

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Thursday, November 13, 2025
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 **RECAP OF CLOSED SESSION**
- 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 of October 28, 2025
- B. Approval of Council Worksession Meeting Minutes of October 28, 2025
- C. Approval of Confirming City Does Not Waive Liability Limits
- D. Approval of Pay Application 2 for Central Park Parking Lot
- E. Approval of Resolution 83-2025; Support for LRIP funding
- F. Approval of Resolution 82-2025; Interfund Loan and Conveyance of Property to the EDA
- G. Approval of Resolution 80-2025; Accepting Donation from Huttner Enterprises for HoliDayton
- H. Approval of Memorandum Of Understanding for Union Contracts (State Paid Leave)
- I. Approval of Resolution 84-2025; Purchase of Real Property at 15060 N Diamond Lake Rd
- J. Acceptance of Resignation of Firefighter Scott Shelby
- 6:40 **OPEN FORUM** *Is limited to Three minutes for non-agenda items; state your name and address; No
Council Action will be taken and items will be referred back to staff*
- 6:50 **STAFF, CONSULTANT AND COUNCIL UPDATES**
- 6:55 **CROSS SERVICES PRESENTATION TO COUNCIL**
- COUNCIL BUSINESS**
- PUBLIC HEARING**
- 7:05 K. Approval of Resolution 76-2025; Transferring Local Boad Authority of Appeal and Equalization
Power and Duty to Hennepin County ("Open Book")
- New Business**
- 7:10 L. Heinen IUP Discussion
- 7:25 M. Graco Concept Plan Review
- 7:35 N. Approval of Resolution 85-2025; Granting Extension to the Final Plat Recording for Dayton
Fields 5th
- 7:35 O. Accepting 3rd Quarter Report
- 7:45 P. Discussion and Direction on Long-Term Plan
- Action Items**
- 8:00 Q. Approval of Payment of Claims for November 13, 2025
- 8:05 R. Approval of Resolution 81-2025, Prohibiting Parking on Maple Court
- 8:10 **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.

Closed Meeting Summary (strategy for labor negotiations):

On October 28, 2025, the Dayton City Council held a closed meeting pursuant to Minnesota Statutes § 13D.03, for the purpose of considering strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals.

Persons present at the closed meeting were: Mayor Dennis Fisher; Councilmember Scott Salonek; Councilmember Sara Van Asten; Councilmember Stephanie Henderson; Councilmember David Fashant; City Administrator Zach Doud, Assistant City Administrator Amy Benting, City Attorney Amy Schmidt.

During the closed meeting, the City Council considered a labor agreement proposal from the Minnesota Teamsters Public and Law Enforcement Employees' Union, Local No. 320, representing essential supervisory employees ("Teamsters").

At the conclusion of their consideration of the terms of the labor agreement proposal from the Teamsters, the City Council directed the City Administrator as to how to respond to the proposed terms during on-going negotiations with the Teamsters.

Closed Meeting Summary (strategy for purchase or sale of real or personal property):

On October 28, 2025, the Dayton City Council held a closed meeting pursuant to MN Statute 13D.05, Subd 3(c)(3), for the purpose to Develop or Consider Offers or Counteroffers for the Purchase or Sale of Real or Personal Property Located at: PID 09-120-22-43-0041.

Persons present at the closed meeting were: Mayor Dennis Fisher; Councilmember Scott Salonek; Councilmember Sara Van Asten; Councilmember Stephanie Henderson; Councilmember David Fashant; City Administrator Zach Doud, Assistant City Administrator Amy Benting, City Attorney Amy Schmidt.

During the closed meeting, the City Council considered the offer for the purchase of real property. The City Council gave direction to the City Administrator on how to proceed with the on-going negotiations.

CALL TO ORDER

Fisher called the regular meeting of the Dayton City Council to order at 6:30PM on Tuesday, October 28, 2025.

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

ABSENT:

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve the agenda by Van Asten, second by Fashant. Motion carried 5-0.

RECAP of CLOSED SESSION FROM 10-14-25 MEETING

Mayor Fisher read the recap of the closed session from October 14, 2025. The closed meeting was held pursuant to Minnesota Statute 13D.03 for labor negotiations. During the closed meeting, the City Council considered labor agreement proposals from AFSCME (American Federation of State County Municipal Employees) and the Teamsters.

At the conclusion of their consideration of the AFSCME proposal, the City Council agreed to the terms of the proposed contract and after the closed session approved the contract by vote. At the conclusion of consideration of the Teamsters' proposal, the City Council directed the City Administrator on how to respond to the proposed terms.

CONSENT AGENDA

- A. Approval of Council Meeting Minutes of October 14, 2025
- B. Approval of Purchasing Extrication Equipment For the Fire Department
- C. Approval of Gambling Permit
- D. Approval to Post for Part Time Public Works Admin
- E. Approval of Resolution 77-2025; Accepting \$14,000.00 Donation from Blaine Festival
- F. Approval of Pay Application 17 for The Well Head Treatment

During discussion, Van Asten questioned the extrication equipment purchase for the fire department and its budgeting. Hendrickson explained that the purchase would use \$11,000 from a Blaine Festivals grant, approximately \$7,000 from public safety

dollars received a couple years ago, and the remaining balance of about \$30,000 from CIP dollars.

