City of Dayton code.
17. The proposed entrance is to be built to the commercial driveway apron standard detail.

Grading /Stormwater

18. A complete stormwater management plan shall be included in the preliminary plat application. The Stormwater Management Plan should follow Dayton and MPCA stormwater rules and regulations. The reports should include rate control for the 2-,5-,10-,100-year 24-hour MSE 3 rainfall events. Dayton requires load reduction achieved by abstracting 1.1 inch from net new impervious or no net increase in TP or TSS, whichever is lower. In addition, a complete grading and drainage plan must be provided, showing how the street, lot, and ponding areas are proposed to be graded. Information must also be provided showing all high-water levels, proposed building floor elevations, and other critical features. In addition, a stormwater application with the Elm Creek Watershed will be required. The applicant shall ensure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.
19. Grading shall allow adequate areas for buffering along 121st Ave and West French Lake Road. It is anticipated that grading and drainage along 121st Ave and West French Lake will be consistent with the existing corridor and not include abrupt changes in grading.
20. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, identification and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
21. A City of Dayton Land Disturbance Permit will be required.

22. Overall runoff and drainage related to this development will overlap with adjacent properties. The stormwater management plan must show how runoff and detention areas between properties are being routed and accounted for in an overall plan. In other words, the stormwater management plan must address runoff and discharge from both a local (this development) and a regional approach that includes the neighboring properties and roadways.
23. Any ponds or detention areas shall have a 10' maintenance access around pond with appropriate grading for access by maintenance vehicles.
24. The maintenance of stormwater detention areas will need to be defined.
25. The existing conditions are defined as the land cover prior to the introduction of agricultural land in Dayton. The existing model should incorporate pre-agricultural land values as referenced in the stormwater manual. A CN value of 58 shall be used in HSG B soils and a CN of 32 shall be used in HSG A soils for existing condition analyses 72 for HSG C and 79 for HSG D, off-site existing may be modeled as currently developed.
26. A Hydrocad report shall be submitted with the preliminary plat documents for complete stormwater review.
27. Upon further design, low floors adjacent to ponds/wetlands/other depressions must have 2 foot of freeboard above the modeled 100-yr high water level (HWL). This includes offsite low and depression areas adjacent to this site.
28. The City of Dayton's Local Surface Water Management plans requires that the storm sewer system must be designed to handle a 10-year event.
29. Maximum grading within the lot is 4:1 with a minimum grade of 2% along drainage swales.

Watermain/Sanitary Sewer

30. Sanitary sewer and watermain connections to the site are not shown within the current plan. This will be evaluated in future submittals.

End of Comments

ITEM:

Planning Commission Appointment

APPLICANT:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to appoint _____ to the Dayton Planning Commission for a term expiring June 30, 2028.

BACKGROUND:

Planning Commissioner Nick Preisler resigned, effective April 29, 2025. His term expires June 30, 2025. The Vacancy was posted on the city's website, app, and FaceBook for about a month, with an application deadline of Monday, June 16th.

.....The Planning Commission shall consist of five floating members who shall be appointed by the Council for three-year terms. Both the original and successive appointee shall hold their respective offices until their successors are appointed and qualified. Vacancies during the term shall be filled in the same manner as the original appointments are made for the unexpired portion of the term vacated.....¹ The Planning Commission meets on the first Thursday of the month.

CRITICAL ISSUES:

N/A

COMMISSION REVIEW / ACTION (IF APPLICABLE):

N/A

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT:

N/A

RECOMMENDATION:

None.

ATTACHMENT(S):

Tony Albright
Keith Grover
Danny Heinzmann
Susanne Jacobs
Colton Ramsey
Luke Senst

¹ City Code 32.16(A) (Established and membership)

RESOLUTION 37-2025

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

**A RESOLUTION APPOINTING _____ TO
THE CITY OF DAYTON PLANNING COMMISSION**

WHEREAS, the City of Dayton Planning Commission shall consist of five floating members who shall be appointed by the Council for three-year terms. Both the original and successive appointee shall hold their respective offices until their successors are appointed and qualified. Vacancies during the term shall be filled in the same manner as the original appointments are made for the unexpired portion of the term vacated; and,

WHEREAS, Commissioner Nick Preisler resigned from the Planning Commission, effective April 29, 2025 for a term expiring June 30, 2025. The City Council accepted the resignation on May 13, 2025, posting the vacancy through June 16, 2025. Six residents applied; and,

THEREFORE, BE IT RESOLVED, that the City Council of the City of Dayton appoints _____ to the Planning Commission for a term ending June 30, 2028.

Adopted by the City Council of the City of Dayton on this 24th day of June, 2025.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____, Second by _____.
*Resolution **Approved***



Appointment Application to City Commissions & Boards

APPLICANT NAME Anthony Albright

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 14101 Berkshire Ln N Phone (H): .

E-mail Address: Agreatagent@gmail.com Phone (C): 320-288-8173

How long have you lived or worked in the City of Dayton? 2 Years 3 Months

Employment (Firm and Occupation): Infinite Campus, Senior Trainer

Educational Background: PhD Rhetoric, Writing, Culture / MA + BA Theatre

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed for each.

☒ Planning Commission (1st Thursday, 6:30 PM)

☐ Parks Commission (1st Tuesday, 6:30 PM)

☐ EDA Commission (3rd Tuesday, 7:30 AM)

Prior experience on City Boards/Commissions: None

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton. I bring a wealth of experience in education, writing, and community engagement, making me a strong candidate for appointment to the planning commission. My background in rhetoric, research, and communication positions me well to navigate policy discussions and effectively engage with the public. With prior experiences in academia, local government training, and service-oriented organizations, I have long demonstrated a deep commitment to civic participation and collaborative problem-solving. This capacity to help and serve is what drives me to apply for planning commission.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

As a communicator and educator, I understand the importance of balancing practical planning with cultural and social context. My experience in rhetoric and writing, especially toward public engagement, equips me to bridge the gap between policy and community needs, ensuring clear communication and inclusive decision-making. While technical experience in civic planning is valuable, my background in communications and culture may help prevent embarrassing and expensive oversights.

Signature: 

Date: 6/13/25

Return
to:

Amy Benting
City Clerk
12260 S. Diamond Lake Rd.
Dayton, MN 55327

Telephone:
(763) 427-4589

Fax:
(763) 427-3708

Email: abenting@cityofdaytonmn.com

STATEMENT OF
RIGHTS

In accordance with the Minnesota Government Data Practices Act, the City of Dayton is required to inform you of your rights as they pertain to private information collected from you. Private data is that information which is available to you, City of Dayton Administration but not to the public.

The purpose of the collected information is to determine your eligibility to participate on an advisory board/commission. Furnishing the requested information is voluntary, although refusal to supply the information may make you ineligible for an appointment.

Names and home addresses of applicants for appointment to and members of an advisory board or commission are public, as are rank on eligibility list, job history, education training and work availability. All other information obtained from you is private.

FOR OFFICE USE ONLY:

Date Application Received _____

Date Distributed to Council _____

Daniel Matthew Heinzmann

16251 125th Ave N

Dayton Mn 55327

Dannyheinzmann@yahoo.com

6/16/2025

Dayton Planning Commission

City of Dayton

12260 S Diamond Lake Rd

Dayton, MN 55327

Dear Members of the Dayton Planning Commission,

I am writing to express my interest in serving on the Dayton Planning Commission. As a dedicated resident of Dayton and a professional with over a decade of experience in planning, development, and public works, I am eager to contribute my skills to the responsible and strategic growth of our community.

My career has been defined by leadership roles that emphasize infrastructure planning, community development, and operational efficiency. As the Utilities Superintendent for the City of Coon Rapids, I oversee a \$15 million utilities budget, lead long-term planning initiatives such as 10-year comprehensive plans, and manage critical infrastructure projects, including water towers, well rehabilitations, and sanitary system upgrades. These responsibilities have honed my ability to balance technical expertise with fiscal responsibility to meet community needs.

Beyond my professional accomplishments, my volunteerism demonstrates my commitment to fostering thriving communities. As President of the North Metro Youth Hockey Association, I successfully turned a negative financial balance into a surplus through strategic partnerships, grant writing, and effective fundraising. This experience reflects my ability to build consensus, manage resources, and deliver results that benefit diverse stakeholders.

I am passionate about ensuring that Dayton grows responsibly and strategically in alignment with the vision of the City Council. My background in utilities management, public works, and community engagement equips me to address complex planning challenges while keeping the best interests of Dayton's residents at heart. I believe in creating infrastructure and development strategies that are both forward-thinking and respectful of our community's character.

Serving on the Dayton Planning Commission would provide an opportunity to contribute my expertise to a city I deeply care about. I am committed to collaboration, transparent communication, and making data-driven decisions that reflect Dayton's values and long-term goals.

Thank you for considering my application. I would welcome the opportunity to discuss how my experience and vision align with the needs of the Dayton Planning Commission. Please feel free to contact me at dannyheinzmann@yahoo.com

Sincerely,

Daniel Matthew Heinzmann



Appointment Application to City Commissions & Boards

APPLICANT NAME Daniel M Heinzmann

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 16251 125th Ave N Dayton MN 55327 **Phone (H):** _____

E-mail Address: Dannyheinzmann@yahoo.com **Phone (C):** 612-636-3612

How long have you lived or worked in the City of Dayton? 2 Years 6 months

Occupation): City of Coon Rapids, Utilities Superintendent

Educational Background: St Cloud State University Bachelors, Hamline Graduate Cert

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed for each.

XPlanning Commission (1st Thursday, 6:30 PM) Parks Commission (1st Tuesday, 6:30 PM) _____ EDA Commission (3rd Tuesday, 7:30AM)

Prior experience on City Boards/Commissions:

LMC, President of North Metro Youth Hockey. Working with City Council on various projects pertaining to the utilities department. Recieving grants, writing council memos and dealing with the MDH, MET- Council, MPCA, MPARS reporting, Tier 2 Compliance, CCR, Running 15 Million dollars of budgetary items for the City of Coon Rapids.

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton. _____

As a dedicated resident of Dayton and a professional with over a decade of experience in planning, development, and public works, I am eager to contribute my skills to the responsible and strategic growth of our community.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

My career has been defined by leadership roles that emphasize infrastructure planning, community development, and operational efficiency. As the Utilities Superintendent for the City of Coon Rapids, I oversee a \$15 million utilities budget, lead long-term planning initiatives such as 10-year comprehensive plans, and manage critical infrastructure projects, including water towers, well rehabilitations, and sanitary system upgrades. These responsibilities have honed my ability to balance technical expertise with fiscal responsibility to meet community needs.

Signature: Daniel M Heinzmann

Date: 6/16/2025

**Return
to:**

**Amy Benting
City Clerk
12260 S. Diamond Lake Rd.
Dayton, MN 55327**

Telephone:

(763) 427-4589

Fax:

(763) 427-3708

Email: abenting@cityofdaytonmn.com

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RIGHTS**

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The purpose of the collected information is to determine your eligibility to participate on an advisory board/commission. Furnishing the requested information is voluntary, although refusal to supply the information may make you ineligible for an appointment.

Names and home addresses of applicants for appointment to and members of an advisory board or commission are public, as are rank on eligibility list, job history, education training and work availability. All other information obtained from you is private.

FOR OFFICE USE ONLY:

Date Application Received _____

Date Distributed to Council _____



Appointment Application to City Commissions & Boards

APPLICANT NAME Keith Grover

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 11320 Fernbrook Ln N MG, MN 55369 Phone (H): 763-420-6762

E-mail Address: monkeyshak@aol.com Phone (C): 763-300-8521

How long have you lived or worked in the City of Dayton? 63 Years Months

Employment (Firm and Occupation): Retired

Educational Background: Anoka High School, Studied at U of M LES, George Meany Ctr. for Labor Studies/National Labor College.

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed for each.

☒ Planning Commission (1st Thursday, 6:30 PM)

☐ Parks Commission (1st Tuesday, 6:30 PM)

☐ EDA Commission (3rd Tuesday, 7:30 AM)

Prior experience on City Boards/Commissions: NA

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton.

I am retired from a very demanding job as a Staff representative of the United Steelworkers Union that required extensive travel. I believe I can contribute to the planning of our great City. I bring a lifetime of experience, having grown up in the City of Dayton. This City is at a critical time in its history and decisions made today will need to reflect the will of the citizens of Dayton. Our decisions clearly will define what Dayton will look like in the future. Four generations of my family have made Dayton home, starting in 1962 when my father brought our family to what once was a very quiet rural community of Dayton. Three generations still proudly call Dayton home.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

I believe I can bring a common sense approach to issues facing our city. My work experience will be put to good use addressing our cities issues. Throughout my career, I've held many positions that required the ability to lead, study, read, and write contract language that was acceptable to both workers and the management teams I was working with. I have been elected by my peers to many different positions over the years. I've had positions dealing with finances, communications, education of coworkers and was also our Safety and Health Chair where I dealt with OSHA rules and regulations. I was a Commissioner of a five state area, having to deal with the adherence of federal labor rules and guidelines. My job as a USW Representative meant I negotiated contracts covering thousands of workers pay and benefits in facilities across the United States and Canada. I was also the elected Chairman (1997-2002) of MDRA, a non profit racing organization that represents race car drivers in three states. In that position I was charged with negotiating with Race Track owners and the many sponsors of our group. I would like to bring my skill set to our city and believe I would be an asset to our city. I would truly be honored to help guide our city into the future.

Signature:



Date:

6-16-25

Return

to:

Amy Benting
City Clerk
12260 S. Diamond Lake Rd.
Dayton, MN55327

Telephone:

(763) 427-4589

Fax:

(763) 427-3708

Email:abenting@cityofdaytonmn.com

STATEMENT OF RIGHTS

In accordance with the Minnesota Government Data Practices Act, the City of Dayton is required to inform you of your rights as they pertain to private information collected from you. Private data is that information which is available to you, City of Dayton Administration but not to the public.

The purpose of the collected information is to determine your eligibility to participate on an advisory board/commission. Furnishing the requested information is voluntary, although refusal to supply the information may make you ineligible for an appointment.

Names and home addresses of applicants for appointment to and members of an advisory board or commission are public, as are rank on eligibility list, job history, education training and work availability. All other information obtained from you is private.

FOR OFFICE USE ONLY:

Date Application Received _____

Date Distributed to Council _____



Appointment Application to City Commissions & Boards

APPLICANT NAME Susanne Jacobs

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 14021 Hemlock Ln N Phone (H): _____

E-mail Address: susannerjacobs@gmail.com Phone (C): 612-859-3661

How long have you **lived** or worked in the City of Dayton? 33 Years _____ Months

Employment (Firm and Occupation): Retired from City of Dayton

Educational Background: BS from North Dakota State Univ

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed for each.

☒ Planning Commission (1st Thursday, 6:30 PM)

☐ Parks Commission (1st Tuesday, 6:30 PM)

☐ EDA Commission (3rd Tuesday, 7:30 AM)

Prior experience on City Boards/Commissions: I served on City Council from 2000 -2004. During that time, I was the liaison to the Parks commission.

After my time on Council, I was asked to participate in the Transportation Advisory Board (TAB) for Met council. That was a three year term.

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton.

I have lived in Dayton for 33 years and feel a strong bond to my community. I am interested in where it is headed and how it gets there. In my years working for the City I Issued permits and watched the development happen. I also gained a lot of knowledge in how the City functions and what needs to be done. I would like to participate in that process.

My first 12 years in Dayton were spent with a women's organization that did many projects to help make Dayton a better place to live.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

I have extensive knowledge and would not be coming in completely cold. I am familiar with zoning, ordinances, and the processes involved. I am observant and often see things that others might not. I have worked as an administrative assistant at Dayton Elementary School, Innovative Optics, and the City of Dayton. I have been a home inspector in the real estate industry and have been involved in building several houses.

Signature: Susanne Jacobs

Date: June 10, 2025

Return

to:

Amy Benting
City Clerk
12260 S. Diamond Lake Rd.
Dayton, MN 55327

Telephone:

(763) 427-4589

Fax:

(763) 427-3708

Email: abenting@cityofdaytonmn.com

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FOR OFFICE USE ONLY:

Date Application Received _____

Date Distributed to Council _____

Colton Ramsay

Resume as of June 2025

217 Dean Ave East.
Champlin, Mn 55316
(763) 257-2561
95cramsay@gmail.com

EXPERIENCE

S. R. Weidema, Dayton — Laborer / Heavy equipment operator

June 2012 - March 2015

Installing sewer & water, manholes, and assisting in the construction of streets in city residential neighborhoods.

Edina Realty, Champlin — Realtor

March 2015 - December 2021

Licensed realtor specializing in New construction neighborhoods for a local custom home builder.

Exp Realty, Edina — Realtor

Jan 2022 - Present

Brokerage change from Edina realty to Pemberton Homes with Exp realty. Currently the #1 real estate team within Exp realty nation- wide.

Ramsay Development, Champlin - Assistant project manager

Jan 2016 - Present

Assist with the land acquisition, planning, and city requirements for getting a residential development from start to completion. Foresee future city growth, zoning, and land changes.

EDUCATION

Legacy Christian Academy, Andover — Hs degree

Class of 2012

Bethel University, Arden Hills — Business / Marketing

2012-2015

PROJECTS

The Reserve at Elm Creek - Champlin

2016-2019

SKILLS

Able to listen, interpret, and suggest meaningful contributions to discussions.

Sales, marketing, and real estate housing expert.

Familiar with how the city government operates.

Have seen what planning, approving, and creating a community from beginning to end looks like.

AWARDS

Presidential sales award
Edina Realty 2016-2021

Leadership circle award
Exp Realty 2022-2024

Reggie award winning home design.

Top 1% in my company nationally

LANGUAGES

English

New home specialist and sales rep for Lewis Custom Homes building out over 25 custom homes.

Villas of Rush Creek — Brooklyn Park

2017-2021

New home specialist and sales rep for 70 detached townhomes. Working with Ramsay Development also attended all city council, planning commission, and other related meetings in getting the development project from start to completion.

Eastview Meadows - Anoka

2022-2024

Head of sales and marketing for Shade Tree construction overseeing the completion of the 22 unit detached townhome community. This included coordinating with multiple city officials and homeowners association groups for the removal of a cell phone tower.

Riverwalk - Dayton

2021- 2025

Project assistant for Ramsay development going through on site agreement requirements, troubleshooting, and design proposal. Have reviewed engineering, city development applications, and attended all related council meetings. I believe this gives me great insight into how a planning commission should review and guide applications based on real world experience.



Appointment Application to City Commissions & Boards

APPLICANT NAME Colton Ramsay

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 11481 E. French Lake Rd. Dayton 55369 **Phone (H):** _____

E-mail Address: 95cramsay@gmail.com **Phone (C):** (763) 257-2561

How long have you lived or worked in the City of Dayton? 5 Years 5 Months

Employment (Firm and Occupation): Realtor with Exp realty out of Edina.

Educational Background: 2 years college at Bethel University business major.

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed foreach.

X Planning Commission (1st Thursday, 6:30 PM)

_____ Parks Commission (1st Tuesday, 6:30 PM)

_____ EDA Commission (3rd Tuesday, 7:30AM)

Prior experience on City Boards/Commissions: None

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton. _____

I believe I can help contribute to the overall future of the city of Dayton. I am a responsible, competent, and unbiased life long resident of Dayton / Champlin who is interested in serving my community. Planning for a community I plan on living in for the next 50 years, while retaining as much of the Dayton rural charm we have grown to love is my goal.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

I understand the word land developer is an ugly word around the city of Dayton, but being the son of a local residential developer of 40+ years I believe I am uniquely qualified to guide Dayton into the next phase of growth. My entire life has been experience in watching, listening, and learning how communities are built. In my 10+ years in real estate experience I am knowledgeable about the housing market, have relationships with local builders and developers, and can use examples from past experience in what makes a community flourish vs fail. I have spent time in various neighborhoods of almost every community in the metro. Dayton is something special, and I don't want to see every inch of the city developed and lose that rural character everyone grew up enjoying. The future is coming regardless, I would like to see Dayton hold onto the best of both worlds.

Signature:  Colton Ramsay

Date: 06/03/25

Return to:

Amy Benting
City Clerk
12260 S. Diamond Lake Rd.
Dayton, MN 55327

Telephone:

(763) 427-4589

Fax:

(763) 427-3708

Email: abenting@cityofdaytonmn.com

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Date Distributed to Council _____



Appointment Application to City Commissions & Boards

APPLICANT NAME Luke Russell Senst

In order that the Mayor and Council Members have a better understanding of your background and interests, please provide the following information: (Attach extra sheets if necessary.)

Home Address: 14265 Juneau Ln N - Dayton, MN 55327 Phone (H): _____

E-mail Address: senstl@gmail.com Phone (C): 507-430-4465

How long have you lived or worked in the City of Dayton? 1 Years 3 Months

Employment (Firm and Occupation): Lowes - Sales Associate

Educational Background: BS - Criminal Justice Administration

Please indicate which Board/Commission you are applying for. Meeting dates and times are listed for each.

☒ Planning Commission (1st Thursday, 6:30 PM)

☒ Parks Commission (1st Tuesday, 6:30 PM)

☒ EDA Commission (3rd Tuesday, 7:30 AM)

Prior experience on City Boards/Commissions: Board member for the Public Transit Advisory Board in Sioux Falls, SD

Provide a short paragraph summarizing why you are seeking an appointment to a Board or Commission in the City of Dayton. I am seeking an appointment to a Board or Commission in the City of Dayton because I want to be more involved in our community and contribute to its continued and well-being. With a professional background in criminal justice, nonprofit leadership, and data-driven community initiatives, I bring a diverse and grounded perspective. My experience working with underserved populations and leading local programs has deepened my commitment to service and equity. I'm eager to help shape policies and initiatives that positively impact the lives of Dayton and strengthen our shared future.

Briefly describe your background, skills, experience, interests and any other information not previously given which you believe should be considered regarding the appointment you are seeking.

I bring a unique blend of experience in public service, nonprofit leadership, and data-informed community work. I have served as a 911 dispatcher, managed a mobile grocery store addressing food insecurity, and currently work in both ministry and logistics roles. I hold degrees in criminal justice and am pursuing a graduate certificate in ministry leadership. I'm especially skilled in community engagement, communication, and program evaluation. My interests include social equity, public safety, and fostering strong local connections. I'm committed to using these experiences and skills to serve Dayton with integrity and purpose.

Signature:  _____

Date: 6-16-2025

Return

to:

Amy Benting
City Clerk/Assistant City Administrator
12260 S. Diamond Lake Rd.
Dayton, MN 55327

Telephone:
(763) 421-1791

Fax:
(763) 427-3708

Email: abenting@cityofdaytonmn.com

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FOR OFFICE USE ONLY:

Date Application Received _____

Date Distributed to Council _____

ITEM:

Consideration of a Request for a Variance to Allow for the Construction of an Accessory Structure Exceeding the Height of the Principal Dwelling in the A-1, Agricultural District at 11250 E. French Lake Road

APPLICANTS:

TJ Spaanem, Property Owner

PRESENTER

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:

In September of 2024, the subject property suffered a fire that destroyed a legally non-conforming accessory structure. The non-conformity was related to the allowable height of accessory structures in the A-1 district. The code currently does not allow for accessory structures in agricultural districts to be taller than the height of the principal dwelling on the property, except by way of a Variance¹. Being that this was a non-conforming use lost in a fire, the Zoning Ordinance allows the property owner to submit a building permit application within 180 days of the fire and propose to build the structure as it originally was, but a building permit was never applied for, and the 180-day window established by [State Statute](#) has passed. As such, in order to build the accessory structure back to its original dimensions and height, the property owner is seeking a Variance to allow for the overall height of the structure to exceed the height of the home by one and a half feet.

ZONING AND LAND USE:

The subject property is zoned A-1, Agriculture District and guided low-density residential in the 2040 Comprehensive Plan. The properties to the North and South are A-1 zoned, and to the West is Territorial Trail, an R-3 subdivision, and to the East is Rush Creek Landing, an R-1 subdivision. The proposed location of the accessory structure conforms to all setback requirements in the A-1 district and would not exceed impervious surface maximums with the construction of this structure.

VARIANCE PROCESS/ARGUMENT:**Requirements**

[Minnesota State Statute § 462.357, Subd. 6](#) dictates how variance requests are to be considered by a three-part test (meeting all parts of the test). Variances may be granted when the applicant for the variance established that there are practical difficulties in complying with the zoning ordinance.

Meaning:

1. The property owner proposes to use the property in a reasonable manner not permitted by zoning ordinance;

Comment: The principal use of the property is single-family residential, and accessory structures are allowed as accessory to the principal use. The manner in which this accessory structure is not permitted by code is the proposed height exceeding that of the principal dwelling.

¹ [Zoning Ordinance Section 1001.45 Subd. 4](#)

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

Comment: The Planning Commission found that the ultimate practical difficulty was due to the 180-day window lapsing in which the property owner would have had the opportunity to apply for a building permit following a structure fire that would have allowed the building to be built back to its legally non-conforming status.

3. And the variance, if granted, will not alter the essential character of the locality. Economic considerations *alone* do not constitute practical difficulties (ie if it is too expensive to follow zoning code, that cannot be the only reason creating difficulty).

Comment: The Variance request essentially replaces a structure of the same footprint and height on the property that was recently lost in a fire. The construction of the proposed accessory structure would not alter the essential character of the locality.

Applicant's Argument

The property owner has informed staff that one of the purposes of the accessory structure is to store their camper within it when not in use. The property owner has noted that if the accessory structure were limited to the height of the principal dwelling on site, the camper would not fit, as the doors of the structure would not be tall enough to accommodate the camper.

ACTION:

The City Council has the following options:

- 1) Consider approving the Variance with any reasonable conditions of approval that can be added to the resolution submitted to City Council.
- 2) Consider denying the Variance with suggested findings related to denial
- 3) Table the item with direction to staff as to additional information the City Council would like to review.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval and found that the ultimate practical difficulty in this situation, related to the ability to abide by the zoning ordinance standards, is that the applicants missed the deadline to submit a building permit within 180 days of the structure fire. This application request sheds light on a potentially larger discrepancy related to the Zoning Ordinance and how specific zoning districts are treated. If this property were zoned residential, the Zoning Ordinance allows for property owners to apply for a Conditional Use Permit to exceed the height of the principal dwelling. Whereas the agriculture districts are not offered that latitude. Staff's recommendation would be to consider this Variance for this instance, and discuss directing staff to draft an amendment to the Zoning Ordinance that allows for Conditional Use Permit requests in this regard, matching the standards set for all other residential districts.

If the City Council approves the Variance request, Staff is offering the following conditions of approval for consideration:

1. The accessory structure shall be limited to the proposed height of 21 feet.

2. No commercial activity shall be permitted by this Variance approval. Any use of the structure for commercial purposes shall be preceded by obtaining an Interim Use Permit for a Home Extended Business.
3. The applicant obtains a building permit prior to initiating construction of the accessory structure.

For reference, in residential districts, the limitation to the height of accessory structures is also set at the height of the principal dwelling, but can exceed the height of the dwelling up to 35 feet, by way of a Conditional Use Permit. This flexibility is not offered to agriculture-zoned districts, and Staff questions whether this difference was intentional or not. From a Staff standpoint, it seems reasonable to allow for agriculture-zoned properties to apply for a Conditional Use Permit in this regard, rather than requiring a Variance, subjecting those properties to the same standards as the residential properties within the City. As such, if the City Council feels that the Variance is warranted in this regard, staff would recommend drafting an ordinance amendment clarifying this discrepancy. There are a couple of options to consider in this regard:

- Reflect the residential district standards in the agricultural districts, limiting permitted accessory structure height to the height of the principal dwelling, and requiring a Conditional Use Permit up to 35 feet in height.
- Establish a maximum height for accessory structures permitted in the agriculture districts. Principal dwellings in residential districts are limited to a maximum height of 35 feet for reference.
- Leave the ordinance language as is.

Due to a number of lots in the A-1 district not meeting the conforming lot size of 40 acres, Staff recommends requiring a conditional use permit for accessory structures proposed to exceed the height of the principal dwelling on the property. This would ensure that a proposed accessory structure taller than the home on site would not negatively impact surrounding properties for any reason. Conditional Uses are presumed permitted if the findings in [Section 1001.35](#) of the Dayton Zoning Ordinance are met. Conditional Use Permits are considered a more straightforward process than Variance requests, and at times, more practical to find justification for. The Planning Commission did look at this and had the consensus that a change was needed to the ordinance, but no direction was provided as to how they want to see agriculturally zoned properties regulated. Staff is looking for direction from the City Council on this item.

ATTACHMENT(S):

Resolution 41-2025, Approval of Variance at 11250 E. French Lake Road
 Aerial Map
 Street View of Property
 Site Plan
 Building Elevations

**RESOLUTION NO. 41-2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION APPROVING A VARIANCE TO SECTION 1001.35 Subd. 4(3) OF THE DAYTON CITY CODE
REGARDING ACCESSORY STRUCTURES IN AGRICULTURAL DISTRICTS AT 11250 E. FRENCH LAKE ROAD**

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

WHEREAS, TJ Spaanem (hereinafter referred to together as the “Applicant”), owner of certain property, has made an application for a Variance to Dayton City Code Section 1001.35 Subd. 4(3) regarding accessory structures in agricultural districts, allowing for the construction of an accessory structure exceeding the height of the principal dwelling on the property (hereinafter referred to as the “Variance”). The parcel has an address of 11250 East French Lake Road, Dayton, MN 55369, a Property Identification Number 32-120-22-41-0003 and a legal description as follows:

COM AT A PT IN W LINE OF NE 1/4 OF SE 1/4 DIS 318 FT S FROM NW COR TH OF TH CONT S 322 FT TH E AT R/A 652 33/100 FT TH DEFLECT LEFT 81 DEG 17 MIN DIS 325 57/100 FT TH W TO BEG EX ROAD

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

WHEREAS, the City Planning Commission held a Public Hearing at its June 5th, 2025 meeting regarding the Variance where the Applicant was present. A Public Hearing notice was published by The Star Tribune on Friday, May 23, 2025 and mailed to property owners within 500 feet of the project; and

WHEREAS, the City Council at its June 24, 2025, meeting reviewed and considered the application.