Van Asten also asked about the drone donation from Blaine Festivals referenced in item E. Doud clarified that there were two separate donations - one previously approved for the extrication equipment and another for \$14,000 for a police department drone. Enga explained the drone would be used for missing persons cases, suspects, hostage situations, serious domestic incidents, and to get eyes on a situation before an officer approaches.

Henderson asked about the part-time Public Works Administrative Assistant position. Farrell explained that Kelsey, who was hired as an administrative assistant, has taken on more communications responsibilities (the communicator, social media, website updates), so they needed someone to take on the administrative duties she initially was hired for, such as coordinating meter deliveries, sewer inspections, handling phone calls, and making reports.

*Motion to approve the consent agenda by Fashant, seconded by Salonek.
Motion carried 5-0.*

After further discussion, Henderson requested to pull item B (Approval of Purchasing Extrication Equipment) from the consent agenda for separate consideration.

*Motion to move B from consent agenda by Salonek, seconded by Henderson.
Motion carried 5-0.*

B. Approval of Purchasing Extrication Equipment For the Fire Department

Henderson questioned whether the department had taken the units to Jefferson Fire Safety to have them physically examined to determine if repairs were possible rather than replacement. Hendrickson explained that the manufacturer's sales rep had indicated that the hoses were outdated and not available, but Salonek said he had spoken with Mike Kramer from Jefferson who expressed that parts were likely still available and they would need to physically assess the equipment.

Motion to approve the first two quotes for extrication equipment and table the third to receive a cost comparison of repair versus brand new by Henderson, seconded by Salonek. Motion carried 5-0.

OPEN FORUM

There were no speakers for the open forum.

STAFF, CONSULTANT AND COUNCIL UPDATES

Doud reminded the Council they had homework regarding the animal unit ordinance. Doud provided two pages showing the current ordinance and state statute for review, asking Council to provide feedback on what they would like to see in the ordinance update.

Benting reminded everyone that the following Tuesday would be a school election held by the school district. The city is a joint polling location, but the election is administered by the school district through the county.

Farrell provided updates on projects.

Hendrickson noted it was First Responders Day and thanked firefighters, law enforcement, EMS, and dispatchers.

Enga reported that police participated in two trunk-or-treats over the weekend and reminded residents about the rise in thefts from vehicles.

Sevald mentioned receiving notice from the Met Council regarding the A3 comprehensive plan amendment, with more details to follow in the weekly update.

Schmidt updated that litigation counsel for the Housing First Minnesota case against Dayton and Corcoran filed the brief with the Minnesota Court of Appeals the previous day. The city maintains the district court ruling was correct, and they are waiting for the plaintiff's response and potential oral arguments.

Van Asten asked about progress on implementing progressive fining for repeat code violators. Doud explained it had been on the back burner but confirmed the code does allow doubling of fines if the city administrator deems it appropriate.

Van Asten also inquired about the city's fire engines. Hendrickson explained they have two engines, one at each station, but one is currently being repaired following an accident in July. The repairs have faced delays due to parts availability, with an estimated return to service in 2-3 weeks. Hendrickson added that mutual aid partners had been notified about their reduced capacity.

COUNCIL BUSINESS

New Business

G. Republic Services Presentation

Bev Mathiasen from Republic Services provided an update on recycling services.

H. Approval of Fire Department Staffing Model - 5 Year Plan

Hendrickson presented a 5-year staffing plan for the fire department:

Phase 1:

- Establish medical teams from 10 PM to 4 AM to mitigate overnight calls
- Utilize duty crew tones to activate specific stations (currently working with Hennepin County dispatch to get additional tones)
- Have 2 firefighters from each station sign up for shifts

Hendrickson presented data showing call volume by hour and day of week. The proposed staffing model would cover:

- Day shift: 7 AM to 6 PM
- Duty crew: 6 PM to 10 PM
- Medical teams: 10 PM to 4 AM
- No scheduled coverage: 4 AM to 7 AM

Under this model, 65.8% of calls would have coverage, while 34.2% would still rely on home response.

Phase 2 would implement the duty crew from 6-10 PM, maintain overnight medical teams, and hire one full-time firefighter to assist with coverage.

The Council engaged in extensive discussion about the staffing model, with multiple concerns raised:

- Whether adequate resources were in the right places at the right times
- Staffing during daytime hours when most paid-on-call firefighters are unavailable
- The need to reduce call volume for non-urgent situations
- Whether the proposed captain position was necessary

After lengthy debate, the Council decided to table the 5-year plan and instead approved three separate motions:

Motion to table the 5-year plan by Van Asten, seconded by Fashant. Motion carried 5-0.

Motion to request that the fire department reduce call volume by not responding to calls that are severity 1 through 4, with the understanding that they may be called out if the call was not as expected by Van Asten, seconded by Henderson. Motion carried 5-0.

Motion to launch the overnight medical teams at both stations from 10 PM to 4 AM by Van Asten, seconded by Henderson. Motion carried 5-0.

Motion to launch a duty crew model without specifying exact hours, allowing the department flexibility in implementation by Van Asten, seconded by Fashant. Motion 3-2 with Fisher and Henderson voting no.

I. Elsie Stephens 1st Phase Discussion

Farrell presented information regarding phase 1 development for the Elsie Stephens master plan. Farrell shared survey results showing that current park usage focused on walking/jogging, nature observation, community events, and river access. Desired improvements included restroom facilities, water play features, a pavilion, and native landscaping.

Through public input sessions, residents expressed preferences for:

- Improved Mississippi River access (with safety considerations)
- Unique playground equipment
- Better defined amphitheater with additional seating
- Preserving the park's natural character
- Water amenities (splash pad and fishing pier)
- Pavilion with restroom facilities

The Council discussed prioritizing:

- Bathrooms - with debate about whether to install flush toilets requiring sewer and water extensions (estimated at \$350,000-\$400,000) or a more economical forestry-style bathroom
- Amphitheater improvements - addressing size issues and adding a permanent structure
- Splash pad - exploring options that could be built for around \$500,000 according to Salonek

Council members expressed concern about the total cost, with a tentative cap of \$1.5 million for phase 1. More parking was also discussed. Farrell said he would research costs for these elements and bring back options, including exploring potential sponsorship opportunities similar to those used in Rogers and Champlin.

J. Budget Discussion

Doud presented the updated 2026 budget information. The preliminary levy was set at \$36,051,000 (slightly different from the county's figure of \$36,044,000), resulting in an average annual increase of \$36 per home.

Doud explained that fiscal disparities had impacted the budget, with Dayton giving \$1,800,000 of tax capacity to the pool this year, up from \$800,000 the previous year. Despite this, Dayton had the lowest tax rate increase compared to surrounding communities.

After discussion, the Council directed administration to keep the tax rate the same as the previous year, which would require removing approximately \$159,000 from the budget. This reduction would come from funds previously allocated toward a future ladder truck purchase.

K. Tax Forfeited Property Direction

The Council discussed two tax-forfeited properties:

For the first property (PID 31-120-22-13-0010), the Council agreed that the Economic Development Authority (EDA) should acquire it. EDA functions were discussed. Council members emphasized that the EDA's purpose in acquiring the property should be for economic development that benefits the community, not merely for profit. Council directed purchase would require approximately \$300,000 from the city as a loan to the EDA, with a 4% interest rate.

For the second property (PID 31-121-22-31-0056), there was significant disagreement among Council members about whether the EDA should acquire it, with several expressing concern about the EDA purchasing properties solely to make money. No motion was made on this property.

COUNCIL BUSINESS

Action Items

L. Approval to Post for Full Time Firefighter Captain

This item was addressed during the fire department staffing model discussion.

No motions were made for this item.

M. Approval to Post for Part Time Firefighters

The position requires Firefighter I, II, and EMT certifications. Henderson suggested adding Fire Apparatus Operator (FAO) certification, which Hendrickson agreed could be included with a timeline for completion (e.g., within one year).

Van Asten asked if these part-time firefighters would be doing administrative work similar to previous part-time positions. Hendrickson confirmed they could assist other departments when not responding to calls.

Motion to approve recruiting to hire the part time positions with the clarification that Dayton residents who are qualified are eligible by Fashant, seconded by Salonek. Motion passed 3-2 with Henderson and Fisher voting no.

N. Approval of Payment of Claims for October 28, 2025

Van Asten asked for clarification that BCA stands for Bureau of Criminal Apprehension. Fashant inquired about engine repairs listed on page 58, which Hendrickson explained were for valve rebuilding as part of annual maintenance, separate from the ongoing accident repairs.

Motion to approve payment of claims by Van Asten, seconded by Henderson. Motion passed 5-0.

O. Resolution 78-2025; Support for Legislature Funding of Tier 1 Study

Doud presented Resolution 78-2025 requesting the state legislature assign funding to MnDOT for a Tier 1 Environmental Impact Study (EIS) on a proposed Mississippi River crossing location. Doud emphasized this was only to study the location, not to build the bridge.

Doud showed a 1972 Dayton comprehensive plan that included a proposed bridge, indicating the city has been planning for a crossing for over 50 years. The Tier 1 study would establish a baseline and framework for a more in-depth Tier 2 study if needed, cost approximately \$5 million, and take about 2.5 years to complete.

The Council discussed concerns about the eventual bridge project but agreed the study was necessary to determine if the proposed location was feasible from an environmental standpoint.

Motion to approve Resolution 78-2025 by Van Asten, seconded by Henderson. Motion passed 5-0.

P. Approval Plans and Authorize Bidding Solicitation for 113th Ave Trunk Sewer Extension Project

Quisberg presented plans for extending sewer service along 113th Avenue to a property where DDL had recently submitted a development application. The project would continue the existing sewer extension from Territorial Road.

Quisberg reported that preliminary design was authorized in April, final design in August, and the permit process was underway. The construction estimate had increased slightly by \$14,000, but easement costs were coming in lower than anticipated. If authorized, bids would be opened on November 18, with potential construction beginning as early as December, taking advantage of frozen ground conditions.

Fashant confirmed that the sewer fund had adequate balance (\$4.8 million) to cover the project costs.

Motion to approve the plans as prepared and authorize contractor bids by Salonek, seconded by Van Asten. Motion passed 5-0.