NOW, THEREFORE, based upon the information from the public hearing, the testimony elicited, and information received, the meetings of the City Council, reports of City Staff and information contained within the files and records of the City, the City Council for the City of Dayton makes the following:

FINDINGS:

1. The Subject Property is 4.78 acres in size, zoned A-1, Agricultural, and is located on East French Lake Road.
2. The applicant plans to build an accessory structure for personal use that exceeds the height of the home by roughly 1.5 feet.
3. The accessory structure, as proposed, required the approval of a Variance in order to be legally conforming.
4. Minn. Stat. §462.357, subd. 6, allows variances only when they are in harmony with the general purposes and intent of City Code and is consistent with the City’s

comprehensive plan. Further, the applicant must establish that there are practical difficulties in complying with the zoning ordinance.

5. City Code §1001.29, subd. 1, states:

The variance process enables the City Council to provide limited relief from the literal provisions of this Subsection in instances where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration and when it is demonstrated that such actions are consistent with this Subsection. Variances shall not be granted to allow a use not permitted by the zoning district, nor to merely remove inconveniences or financial burdens that the requirements of this chapter may impose on property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission. Variances are not to be used in the place of ordinance amendments to address situations applicable to numerous properties.

6. City Code §1001.29, subd. 3, states:

All requests for a variance shall be subject to a determination that the variance request complies with the requirements of Minn. Stat. § 462.357 and any amendments thereto, which include, but are not limited to (*the italicized text below each part of the Variance requirements are the recommended findings for the variance test*):

- (1) A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code and consistent with the Comprehensive Plan.

FINDING: *The property is guided in the 2040 Comprehensive Plan as “Low-density Residential”. Accessory structures are permitted on residential properties guided as “Low-density Residential” and the request does not conflict with the Comprehensive Plan.*

- (2) A variance may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning:

- a. The property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.

FINDING: *The principal use of the property is single-family residential, and accessory structures are allowed as accessory to the principal use. The manner in which this accessory structure is not permitted by code is the proposed height exceeding that of the principal dwelling.*

- b. The plight of the property owner must be due to non-economic circumstances that are unique to the lot or parcel and not created by the property owner.

FINDING: *The Planning Commission found that the ultimate plight of the property owner was due to the 180-day window lapsing in which the property owner would have had the opportunity to apply for a building*

permit following a structure fire that would have allowed the building to be built back to its legally non-conforming status.

- c. The Variance must not alter the essential character of the locality.

FINDING: *The Variance request essentially replaces a structure of the same footprint and height on the property that was recently lost in a fire. The construction of the proposed accessory structure would not alter the essential character of the locality.*

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, based upon the information received and the above Findings, that the City Council does hereby **Approve** the Applicant's Variance request to allow for an accessory structure exceeding the height of the principal dwelling in the A-1, Agricultural District as the Applicant has adequately shown the practical difficulties. The Applicant shall meet the following conditions to the satisfaction of the City:

1. The accessory structure height shall be limited to 21 feet.
2. No commercial activity shall be permitted by this Variance approval. Any use of the structure for commercial purposes shall be preceded by obtaining an Interim Use Permit for a Home Extended Business.
3. The applicant obtains a building permit prior to initiating construction of the accessory structure.

Adopted this 24th day of June, 2025, by the City of Dayton.

Mayor — Dennis Fisher

City Clerk — Amy Benting

Motion by _____ Second by _____

Resolution **approved**

MOTION DECLARED PASSED



Hennepin County Locate & Notify Map

Date: 5/21/2025



Buffer Size:

Map Comments:

0 100 200 400 Feet
|-----|-----|-----|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us



Google Street View of
Previous Structure in 2019

11

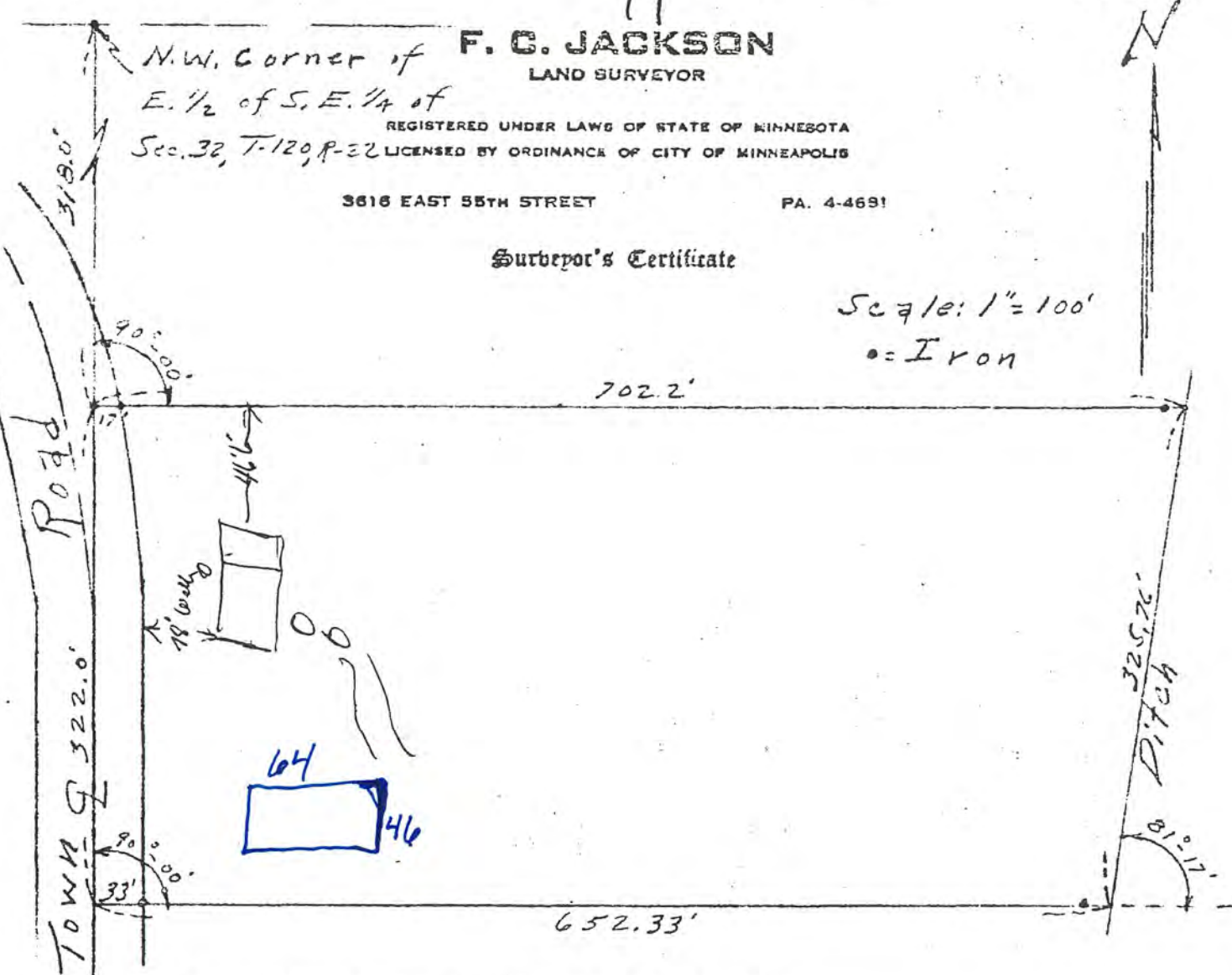
N.W. Corner of **F. C. JACKSON**
 LAND SURVEYOR
 REGISTERED UNDER LAWS OF STATE OF MINNESOTA
 Sec. 32, T-120, R-22 LICENSED BY ORDINANCE OF CITY OF MINNEAPOLIS

3616 EAST 55TH STREET

PA. 4-4691

Surveyor's Certificate

Scale: 1" = 100'
 • = Iron



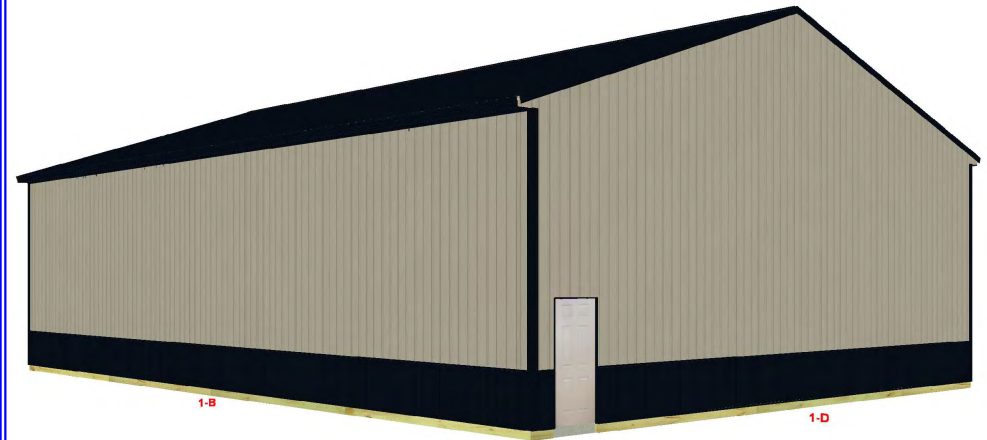
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT PLAT OF A SURVEY OF

That part of the East 1/2 of the Southeast 1/4 of Section 32, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the N.W. corner of said East 1/2; thence South along the West line of said East 1/2 distant 318.0 feet to the actual point of beginning; thence continuing South along said West line 322.0 feet; thence East at right angles 652.33 feet; thence deflecting to the left 81°-17' distant 325.57 feet more or less to its intersection with a line drawn East at right angles to said West line from the point of beginning; thence West 702.2 feet more or less to the point of beginning, containing 5.0 acres more or less.

AS SURVEYED BY ME THIS 26th. DAY OF Oct. 1973

SIGNED F. C. Jackson
 F. C. JACKSON, MINNESOTA REGISTRATION, No. 3500

TROY DAHLHEIMER CONST. BRAHAM, MN



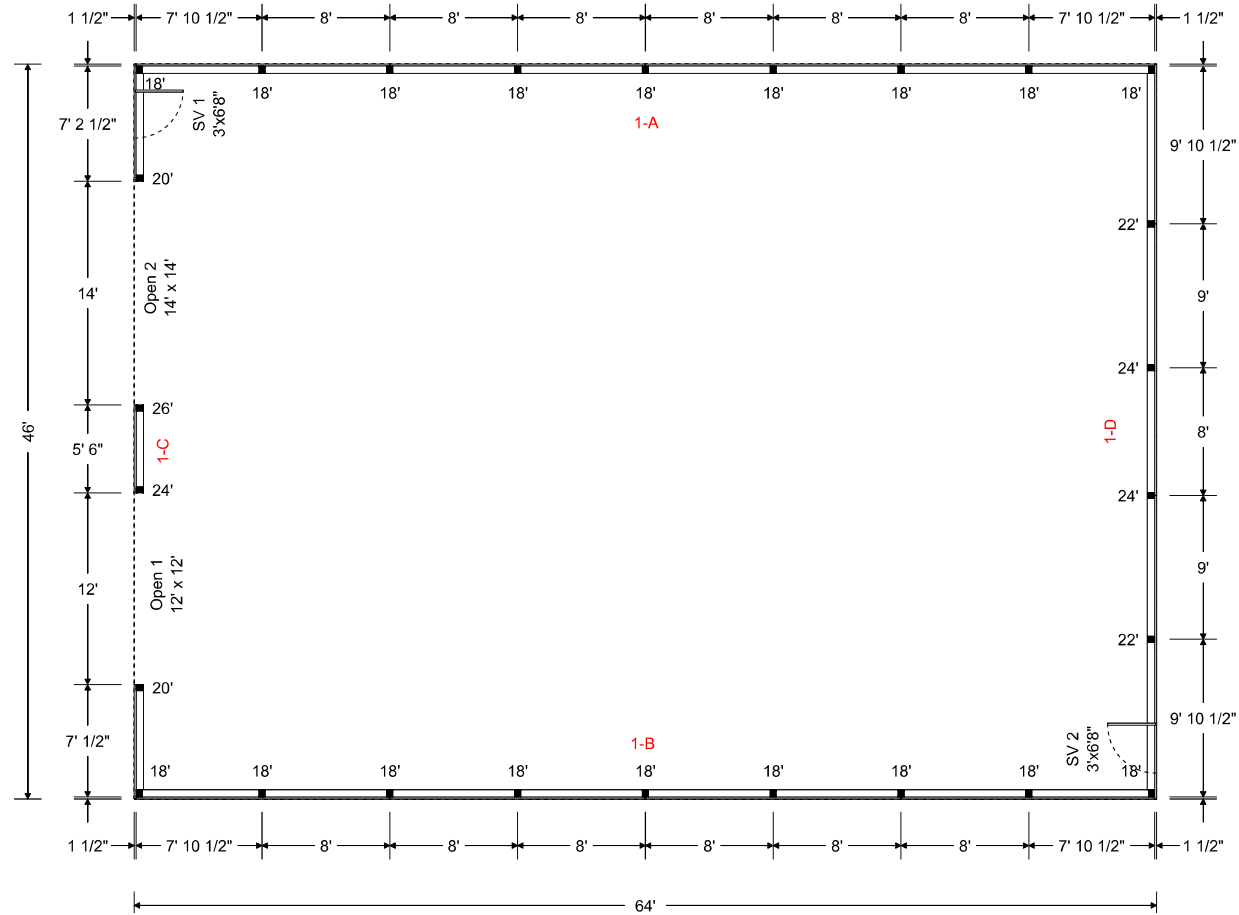
MIDWEST
MINI PRINT
FILE NUMBER: 379900D1

DIMENSIONS
Material views, steel views, and floor plan are not to scale.

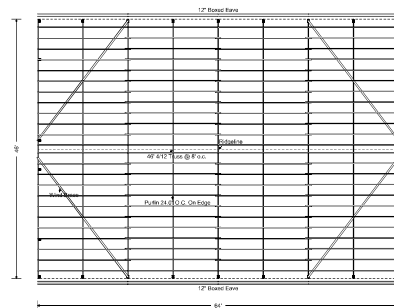
ERRORS AND OMISSIONS
MENARD INC. is unable to accept liability for any errors or omissions in excess of the original purchase price for these plans. Consequently, builders must carefully check all details and information in these drawings including dimensioning, material quantities and availability of the products specified. Any errors or omissions found should be reported immediately to Midwest Manufacturing, 5311 Kane Road, Eau Claire, WI 54601.

ADAPTATION AND UTILIZATION OF THIS PLAN
These plans have been professionally prepared to conform to most generally accepted construction requirements throughout North America, however due to local codes, regulations, and building practices and or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of this building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability or until the drawings have been brought into conformity with all local requirements.

FLOOR PLAN



ROOF FRAMING

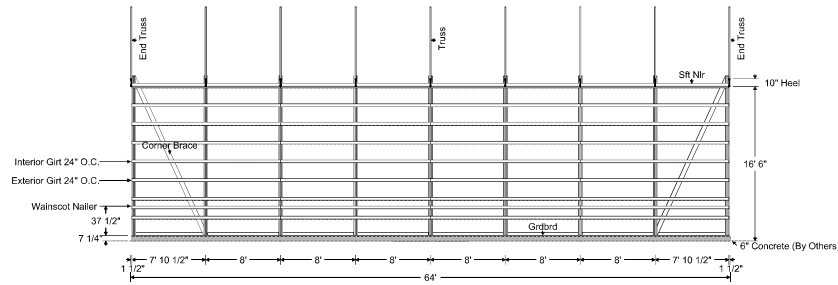


ROOF COVERING

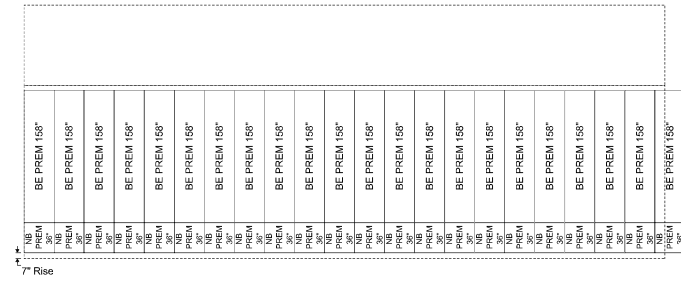
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MIDWEST
MINI PRINT
FILE NUMBER:
379900D1

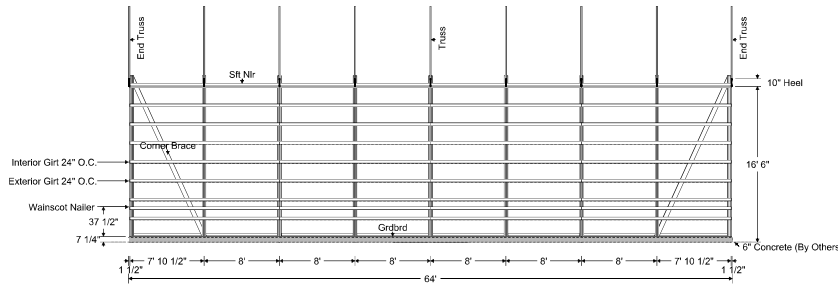
WALL 1-A FRAMING



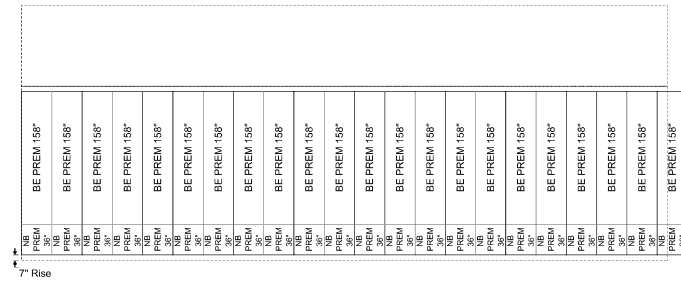
WALL 1-A STEEL



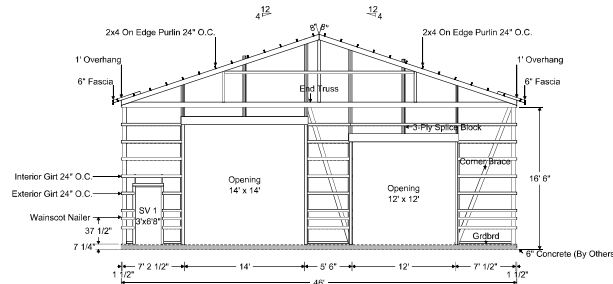
WALL 1-B FRAMING



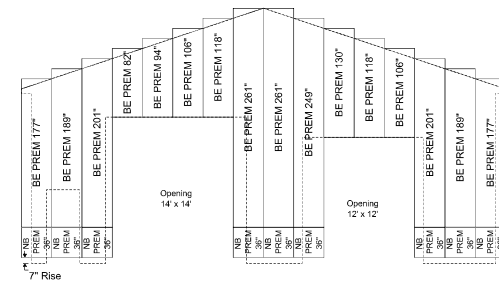
WALL 1-B STEEL



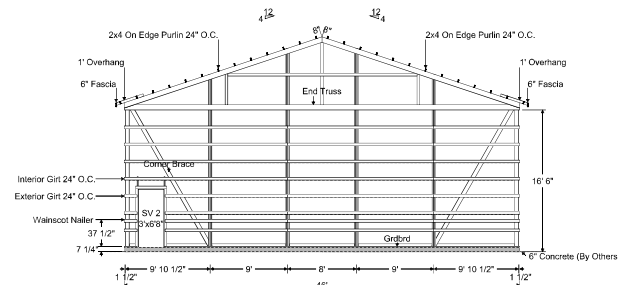
WALL 1-C FRAMING



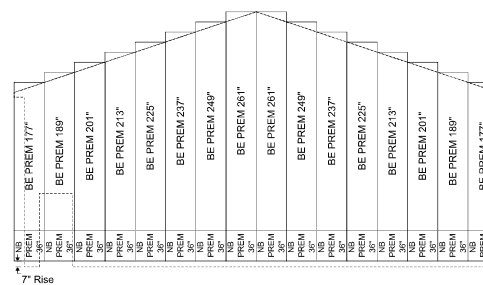
WALL 1-C STEEL



WALL 1-D FRAMING



WALL 1-D STEEL



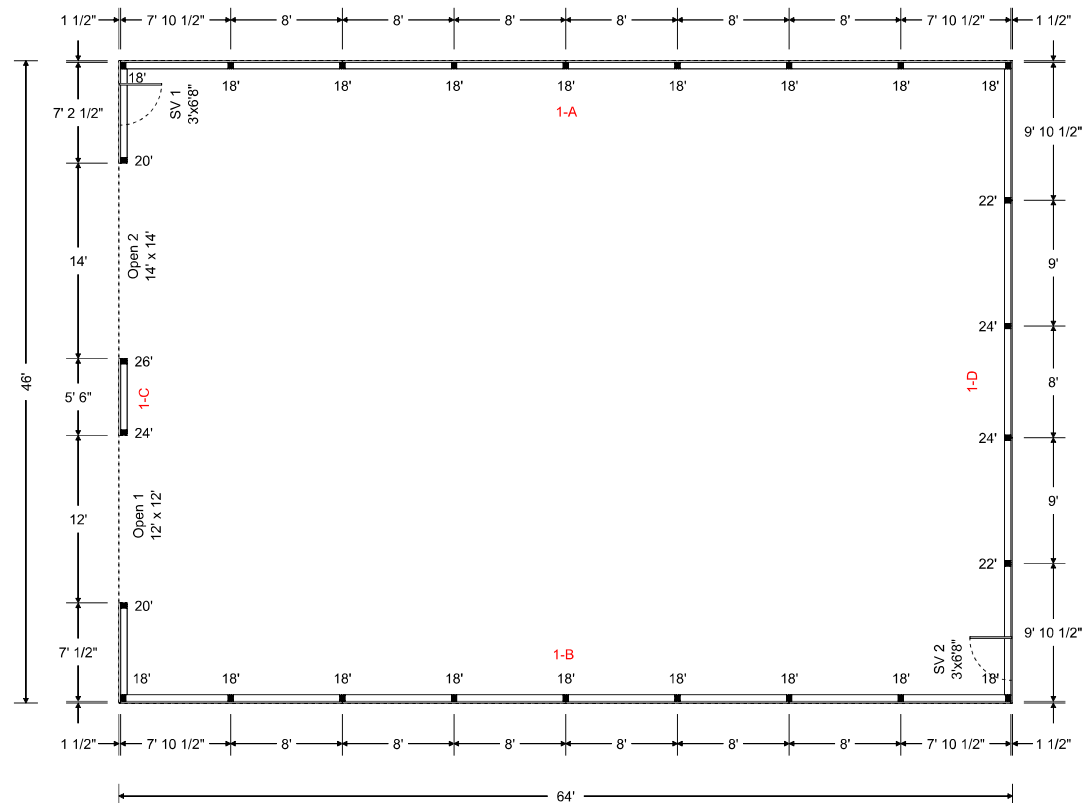
MIDWEST

MINI PRINT

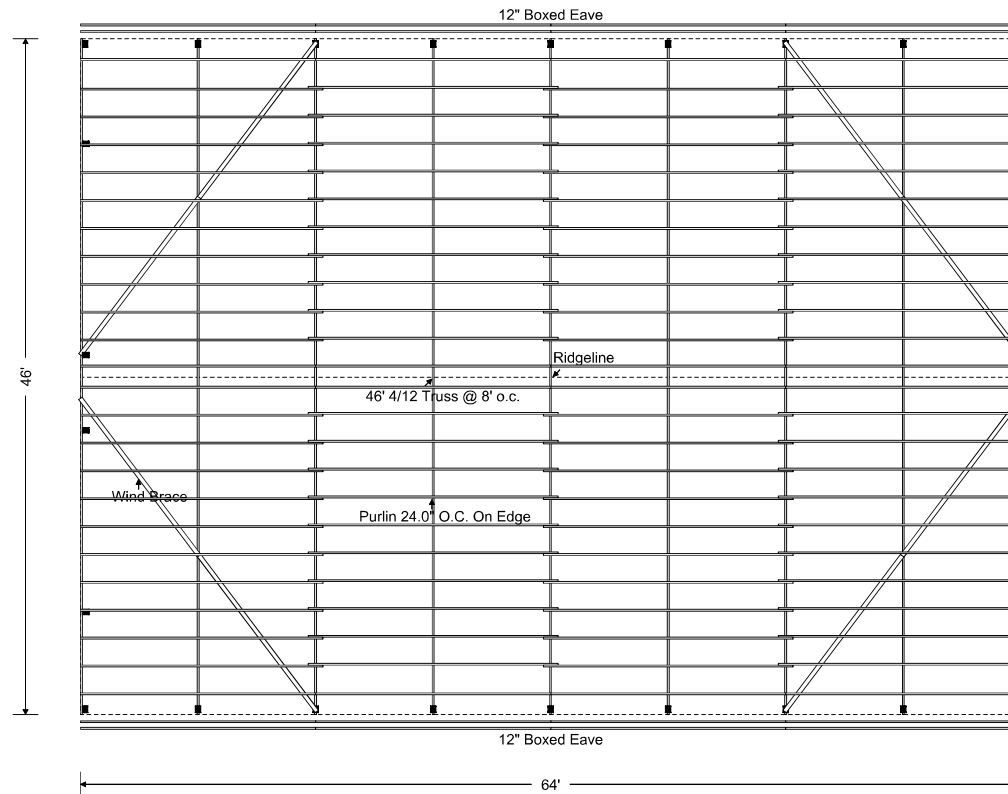
FILE NUMBER:

379900D1

FLOOR PLAN



ROOF FRAMING

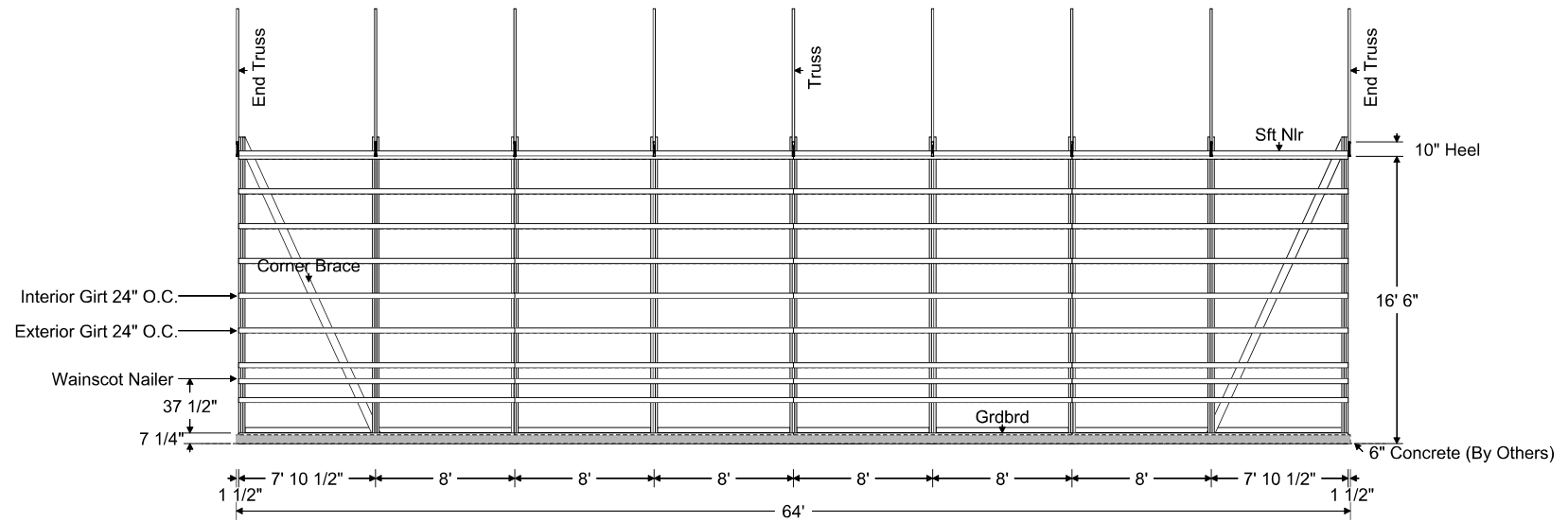


ROOF COVERING

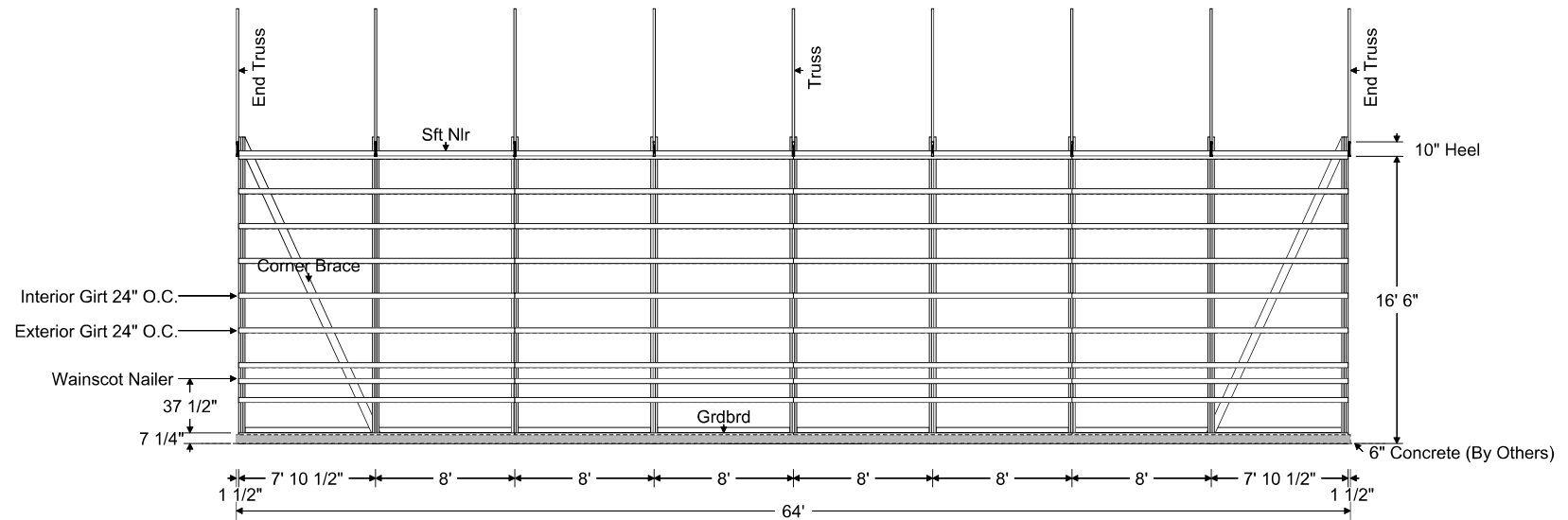
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← Ridgeline