Q. Approval of Resolution 79-2025; Support for the Purchase of Pearson Property for Three Rivers Park District

Doud presented Resolution 79-2025 supporting Three Rivers Park District's purchase of the Pearson property on Dayton River Road. The resolution would allow Three Rivers to negotiate with the homeowners but would not guarantee a sale.

Council members expressed concerns about:

- Three Rivers' approach of having property owners advocate to the Council rather than making their case directly
- Loss of city control over riverfront property
- The potential safety issues with the planned trail near a dangerous curve on Dayton River Road
- The need for a comprehensive trail plan from Three Rivers

After extensive discussion, the Council tabled the item, requesting Three Rivers Park District appear before them to explain why an easement would not work for this property and why they needed to purchase it outright.

*Motion to table Resolution 79-2025 by Salonek, seconded by Van Asten.
Motion passed 5-0.*

CLOSED SESSION

R. Motion to Close the Meeting, Pursuant to MN Statute 13D.03, for Labor Negotiation

Motion to move to closed session at 11:05 pm by Fisher, seconded by Van Asten. Motion passed 5-0.

S. Motion to Close the Meeting, Pursuant to MN Statute 13D.05, Subd 3(c)(3), a Closed Session Shall be Conducted to Develop or Consider Offers or Counteroffers for the Purchase or Sale of Real or Personal Property Located at: PID 09-120-22-43-0041

Motion to move to closed session at 12:08 am by Fisher, seconded by Van Asten. Motion passed 5-0.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 12:23 AM.

Approved: _____

Attest: Amy Benting

CALL TO ORDER

Fisher called the work session meeting of the Dayton City Council to order at 5:30 PM on Tuesday, October 28, 2025.

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

ABSENT:

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

MINNESOTA FIRE SERVICE REVIEW

Jerry Streich presented on fire service laws and requirements. Streich shared in Minnesota, there are 725 fire departments with 20,032 firefighters. The four types of departments are volunteer, paid on call, combination, and career.

Streich shared the hidden work that is difficult for one person to manage. Streich presented the different delivery models that have been used in Dayton and how to measure them.

Streich presented on response timeline. Streich shared current trends in fire departments.

Discussion topics from council included: PSAs, incentives for medical calls for private businesses, level of calls to attend, and criteria to set goals for the department. Streich mentioned to build a system to allow the volunteers to win.

Discussion moved to the duty crew model.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 6:32 pm.

Approved: _____

Attest: Amy Benting

ITEM:

Approval of not waiving the monetary limits on municipal tort liability for the insurance year of 01-01-2026/01-01-2027

PREPARED BY:

Assistant City Administrator/City Clerk, Amy Benting

BACKGROUND:

Each year the City provides application to the LMCIT for property and liability coverage programs. One portion of this renewal is to seek council action on the determination to waive or not waive the monetary limits on municipal tort liability established under Minnesota Statutes 466.04

The City of Dayton has historically has not waived the monetary limits on municipal tort liability. Annual approval of League of MN Cities Insurance Trust (LMCIT) policy renewal. The determination to not waive the monetary limits would establish the value amounts of \$500,000 per individual claimant and \$1,500,000 per all claimants on a single occurrence.

The City has not purchased excess liability coverage

Note from the League:

If the member does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the city purchases the optional excess liability coverage.

If the member waives the statutory tort limits and does not purchase excess liability coverage, a single claimant could potentially recover up to \$2,000,000 for a single occurrence. (Under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2 million.) The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.

RECOMMENDATION:

Staff recommends that the City of Dayton does not waive the monetary limits on municipal tort liability.

ATTACHMENT(S):

Liability coverage waver form

PRESENTER:

Jason Quisberg

ITEM:

Central Park Parking Lot Improvements – Final Pay Application No. 2

PREPARED BY:

Jason Quisberg, Engineering
Nick Findley, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

None

BACKGROUND:

Minnesota Paving & Materials has completed the work for improvements to the Central Park Parking Lot. The punchlist items and final restoration have been completed and the necessary close out information has been provided to move forward with final payment.

CRITICAL ISSUES:

COMMISSION REVIEW / ACTION (IF APPLICABLE):

60/120-DAY RULE (IF APPLICABLE):

RELATIONSHIP TO COUNCIL GOALS:

The work completed is within the previously approved budget for the project.

BUDGET IMPACT:

RECOMMENDATION:

We recommend payment for the work completed to date, in the amount of \$8,076.32.

ATTACHMENT(S):

Final Pay Estimate No. 2

Central Park Parking Lot Final Pay Estimate No. 2 Tabulation

SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

OWNER: City of Dayton
PROJECT: Central Park Parking Lot Improvements
CONTRACTOR: Minnesota Paving & Materials

FINAL PAY ESTIMATE NO. 2

Original Contract Amount	\$.....163,993.85
Contract Changes approved to Date (List Change Order Numbers)	\$.....
Revised Contract Price	\$.....
Work Completed to Date (attached)	\$.....161,526.37
Retainage to Date, 0%	\$.....0.00
Work Completed to Date Less Retainage to Date	\$.....161,526.37
Total Amount Previously Certified	\$.....153,450.05
Payment Request This Estimate	\$.....8,076.32

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

Chad Posusta
D57DFC4B275E66B45D0A00A9CFC898E2 readySign
CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract dated

October 14, 2025 between the City of Dayton (OWNER)

OMG Midwest, Inc. dba Minnesota Paving & Materials
and _____ (CONTRACTOR) and all authorized changes thereto.

By Chad Posusta

D57DFC4B375E66B15D0A00A9CFC898E2

readySign

Title Project Manager

Approval:

(CONTRACTOR)

Chad Posusta

D57DFC4B375E66B15D0A00A9CFC898E2

readySign

Date 10/14/2025

(ENGINEER)

Jason P. Quisberg

Jason Quisberg, P.E.

Date 10-28-25

City of Dayton

Date _____

END OF SECTION

**CENTRAL PARK PARKING LOT IMPROVEMENTS
PAYMENT REQUEST FORM
QUANTITY TABULATION**

NO.	ITEM DESCRIPTION	UNIT	BID QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		LESS PREVIOUS PAYMENTS		FINAL PAY REQUEST #2 OCTOBER 2025	
						QTY	PRICE	QTY	PRICE	QTY	PRICE
BASE BID SCHEDULE A											
1	MOBILIZATION	LUMP SUM	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	1	\$ 15,000.00		\$ -
2	REMOVE BITUMINOUS PAVEMENT	SQ YD	10	\$ 53.00	\$ 530.00	10	\$ 530.00	10	\$ 530.00		\$ -
3	COMMON EXCAVATION - OFFSITE (EV)	CY YD	130	\$ 58.00	\$ 7,540.00	122	\$ 7,076.00	122	\$ 7,076.00		\$ -
4	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	270	\$ 43.00	\$ 11,610.00	224.52	\$ 9,654.36	224.52	\$ 9,654.36		\$ -
5	ADJUST CASTING	EACH	1	\$ 2,000.00	\$ 2,000.00	2.5	\$ 5,000.00	2.5	\$ 5,000.00		\$ -
6	CONCRETE RIBBON CURB	LIN FT	810	\$ 36.00	\$ 29,160.00	790	\$ 28,440.00	790	\$ 28,440.00		\$ -
7	TYPE SP 9.5 WEARING COURSE (3,B)	TON	910	\$ 92.00	\$ 83,720.00	790.93	\$ 72,765.56	790.93	\$ 72,765.56		\$ -
8	4" SOLID WHITE PAVEMENT MARKING, PAINT	LIN FT	2809	\$ 0.65	\$ 1,825.85	2809	\$ 1,825.85	2809	\$ 1,825.85		\$ -
9	WHITE PAVEMENT MESSAGE (ADA STALLS AND AISLES), PAINT	LUMP SUM	1	\$ 110.00	\$ 110.00	1	\$ 110.00	1	\$ 110.00		\$ -
10	ADA PARKING SIGN	EACH	5	\$ 93.50	\$ 467.50	5	\$ 467.50	5	\$ 467.50		\$ -
11	LOAM TOPSOIL TOPSOIL (LV)	CU YD	50	\$ 90.13	\$ 4,506.50	70	\$ 6,309.10	70	\$ 6,309.10		\$ -
12	MNDOT 25-131 SEED MIX, FERTILIZER TYPE 2, AND STABILIZATION (HYDROM	SQ YD	280	\$ 10.80	\$ 3,024.00	1310	\$ 14,148.00	1310	\$ 14,148.00		\$ -
13	PERIMETER CONTROL (BIOROLL OR SILT FENCE), MAINTAINED	LIN FT	900	\$ 5.00	\$ 4,500.00	40	\$ 200.00	40	\$ 200.00		\$ -
TOTAL SCHEDULE A BID				\$163,993.85		\$161,526.37		\$161,526.37			
1	RETAINAGE REDUCTION	LS	1	\$ 8,076.32	\$ 8,076.32	1	\$ 8,076.32		\$ -	1	\$ 8,076.32
GENERAL CONTRACTOR						COMPLETED TO DATE		LESS PREVIOUS PAYMENTS		FINAL PAYMENT REQUEST #2	
Minnesota Paving & Materials						Subtotal: \$ 161,526.37		Subtotal: \$ 161,526.37		Subtotal: \$ 8,076.32	
14475 Quiram Drive						0% Retainage: \$ -		5% Retainage: \$ 8,076.32		0% Retainage: \$ -	
Rogers, MN 55374						Total: \$ 161,526.37		Total: \$ 153,450.05		Total: \$ 8,076.32	

ITEM:

Approval of Resolution 83-2025; Supporting a LRIP Grant Application for Fernbrook Lane Intersection Improvements

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of Resolution 83-2025

BACKGROUND:

City Council has discussed in the past about improvements to the Fernbrook Intersections which include Rush Creek Parkway, 114th Ave, and 117th Ave. All of these intersections are within the currently approved Corridor Study that is being completed by Stantec to identify the best improvements possible for this section of roadway.

The ability for physical improvements to occur within these intersection requires dollars to construct. The City has acquired just over \$2M from developers along this area of Fernbrook to begin these improvements but that will not cover the entire cost, or even half the cost, for all 3 intersections to be improved.

City staff is aware that for each intersection improvement, a full closure would be needed to make that construction possible. With that said, City staff would like to limit that full closure to as minimal times as possible by combing funding from multiple sources to make the project larger, for more economies of scale and to minimize disruptions that we know are going to be present and frustrating for residents and passbys alike with the large and long detour.