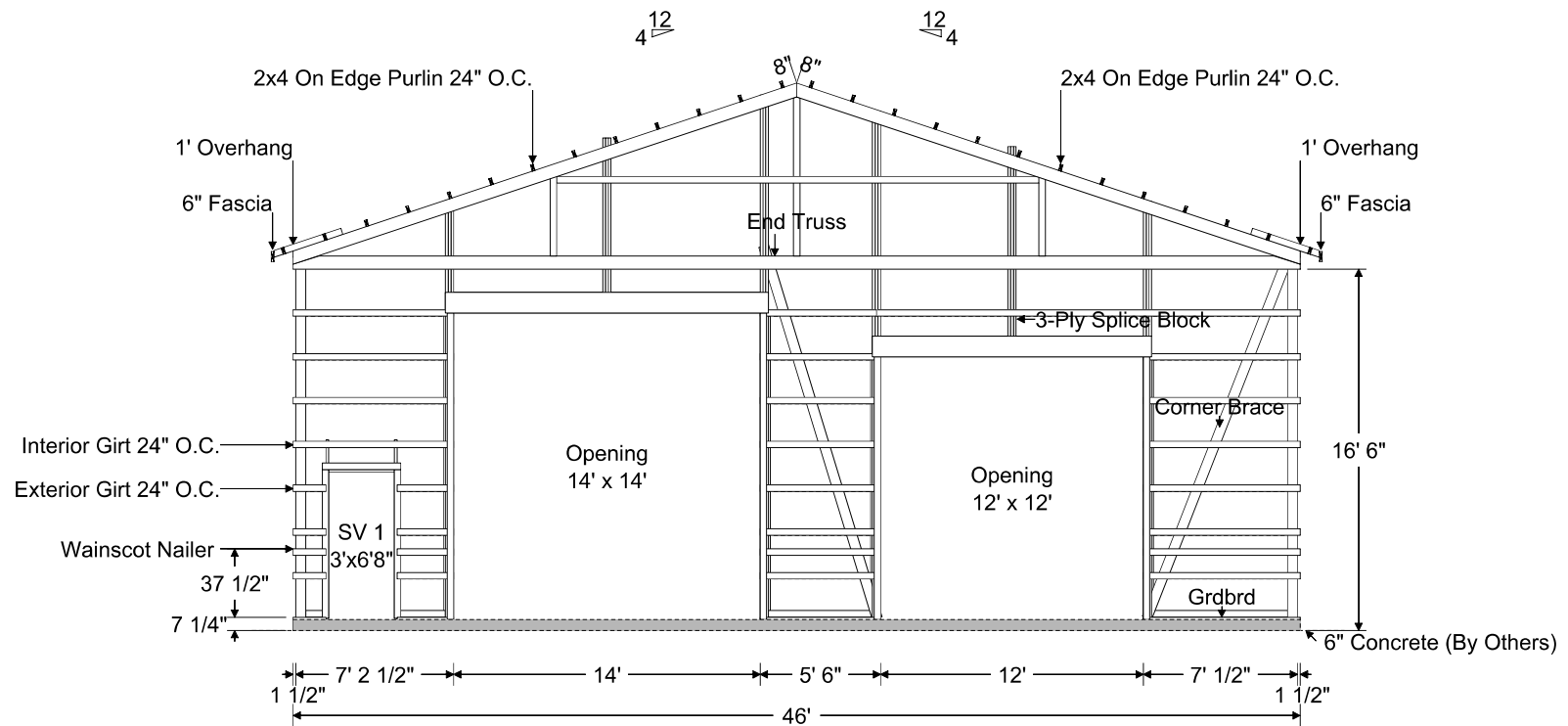
WALL 1-A FRAMING



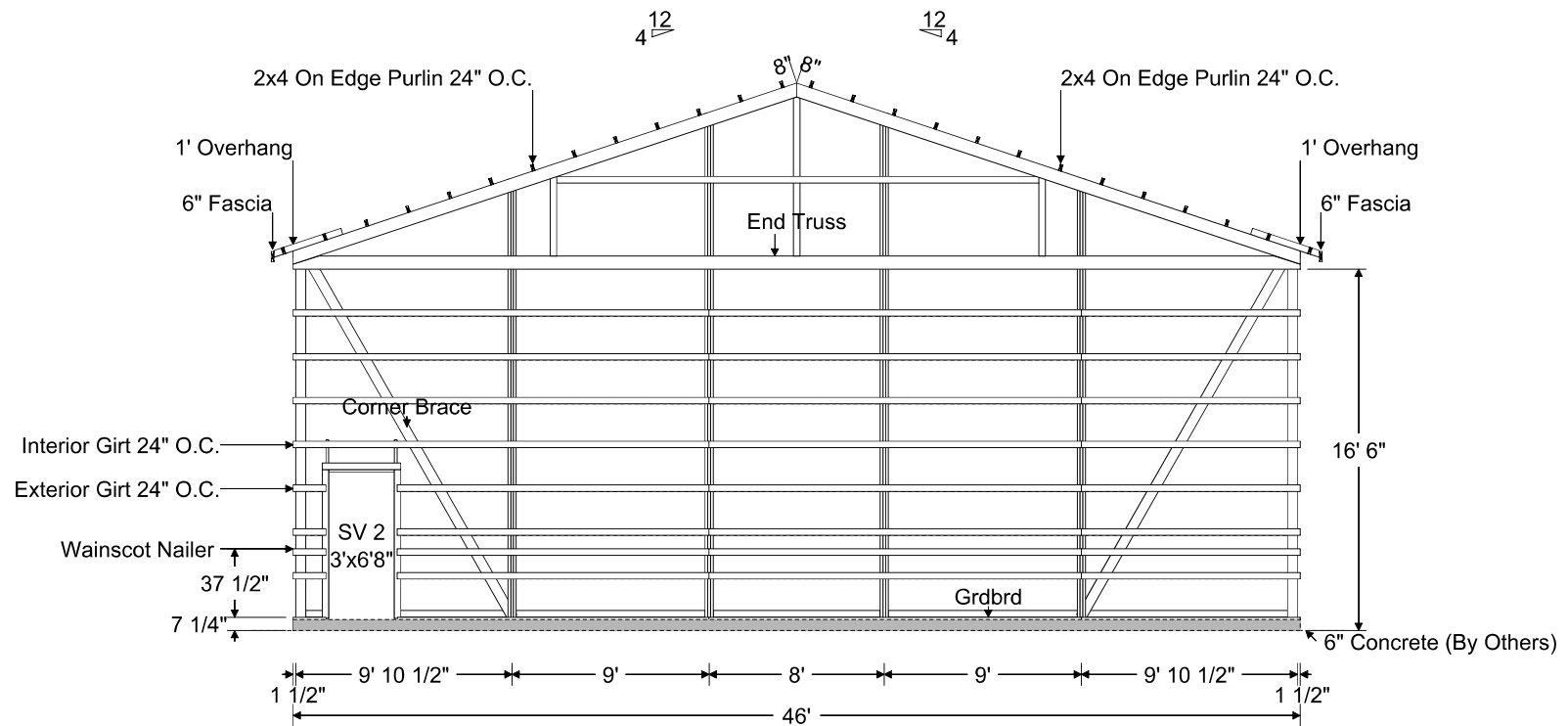
WALL 1-B FRAMING



WALL 1-C FRAMING



WALL 1-D FRAMING



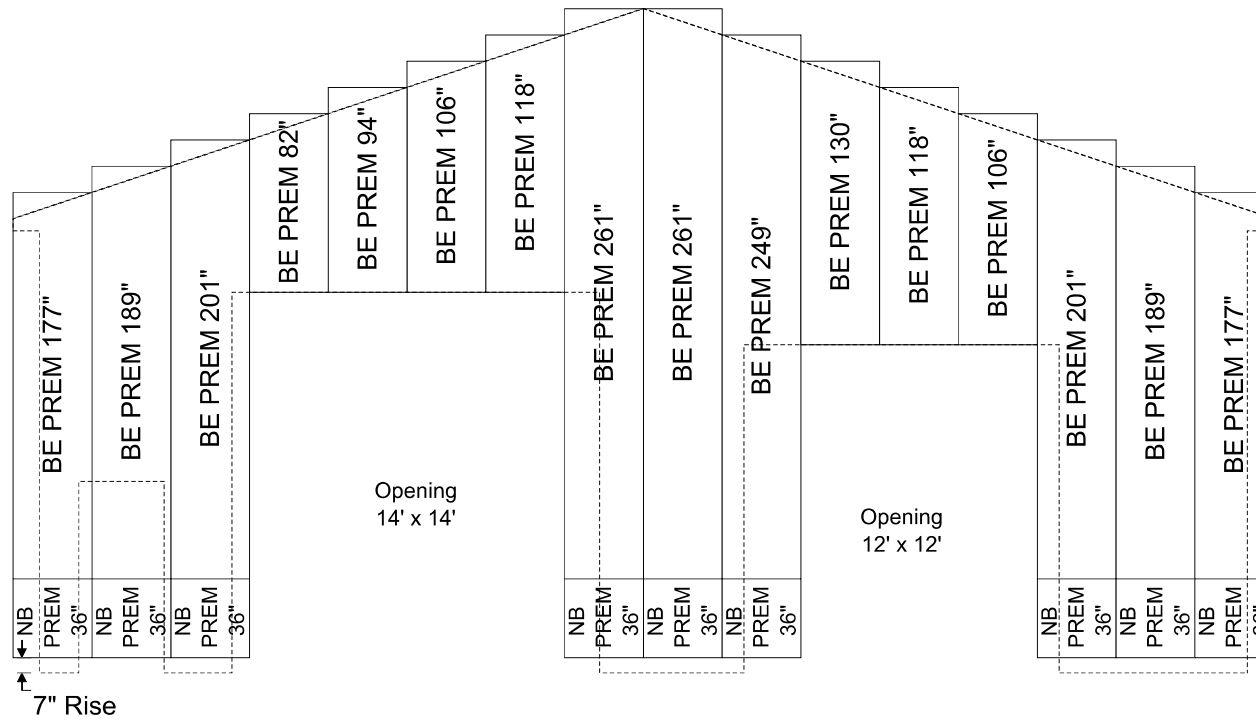
WALL 1-A STEEL

7" Rise	NB PREM 36"	BE PREM 158"
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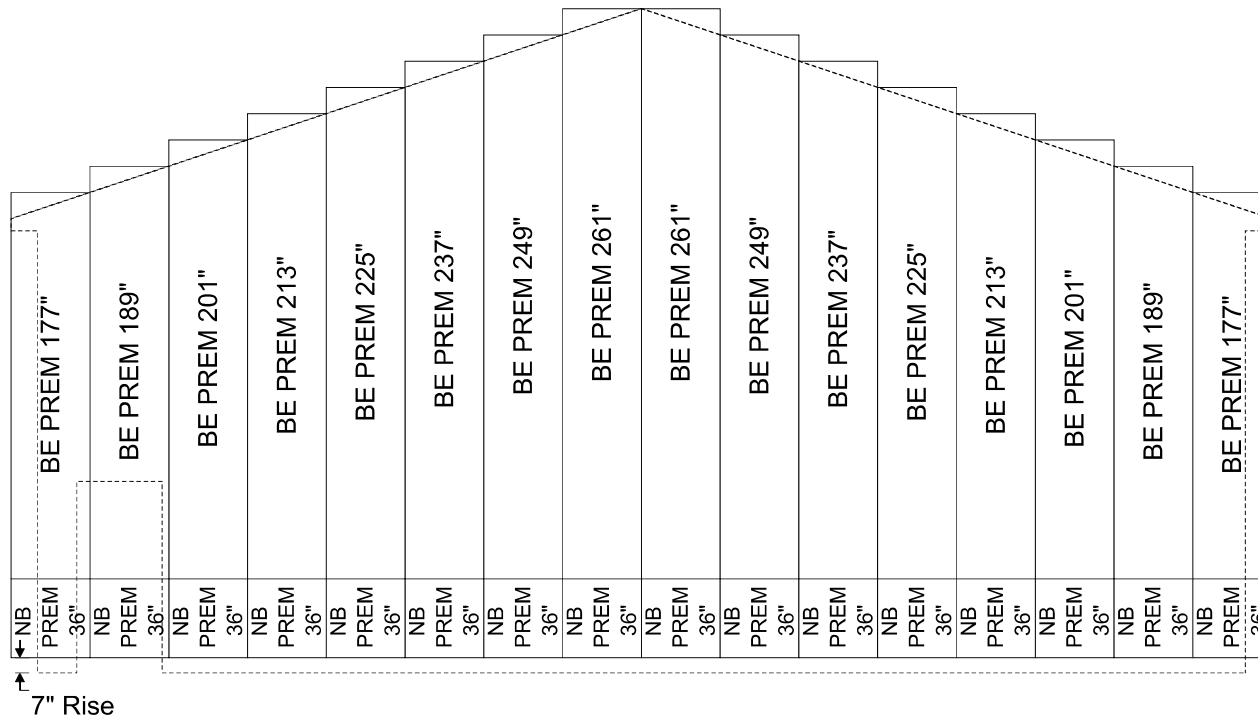
WALL 1-B STEEL

7" Rise	NB PREM 36"	BE PREM 158"
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WALL 1-C STEEL



WALL 1-D STEEL



ITEM:

Dayton Interchange Addition, Preliminary Plat, Site Plan Review

APPLICANT:

Scott Moe, Scannell Properties
Trevor Conway, Sambatek

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Approve Resolution 39-2025, Approving the Preliminary Plat and Site Plan Review of Dayton Interchange Addition.

BACKGROUND:

The plat will combine two parcels into one 14-acre lot. The Site Plan proposes a 126,000 sq ft spec office/warehouse building with 28' clear height. The project was previously approved in 2022, but unbuilt due to a change in market demand. The revised project proposes to flip the orientation of the building such that it faces Territorial Road, with dock doors facing CSAH 81.

CRITICAL ISSUES:

- | | |
|----------------|--|
| 1. Dock Doors | Dock Doors are prohibited from facing arterial roadways (CSAH 81). The Planning Commission previously discussed, providing an opinion dock doors should not face 81, but might be acceptable if it results in a better site layout, and if the building design is such that it minimizes the appearance of the dock doors. |
| 2. Landscaping | 92 ornamental trees are required. None are proposed. |

ANALYSIS:

Comprehensive Plan	Future Land Use is guided Commercial (west parcel) and Industrial (east parcel). West parcel zoning is a remanent from when the Dayton Parkway corridor was zoned Commercial (pre-2023(?)).
Zoning	The properties are zoned I-1 Light Industrial. Permitted Industrial uses include contractors operation, light industrial, printing and publishing, indoor recycling, warehouse, and wholesaling.
Parking	63 stalls are required. 144 stalls are proposed.
Accessory Trailer Parking	Accessory semi-trailer parking is permitted with a 35:1 ratio, e.g. up to 44,100 sq ft. ¹ 8,500 sq ft is proposed (14 stalls). Up to 2-

¹ City Code 1001.062, Subd 2(3)(f) (*Accessory semi-trailer parking*).

acres of outdoor storage is permitted.² Only the 14 stalls are proposed (0.2 acres).

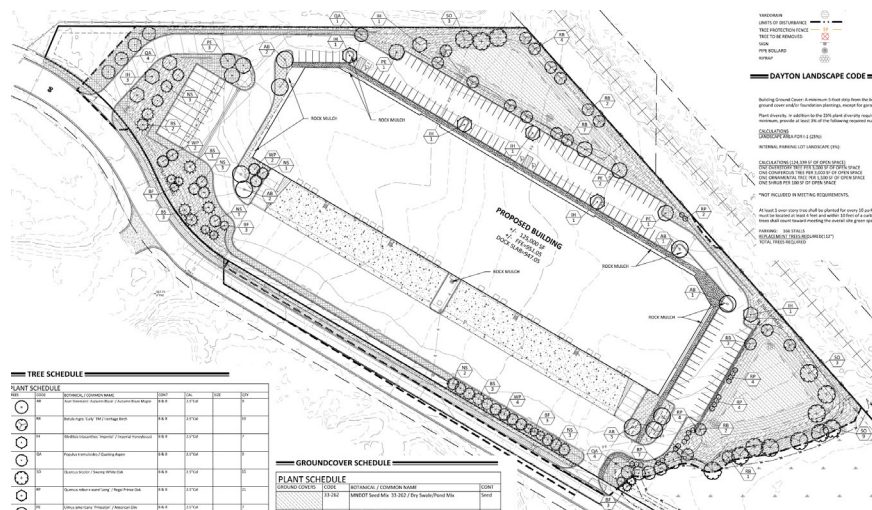
Impervious Surface

80% maximum. 47% proposed.

Screening

Dock Doors along CSAH 81 (minor arterial) is prohibited but otherwise requires adequate screening.^{3 4} Screening consists of existing scattered trees within railroad ROW. For comparison, the adjacent OPUS project (132,000 sq ft) was permitted with dock doors and trailer storage along CSAH 81 and Dayton Parkway. A different orientation had been considered but determined this was a more efficient layout.

Building elevations include 2 drive-in bays, 16 dock doors, and 15 knockout dock doors (up to 33 doors).



Approved 2022 Site Plan with dock doors facing Territorial Road.

Landscaping⁵

	Required	Proposed
Over-story trees	46	46
Ornamental trees	92	0
Evergreen Trees	46	46
Shrubs	1,362	1,362

² City Code 1001.062, Sugd 2(4) (*Outdoor storage*).

³ City Code 1001.062, Subd 2(4)(i); *Outdoor Storage areas shall not be adjacent to roads classified as either major or minor arterials and the storage area shall not abut any land guided residential.*

⁴ City Code 1001.062, Subd 2(3)(e); *All loading and service areas shall be adequately screened from collector streets and abutting residential and business districts. Service traffic shall be separated from employee/visitor traffic. Whenever such developments abut Residential Districts, their interior road patterns shall be arranged in such a way as to route service vehicle traffic away from residential. Screening plans shall be approved during the Site Plan review or Preliminary Plat.*

⁵ City Code 1001.24, Subd 4(3) (Landscaping requirements)

Setbacks⁶

Building and parking setbacks are compliant.

COMMISSION REVIEW / ACTION (IF APPLICABLE):

The Planning Commission reviewed at its June 5, 2025 meeting, recommending Approval. The Commission requested that the developer shift the trailer storage west as much as practical. The Commission noted that the trailer storage is separated from CSAH 81 by BNSF railway (e.g. project is not adjacent to CSAH 81).

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Preliminary Plat	-	Sep 5, 2025
Site Plan	Jul, 3, 2025	Sep 5, 2025

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Encourage healthy lifespan of both residential and commercial operation*
- *Healthy Commercial Sector with services and job growth*

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends Approval. It is reasonable for the dock doors to face CSAH 81 considering the 250'+ distance between CSAH 81 pavement and the dock trailer parking. Placement of the 14 trailer parking area is more subjective. If concerned, then the landscape plan should be modified to replaced proposed deciduous trees with coniferous trees along the railroad tracks.

ATTACHMENT(S):

Public Hearing Notice Map
Zoning Map
Comprehensive Plan Map
Aerial Photo
Site Photos
Engineering Review
Resolution 39-2025
Plan Set

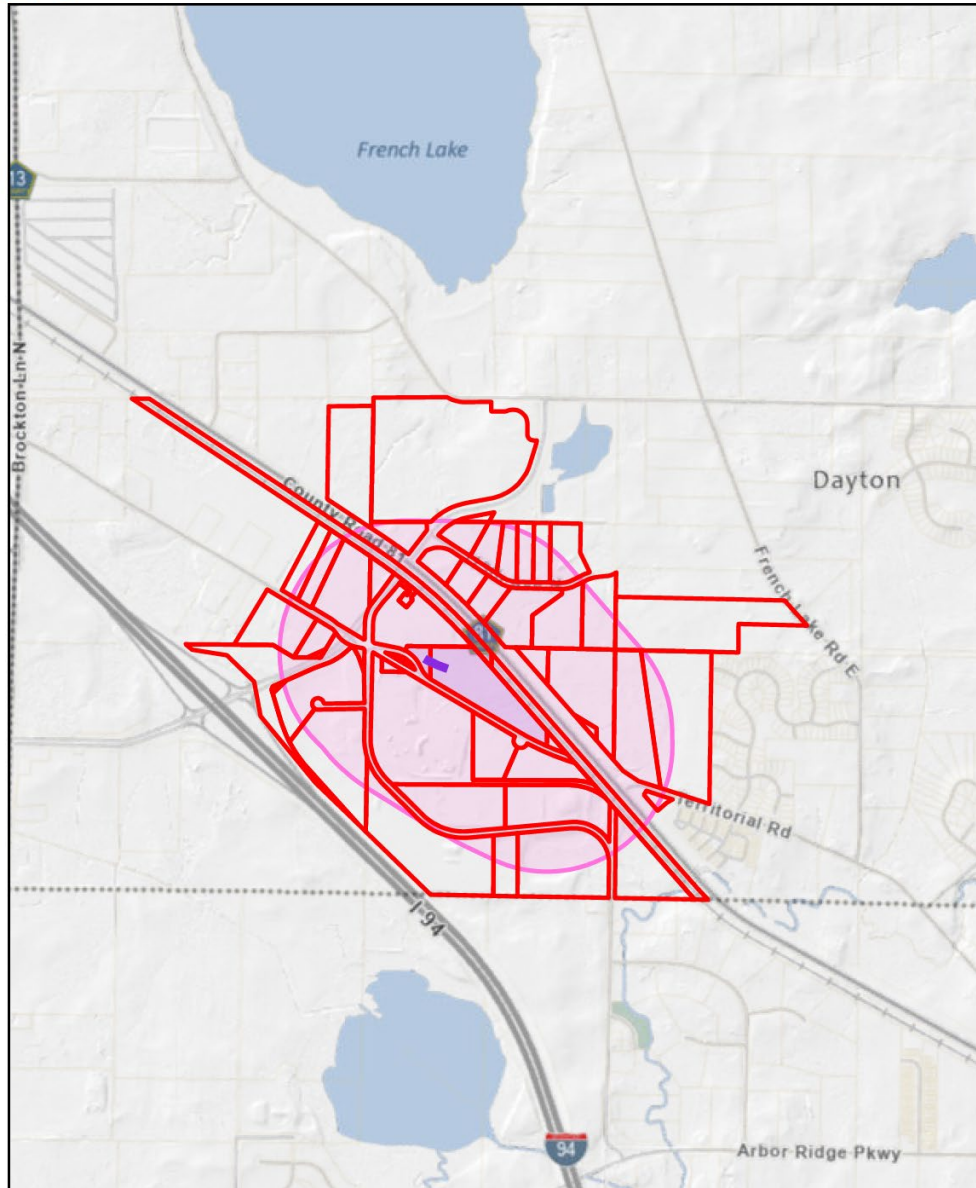
⁶ City Code 1001.063, Subd 1(6)

Public Hearing Notice Map



Hennepin County Locate & Notify Map

Date: 5/21/2025



Buffer Size: 1320

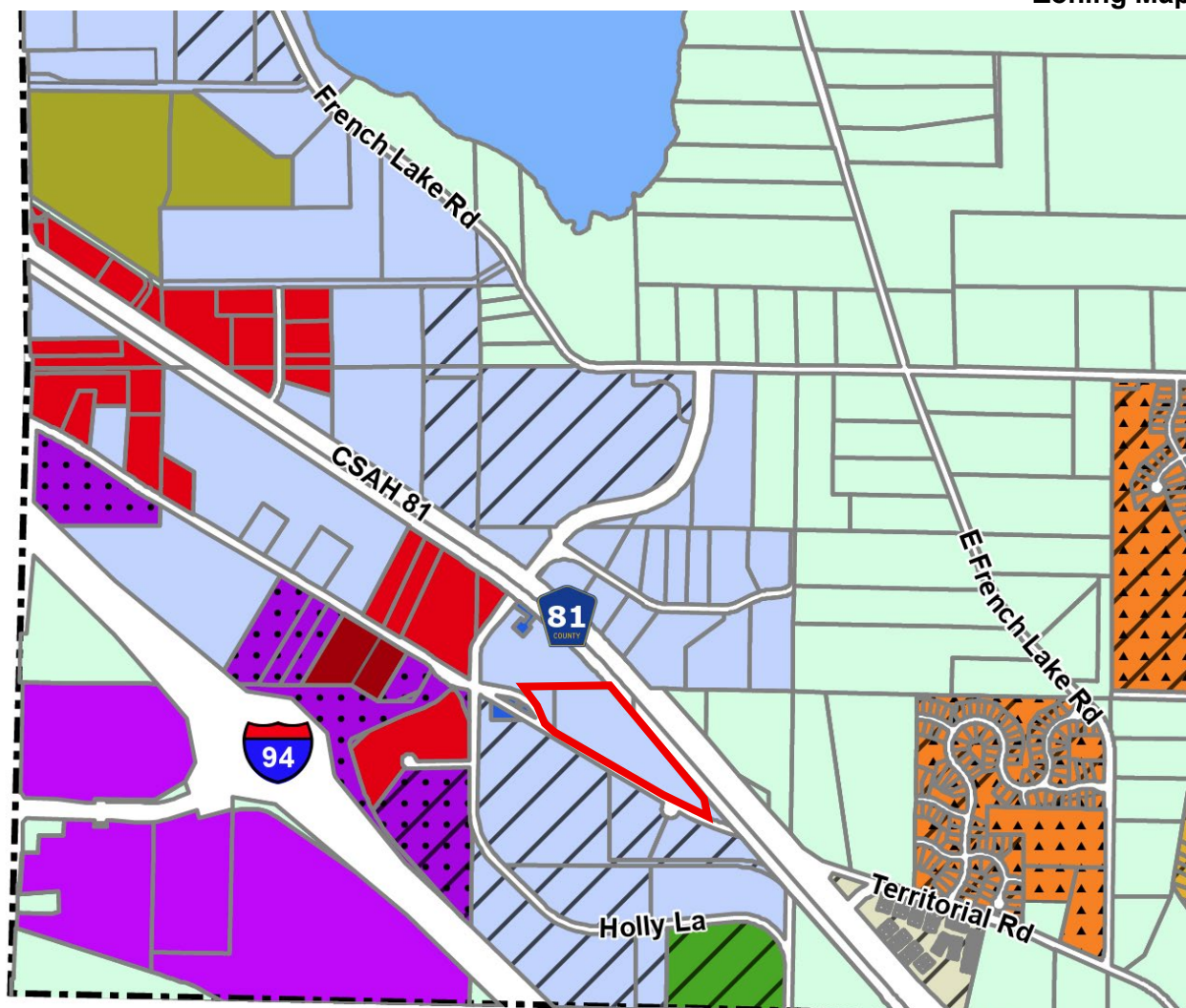
Map Comments:

0 385770 1,540 Feet
[Scale bar with tick marks]

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

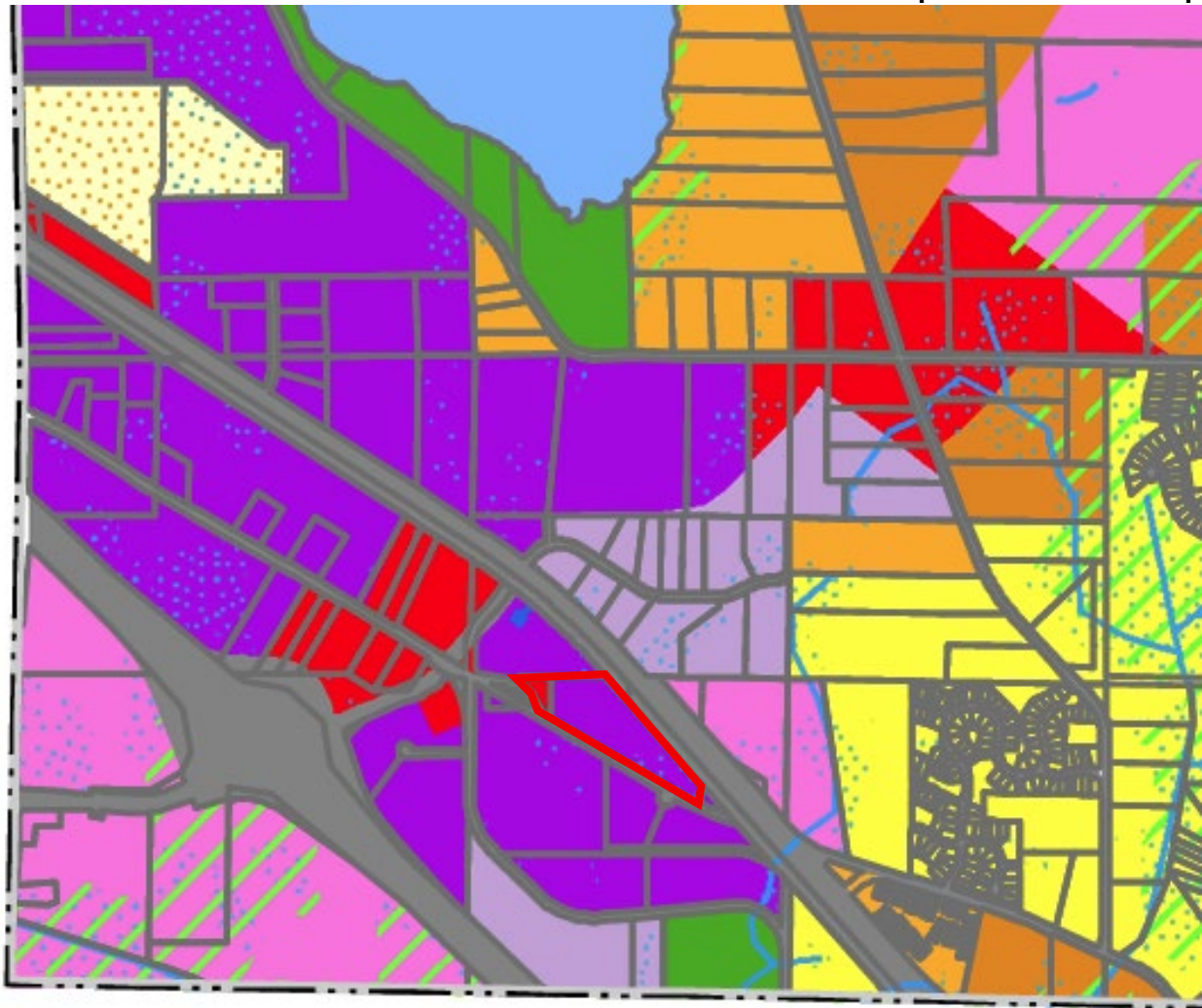
Zoning Map



Legend

A-1 Agricultural District	R-1A Single Family Residential
A-2 Agricultural District	R-2 Single Family District (90,000 Sf, Unsewered)
B-2 Neighborhood Business District	R-3 Single Family and Attached Residential
B-3 General Business District	R-E Single Family District (5 Ac, Unsewered)
B-4 Commercial/ Industrial District	R-M Medium Density Residential District
B-P Business Park District	R-MH Mobile Home District
ES Essential Service District	R-O Old Village Residential
GMU-4 Balsam Lane	S-A Special Agriculture District
GMU-5 Southwest Mixed-Use	GMU-3 Historic Village
I-1 Light Industrial District	City Boundary
P-R Public Recreation District	PUD
R-1 Single Family District	County Parcels

Comprehensive Plan Map



- | | | | | |
|--|----------------------------|----------------------------|-------------------|----------------------|
| Greenway Overlay | Rural Estate | Existing Mobile Home Park | Mixed Use | Public/Institutional |
| Agricultural Preserve | Low Density Residential | Master Planned Development | Business Park | Open Water |
| Existing Unsewered Low Density Residential | Medium Density Residential | Neighborhood Commercial | Industrial | Right-of-Way |
| Existing Sewered Low Density Residential | High Density Residential | Commercial | Park & Open Space | |
| | | | Golf Course | |

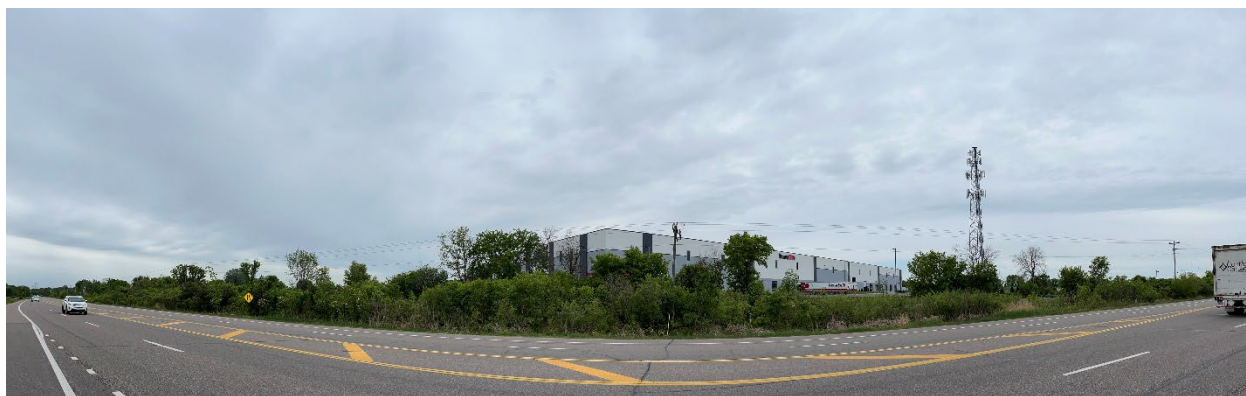
Aerial Photo



Site Photos



Panoramic view, SE to NW (looking west), along CSAH 81. (photo May 28, 2025).