For all of the above reasons, City staff would like to present a grant opportunity through the Local road Improvement Program (LRIP) which we feel is an applicable grant for this type of improvement and would assist in getting the funding gap closer to completing more of these intersections at one time. This grant is applicable for 2026, 2027, and 2028 projects which lines up well with other planned closure projects that the County has planned for Fernbrook (currently planned for a full shut-down in 2028 in Maple Grove for the grade separated connection of the Three Rivers Park Trail that will go underneath Fernbrook into the Elm Creek Park Reserve), from what City Staff knows of today.

CRITICAL ISSUES:

There are no outstanding issues.

RECOMMENDATION:

Staff is looking for approval of resolution 83-2025; supporting the LRIP grant application.

ATTACHMENT(S):

Resolution 83-2025

**RESOLUTION NO. 83- 2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION SUPPORTING A LOCAL ROAD IMPROVEMENT PROGRAM
GRANT APPLICATION FOR FERNBROOK LANE INTERSECTION
IMPROVEMENTS**

WHEREAS, the Minnesota Department of Transportation (MnDOT) has made \$47 million of Local Road Improvement Program (LRIP) grant funds available statewide for 2026, 2027 and 2028 projects, with a cap of \$1.5 million per project; and

WHEREAS, funding is available through the LRIP for the following three project categories: Routes of Regional Significance Account, Rural Road Safety Account and Trunk Highway Corridor Account; and

WHEREAS, LRIP funds can be used on reasonable elements associated with roadway construction, but cannot be used for consultant engineering and inspection, utility coordination; and

WHEREAS, construction costs above and beyond a LRIP award must be funded with alternate funding sources; and

WHEREAS, the City of Dayton, in cooperation with Hennepin County, is submitting a 2025 LRIP Routes of Regional Significance application request of \$1.5 million for Fernbrook Lane improvements extending from Rush Creek Parkway to 117th Avenue; and

WHEREAS, Fernbrook Lane through the project area is a Route of Regional Significance due to its Major Collector functional classification, its designation as a 10-ton CSAH route, its connection to Trunk Highway 610, County Road 81, and Interstate 94, and its function as a parallel reliever route to State Highway 169; and

WHEREAS, the Fernbrook Lane project will improve safety by constructing roundabouts at three intersections: Rush Creek Parkway, 114th Avenue, and 117th Avenue; and

WHEREAS, the Fernbrook Lane project will also provide significant economic development benefits providing improved mobility and access for Sundance Greens, Sundance Woods, DCM Farms, Brayburn Trails, and Brayburn Trails East developments; and

WHEREAS, the Fernbrook Lane project costs are expected to total approximately \$7.5 million and includes a combination of local, state aide, and private developer funding.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dayton supports an application to the Local Road Improvement Program and pledges support to

fund engineering, right-of-way, inspection, and other non-LRIP eligible costs, as well as LRIP-eligible items in excess of the LRIP grant amount.

Adopted by the City Council of the City of Dayton this 13th day of November, 2025.

Motion made by Councilmember _____, seconded by Councilmember _____.

Motion carried _____.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, Assistant City Administrator

ITEM:

Approval of Resolution 82-2025; Approving the Interfund Loan to the EDA and Conveyance of Real Property to the EDA

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of Resolution 82-2025

BACKGROUND:

City Council discussed direction on the tax forfeiture properties that we are in the process of acquiring from Hennepin County. That direction is the following

Interchange Parcel (PID 31-120-22-13-0010):

- Conveyance of the Parcel to the EDA
- Provide an Interfund Loan in the amount of \$300,000 with a 4% interest rate annually

Robinson St Parcel (PID 31-121-22-31-0056):

- Conveyance of the Parcel to the EDA

CRITICAL ISSUES:

There are no outstanding issues.

RECOMMENDATION:

Staff is looking for approval of resolution 82-2025; approving an interfund loan and conveyance of property to the EDA.

ATTACHMENT(S):

Resolution 82-2025
Quit Claim Deed for PID 31-120-22-13-0010
Quit Claim Deed for PID 31-121-22-31-0056

**RESOLUTION NO. 82- 2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION AUTHORIZING INTERFUND LOAN
FOR A PORTION OF THE PURCHASE PRICE
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY
BY THE CITY OF DAYTON
AND
AUTHORIZING CONVEYANCE OF CERTAIN REAL PROPERTY
TO THE DAYTON ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the City Council of the City of Dayton is the governing body for the City of Dayton, and is empowered by the State of Minnesota to acquire and sell real property as the purposes of the City may require in the City’s interests; and

The Interchange Property

WHEREAS, the City of Dayton, in partnership with the Dayton Economic Development Authority (“Authority”), has negotiated the purchase of a fee simple interest in the certain real property located in the City of Dayton, County of Hennepin, State of Minnesota, which is legally described as follows:

THAT PART OF THE SW 1/4 OF NE 1/4 DESC AS BEG AT SE COR THOF ON
AN ASSUMED BEARING OF S 88 DEG 22 MIN W ALONG S LINE THOF 9.37
FT TO CTR LINE OF TERRITORIAL RD TH N 61 DEG 05 MIN W ALONG
SAID CTR LINE 715.06 FT TH N 23 DEG 14 MIN 56 SEC E 837.98 FT TO
SWLY LINE OF BN RR R/W TH SELY ALONG SAID SWLY LINE TO E LINE
OF SW 1/4 OF NE 1/4 TH S TO BEG EX ROAD UNPLATTED 31 012 22

(PID: 31.120.22.13.0010) (the “Interchange Property”); and

WHEREAS, the Dayton City Council has determined that the Authority has the expertise and capacity to use the Interchange Property to further the redevelopment mission and goals of the Authority and the City, and has agreed to convey the Interchange Property and the Robinson Property to the Authority upon final acquisition of the fee simple interest in the Interchange Property; and

WHEREAS, in anticipation of the conveyance if the Interchange Property from the City to the Authority, the Authority has agreed to provide funding for the entire City cost related to the acquisition of the Interchange Property; and

WHEREAS, in order to facilitate payment of the acquisition cost of the Interchange Property, the City and the Authority have agreed that the City will advance \$300,000 to the Authority as an interfund loan (the “Interfund Loan”), according to the following terms:

- A. No periodic payments are required for repayment of the Interfund Loan. Upon re-sale of the Interchange Property by the Authority to a third-party, the Authority shall repay the full Interfund Loan amount in a single lump sum, together with interest at a rate of 4% annually. This interest rate shall not fluctuate.
- B. The principal sum and all accrued interest payable under the Interfund Loan are payable in whole or in part at any time by the Authority without premium or penalty. No partial payment shall affect the amount or timing of the payment otherwise required for this Interfund Loan.
- C. The City may at any time make a determination to forgive the outstanding principal amount and accrued interest on this Interfund Loan to the extent permissible under law.
- D. The Authority may from time to time amend the terms of this resolution to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided, however, that the interest rate may not be increased above 4%; and

The Robinson Property

WHEREAS, pursuant to County Auditor’s Directive No. 2025-13, which was filed of record in the Office of the Hennepin County Recorder on October 7, 2025, as Document No. A11407557, the City of Dayton acquired fee ownership of certain real property located in the City of Dayton, County of Hennepin, State of Minnesota, which is legally described as follows:

LOTS 4 AND 5, BLOCK 10, TOWNSITE OF DAYTON, HENNEPIN COUNTY,
MINNESOTA

(PID: 31-121-22-31-0056) (the “Robinson Property”); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, that the appropriate City Staff are authorized and directed to complete the Interfund Loan according to the terms set forth in this Resolution;

AND, BE IT FURTHER RESOLVED that upon final acquisition of the Interchange Property by the City, the Mayor and City Clerk are authorized to execute a Quit Claim Deed conveying the Interchange Property to the Authority;

AND, BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute a Quit Claim Deed conveying the Robinson Property to the Authority upon adoption of this Resolution.

Adopted by the City Council of the City of Dayton this 13th day of November, 2025.

Motion made by Councilmember _____, seconded by Councilmember _____.

Motion carried _____.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

(Reserved for Recording Data)

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.70

Dated: _____, 2025.

FOR VALUABLE CONSIDERATION, the **CITY OF DAYTON**, a Minnesota municipal corporation, Grantor, hereby conveys and quitclaims to the **DAYTON ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic under the laws of the State of Minnesota, Grantee, real property in Hennepin County, Minnesota, legally described as follows:

See **Exhibit A** attached hereto and made a part hereof by reference,
together with all hereditaments and appurtenances belonging thereto.

Check here if part or all of the land is Registered (Torrens)____

THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

The consideration for this transfer is less than \$500.00.

CITY OF DAYTON

By: _____
Dennis Fisher, Mayor

By: _____
Amy Benting, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by **Dennis Fisher and Amy Benting**, respectively, the Mayor and City Clerk of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

**Tax Statements for the real property
described in this instrument should be sent to:**

Dayton Economic Development Authority
12260 South Diamond Lake Road
Dayton, Minnesota 55327

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AKLS

**EXHIBIT A
TO
QUIT CLAIM DEED**

56 Address Unassigned, Dayton MN
PID 31-120-22-13-0010

Legal Description:

THAT PART OF SW 1/4 OF NE 1/4 DESC AS BEG AT SE COR THOF TH ON AN
ASSUMED BEARING OF S 88 DEG 22 MIN W ALONG S LINE THOF 9.37 FT TO CTR
LINE OF TERRITORIAL RD TH N 61 DEG 05 MIN W ALONG SAID CTR LINE 715.06 FT
TH N 23 DEG 14 MIN 56 SEC E 837.98 FT TO SWLY LINE OF BN RR R/W TH SELY
ALONG SAID SWLY LINE TO E LINE OF SW 1/4 OF NE 1/4 TH S TO BEG EX ROAD
UNPLATTED 31 120 22

(Reserved for Recording Data)

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.70

Dated: _____, 2025.

FOR VALUABLE CONSIDERATION, the **CITY OF DAYTON**, a Minnesota municipal corporation, Grantor, hereby conveys and quitclaims to the **DAYTON ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic under the laws of the State of Minnesota, Grantee, real property in Hennepin County, Minnesota, legally described as follows:

Lots 4 and 5, Block 10, Townsite of Dayton, Hennepin County, Minnesota
PID 31-121-22-31-0056

together with all hereditaments and appurtenances belonging thereto.