Opus building (example of dock doors along CSAH 81). Panoramic view, SE to NW (looking west), along CSAH 81 (photo May 28, 2025).



Near SE corner of property looking SW (photo May 28, 2025).



Near RR tracks & NW corner of east wetland, looking West-Northwest. Opus in upper right corner (photo May 28, 2025).



Near SW corner of property, looking SE along Territorial Road (photo May 28, 2025).

RESOLUTION No. 39-2025

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

**A RESOLUTION APPROVING THE PRELIMINARY PLAT AND SITE PLAN OF
DAYTON INTERCAHNGE ADDITION**

WHEREAS, Scott Moe, Scannell Properties (Applicant) applied for approval of the Preliminary Plat of *Dayton Interchange Addition*, and Site Plan Review. The property is located at:

PID: 31-120-22-41-0010

That part of the Northeast Quarter of the Southeast Quarter of Section 31, and of the Northwest Quarter of the Sournthwest Quarter of Section 32, all in Township 120, Range 22, Hennepin County, Minnesota described as follows:

Beginning at the Quarter Section corner of the east line of said Section 31; thence westerly along the north line of said Section 31 a distance of 39 rods (643.5 feet); thence deflect left 90 degrees to the center line of public highway (Territorial Road); thence southeasterly along said center line to the intesection with a line drawn southerly, parallel to the west line of Section 32, Township 120, Range 22, from a point on the north line of said Section 32 distance 36 rods (594 feet) east from the Quarter Section corner on the west line of said Section 32; thence northerly along said parallel line to the north line of said section 32; thence westerly along said north line to the point of beginning.

EXCEPT

That part of the Northwest Quarter of the Southwest Quarter of said Section 32 described as follows: Commencing at the Quarter Section corner on the west line of said Section 32; thence running east on the north line of said Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 36 rods (594 feet) to the point of beginning of the land to be described; thence south parallel with the west line of the Southwest Quarter of said Section 32, a distance of 385.75 feet to the northeasterly right of way line of Hennepin County Highway 81; thence northwesterly along said northeasterly right of way line 523.31 feet to the north line of said Southwest Quarter; thence easterly along the north line of said Southweset Quarter 350.73 feet to the point of beginning.

ALSO EXCEPT

Railroad right of way and roads.

AND

PID: 31-120-22-41-0005

Lot 1, Block 1, Wicht Industrial Park, Hennepin County, Minnesota.

WHEREAS, the 2040 Comprehensive Land Use Plan guides PID: 31-120-22-41-0005 as Commercial. The proposed use is a parking lot. PID: 31-120-22-41-0010 is guided as Industrial. It's

proposed use is an industrial related business. The proposed uses are consistent with the intent of the Comprehensive Plan (Future Land Use); and,

WHEREAS, the properties are zoned I-1 Light Industrial, intended to provide for the establishment of warehousing and light industrial development; and,

WHEREAS, the Planning Commission held a Public Hearing on June 5, 2025. A Public Hearing Notice was published by THE PRESS on May 22, 2025, and mailed to property owners within 1,320' of the project; and,

PRELIMINARY PLAT

WHEREAS, in consideration of the application, the Staff Report, public testimony, and consistent with City Code 1002.05, Subd 1(2)(f)(4) (Planning Commission Action), the Planning Commission recommended APPROVAL with the following **Findings**;

- (a) That the proposed subdivision is **NOT** in conflict with the City's Comprehensive Plan, Zoning Ordinance, Capital Improvements Program, or other policy or regulation.*
- (b) That the proposed subdivision is **NOT** in conflict with the purpose and intent of this chapter.*
- (c) That the physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion, and siltation, susceptibility to flooding, water storage, and retention, are such that the site **IS** suitable for the type of development or use contemplated.*
- (d) That the site **IS** physically suitable for the intensity or type of development or use contemplated.*
- (e) That the design of the subdivision or the proposed improvements are **NOT** likely to cause substantial and irreversible environmental damage.*
- (f) That the design of the subdivision or the type of improvements will **NOT** be detrimental to the health, safety or general welfare of the public.*
- (g) That the design of the subdivision or the type of improvement will **NOT** conflict with easements on record or with easements established by judgment of a court.*
- (h) That the subdivision is **NOT** premature as determined by the standards of Subsection 1002.03 of this section.*

NOW, THEREFORE, BE IT RESOLVED, in consideration of the application, Staff Report, Public Testimony, and Planning Commission recommendation, the City Council APPROVES the Preliminary Plat with the following conditions:

1. Prior to Final Plat approval, applicable plans shall be revised to comply with the City Engineer's memo, dated May 27, 2025.
2. Prior to Final Plat approval, the project shall obtain approvals from Elm Creek Watershed District.
3. Prior to Final Plat approval, plans shall be revised to comply with City Code 1001.062, Subd 1(10) (*Pedestrian environment*).
4. Prior to Final Plat approval, plans shall be revised to connect the sidewalk in front of the building to the public sidewalk along Territorial Road (City Code 1001.19, Subd 2(6)(2)(b)).

5. Prior to Final Plat approval, Landscape plans shall be revised to comply with City Code 1001.24, Subd 4(3) regarding the number of plantings (e.g. ornamental trees).

SITE PLAN AND BUILDING PLAN

WHEREAS, City Code 1001.25, Subd 3 requires a Final Site and Building Plan to be approved by the City Council prior to the issuance of any permits for new development or building construction/expansion in any non-residential zoning district. Dayton Interchange Addition is a new development subject to a Final Site Plan and Building Plan; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton City Council Approves the Site Plan and Building Plan with the following conditions:

1. Architectural plans shall be consistent with plans (undated) included in the June 24, 2025 City Council packet. Dock doors shall be a color similar to the building colors.

Adopted by the City Council of the City of Dayton on this 24th day of June, 2025.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. *Second by* _____.
Resolution **Approved**

ALTA/NSPS LAND TITLE SURVEY

~for~ SCANNELL PROPERTIES
~of~ Leroy and Selma Stern Parcel
17XXX Territorial Road
Dayton, MN

CERTIFICATION

I hereby certify to Scannell Properties, LLC, an Indiana limited liability company, Leroy F. Stern and Selma E. Stern, as joint tenants, and to First American Title Insurance Company National Commercial Services, as issuing agent for First American Title Insurance Company that this is a survey of:

Real property in the City of Dayton, County of Hennepin, State of Minnesota, described as follows:

That part of the Northeast Quarter of the Southeast Quarter of Section 31, and of the Northwest Quarter of the Southwest Quarter of Section 32, all In Township 120, Range 22, Hennepin County, Minnesota described as follows:

Beginning at the Quarter Section corner on the East line of said Section 31; thence westerly along the North line of said Section 31, a distance of 39 rods (643.5 feet); thence deflect left 90 degrees to the center line of public highway (Territorial Road); thence southeasterly along said center line to the intersection with a line drawn southerly, parallel to the West line of Section 32, Township 120, Range 22, from a point on the North line of said Section 32, distant 36 rods (594 feet) east from the Quarter Section corner on the West line of said Section 32; thence northerly along said parallel line to the North line of said Section 32; thence westerly along said North line to the point of beginning.

EXCEPT

That part of the Northwest Quarter of the Southwest Quarter of said Section 32 described as follows:

Commencing at the Quarter Section corner on the West line of said Section 32; thence running east on the North line of said Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 36 rods (594 feet) to the point of beginning of the land to be described; thence south parallel with the West line of the Southwest Quarter of said Section 32, a distance of 385.75 feet to the northeasterly right of way line of Hennepin County Highway 81; thence northwesterly along said northeasterly right of way line 523.31 feet to the North line of said Southwest Quarter; thence easterly along the North line of said Southwest Quarter 350.73 feet to the point of beginning.

ALSO EXCEPT

Railroad right of way and roads.

and Is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services, as Issuing agent for First American Title Insurance Company, File No. NCS-997342-CH12, dated effective January 17, 2020 at 8:00 A.M., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which It is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6, 8, 11 (location of utilities per visible, above ground on-site observation and available mapping), 13, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on February 5th, 2020, February 12th, 2020, and March 24th, 2020.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 5/12/2020

E.G. Rud & Sons, Inc.

PRELIMINARY

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

GENERAL NOTES

- Fee ownership is vested in Leroy F. Stern and Selma E. Stern, as joint tenants. Parcel ID Number: 31-120-22-41-0010.
- Address of the surveyed premises: No address is currently assigned.
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map are in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270157 Panel No. 0045 Suffix F by the Federal Emergency Management Agency, effective date November 4th, 2016.
- Boundary area of the surveyed premises: 564,450± sq. ft. (12.96 acres) [Area Includes Territorial Road R.O.W.].
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Dayton's web site indicates that the surveyed premises shown on this survey is currently zoned B-4 (Commercial/Industrial District). Under the applicable zoning regulations, the current setbacks are:

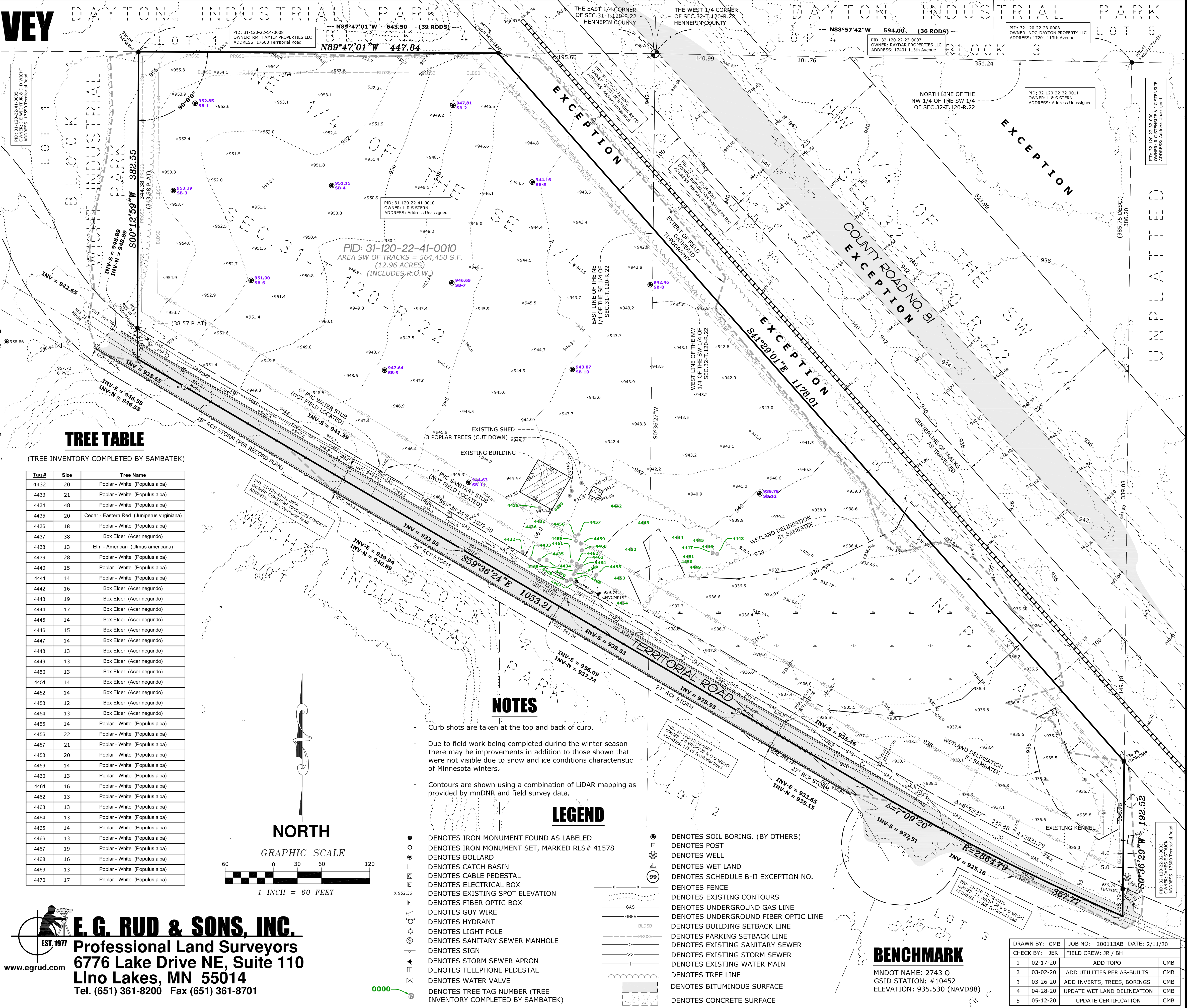
Building: Front = 50 (60) feet
Side = 25 (50) feet
Rear = 20 (50) feet

*Setbacks in parentheses apply adjacent to R-1 - RH Residential Districts.

Parking: Front = 20 (20) feet
Side = 5 (20) feet
Rear = 15 (20) feet

For additional information contact the Planning Department at the City of Dayton at (763)-712-3221.

- There are 0 marked or striped parking areas onsite. (0 regular, 0 handicapped)
- The surveyed premises adjoins Territorial Road, a public street.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Record drawings provided by the City of Dayton's engineering department.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 200350293.Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- First American Title Insurance Company National Commercial Services, as Issuing agent for First American Title Insurance Company, Commitment No. NCS-997342-CH12, Schedule B-II Survey Related Exceptions:
 - Easements, or claims of easement, not shown by the Public Records.
(Surveyor's Note: Improvements were located and are shown hereon.)
- Application and Authorization for Deferral of Special Assessments dated November 5, 2007, recorded June 11, 2008 as Document No. 9145505.
(Surveyor's Note: Not plottable, not survey related.)
- Certificate to Registrar of Titles and County Recorder of Deferred Assessments dated November 20, 2019, recorded December 2, 2019 as Document No. A10730256.
(Surveyor's Note: Not plottable, not survey related.)
- Subject to Territorial Road as laid out and travelled.
(Surveyor's Note: Right-of-way for Territorial Road is shown per plat of DAYTON INDUSTRIAL PARK.)



PRELIMINARY PLAT

~of~ DAYTON INTERCHANGE
BUSINESS CENTER
~for~ SCANNELL PROPERTIES #631

EXISTING LEGAL DESCRIPTION

(Per Hennepin County Tax Information)

That part of the Northeast Quarter of the Southeast Quarter of Section 31, and of the Northwest Quarter of the Southwest Quarter of Section 32, all in Township 120, Range 22, Hennepin County, Minnesota described as follows:

Beginning at the Quarter Section corner on the east line of said Section 31; thence westerly along the north line of said Section 31 a distance of 39 rods (643.5 feet); thence deflect left 90 degrees to the center line of public highway (Territorial Road); thence southeasterly along said center line to the intersection with a line drawn southerly, parallel to the west line of Section 32, Township 120, Range 22, from a point on the north line of said Section 32 distant 36 rods (594 feet) east from the Quarter Section corner on the west line of said Section 32; thence northerly along said parallel line to the north line of said section 32; thence westerly along said north line to the point of beginning.

EXCEPT

That part of the Northwest Quarter of the Southwest Quarter of said Section 32 described as follows: Commencing at the Quarter Section corner on the west line of said Section 32; thence running east on the north line of said Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 36 rods (594 feet) to the point of beginning of the land to be described; thence south parallel with the west line of the Southwest Quarter of said Section 32, a distance of 385.75 feet to the northeasterly right of way line of Hennepin County Highway 81; thence northwesterly along said northeasterly right of way line 523.31 feet to the north line of said Southwest Quarter; thence easterly along the north line of said Southwest Quarter 350.73 feet to the point of beginning.

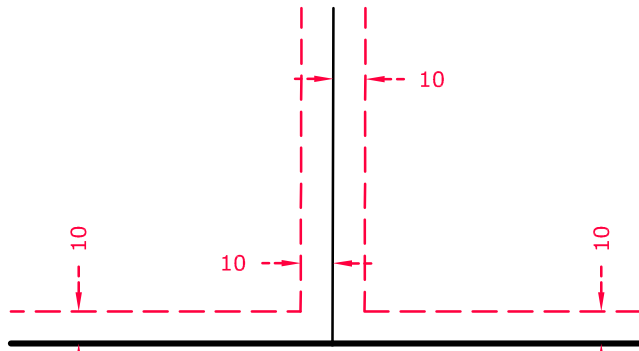
ALSO EXCEPT

Railroad right of way and roads.

AND

Lot 1, Block 1, WICHT INDUSTRIAL PARK, Hennepin County, Minnesota.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND BEING 12 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY
LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

EXISTING ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)

MINIMUM LOT DIMENSIONS

(PER DAYTON CITY CODE)

MINIMUM LOT SIZE = 1 ACRE
MINIMUM LOT WIDTH = 150 FEET
MINIMUM LOT DEPTH = 150 FEET
MAXIMUM IMPERVIOUS COVERAGE = 80%

MINIMUM BUILDING SETBACKS

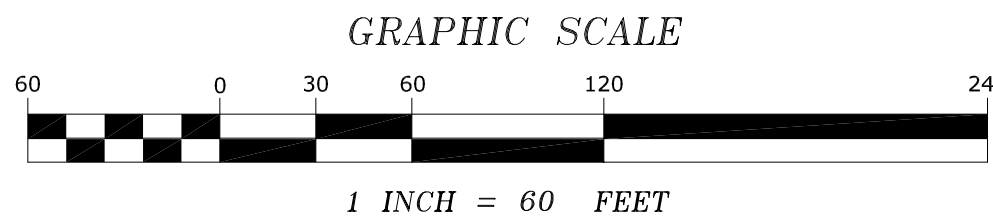
(PER DAYTON CITY CODE)

FRONT = 30 (50) feet - Plus 1 foot for every 1 foot of
building height over 30 feet (maximum setback of 80 feet)
SIDE YARD = 15 (40) FEET
SIDE YARD (STREET) = 30 (40) FEET
REAR YARD = 15 (50) FEET

*Setbacks in parentheses apply adjacent to all Residential
Districts. A 20 foot setback is required for any structure or
parking adjacent to any other Residential District.

PROPOSED LOT AREA INFORMATION

NAME	AREA
LOT 1, BLOCK 1	566,234 S.F. (13.00 ACRES)
TERRITORIAL ROAD	46,585 S.F. (1.07 ACRES)



NOTES

- Curb shots are taken at the top and back of curb.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Contours are shown using a combination of LIDAR mapping as provided by mndnr and field survey data.
- Site plan and proposed improvements provided by Sambatek.
- See separate Certificate of Survey for existing conditions and tree inventory.

BENCHMARK

MNDOT NAME: 2743 Q
GSID STATION: #10452
ELEVATION: 935.530 (NAVD88)

DRAWN BY: CMB		JOB NO: 200113AB	DATE: 3/30/20
CHECK BY: JER		FIELD CREW: JR / BH	
1	4-1-20	ADD EXISTING CONTOURS	CMB
2	4-28-20	UPDATE WET LAND DELINEATION	CMB
3	9-28-21	UPDATE BOUNDARY	CMB
4	3-28-22	UPDATE SITE PLAN INFO	CMB
5	5/22/2025	UPDATE SITE PLAN INFO	BPN

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.

JASON E. RUD

Date: 5/22/2025 License No. 41578

KNOW ALL PERSONS BY THESE PRESENTS: That Scannell Properties, LLC, an Indiana limited liability company, fee owners of the following described property situated in the County of Hennepin, State of Minnesota to-wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 31, and of the Northwest Quarter of the Southwest Quarter of Section 32, all in Township 120, Range 22, Hennepin County, Minnesota described as follows:

Beginning at the Quarter Section corner on the east line of said Section 31; thence westerly along the north line of said Section 31 a distance of 39 rods (643.5 feet); thence deflect left 90 degrees to the center line of public highway (Territorial Road); thence southeasterly along said center line to the intersection with a line drawn southerly, parallel to the west line of Section 32; Township 120, Range 22, from a point on the north line of said Section 32 distant 36 rods (594 feet) east from the Quarter Section corner on the west line of said Section 32; thence northerly along said parallel line to the north line of said section 32; thence westerly along said north line to the point of beginning.

EXCEPT

That part of the Northwest Quarter of the Southwest Quarter of said Section 32 described as follows: Commencing at the Quarter Section corner on the west line of said Section 32; thence running east on the north line of said Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 36 rods (594 feet) to the point of beginning of the land to be described; thence south parallel with the west line of the Southwest Quarter of said Section 32, a distance of 385.75 feet to the northeasterly right of way line of Hennepin County Highway 81; thence northwesterly along said northeasterly right of way line 523.31 feet to the north line of said Southwest Quarter; thence easterly along the north line of said Southwest Quarter 350.73 feet to the point of beginning.

ALSO EXCEPT

Railroad right of way and roads.

AND

Lot 1, Block 1, WICHT INDUSTRIAL PARK, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as DAYTON INTERCHANGE ADDITION and does hereby dedicate to the public for public use the road and the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Scannell Properties, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper agent this _____ day of _____, 20____.

_____, as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, a _____ of Scannell Properties, LLC, an Indiana limited liability company.

_____, (Signature)

_____, (Print name)

Notary Public, _____ County, _____
My Commission Expires _____

I Jason E. Rud 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____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud.

_____, (Signature)

_____, (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON INTERCHANGE 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, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

_____, (Mayor) _____, (Manager)

RESIDENT AND REAL ESTATE SERVICES, HENNEPIN COUNTY, MINNESOTA

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

Mark Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

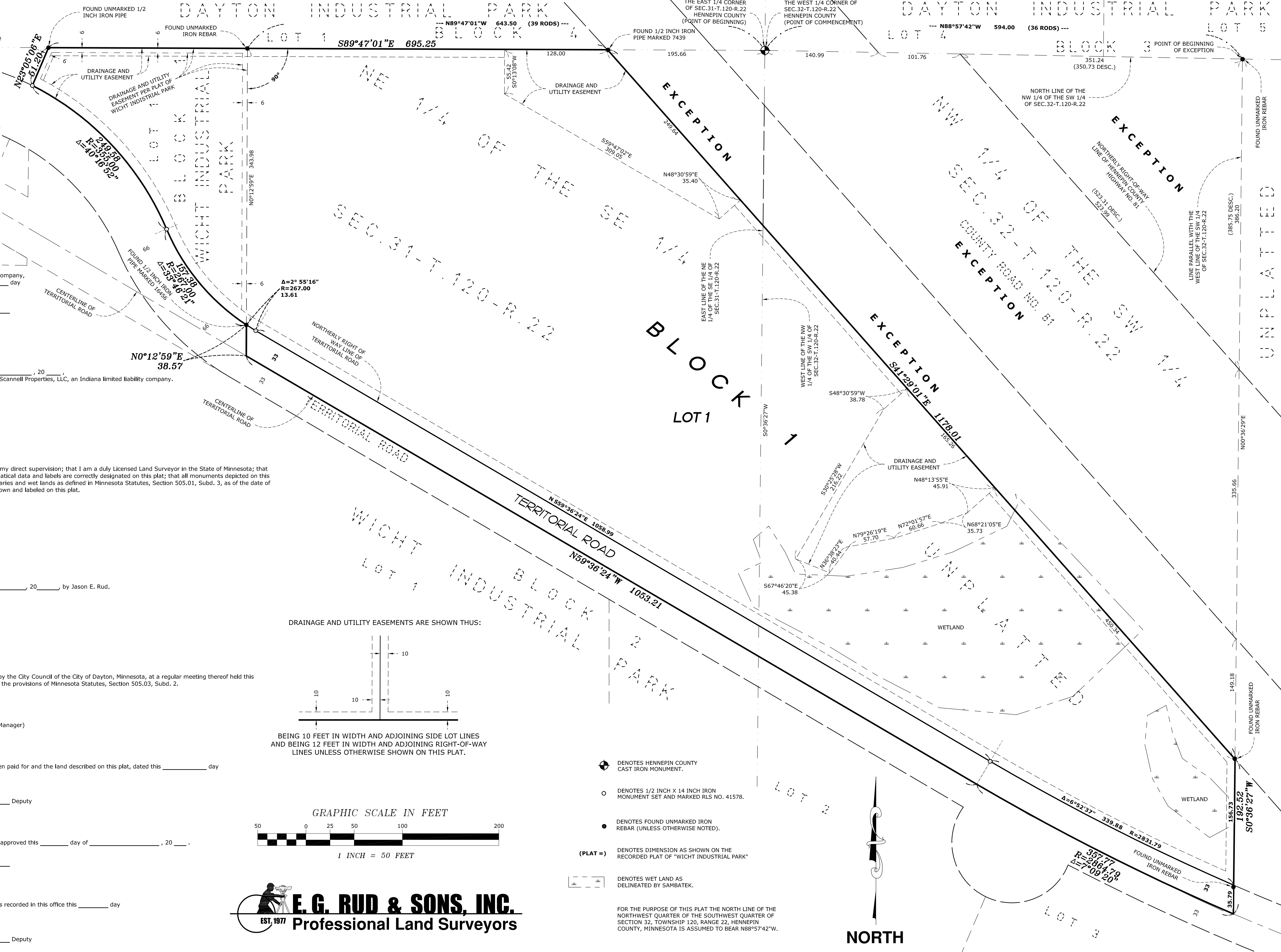
COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of DAYTON INTERCHANGE ADDITION was recorded in this office this _____ day of _____, 20____.

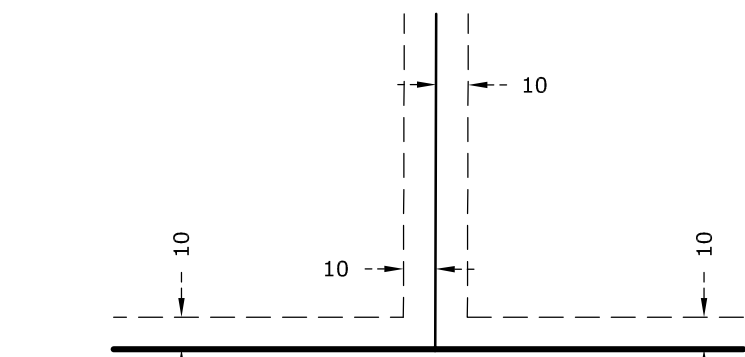
Martie McCormick, County Recorder By _____ Deputy

DAYTON INTERCHANGE ADDITION

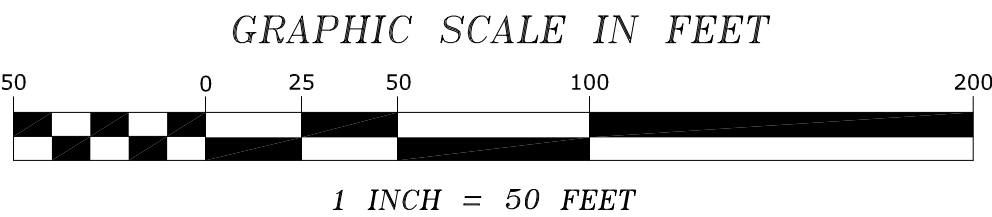
C.R. DOC. NO. _____



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND BEING 12 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY
LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES HENNEPIN COUNTY CAST IRON MONUMENT.
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED RLS NO. 41578.
- DENOTES FOUND UNMARKED IRON REBAR (UNLESS OTHERWISE NOTED).

(PLAT =) DENOTES DIMENSION AS SHOWN ON THE RECORDED PLAT OF "WICHT INDUSTRIAL PARK"

WETLAND DENOTES WET LAND AS DELINEATED BY SAMBATEK.

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 120, RANGE 22, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR N88°57'42"W.

NORTH

24.15 (LWS TECH) | TREVOR CONWAY | 4/29/2025 3:04:30 PM
L:\PROJECTS\53747\CAD\CIVIL\SHEETS\53747-CL01-TITLE.DWG-CL01 TITLE SHEET

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
WAYZATA, MN 55391
TEL 763-331-8854
DANS@SCANNELLPROPERTIES.COM
CONTACT: DAN SALZER

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-259-6674
TCONWAY@SAMBATEK.COM
CONTACT: TREVOR CONWAY

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA MN, 55391
TEL 952-426-7470
SPAETZEL@MOHAGENHANSEN.COM
CONTACT: STEVE PAETZEL

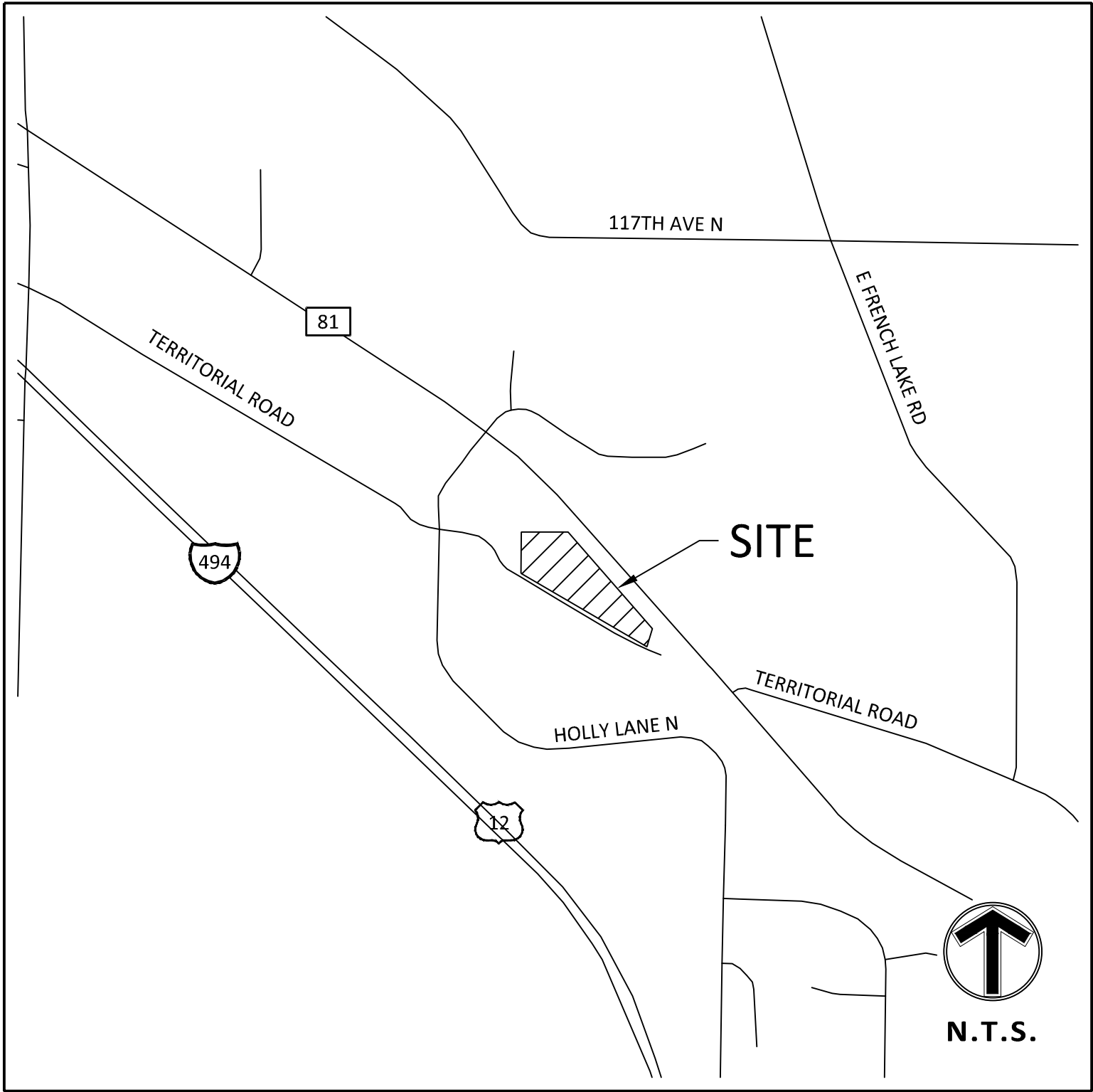
SURVEYOR
E.G. RUD AND SONS
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MN 55014
TEL 651-361-8200
JRUD@EGRUD.COM
CONTACT: JASON RUD

GEOTECHNICAL
AMERICAN ENGINEERING TESTING (AET)
550 CLEVELAND AVENUE NORTH
ST. PAUL, MN 55114
TEL 651-523-1272
MNELSON@AMENGTEST.COM
CONTACT: MITCHELL NELSON

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-259-6684
JWORKMAN@SAMBATEK.COM
CONTACT: JOHNNIE WORKMAN

Permit Submittal
for
DAYTON INTERCHANGE
BUSINESS CENTER
Dayton, Minnesota

Presented by:
SCANNELL PROPERTIES



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE	REVISION
C1.01	TITLE SHEET	
C2.02	DEMOLITION PLAN	
C3.01	OVERALL SITE PLAN	
C3.02	SITE PLAN	
C3.03	SITE PLAN	
C3.04	SITE PLAN	
C4.01	OVERALL GRADING PLAN	
C4.02	GRADING PLAN	
C4.03	GRADING PLAN	
C4.04	GRADING NOTES	
C5.01	PHASE 1 EROSION CONTROL PLAN	
C5.02	PHASE 2 EROSION CONTROL PLAN	
C5.03	EROSION CONTROL NOTES	
C5.04	EROSION CONTROL DETAILS	
C5.05	SWPPP	
C5.06	SWPPP	
C6.01	UTILITY PLAN	
C6.02	UTILITY NOTES	
C9.01	DETAILS	
C9.02	DETAILS	
C9.03	DETAILS	
C9.04	DETAILS	
C9.05	DETAILS	
C9.06	DETAILS	
L0.01	TREE PRESERVATION PLAN	
L1.01	TREE AND GROUNDCOVER PLANTING PLAN	
L1.02	SHRUB PLANTING PLAN	
L1.03	LANDSCAPE NOTES & DETAILS	

GOVERNING SPECIFICATIONS

CITY OF DAYTON SPECIFICATIONS (2008)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)

NO	DATE	BY	CKD	APPR	COMMENT
© 2021 Sambatek					

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: ERIK W. MILLER, PE

Date License # 41326

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
CDC

DESIGNED BY
TC

CHECKED BY
TC

PROJECT NO.
53747

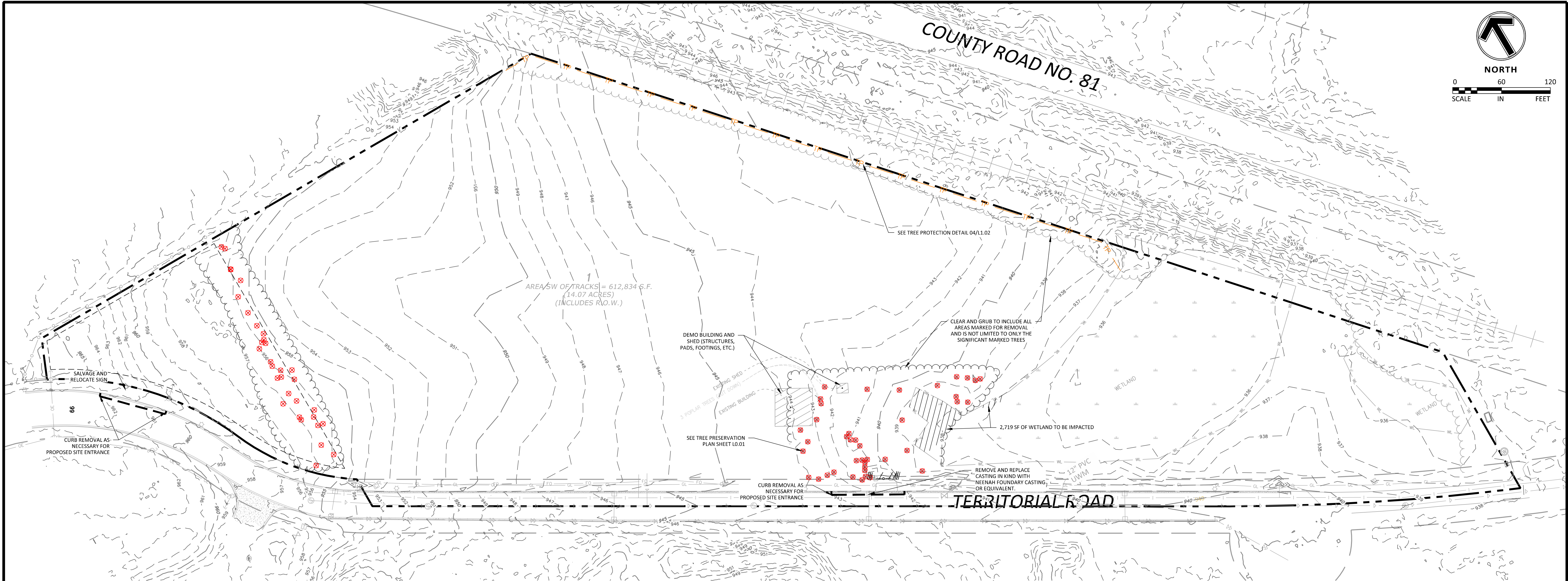


TITLE SHEET

SCANNELL PROPERTIES
DAYTON INTERCHANGE BUSINESS CENTER
PERMIT SUBMITTAL
DAYTON, MN

SHEET
C1.01
1 OF 28
REV.

24.15 (LWS TECH) | TREVOR CONWAY | 4/25/2025 4:01:28 PM
L:\PROJECTS\53747\CAD\CIVIL\SHEETS\53747-C2.02 DEMO.DWG-C2.02 DEMOLITION PLAN



DEMOLITION NOTES

- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY E.G. RUD DATED 03-26-2020. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
- CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
- THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
- CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

LEGEND

EXISTING	
GAS METER	
HYDRANT	
LIGHT	
STORM SEWER	
DRAIN TILE	
WATERMAIN	
FORCE MAIN	
SANITARY SEWER	
OVERHEAD ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND CABLE TV	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
WIRE FENCE	
IRON FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
STONE RETAINING WALL	
SPRINKLER HEAD	
SPRINKLER VALVE	
GUARD RAIL	
HANDRAIL	
EDGE OF TREES	
TREES / SHRUBS	
CONCRETE	
GUARD POLES	
SIGNS	
CONCRETE CURB	
BITUMINOUS CURB	
BUILDING	
REMOVE EXISTING UTILITY LINE	
REMOVE EXIST CONCRETE CURB	
SAW CUT EXIST BITUMINOUS PAVEMENT	
REMOVE EXISTING PAVEMENT MARKINGS	
REMOVE EXISTING CONCRETE PAVEMENT	
REMOVE EXISTING BUILDING	
REMOVE EXISTING GRAVEL DRIVE	
REMOVE EXISTING LANDSCAPING	
TREE PROTECTION FENCE	
REMOVE EXISTING TREE	
REMOVE EXISTING	
REMOVE EXISTING UTILITY	
REMOVE EXISTING CHAIN LINK FENCE	
REMOVE EXISTING LIGHT FIXTURE	

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: ERIK W. MILLER, PE

Date License # 41326

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
CDC

DESIGNED BY
TC

CHECKED BY
TC

PROJECT NO.
53747



DEMOLITION PLAN

SCANNELL PROPERTIES

DAYTON INTERCHANGE BUSINESS CENTER

PERMIT SUBMITTAL

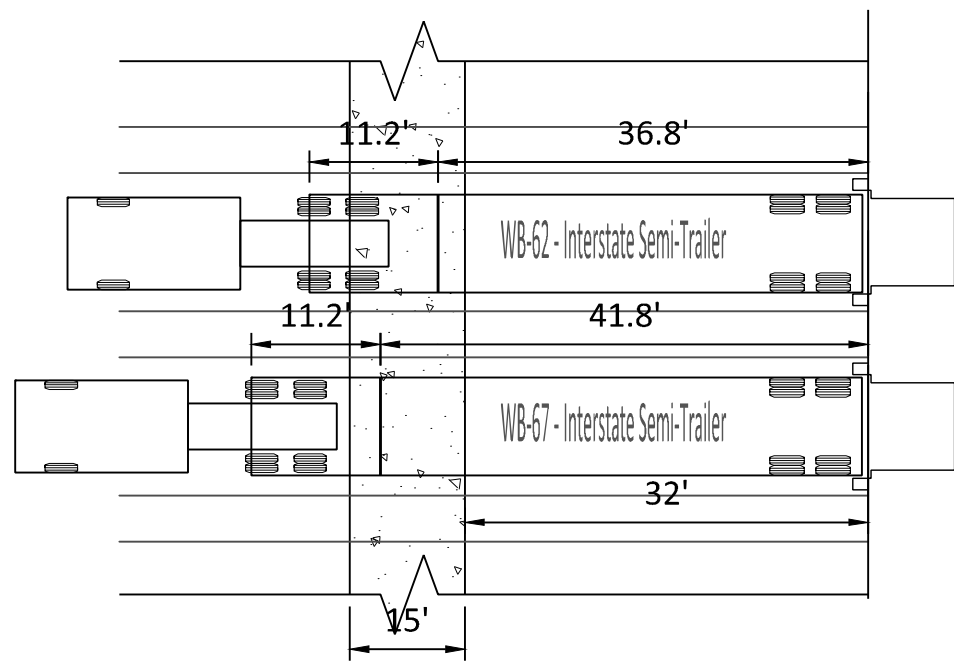
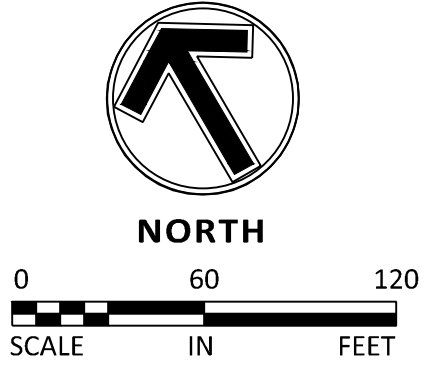
DAYTON, MN

SHEET

C2.02

2 OF 28

REV.



N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLES.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 1.50% (1:67). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

GROSS SITE AREA	612,834 SF	14.07 AC
<u>BUILDING SETBACKS</u>		
FRONT YARD		50 FEET
REAR YARD		20 FEET
SIDE YARD		25 FEET
<u>PARKING SETBACKS</u>		
FRONT YARD		20 FEET
REAR YARD		15 FEET
SIDE YARD		5 FEET
MINIMUM LOT SIZE		43,560 SF
MAXIMUM IMPERVIOUS (80%)		490,267 SF
PROPOSED IMPERVIOUS (47%)		290,342 SF
MAXIMUM BUILDING FOOT PRINT (50%)		306,417 SF
PROPOSED BUILDING FOOT PRINT (20%)		125,037 SF
<u>ZONING</u>		
EXISTING ZONING		B-4
PROPOSED ZONING		I-1
<u>PARKING SUMMARY</u>		
PROPOSED AUTO PARKING PROVIDED		144 SPACES
PROPOSED TRUCK PARKING PROVIDED		14 SPACES
REQUIRED ADA SPACES		6 SPACES
PROVIDED ADA SPACES		6 SPACES

<u>AVERAGE BUFFER AREA REQUIRED (25 FEET OR 40 FEET ADJACENT TO 3:1)</u>		
WETLAND 1	28,054 SF	0.64 AC
WETLAND 2	11,140 SF	0.26 AC
TOTAL	34,469 SF	0.80 AC
 <u>AVERAGE BUFFER AREA PROVIDED</u>		
WETLAND 1	28,087 SF	0.64 AC
WETLAND 2	11,140 SF	0.26 AC
TOTAL	34,751 SF	0.80 AC
AREA OF WETLAND 1 IMPACTED	2,719 SF	0.06 AC

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			HEAVY DUTY ASPHALT PAVING	
BUILDING				
RETAINING WALL			CONCRETE PAVING	
WETLAND LIMITS				
TREE LINE			CONCRETE SIDEWALK	
SAWCUT LINE			PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	
PIPE BOLLARD			WETLAND BUFFER AREA	
NUMBER OF PARKING STALLS PER ROW			POND MAINTENANCE	
KEY NOTE			WETLAND IMPACT	
TURF REINFORCEMENT MAT				

TOTAL	125,037	SF GFA		CODE REQUIRED PARKING	
90%	112,533	SF WAREHOUSE	1 SPACE / 2,000 SF	56.27	SPACES
10%	12,504	SF OFFICE	1 SPACE / 200 SF	62.52	SPACES
				119	TOTAL SPACES REQUIRED

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Print Name: ERIK W. MILLER, PE

Date License # 41326

CONSTRUCTION DOCUMENTS

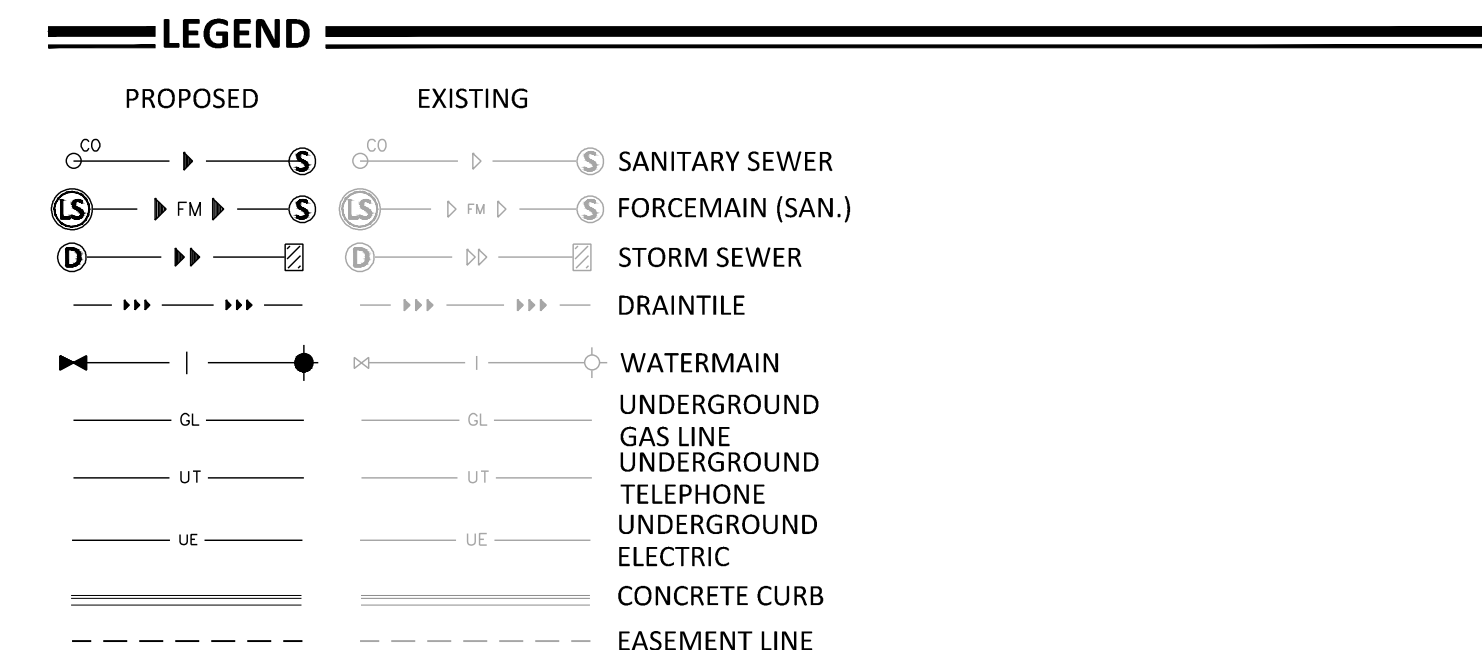
PROJECT NO.
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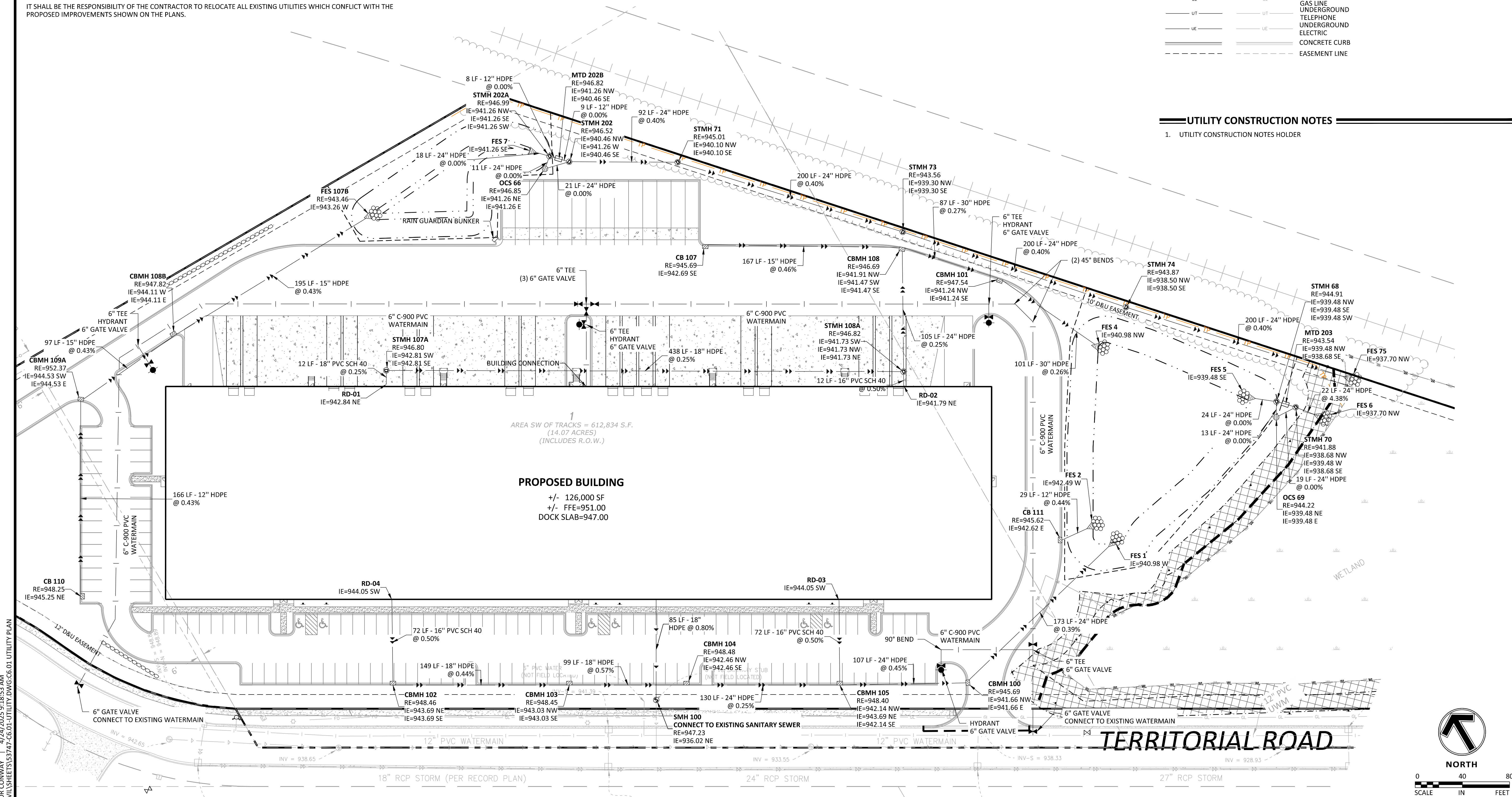
C3.01
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REV.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



UTILITY CONSTRUCTION NOTES

1. UTILITY CONSTRUCTION NOTES HOLDER

[illegible]

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Print Name: _____ ERIK W. MILLER, PE

Date _____ License # _____ 41326

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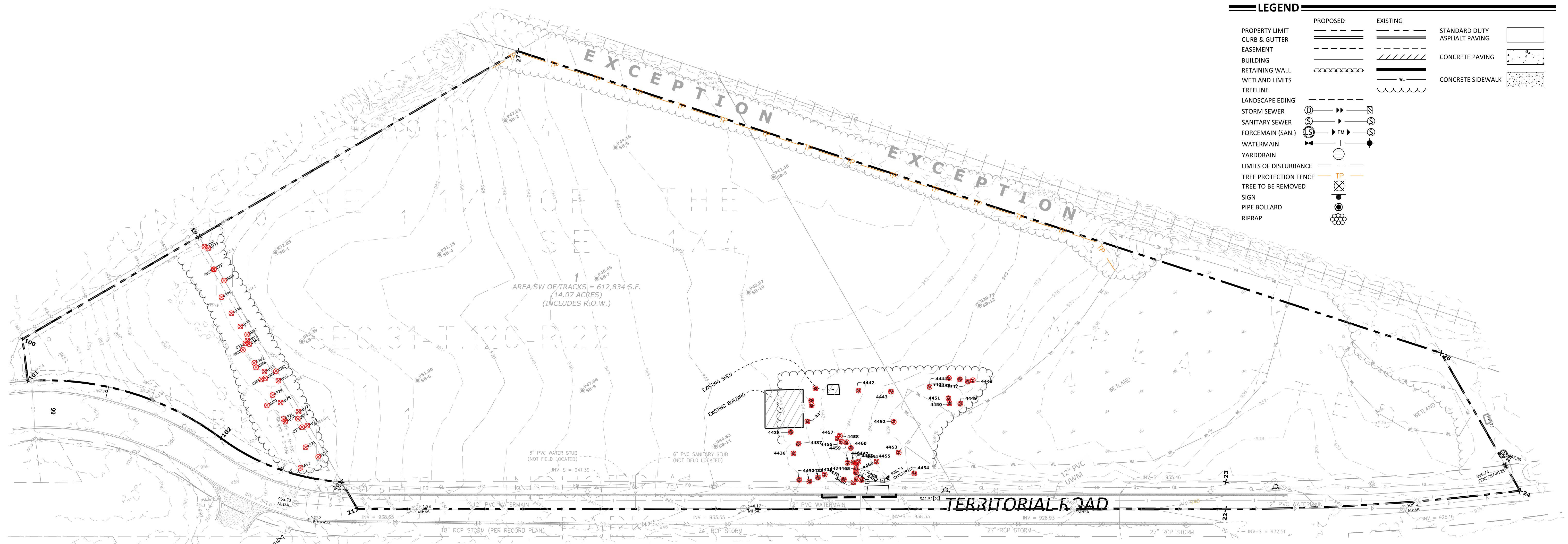
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CHECKED BY TC
PROJECT NO. 53747



UTILITY PLAN

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■ TREE PRESERVATION CALCULATIONS

DEVELOPMENT IN NON-RESIDENTIAL DISTRICTS MAY REMOVE UP TO 60% OF TOTAL INCHES OF SIGNIFICANT TREES DBH. ANY REMOVAL OR DISTURBANCE BEYOND SHALL REQUIRE REFORESTATION. SIGNIFICANT TREES REMOVED FOR WATER QUALITY TREATMENT PONDS, PUBLIC TRAILS, SIDEWALKS, AND COLLECTOR OR ARTERIAL ROADS ARE EXEMPT FROM THE REMOVAL THRESHOLD CALCULATION.

- TOTAL INCHES OF SIGNIFICANT TREES RECORDED: 1,112 INCHES
- ALLOWABLE TREES REMOVED (60% DBH): 667 INCHES
- INCHES REMOVED BEYOND THRESHOLD: 445 INCHES

FOR EACH INCH THAT IS REMOVED OR DISTURBED BEYOND THE THRESHOLD, THE SUBDIVIDER SHALL REPLANT 1 INCH OF NEW TREES.

- REPLACEABLE TREE INCHES REQUIRED (DBH): 445 INCHES
- MINIMUM TREE SIZE REQUIRED: 2.5"
- **NUMBER OF TREES TO BE REPLANTED: 178 TREES AT MINIMUM 2.5" CAL.**
- **NUMBER OF PROPOSED REPLACEMENT TREES: 45 TREES**
- **FEE IN LIEU OF REPLACEMENT TREES (\$125 PER INCH * 333 INCHES): \$41,625**

TREE INVENTORY

Tree Number	Size	Tree Name	Classification
4432	20	Poplar - White (Populus alba)	Common
4433	21	Poplar - White (Populus alba)	Common
4434	48	Poplar - White (Populus alba)	Common
4435	20'	Cedar - Eastern Red (Juniperus virginiana)	Evergreen
4436	18	Poplar - White (Populus alba)	Common
4437	38	Box Elder (Acer negundo)	Common
4438	13	Elm - American (Ulmus americana)	Common
4439	28	Poplar - White (Populus alba)	Common
4440	15	Poplar - White (Populus alba)	Common
4441	14	Poplar - White (Populus alba)	Common
4442	16	Box Elder (Acer negundo)	Common
4443	19	Box Elder (Acer negundo)	Common
4444	17	Box Elder (Acer negundo)	Common
4445	14	Box Elder (Acer negundo)	Common-Exempt
4446	15	Box Elder (Acer negundo)	Common-Exempt
4447	14	Box Elder (Acer negundo)	Common-Exempt
4448	13	Box Elder (Acer negundo)	Common-Exempt
4449	13	Box Elder (Acer negundo)	Common
4450	13	Box Elder (Acer negundo)	Common
4451	14	Box Elder (Acer negundo)	Common
4452	14	Box Elder (Acer negundo)	Common
4453	12	Box Elder (Acer negundo)	Common
4454	13	Box Elder (Acer negundo)	Common
4455	14	Poplar - White (Populus alba)	Common

4456	22	Poplar - White (Populus alba)	Common
4457	21	Poplar - White (Populus alba)	Common
4458	20	Poplar - White (Populus alba)	Common
4459	14	Poplar - White (Populus alba)	Common
4460	13	Poplar - White (Populus alba)	Common
4461	16	Poplar - White (Populus alba)	Common
4462	13	Poplar - White (Populus alba)	Common
4463	13	Poplar - White (Populus alba)	Common
4464	13	Poplar - White (Populus alba)	Common
4465	14	Poplar - White (Populus alba)	Common
4466	13	Poplar - White (Populus alba)	Common
4467	19	Poplar - White (Populus alba)	Common
4468	16	Poplar - White (Populus alba)	Common
4469	13	Poplar - White (Populus alba)	Common
4470	17	Poplar - White (Populus alba)	Common
4970	14	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4971	15	Hackberry (Celtis occidentalis)	Hardwood
4972	14	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4973	16	Box Elder (Acer negundo)	Common
4974	12	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4975	13	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4976	14	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4977	12	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4978	22	Basswood (Tilia americana)	Hardwood
4979	13	Ash - Green (Fraxinus pennsylvanica)	Hardwood
4980	19	Box Elder (Acer negundo)	Common

4981	13	Hackberry (<i>Celtis occidentalis</i>)	Hardwood
4982	13	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4983	15	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4984	13	Box Elder (<i>Acer negundo</i>)	Common
4985	13	Box Elder (<i>Acer negundo</i>)	Common
4986	14	Box Elder (<i>Acer negundo</i>)	Common
4987	12	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4988	14	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4989	14	Box Elder (<i>Acer negundo</i>)	Common
4990	12	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4991	15	Elm - American (<i>Ulmus americana</i>)	Common
4992	12	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4993	13	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4994	15	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4995	12	Ash - Green (<i>Fraxinus pennsylvanica</i>)	Hardwood
4996	15	Oak - White (<i>Quercus alba</i>)	Hardwood
4997	18	Box Elder (<i>Acer negundo</i>)	Common
4998	13	Elm - American (<i>Ulmus americana</i>)	Common
4999	10	Oak - White (<i>Quercus alba</i>)	Hardwood
5000	13	Box Elder (<i>Acer negundo</i>)	Common
2432	13	Elm - American (<i>Ulmus americana</i>)	Common

[illegible]

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Print Name: _____

Date _____ License # _____

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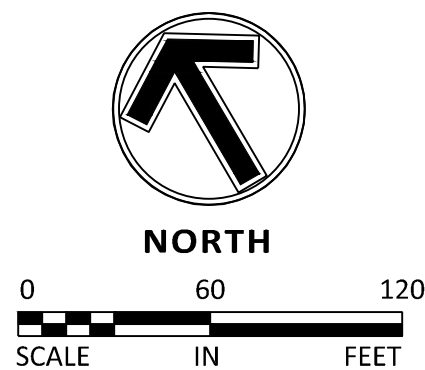


TREE PRESERVATION PLAN













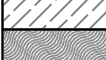


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REV.



PLANT SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	QTY
TREES						
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		11
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		17
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		16
	QA	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal		9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		11
	RP	Quercus robur x warei 'Long' / Regal Prince Oak	B & B	2.5"Cal		19
	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		8
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	15
	NS	Picea abies / Norway Spruce	B & B		6'	12
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	9
	WP	Pinus strobus / White Pine	B & B		6'	10
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed			
	SSR	MNDOT Seed Mix Southern Shortgrass Roadside / Formerly MNDOT Seed Mix 35-221/36-211	Seed			
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

DAYTON LANDSCAPE CODE

BUILDING GROUND COVER: A MINIMUM 5-FOOT STRIP FROM THE BUILDING EDGE MUST BE TREATED WITH DECORATIVE GROUND COVER AND/OR FOUNDATION PLANTINGS, EXCEPT FOR GARAGE/LOADING AREAS AND PEDESTRIAN ACCESS AREAS.

	REQUIRED	PROPOSED
CALCULATIONS LANDSCAPE AREA FOR I-1 (25%): TOTAL SITE AREA (612,834 SF) - WETLANDS 1 & 2 (72,350 SF) + WETLAND IMPACT AREA (4,531 SF) = 545,015 SF NET AREA	136,253 SF	198,231 SF
INTERNAL PARKING LOT LANDSCAPE (3%) 47,476 SF	1,425 SF	XXX SF
CALCULATIONS (136,253 SF OF REQUIRED LAND AREA) PICK 3 ONE OVERSTORY TREE PER 3,000 SF OF LAND AREA ONE CONIFEROUS TREE PER 3,000 SF OF LAND AREA ONE ORNAMENTAL TREE PER 1,500 SF OF LAND AREA ONE SHRUB PER 100 SF OF LAND AREA	46 46 92 1,362	46 46 0* 1,362

PARKING LOT TREES: 146 PARKING STALLS
ONE OVERSTORY TREE PER 10 PARKING STALLS. 15 15**

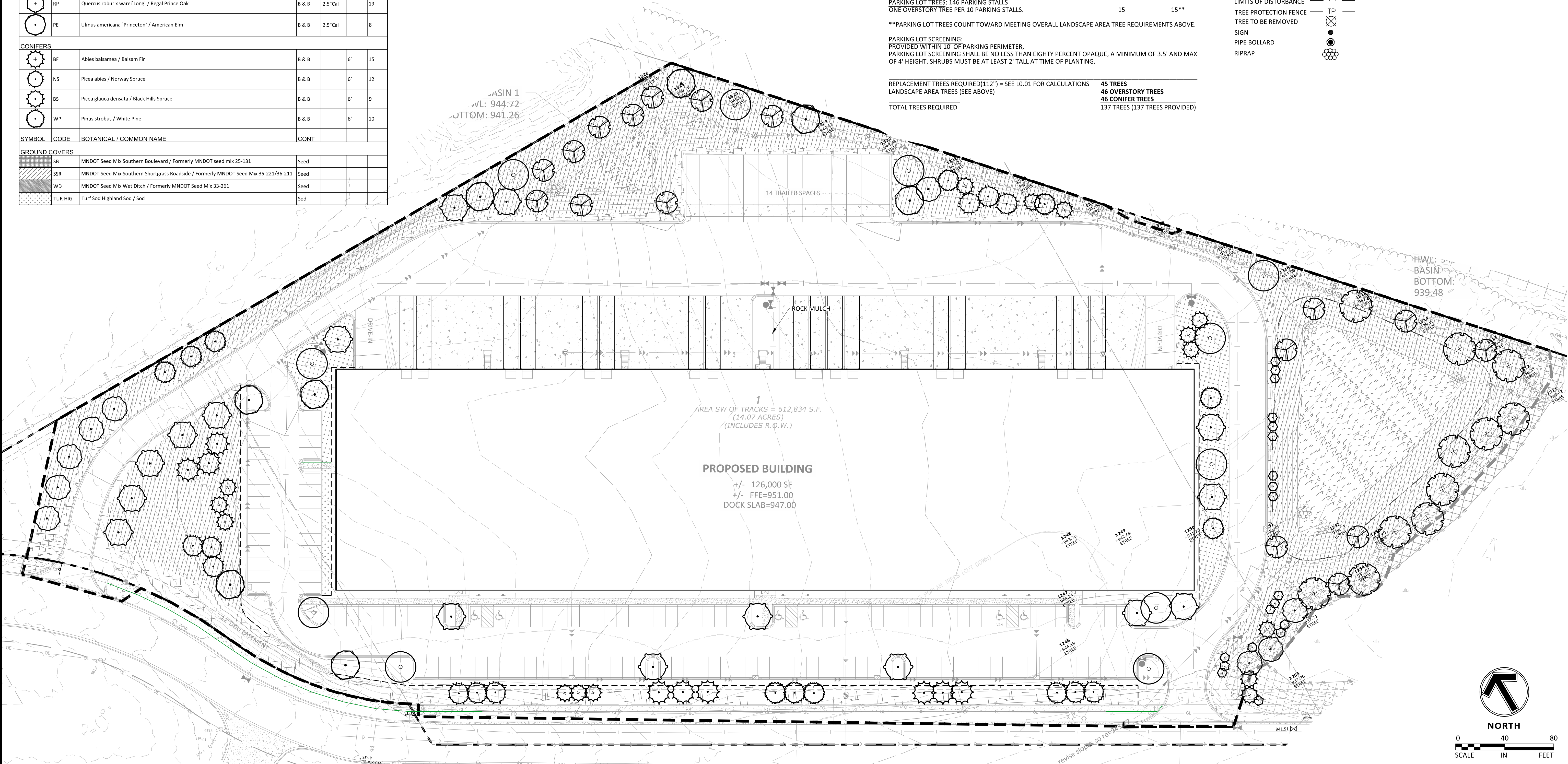
**PARKING LOT TREES COUNT TOWARD MEETING OVERALL LANDSCAPE AREA TREE REQUIREMENTS ABOVE.

PARKING LOT SCREENING:
PROVIDED WITHIN 10' OF PARKING PERIMETER,
PARKING LOT SCREENING SHALL BE NO LESS THAN EIGHTY PERCENT OPAQUE, A MINIMUM OF 3.5' AND MAX
OF 4' HEIGHT. SHRUBS MUST BE AT LEAST 2' TALL AT TIME OF PLANTING.

REPLACEMENT TREES REQUIRED(112") = SEE L0.01 FOR CALCULATIONS	45 TREES
LANDSCAPE AREA TREES (SEE ABOVE)	46 OVERSTORY TREES
	46 CONIFER TREES
TOTAL TREES REQUIRED	137 TREES (137 TREES PROVIDED)

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			



NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: _____

Date _____ License # _____

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CHECKED BY

PROJECT NO. 53747



TREE AND GROUNDCOVER PLANTING PLAN

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DAYTON INTERCHANGE BUSINESS CENTER
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DAYTON, MN

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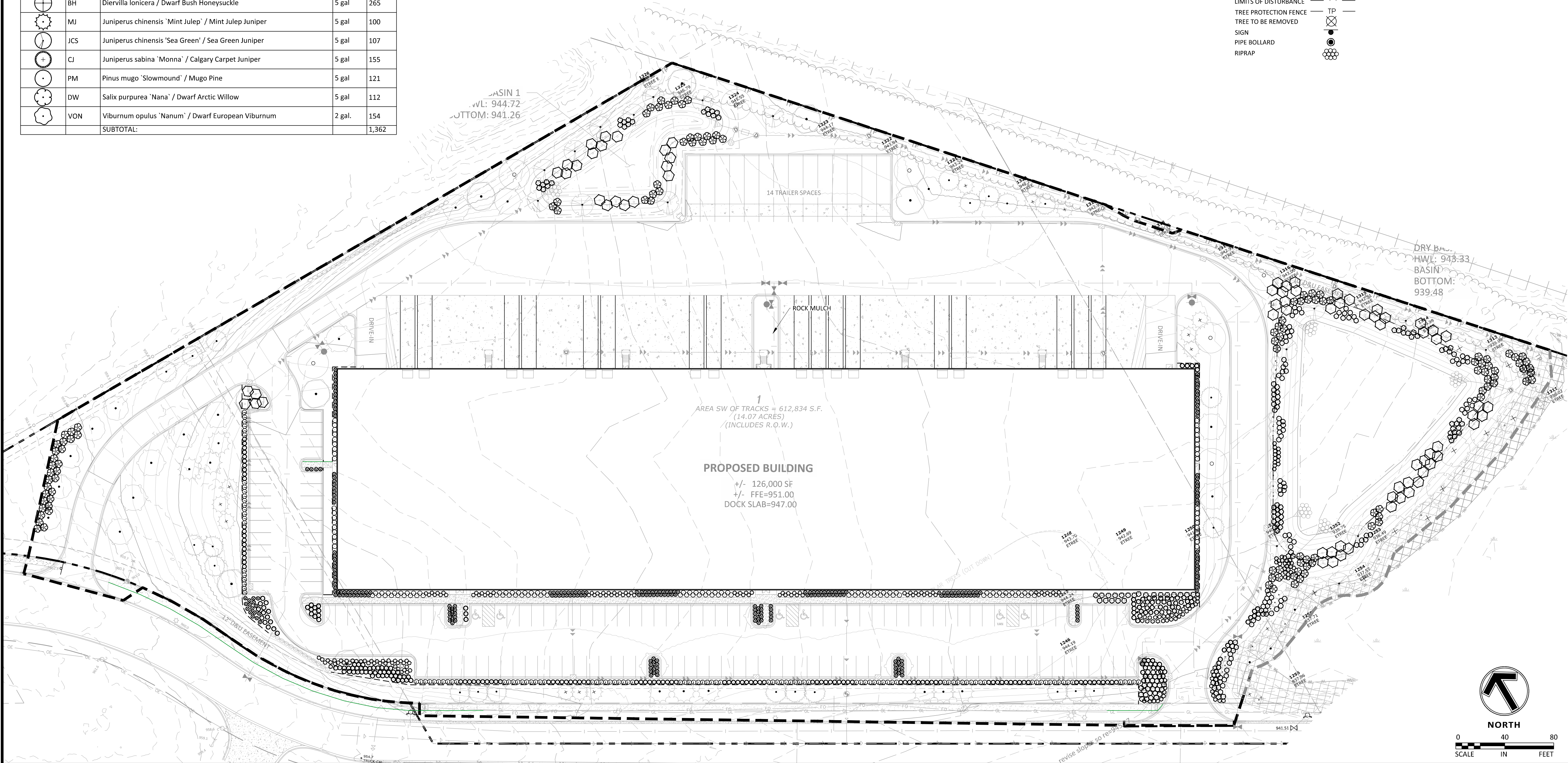
L1.01
26 OF 28
REV.

PLANT SCHEDULE

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BC	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal	113
	CR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	5 gal	35
	YD	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	5 gal	115
	RD	Cornus baileyi / Bailey's Red-twig Dogwood	5 gal	74
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	11
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	265
	MJ	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper	5 gal	100
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	107
	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal	155
	PM	Pinus mugo 'Slowmound' / Mugo Pine	5 gal	121
	DW	Salix purpurea 'Nana' / Dwarf Arctic Willow	5 gal	112
	VON	Viburnum opulus 'Nanum' / Dwarf European Viburnum	2 gal.	154
		SUBTOTAL:		1,362

LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			



NO	DATE	BY	CKD	APPR	COMMENT

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SHRUB PLANTING PLAN

SCANNELL PROPERTIES

DAYTON INTERCHANGE BUSINESS CENTER

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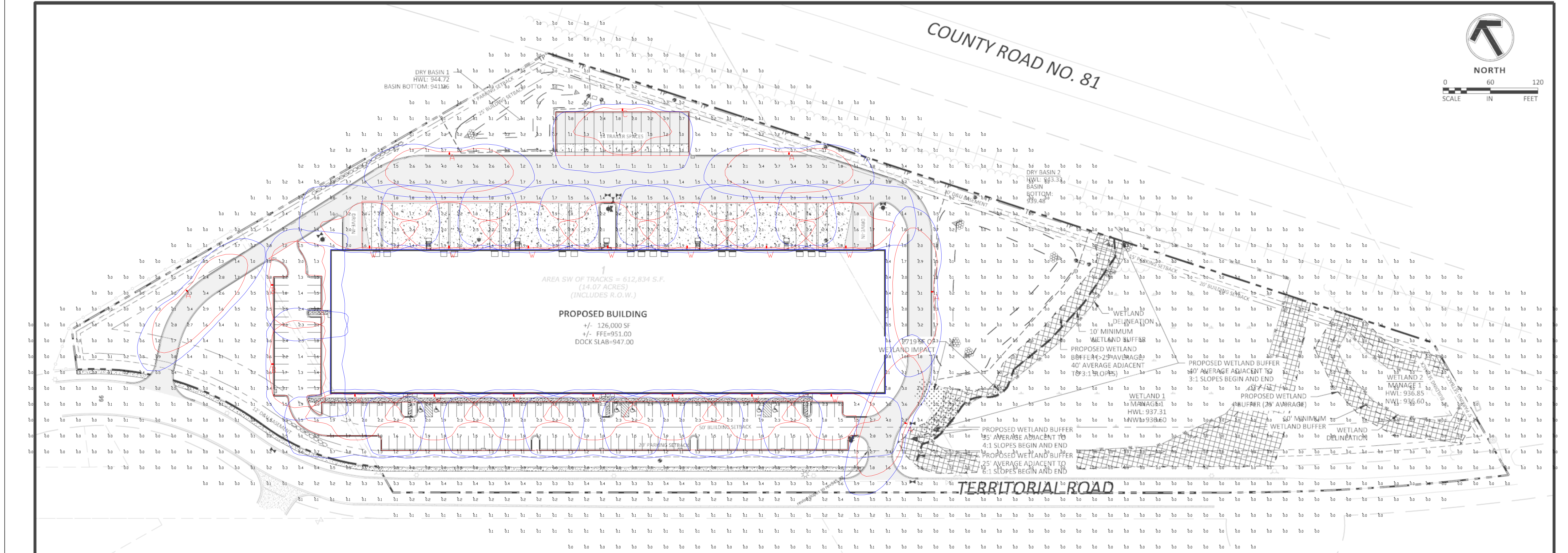
DAYTON, MN

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L1.02

27 OF 28

REV.



VALS

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid_Z
ALL CALCS AT GRADE	Illuminance	Fc	0.55	4.0	0.0	N.A.	N.A.	0
CAR PARKING AREAS	Illuminance	Fc	1.92	3.2	1.1	1.75	2.91	
TRAILER SPACES	Illuminance	Fc	1.33	2.4	0.7	1.90	3.43	
TRUCK LOADING AREA	Illuminance	Fc	2.08	2.6	1.1	1.89	2.36	

PHOTOMETRIC EVALUATION
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Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

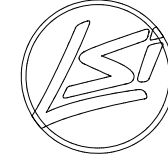
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	5	A	Single	VALS-27L-2-50K7	30'	0.940	25292	178	B3-U0-G5
	2	B	Single	VALS-27L-4F-50K7	30'	0.940	23317	178	B2-U0-G5
	1	C	Single	VALS-27L-4W-50K7	30'	0.940	21361	178	B2-U0-G5
	14	W	Single	VALS-27L-4W-50K7	30'	0.940	21361	178	B2-U0-G5

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts_1
Total Watts = 3916



LIGHTING PROPOSAL LO-162487

DAYTON INTERCHANGE BUSINESS CENTER
COUNTY ROAD NO 81
DAYTON, MN

BY:RKC DATE:05/06/25 REV: SHEET 1 OF 1

SCALE: 1"=60'

0 142 60

GENERAL PROJECT NOTES

1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
1	-
2	-

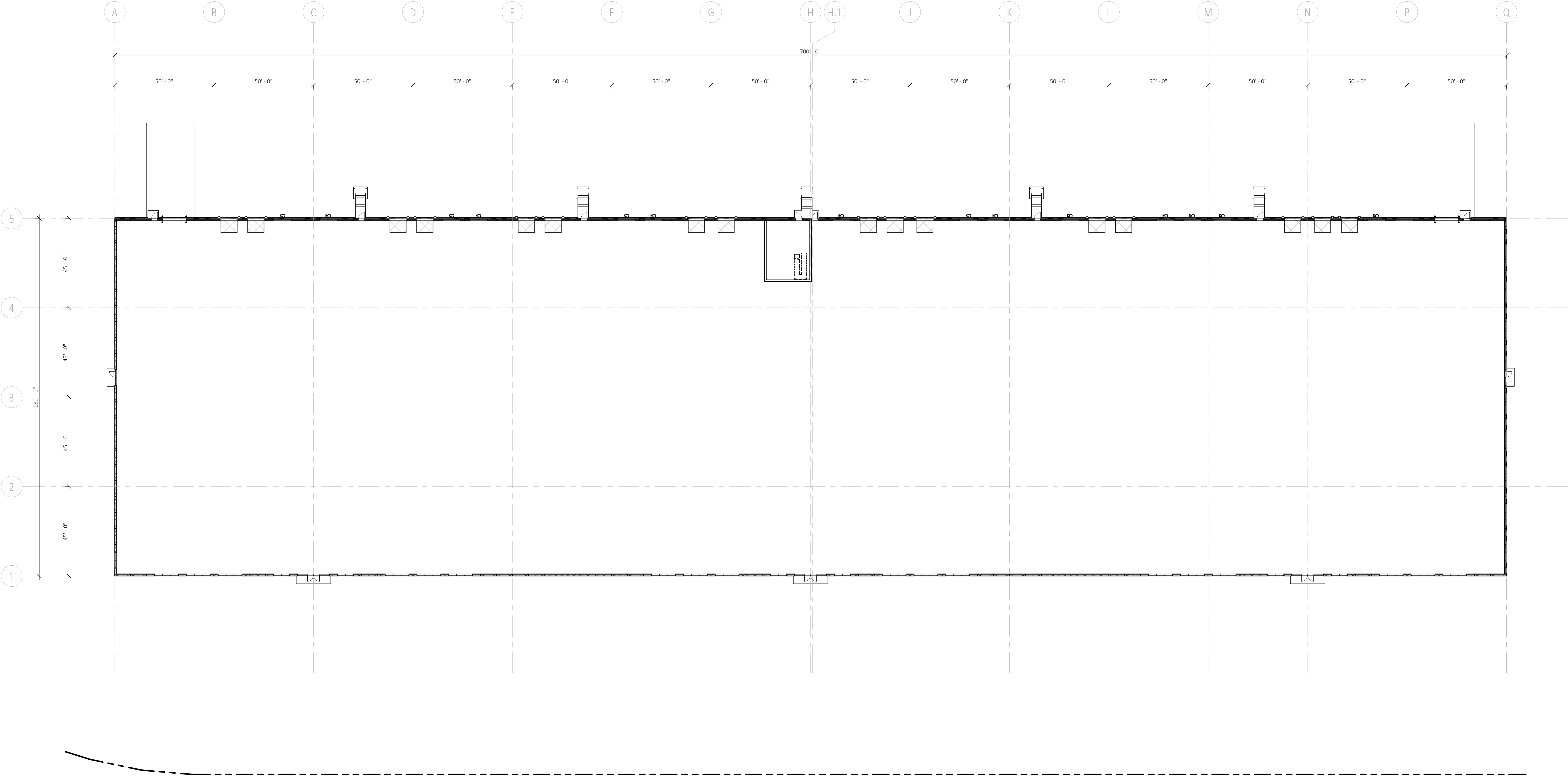


1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com

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DAYTON 125,000

DAYTON INTERCHANGE
BC
HOLLY LANE AND
TERRITORIAL ROAD
DAYTON, MN 55445

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	XXXXXX XX

PROJECT NUMBER: 21315
DRAWN BY: C.ALLEN
CHECKED BY: S.PAETZEL
DATE: XXXXXXXX

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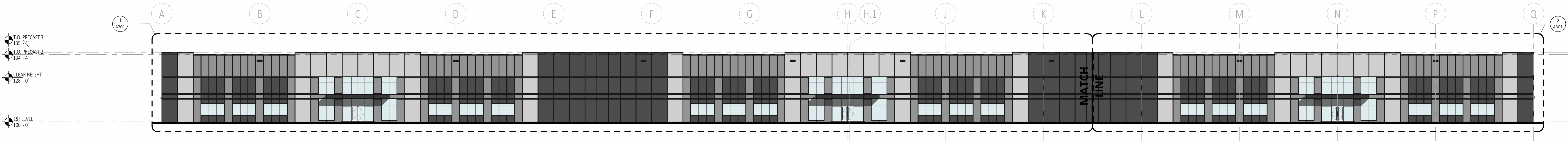
SHELL PLAN -
OVERALL



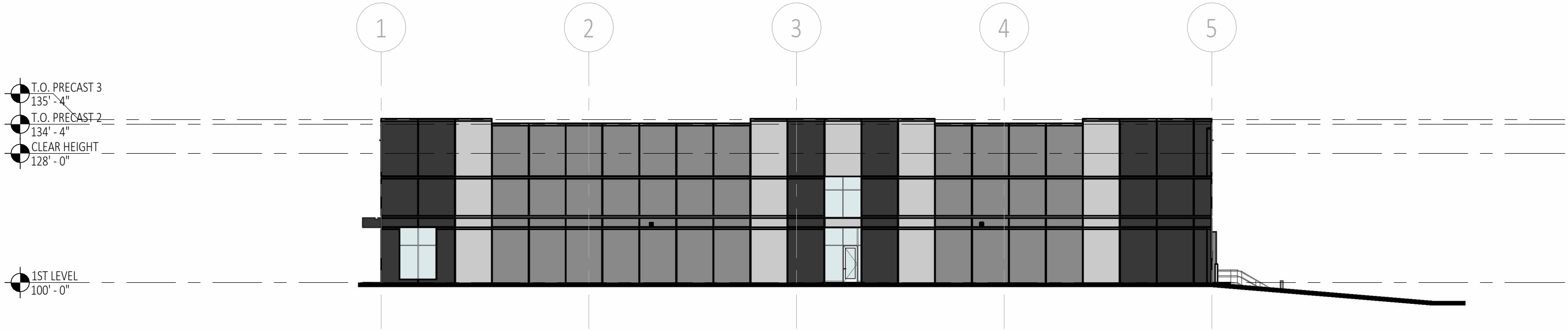
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CONSTRUCTION

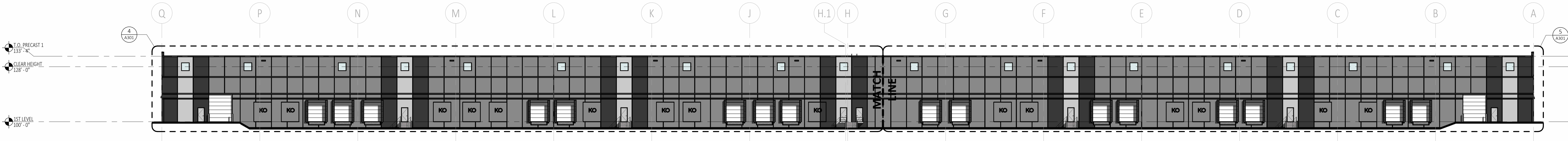
THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.



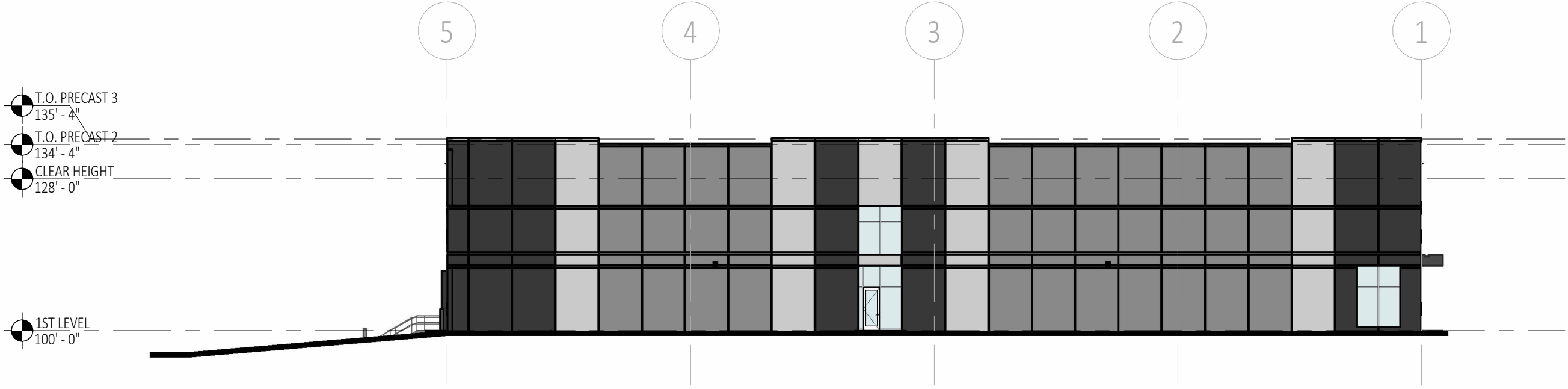
1 ELEVATION - SOUTH - OVERALL
A300 3/64" = 1'-0"



2 ELEVATION - EAST - OVERALL
A300 3/64" = 1'-0"



3 ELEVATION - NORTH - OVERALL
A300 3/64" = 1'-0"



4 ELEVATION - WEST - OVERALL
A300 3/64" = 1'-0"

EXTERIOR MATERIALS LEGEND

- IMP-1 2-1/2" THICK METL SPAN STRIATED INSULATED METAL PANEL OR APPROVED EQUAL
COLOR: REGAL GRAY
- IMP-2 2-1/2" THICK METL SPAN STRIATED INSULATED METAL PANEL OR APPROVED EQUAL
COLOR: CHARCOAL GRAY
- IMP-3 2-1/2" THICK R-20 MINIMUM 7.2 RIBBED METL SPAN METAL PANELS OR EQUAL
COLOR: SLATE
- MTL-1 PREFINISHED METAL TRIM
COLOR: POLAR WHITE
- MTL-2 ACM METAL TRIM
COLOR: TEAL
- EFS-1 DRYVIT ACRYLIC-BASED CUSTOM BRICK FINISH
COLOR: PASTEL PINK
- P-1 COLOR TO MATCH IMP-1; SEND SAMPLE TO ARCHITECT FOR APPROVAL

EXTERIOR FINISH SCHEDULE

TAG	NOTES	SAMPLE
ALUMINUM COMPOSITE MATERIAL		
ACM-1	MANUFACTURER: - COLOR: - SIZE: AS INDICATED ON ELEVATIONS	
EXTERIOR PAINT ON PRECAST CONCRETE		
PCP-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR: SW7065 ARGOS	
METAL		
MTL-1	MANUFACTURER: - COLOR: -	

DAYTON 125,000

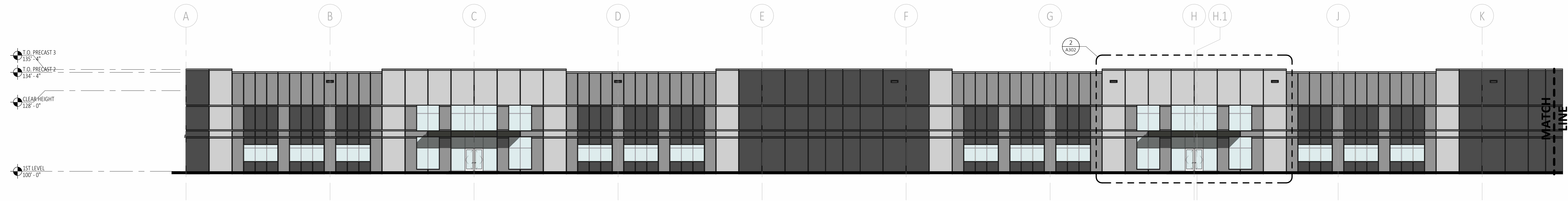
DAYTON INTERCHANGE
BC
HOLLY LANE AND
TERRITORIAL ROAD
DAYTON, MN 55445

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	XXXXXX XX

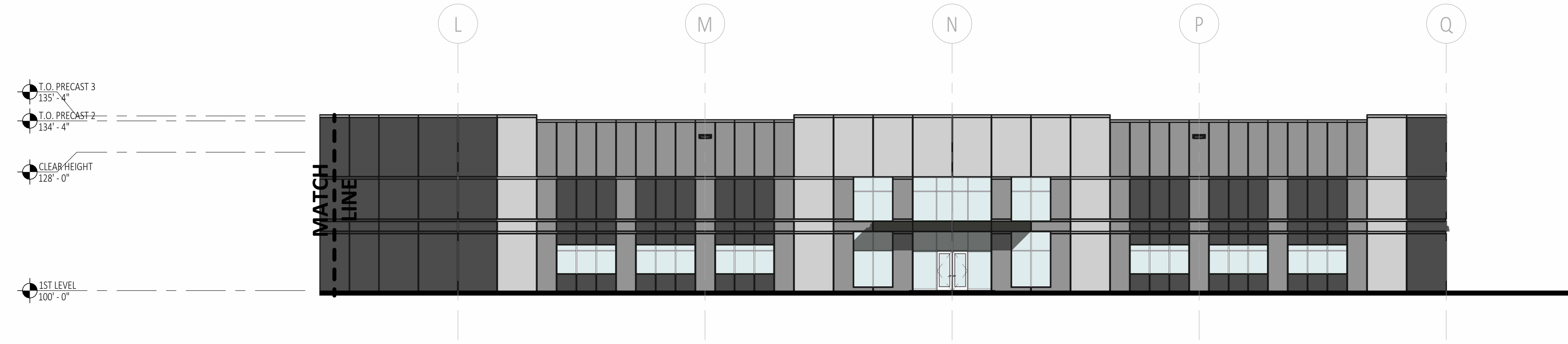
PROJECT NUMBER: 21315
DRAWN BY: C.ALLEN
CHECKED BY: S.PAETZEL
DATE: XXXX/XXXX/XXXX
COMPUTER DIRECTORY:
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EXTERIOR
BUILDING
ELEVATIONS -
OVERALL

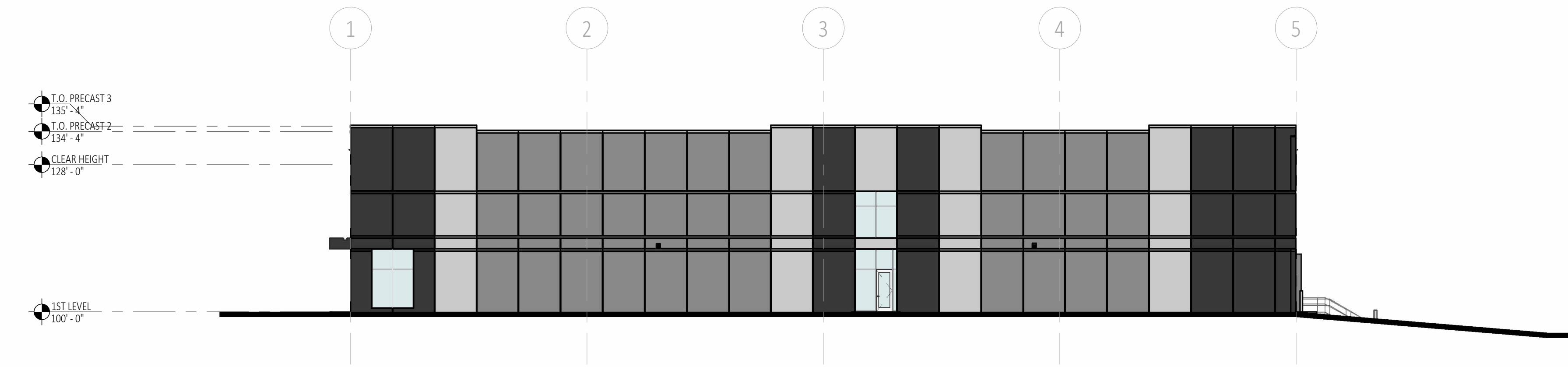
A300



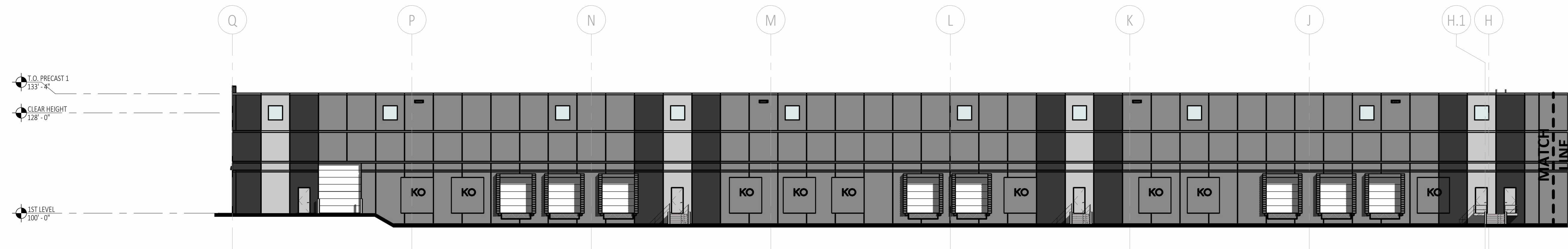
1 ELEVATION - SOUTH - PART 1
A301 1/16" = 1'-0"



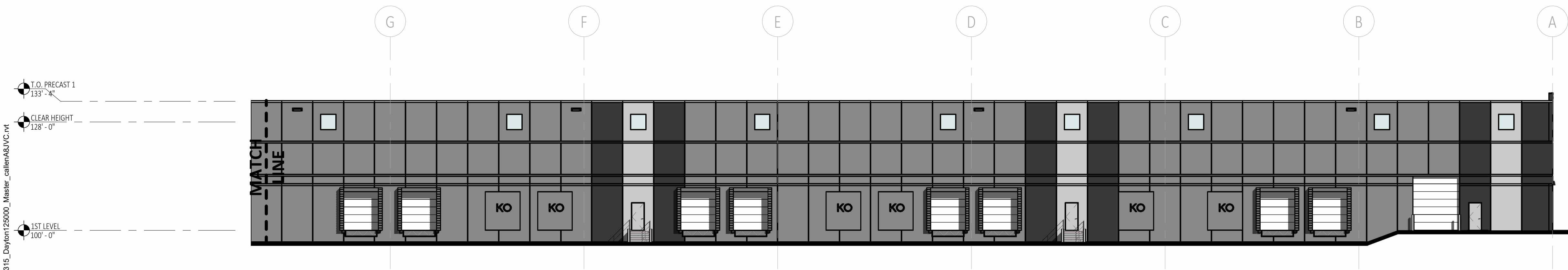
2 ELEVATION - SOUTH - PART 2
A301 1/16" = 1'-0"



3 ELEVATION - EAST
A301 1/16" = 1'-0"



4 ELEVATION - NORTH - PART 1
A301 1/16" = 1'-0"



5 ELEVATION - NORTH - PART 2
A301 1/16" = 1'-0"

C:\Revit\Projects\21315_Dayton\25000_Master_callen\A301.rvt

1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com

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CONSTRUCTION

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DAYTON 125,000

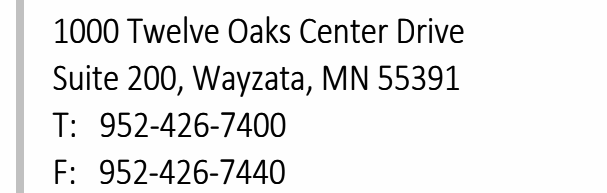
DAYTON INTERCHANGE
BC
HOLLY LANE AND
TERRITORIAL ROAD
DAYTON, MN 55445

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	XX/XX/XX

PROJECT NUMBER: 21315
DRAWN BY: C.ALLEN
CHECKED BY: S.PAETZEL
DATE: XXXX/XXXX/XXXX
COMPUTER DIRECTORY:
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EXTERIOR
BUILDING
ELEVATIONS -
ENLARGED

A301



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CONSTRUCTION**

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PCP-1	<u>INSULATED PRE-CAST PANEL</u> COMPANY: FABCON. FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED COLOR: FRENCH GREY (TBD).
PCP-2	<u>INSULATED PRE-CAST PANEL</u> COMPANY: FABCON. FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED COLOR: CHARCOAL GREY (TBD).
PCP-3	<u>INSULATED PRE-CAST PANEL</u> COMPANY: FABCON. FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED COLOR: MEDIUM GREY (TBD).
MTL-1	<u>PRE-FINISHED METAL COPING AND TRIM</u> COMPANY: FIRESTONE. FINISH: UNICLAD. COLOR: MATTE BLACK.
ACM-1	<u>PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL</u> COMPANY: ALUCOBOND OR EQ. COLOR: DEEP BLACK.
ACM-2	<u>PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL</u> COMPANY: ALUCOBOND OR EQ. COLOR: FRENCH GREY.
P-1	<u>PAINT</u> COMPANY: SHERWIN-WILLIAMS OR EQ. COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
P-2	<u>PAINT</u> COMPANY: SHERWIN-WILLIAMS OR EQ. COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
P-3	<u>PAINT</u> COMPANY: SHERWIN-WILLIAMS OR EQ. COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

NOTES:

1. ALUMINUM STOREFRONT FRAMES/ MULLIONS: BLACK ANODIZED ALUMINUM.
2. GLAZING: CLEAR OR GREY TINT W/ LOW E.
3. PRECAST OPENING AT STOREFRONT: PAINT TO MATCH CLOSEST ADJACENT MATERIAL: EITHER PRECAST FACE, MTL, OR ALUM.
4. OVERHEAD DOCK DOORS: PRE-FINISHED WHITE.
5. PRECAST OPENING AT OVERHEAD DOCK DOORS: PAINT TO MATCH CLOSEST ADJACENT PRECAST FACE.
6. HM DOORS: ALL DOORS TO BE PAINTED P-1, U, O.
7. CANOPY SOFFIT: ACM-1.
8. BOLLARDS: PAINTED: "ASH YELLOW."
9. SIGNAGE: BACKLIT SIGNAGE BY TENANT PERMIT.
10. SAMPLES: PROVIDE SAMPLES FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.
11. MOCK-UP TO PROVIDE MOCK-UP OF EACH PAINT COLOR FOR CLIENT AND ARCHITECT TO REVIEW. ONSITE.

**DAYTON INTERCHANGE
BC
HOLLY LANE AND
TERRITORIAL ROAD
DAYTON, MN 55445**

[illegible]

PROJECT NUMBER: 21315

DRAWN BY: C.ALLEN

CHECKED BY: S.PAETZEL

DATE: 05/16/2025

COMPUTER DIRECTORY:

K:\Jobs\Scarnell\Dayton-125000_21315

**EXTERIOR
BUILDING
ELEVATIONS -
ENLARGED**

A302

ITEM:

Dayton Interchange TIF Request

APPLICANT

Scott Moe, Scannell Properties, LLC

PREPARED BY:

Zach Doud, City Administrator

Jason Aarsvold, Ehlers Associations

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to consider approving a Term Sheet with Scannell Properties, LLC for Tax Increment Financing.

BACKGROUND:

In August 2021, Scannell Properties, LLC applied for tax increment financing (TIF) assistance for a proposed industrial project located at County Road 81 and Territorial Road (PIDs 31-120-22-41-0010 and 31-120-22-41-0005) The proposed project included a 125,000 square foot speculative warehouse/distribution facility.

Scannell Properties noted that outstanding special assessments in the amount of \$988,000 between the two properties made the project financially infeasible without TIF assistance. Based on a review of the project's pro forma in August 2021, staff and Ehlers determined that providing up to \$887,000 (present value) in pay-as-you-go TIF from a 9-year economic development TIF district could be supported.

The City Council approved creation of a new TIF district in 2021 and approved a TIF agreement between the City and Scannell Properties. That agreement included TIF assistance in the amount of \$887,000 over a 9-year time period.

After approval of that TIF district and TIF agreement, Scannell Properties determined they could not proceed with the project based on market conditions at the time. For this reason, that TIF district was never officially "certified" with the county so a TIF district on the site does not currently exist. Scannell Properties was informed at the time that any future request for assistance would require a new application and re-starting of the TIF process.

In April 2025 Scannell Properties officially reapplied for TIF assistance noting more favorable market conditions and a feeling they could now complete the project. Scannell Properties still noted, however, that the project has a financial gap and requested TIF assistance for 9 years from a new TIF district like the 2021 agreement. Based on current projections, 9 years of tax increment would equate to \$823,000 (present value).

Staff worked with Ehlers to review the current development pro forma for the project. Based on this review, the parties agree that the project could proceed with 8 years of TIF payments which would equate to \$740,000 (present value).

The analysis of the developer's pro forma projects the yield on cost (net operating income / total development cost) return on investment for the project will average 7.15% over an 8-year term of TIF assistance. Without any TIF assistance, the yield on cost for the project will average 6.4%. Developers of these projects are commonly seeking a yield on cost of between 7% and 7.5%. The analysis concludes providing this level of assistance is necessary for financial feasibility and will provide no more than a market-based return on investment to the project. As indicated, Scannell Properties determined that the project could proceed with 8 years of TIF assistance rather than 9 years.

Providing TIF assistance for Scannell Properties requires creation of a new TIF district as well as approval of a new TIF agreement. The purpose of this action is to consider a non-binding term sheet that serves as an outline for a future TIF agreement and will form the basis for creation of a new TIF district. The TIF district creation and TIF agreement would both be brought back for future City Council action.

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Encourage healthy lifespan of both residential and commercial operations.*

RECOMMENDATION:

Staff recommends approving a Term Sheet with Scannell Properties, LLC for Tax Increment Financing.

ATTACHMENT(S):

Location Map

Proposed Term Sheet



Term Sheet

This Term Sheet is executed as of this 24th day of June, 2025 by and between the Developer and the City of Dayton (the "City") and is intended to set forth the general terms upon which the parties hereto may be willing to enter into a Development Agreement. Except for Section 10 below (which shall be binding upon the Developer), this Term Sheet shall not be deemed conclusive or legally binding upon either party and neither party shall have any obligations regarding the property defined below unless and until a definitive Development Agreement is approved by the City and executed by both parties.

1. Developer: Scannell Properties, LLC.
2. Development Property: The property located in the City of Dayton, Hennepin County, Minnesota with the following Parcel Identification Numbers:
31-120-22-41-0010
31-120-22-41-0005
3. Developer Conditions:
 - a. Execution of TIF Agreement and City Development Agreement
 - b. Construct project in accordance with all laws
 - c. Obtain all necessary permits, licenses and approvals
 - d. The Project would not be undertaken without the assistance and benefit to the Developer provided for in the Agreement.
4. City Conditions:
 - a. Establishment of new TIF Economic Development District
 - b. City will apply Tax Increments from the District to reimburse the Developer for eligible costs
 - c. Execution of (TIF) Development Agreement and Business Subsidy Agreement
 - d. Execution of City Development Agreement
5. The Project: Construction of approximately 126,000 square foot manufacturing and facility space necessary for and related to the manufacturing activity on the Development Property located in the City;
6. Construction Schedule: Commence construction by October 1, 2025, and complete by December 31, 2026. For the purpose hereof, "Commence" shall mean beginning of physical improvement to the Property, including demolition, grading, excavation, or other physical site preparation work. "Complete" shall mean that the Minimum Improvements are sufficiently complete for the issuance of a Certificate of Occupancy.
7. Public Assistance: The City shall reimburse the Developer for the lesser of \$740,000 or the costs of construction of Site Improvements actually incurred and paid by the Developer. "Site Improvements" means the site improvements undertaken or to be undertaken on the Development Property, including:

Landscaping, including irrigation
Foundations and Footings

Grading/earthwork
Engineering
Survey
Environmental Testing

Soil Borings
Site Preparation
Onsite Utilities
Storm Water/Ponding

Outdoor Lighting
Onsite Road Imp.
Parking

Payments will be made from 90% of increment on a pay-as-you-go basis over an 8-year term with interest at a rate of 5.75% per annum.

8. Jobs: The Development Agreement and Business Subsidy Agreement will require the creation of at least twenty (20) full time equivalent jobs paying least 160% of the federal minimum wage within two years from the "Benefit Date", which is the earlier of the date the Developer completes or occupies the Project.

The developer agrees to provide reports on its progress in meeting these goals and include information necessary for the city to complete its annual reports to the Minnesota Department of Employment and Economic Development.

9. Project Compliance: Because PID 31-120-22-41-0010 is enrolled in the Green Acres property tax deferral program, The Developer must rent the Project to tenants who will use the leased space solely for manufacturing and/or warehouse distribution purposes and space necessary for and related to manufacturing or warehousing and distribution as set forth in Minnesota Statutes, Section 469.176, Subdivision 7(b)(1) and (2) and the tenants must agree to pay and pay 90% or more of the employees of the Project at a rate equal to or greater than 160% of the federal minimum wage for individuals over the age of 20 as set forth in Minnesota Statutes Section 469.176, Subdivision 7(b)(3).
10. Fees: The City acknowledges the Developer made an escrow deposit of \$13,000 for reasonable out-of-pocket expenses for legal and financial consultant services related to TIF district creation, drafting the Development Agreement, analysis, and administrative fees associated with this transaction. This includes costs related to the above incurred to date as well as future expenditures.

The Developer will be required to deposit additional funds if the initial deposit is fully drawn. Any funds deposited by Developer and not expended by the City for its legal, financial advisor, or other consultant fees on or before the date of execution of the Development Agreement will be returned to the Developer without interest. The Developer shall pay all other normal and customary City fees and expenses, unless otherwise specified in the Development Agreement, for the approval and construction of the Minimum Improvements.

11. Miscellaneous:
- a. No Assignment of Agreement or Note without City consent.
 - b. Developer covenants to pay property taxes.
 - c. Developer will not appeal market value during the term of the agreement

ITEM:

2025 Mill & Overlay Improvements

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Authorize Preparation of Plans and Specifications for the 125th Ave & East French Lake Rd Mill & Overlay project

BACKGROUND:

Using Dayton's Pavement Management Plan (PMP) as a guide, a mill and overlay treatment to South Diamond Lake Road were identified for the 2025 road improvement project. Bids received for that project were considerably less than what was anticipated. In reaction to the lower-than-anticipated bid, additional improvements in 2025 are being considered.

Mill and overlay improvements are identified for the entire length of East French Lake Road and 125th Avenue, in 2026 and 2028, in the PMP. In attempt to take advantage of current competitive pricing, staff would like to bid these improvements yet in 2025. The next step to accomplish this is to prepare plans and specifications for the improvements.

The attached proposal is for the engineering services required for the project. Approval of the proposal would allow Stantec to start the preparation of bidding documents for the project. The goal being to complete design and bid the project such that construction during the current season is still possible.

Note that staff is proposing to also include the Stonehearth Ridge neighborhood (126th Ave and Kingsview Ln) in the project. This work is not included in the current PMP project list, however, based on the condition of the pavement, and proximity of the neighborhood to the work included, staff feels this is an efficient way to improve the roads in this neighborhood.

It should be noted that, if the project timeline does not allow for 2025 construction, or if the bids received are not found favorable, the project could be bid, or re-bid, in the spring of 2026. Cost inefficiencies for those scenarios would be minimal as the construction documents would be essentially identical regardless of when the project is bid.

See the attached proposal for more project background and information

RECOMMENDATION:

Should Council desire to proceed with the project, it is recommended that the attached proposal be accepted and the preparation of plans and specifications be authorized.

ATTACHMENT(S):

Stantec Proposal for Engineering Services – 125th Ave N & East French Lake Rd Improvements



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

June 11, 2025

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

Dear Dayton City Council,

Stantec has prepared a project scope, schedule, and budget for the 2025 Mill and Overlay Improvements project.

BACKGROUND AND IMPROVEMENTS

The 2023 Pavement Condition Assessment and Reporting (Pavement Management Report) provided 5-year rehabilitation recommendations at various construction cost levels. City Council has expressed an interest in following the recommendations to achieve a pavement quality index (PQI) of 70 by 2028. In 2024, a mill and overlay project and chip and fog seal project were constructed towards achieving the PQI. In spring 2025, an overlay project was bid for South Diamond Lake Road with bid prices coming in lower than estimated. With the lower pricing, the City is interested in mill and overlay for East French Lake Rd/125th Ave North from Territorial Road to Fernbrook Lane North, as well as Kingsview Lane and 126th Ave North. The preliminary project estimated cost is approximately \$1,040,000. This is a very 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 – DATA COLLECTION, DESIGN/PLANS & SPECIFICATIONS -\$23,000

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 plans, specifications, refined opinion of probable construction cost, and wetland delineation and no-loss application or no-wetland memo.

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 - \$4,000

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: 2025 Mill and Overlay 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 -\$29,000

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 survey staking (as needed)
- 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

Deliverables include record plan drawings.

COMPENSATION

The following is our anticipated budget by task. All tasks will be billed on a time and materials basis not to exceed the total fee listed without prior authorization from the City. Invoices will reflect the actual effort it takes to complete the scope of work proposed. The following are not included within the fee and are the City's responsibility: administrative review, application/permit fees, review fees, and reproduction fees.

No.	Task Name	Estimated Fee
1	Data Collection, Design/Plans & Specifications	\$23,000
2	Bidding	\$4,000
3	Construction Services	\$29,000
	Estimated Total	\$56,000

ASSUMPTIONS

Note the following assumptions were made in preparation of this proposal. If any of these assumptions are found inaccurate, the level of effort required to complete the tasks as outlined may change, potentially with great significance:

1. No soil boring data will be collected and no other existing material investigations conducted.

Reference: 2025 Mill and Overlay Improvements

2. The project will have less than one acre of land disturbing activity and will not require a SWPPP, NDPES permit, or Elm Creek Watershed Management Commission stormwater/erosion control permit
3. Improvements will be limited to overlay/mill and overlay. More significant improvements will not be warranted.
4. The project will not involve MnDOT Municipal State Aid Street funding/standards.

SCHEDULE

It is expected plans and specifications will be ready for Council approval in Summer 2025. If Council chooses to continue with the project at that time, bids could be solicited and opened mid/late-Summer 2025. Then reviewed by Council, and if appropriate, awarded with construction being completed in the 2025 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 the next 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.

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](https://www.stantec.com)

Reference: 2025 Mill and Overlay 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

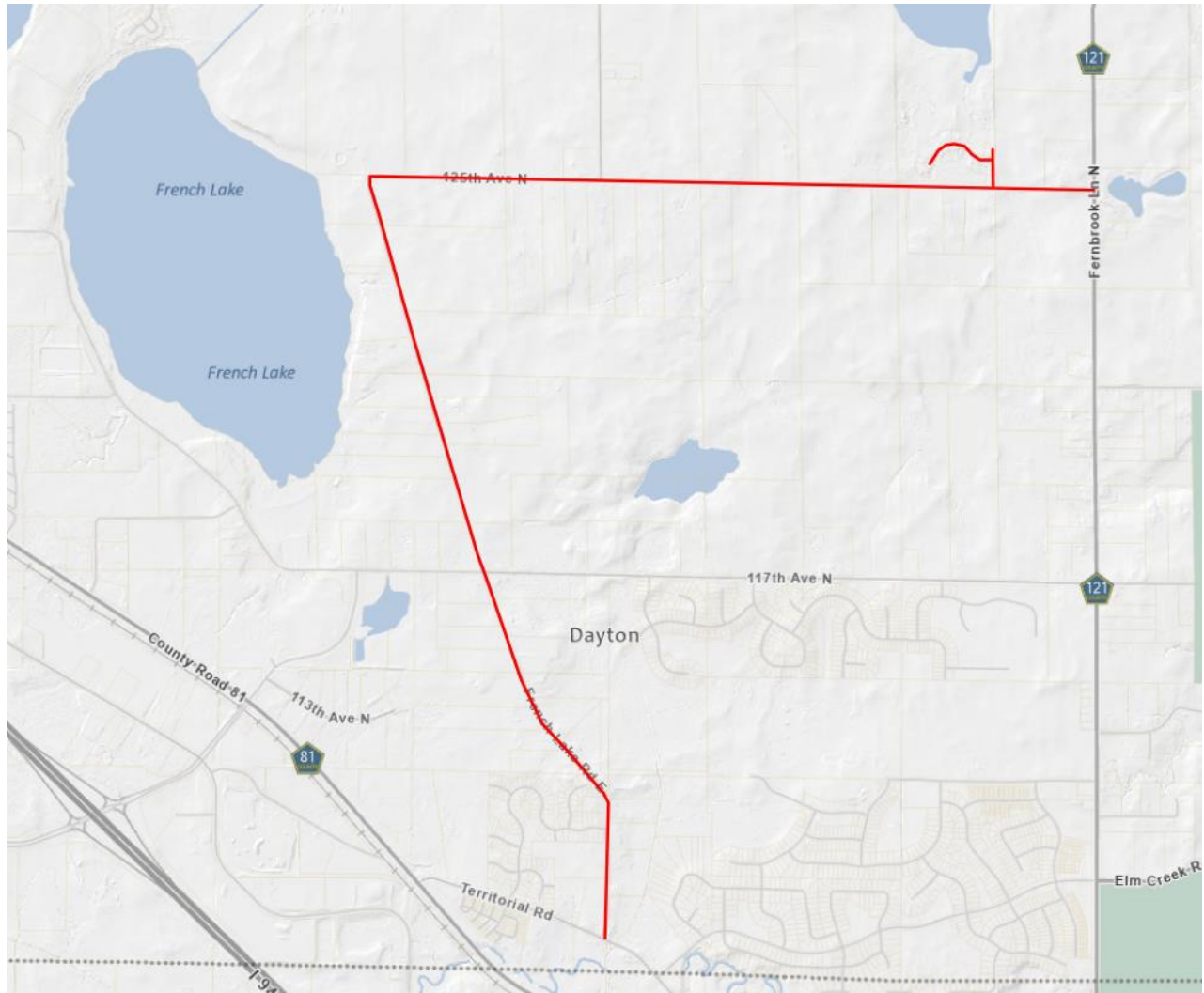
Per: _____
City of Dayton
Client Company Name

Print Name & Title

Signature

Reference: 2025 Mill and Overlay Improvements

Attachment A: Project Location



Property Taxes Made Simple

$$\text{levy} \div \text{TAX CAPACITY} = \text{Tax Rate}$$

Levy means the tax revenue dollars that the City gets in a year. This is set in December of each year and cannot be adjusted until the following December no matter how much change in the community there is during the year.

Tax Capacity is the value of all the property within its boundaries. Growth or change in values of the property within its boundary will cause tax capacity to increase. More growth does not mean more dollars or revenue for the City, it means there is more people to spread out the Tax Revenue or Levy Dollars to so everyone would pay less.

Tax Rate is the result of the above two. If the Levy (tax revenue) doesn't change and the Tax Capacity goes up, then the Tax Rate will go down. If the Levy increase is less percentage-wise than the Tax Capacity Increase, then the Tax Rate will go down.

City of Example – Changes between Years

- City of Example is growing quickly and has put up 700 homes and 2 new commercial businesses in Year 1 with average home value of \$500,000. Tax Revenue questions have come up with this growth. Scenarios below:
- Tax Rate in Year 1: 40% Tax Levy in Year 1: \$4,000,000 Tax Capacity in Year 1: \$10,000,000 Average Home Tax Bill: \$2,000

Scenario 1: No Tax Levy Increase	Scenario 2: Some Tax Levy Increase	Scenario 3: Tax Levy Matches Growth
Tax Levy in Year 2: \$4,000,000	Tax Levy in Year 2: \$5,000,000	Tax Levy in Year 2: \$8,000,000
Tax Capacity in Year 2: \$20,000,000	Tax Capacity in Year 2: \$20,000,000	Tax Capacity in Year 2: \$20,000,000
Tax Rate in Year 2: 20%	Tax Rate in Year 2: 25%	Tax Rate in Year 2: 40%
Average Home Tax Bill in Year 2: \$1,000	Average Home Tax Bill in Year 2: \$1,250	Average Home Tax Bill in Year 2: \$2,000

Note: No matter how big the increase in Tax Capacity, if there is some Levy Increase then the City of Example gets additional dollars from Year 1 to Year 2 but each Homeowner now pays less than they did in Year 1 as long as the Tax Levy Increase is less than the Increase in Tax Capacity.

Breakdown of Levy

- 2025 Tax Rate is **35.394%**
- Each 1% of Tax Levy Change Means:
 - \$88,000 of Dollars Received
 - .356% Change in the Tax Rate
 - \$18 Per Year for the Average Home (Roughly \$1.50 per month)

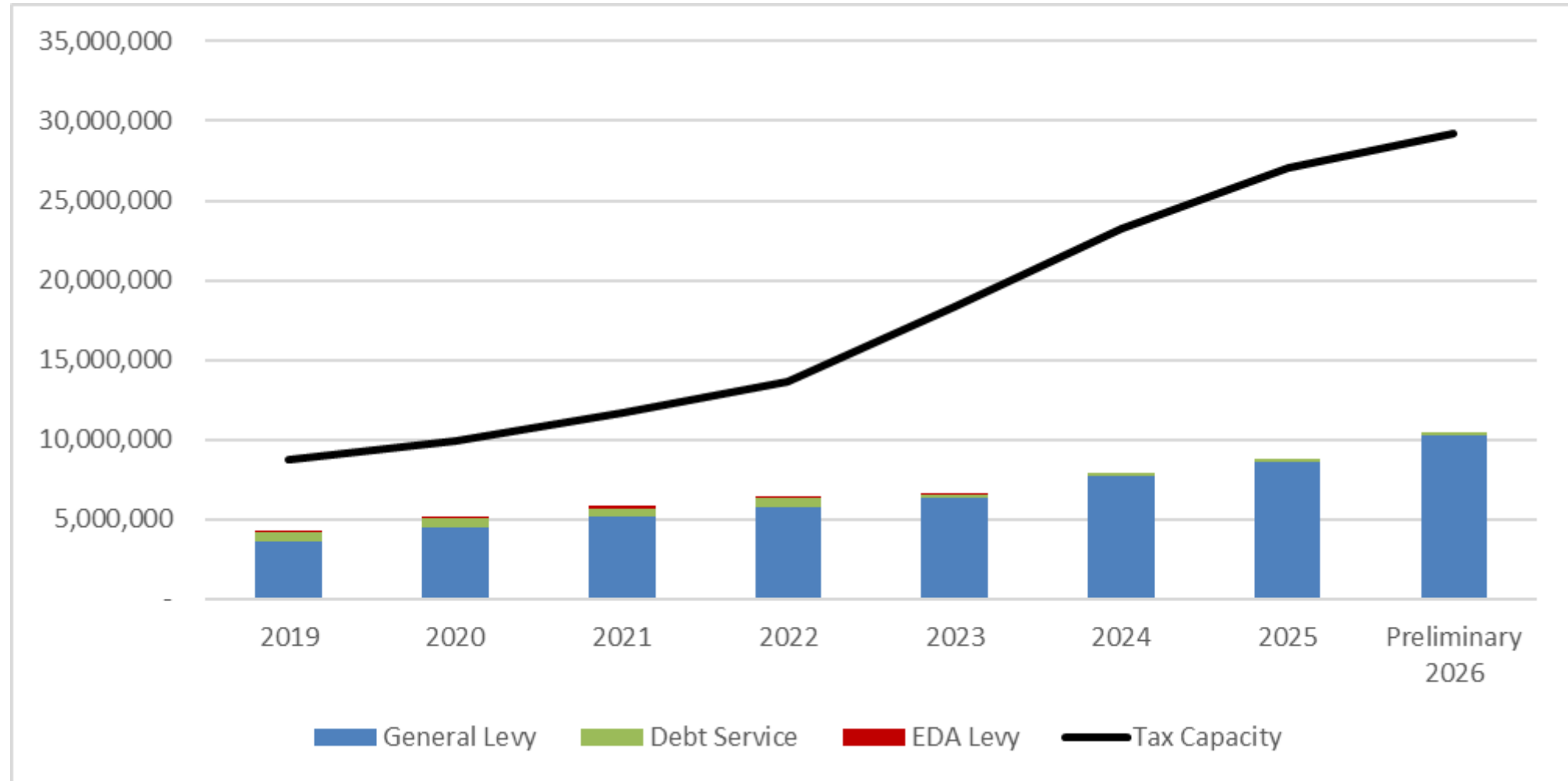
Property Type	2021 Pay 2022	2022 Pay 2023	2023 Pay 2024	2024 Pay 2025	2025 Pay 2026	% Change	\$ Change
Commercial/Industrial	\$ 2,682,075	\$ 3,318,187	\$ 5,400,571	\$ 7,591,184	\$ 8,353,597	10.04%	762,413
Apartment	55,253	53,401	61,488	48,313	48,313	0.00%	0
Residential	10,179,860	13,895,538	16,800,432	18,451,617	19,935,159	8.04%	1,483,542
Agriculture	634,825	865,533	763,513	725,054	731,476	0.89%	6,422
Other	136,250	164,575	179,113	247,238	187,825	-24.03%	(59,413)
Total	\$ 13,688,263	\$ 18,297,234	\$ 23,205,117	\$ 27,063,406	\$ 29,256,370	8.10%	2,192,964

Tax Capacity Change Over Last 5 Years

Preliminary Tax Levy Breakdown

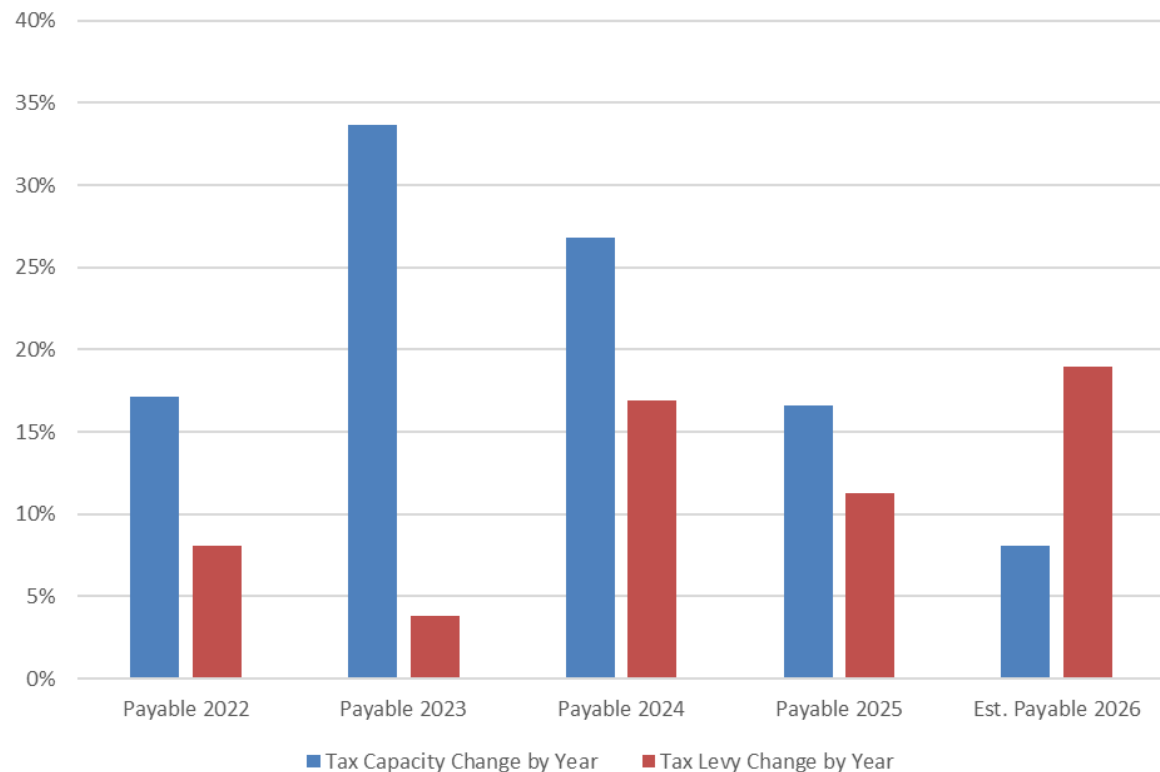
	2025 Budget	2026 Preliminary Budget	Increase (Decrease)	% Change of Overall Levy
Base Levy				
General Fund	6,480,700	7,870,550	\$ 1,389,850	15.84%
Capital Equipment	1,020,000	1,300,000	280,000	3.19%
Park Capital Equipment	45,000	60,000	15,000	0.17%
Capital Facilities	220,000	200,000	(20,000)	-0.23%
Pavement Management	800,000	800,000	-	0.00%
Total Base Levy	8,565,700	10,230,550	1,664,850	18.97%
Debt Service				
2016A Improvement Bonds	210,000	210,000	-	0.00%
Total Debt Service Levy	210,000	210,000	-	0.00%
Total General Levy	\$ 8,775,700	\$ 10,440,550	\$ 1,664,850	18.97%
EDA Levy				
EDA General Fund	-	-	-	0.00%
Total EDA Levy	-	-	-	0.00%
Total City Wide Levy	\$ 8,775,700	\$ 10,440,550	\$ 1,664,850	18.97%

Tax Levy Compared to Tax Capacity

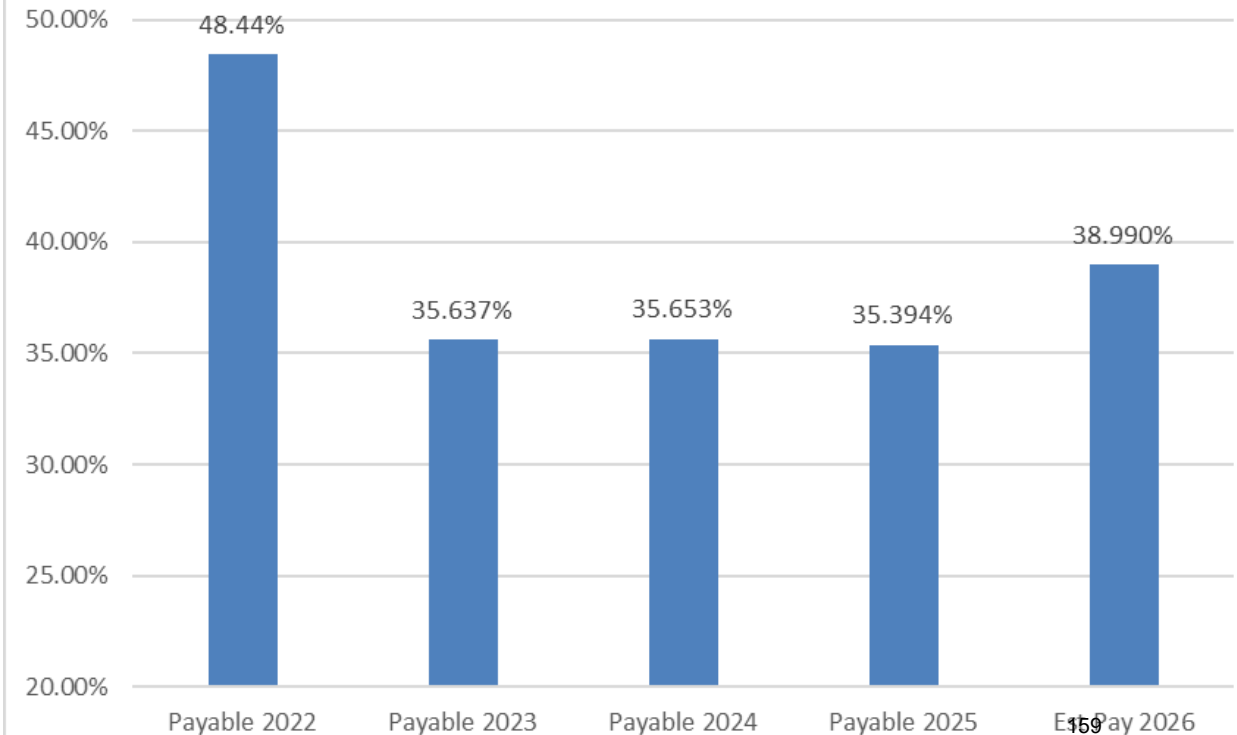


5 Years of Historical Data – Tax Rate and Tax Levy

Tax Capacity Versus Tax Levy Change



Tax Rates 2022-2026



Impact on Homeowners

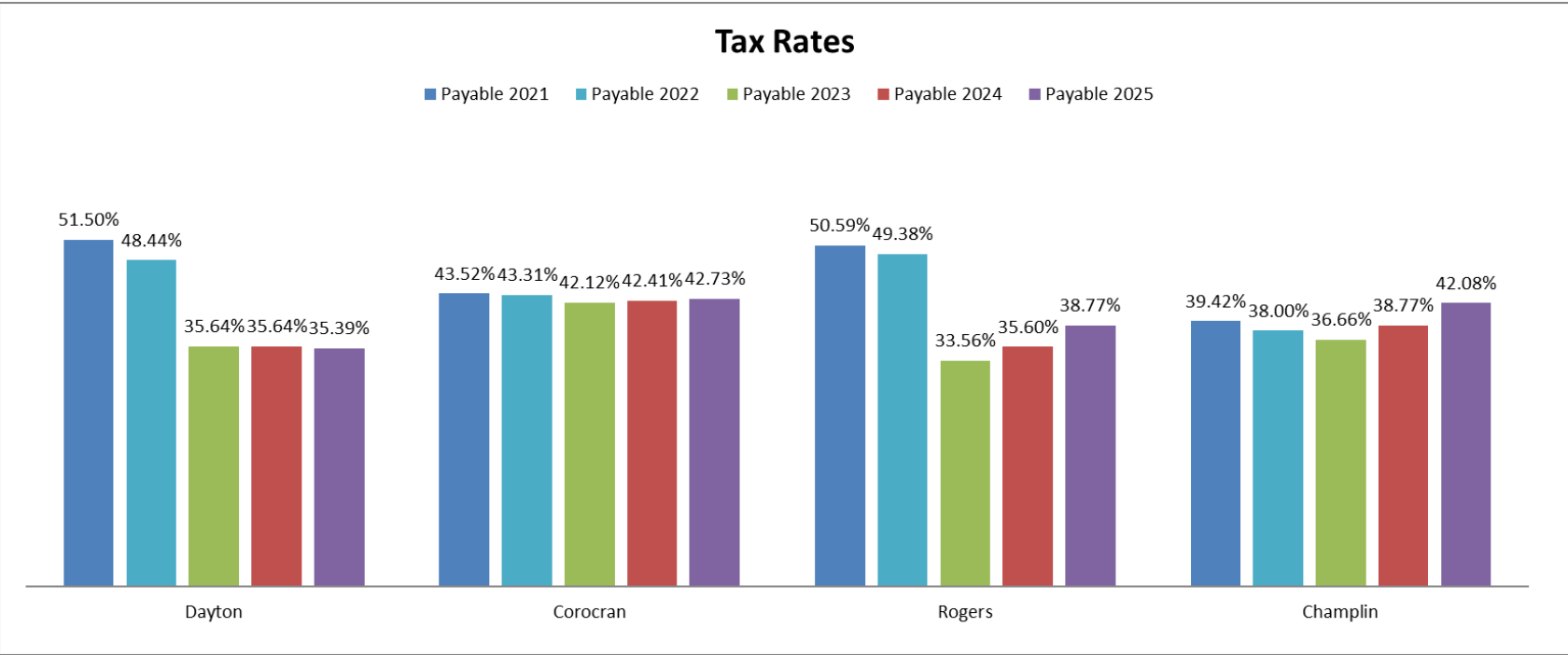
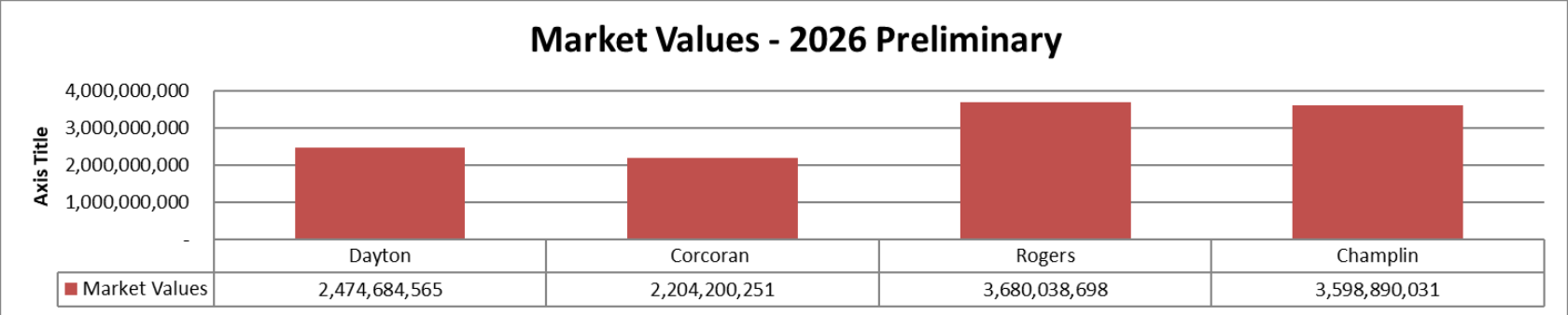
CITY OF DAYTON IMPACT ON TAX BILL

Value of Home		2025 Actual	2026 Preliminary	\$ Increase / (decrease) Annual	2025 Monthly Payable	2026 Monthly Payable	\$ Increase / (decrease) Monthly
\$ 350,000.00		\$ 1,239.00	\$ 1,365.00	\$ 126.00	\$ 103.25	\$ 113.75	\$ 10.50
\$ 400,000.00		\$ 1,416.00	\$ 1,560.00	\$ 144.00	\$ 118.00	\$ 130.00	\$ 12.00
\$ 450,000.00		\$ 1,593.00	\$ 1,755.00	\$ 162.00	\$ 132.75	\$ 146.25	\$ 13.50
\$ 500,000.00		\$ 1,770.00	\$ 1,950.00	\$ 180.00	\$ 147.50	\$ 162.50	\$ 15.00
\$ 534,000.00	*	\$ 1,920.00	\$ 2,115.00	\$ 195.00	\$ 160.00	\$ 176.25	\$ 16.25
\$ 600,000.00		\$ 2,212.00	\$ 2,437.00	\$ 225.00	\$ 184.33	\$ 203.08	\$ 18.75
\$ 700,000.00		\$ 2,655.00	\$ 2,924.00	\$ 269.00	\$ 221.25	\$ 243.67	\$ 22.42

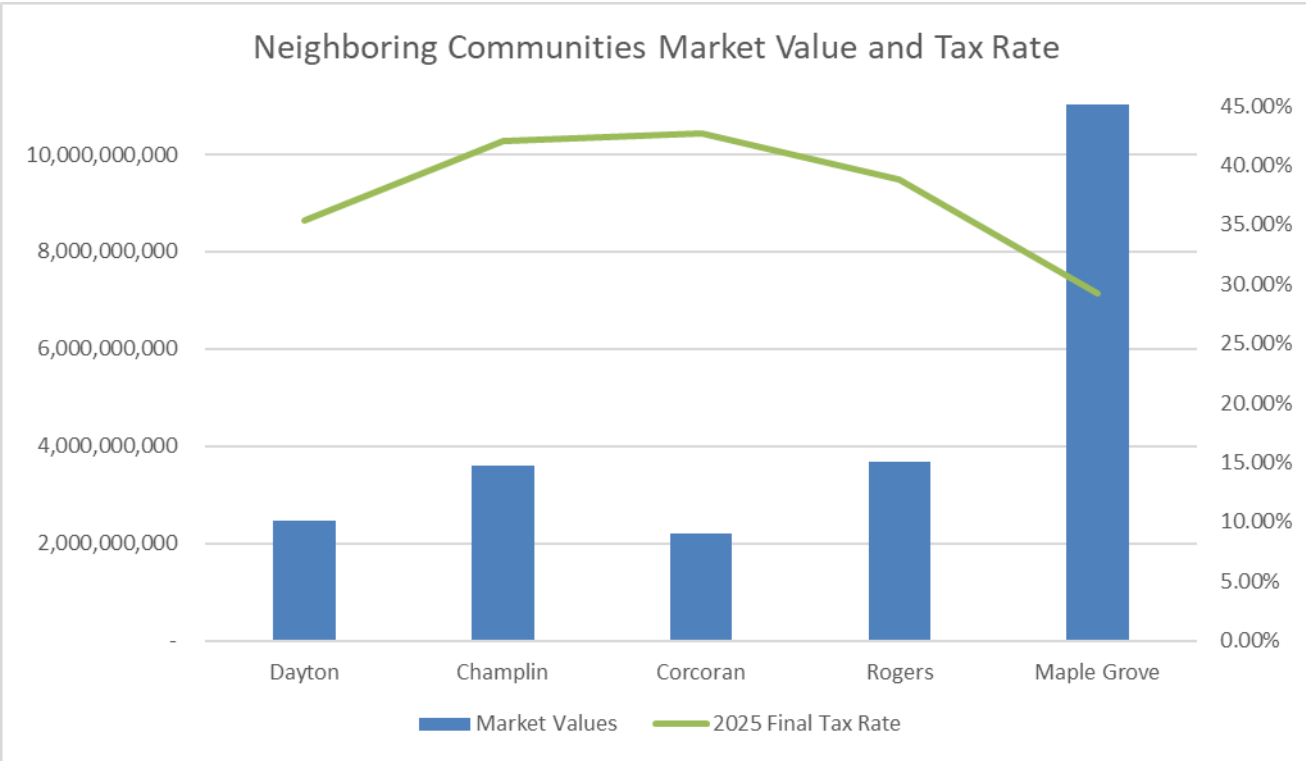
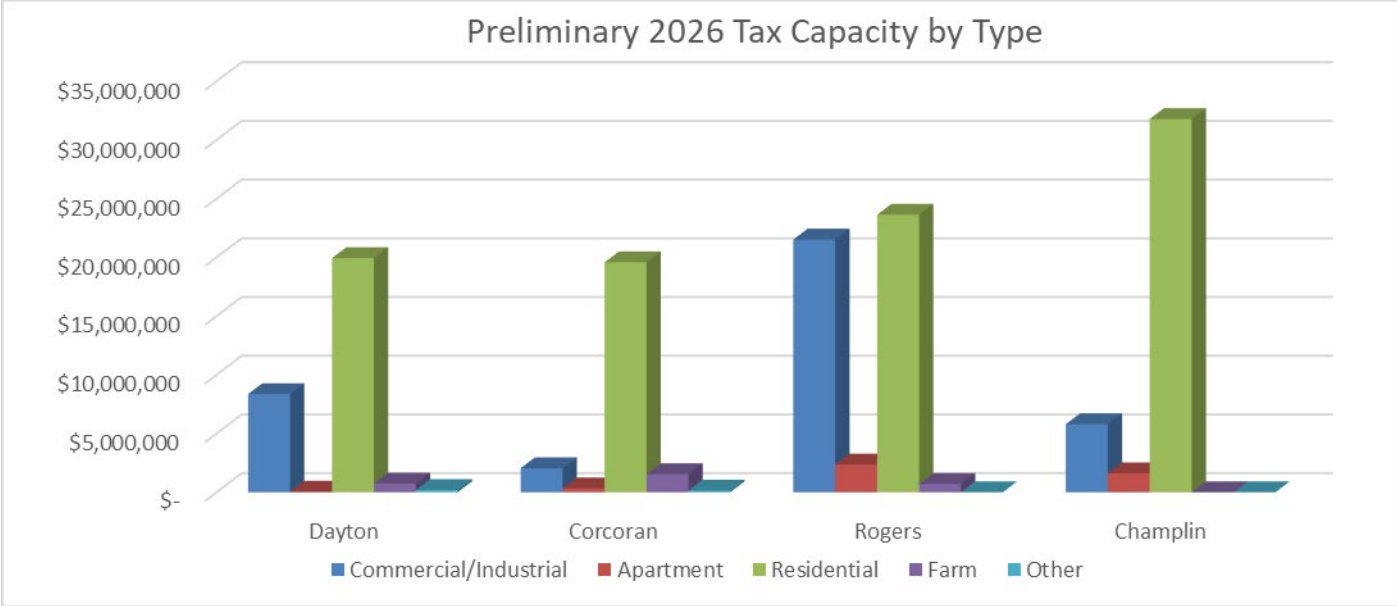
* Average 2025 home value.

Note: This is not including any change in home values because the City of Dayton has no control over that factor.

Comparative Data for Tax Rate – Based on Neighboring Communities



Comparative Data for Tax Rate – Neighboring Communities



Major Changes from 2025 to 2026 - >\$20,000

- **City Clerk – Increase of \$74,800**

- Changes in Salaries and Benefits for Current Employees- \$86,600
 - New HR Manager Position is \$73,887
- Reduction in Professional Services - \$12,500

- **Elections – Increase of \$44,520**

- Changes in Salary and Benefits for Employees - \$44,520

- **Finance Department – Increase of \$30,870**

- Changes in Salaries and Benefits for Current Employees - \$24,970
- Changes in Professional Services and Software Services - \$6,000

- **Engineering, Legal, and Recycling Services – Increase of \$100,000**

- Change in Engineering Services - \$25,000 based on current trends
- Change in Legal Services - \$5,000 based on current trends
- Change in Recycling Services - \$70,000 based on current contract

- **Inspection Department – Increase of \$138,980**

- Changes in Salaries and Benefits for Current Employees - \$113,480
 - New Associate Planner Position is \$69,689
- Change in Professional Services and Contract Services of \$25,000

- **Planning Department – Increase of \$141,870**

- Changes in Salaries and Benefits for Current Employees - \$43,270
 - New Associate Planner Position is \$29,867
- Changes in Professional Services and Professional Development - \$94,500
- Subscriptions and Memberships - \$5,500

Major Changes from 2025 to 2026 - >\$20,000

- **Police – Increase of \$534,890**

- Changes in Salaries and Benefits for Current Employees- \$534,990
 - This includes 2 half officer budgeted for hire on 7/1/25 - \$152,164
 - Additional New Officer - \$130,063
- Additions and reductions in line items net out to \$0

- **Fire Department – Increase of \$167,250**

- Change in Salaries and Benefits for Paid on Call Staff – \$156,530
- Change in Salaries and Benefits for FT Staff – (\$143,470)
- Increase in State Aid Dollars - \$125,000
- Change in Professional Development - \$20,000
- Change in Professional Services - \$16,000

- **Public Works Department – Increase of \$80,470**

- Change in Salaries and Benefits - \$58,770
 - Change from PT to FT Employee – Increase of \$13,540
- Change in Operating Supplies - \$10,000
- Change in Street Maintenance - \$10,000

- **Parks Department – Increase of \$37,480**

- Change in Salaries and Benefits - \$40,080
 - Change in PT to FT Employee – Increase of \$22,710
- Changes in each line items less than \$1,000

- **Administration – Increase of \$53,840**

- Changes in Salaries and Benefits for Employees- \$42,340
 - New HR Manager Position is \$29,555 of this

Non-Major Changes from 2025 to 2026 - <\$20,000

- **Overall Revenues Other than Levy: Increase of \$30,800**

- Reduction of Credit Card Fees - \$30,000
- Reduction of Fines and Forfeitures - \$20,000
- Increase in Police State Aid of \$15,000
- Increase in MSA Maintenance of \$16,000
- Increase in Fire Relief Aid of \$10,000
- Increase Software Surcharge Fee of \$10,000
- Various line items up less than \$1,000

- **Activity Center – Increase of \$11,440**

- Changes in Salaries and Benefits - \$3,140
- Changes in Operating Supplies - \$8,000

- **Council – Increase of \$2,890**

- Changes in Subscriptions and Memberships

- **Central Services – Increase of \$800**

- Changes in each line items less than \$1,000

- **Contingency– Increase of \$6,000**

- Diamond Lake Improvement Payment increased by \$5,000

- **Emergency Management and Animal Control Department – Increase of \$800**

- Changes in each line items less than \$1,000

- **Information Technology – Decrease of \$4,500**

- Various line items all less than \$1,000 changes

Breakdown the Levy Dollars in a Different Light

- **Items that Are Required to Happen Based on Plans/Contracts Adopted**

- Salary Increases (Required Union Contracts, Mid-Year Hires, State Paid Leave, Health Insurance) - \$459,100
- Recycling Services - \$70,000
- Ladder Truck in Capital Plan - \$300,000
- Park Capital Equipment in Capital Plan - \$15,000
- Election - \$44,000
- Total of Above
 - **\$888,100**

- Requested amount from Council for an increase was 8% (or equal to our tax capacity) which is equivalent to **\$777,000.**

So Lets Look at the General Fund Alone

- **Items that Are Required to Happen Based on Plans/Contracts Adopted**

- Salary Increases (Required Union Contracts, Mid-Year Hires, State Paid Leave, Health Insurance) - \$459,100
- Recycling Services - \$70,000
- Election - \$44,000
- Total of Above
 - **\$573,100**

- **Solutions Proposed by Staff and the Savings Related**

- Hire FT Fire Staff - \$111,940
- Hire HR Manager at Mid – Year - \$73,890
- Hire Associate Planner at Mid – Year - \$49,780
- Reduce Planning Professional Services (this will mean that Comp Plan work could be delayed into later of 2026) - \$75,000
- Reduce PT Police Budget (this is available if we hire the FT officer) - \$20,000
- Reduce Engineering Estimated Services - \$25,000
- Total of Above
 - **\$325,610**

In total, there is roughly \$491,140 of requests left that are not addressed on this slide.

What is Included in that \$491,140?

- **Figured You Would Ask, Here is a Good Breakdown**
 - Supplies - \$23,650
 - Subscriptions/Memberships - \$18,900
 - Professional Development - \$30,000
 - Contract Services - \$16,500
 - Repair and Maintenance (includes Street Maintenance) - \$19,800
 - HR Manager - \$73,890
 - Associate Planner - \$49,780
 - Professional Services - \$47,000
 - Police Officer - \$130,100
 - PW Employee - \$36,250 (mostly health insurance)
 - Total of Above
 - **\$445,870**



Items to Discuss on this Budget

- The Staff needs good direction on where to look for cuts in services. Dept Heads have placed an emphasis on increasing the services provided to the residents from their departments and understand that dollars need to be scrutinized in order for a budget to be adopted.

Budget Questions?