Check here if part or all of the land is Registered (Torrens)____

THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

The consideration for this transfer is less than \$500.00.

CITY OF DAYTON

By: _____
Dennis Fisher, Mayor

By: _____
Amy Benting, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by **Dennis Fisher and Amy Benting**, respectively, the Mayor and City Clerk of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

**Tax Statements for the real property
described in this instrument should be sent to:**

Dayton Economic Development Authority
12260 South Diamond Lake Road
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DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AKLS

ITEM: Request City Council Accept the Huttner Enterprises Donation

PREPARED BY: Police Chief Paul Enga

POLICY DECISION / ACTION TO BE CONSIDERED: Approve the request to accept a check for \$15.00 from the Huttner Enterprises

BACKGROUND: HoliDayton is an evening of festive fun at Dayton's annual holiday celebration.

CRITICAL ISSUES: None

RECOMMENDATION: The staff recommends that the City Council approve the donation of \$15.00 from the Huttner Enterprises for HoliDayton.

ATTACHMENT(S): Resolution 80-2025

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

**RESOLUTION 80-2025
RESOLUTION ACCEPTING DONATION FROM HUTTNER ENTERPRISES**

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 police and fire services; and

WHEREAS, Huttner Enterprises, donor, has donated \$15.00 for HoliDayton; and

WHEREAS, All such donations have been contributed to assist the city in the establishment and operation of police and fire facilities 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 donations described above are accepted and shall be used to help with HoliDayton.
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 November 13, 2025.

Mayor – Dennis Fisher

Amy Benting, City Clerk

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

ITEM:

Approval of Memorandum of Understanding

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of Memorandum of understanding

BACKGROUND:

The state of MN has implemented a MN paid leave requirement and the City has the option to find a provider or go with the state plan. Staff has found a provider with a better rate than the state offers so we will be going with Arch Insurance. Council will see an update to our personnel policy in the near future to get all the additional information about the program in the policy.

CRITICAL ISSUES:

RECOMMENDATION:

Approve both MOU's

ATTACHMENT(S):

MOU for LELS
MOU for AFSCME

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF DAYTON AND
LELS LOCAL #33 (PATROL OFFICERS)**

This Memorandum of Understanding ("MOU") is entered into between the City of Dayton, a Minnesota municipal corporation (hereinafter the "Employer" or "City") and Law Enforcement Labor Services, Inc., Local #33, Patrol Officers (hereinafter the "Union" or "Employees"), who are part of a Labor Agreement and mutually desire to enter this Memorandum of Understanding.

WHEREAS, this Memorandum of understanding outlines the implementation of the Minnesota Paid Family and Medical Leave Act pursuant to Minnesota Statutes, Chapter 268B; and

WHEREAS, the State of Minnesota will implement a Paid Family and Medical Leave ("PFML") program effective January 1, 2026; and the City of Dayton has the choice to go with a private plan that is equivalent.

WHEREAS, the premium rates will be adjusted on an annual basis by Arch Insurance, with a maximum premium rate currently set at .74% of an Employee's wages; and

WHEREAS, the premium amounts paid will be split between the Employer and Employees pursuant to the terms of this MOU; and

NOW, THEREFORE, the City ("Employer") and Union ("Employees") Agree that the Labor Agreement between the parties will be amended as follows:

1. The Employer will pay 50% of the premium rate set by Arch Insurance.
2. The Employees will pay 50% of the premium rate set by Arch Insurance.
3. The Employer will allow Employees to supplement the payments available under the PFML program, allowing the Employees to use accrued paid leave, such as vacation, sick leave, ESST, or compensatory time, in addition to the paid benefits provided by the Arch under the PFML program.
4. Per the PFML statute, the benefit amount of paid leave is progressive and will vary based on an Employee's average weekly wages, such that lower-income Employees will receive a higher percentage of income with a sliding scale of lower percentages as Employees earn more. An Employee's supplemental benefits combined with the PFML benefits may not exceed the Employee's pre-leave wages.

Approved this _____ day of _____, 2025 by the City and the Union.

FOR THE UNION,

FOR THE CITY,

Adam Burnside, LELS Representative

Dennis Fisher, Mayor

Malachi Moser, Steward

Zach Doud, City Administrator

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF DAYTON AND
AMERICAN FEDERATION OF STATE,
COUNTY AND MUNICIPAL EMPLOYEES,
MINNESOTA COUNCIL 5, LOCAL 2454**

This Memorandum of Understanding ("MOU") is entered into between the City of Dayton, a Minnesota municipal corporation (hereinafter the "Employer" or "City") and American Federation of State, County, and Municipal Employees, Minnesota Council 5, Local 2454 (hereinafter the "Union" or "Employees"), who are part of a Labor Agreement and mutually desire to enter this Memorandum of Understanding.

WHEREAS, this Memorandum of understanding outlines the implementation of the Minnesota Paid Family and Medical Leave Act pursuant to Minnesota Statutes, Chapter 268B; and

WHEREAS, the State of Minnesota will implement a Paid Family and Medical Leave ("PFML") program effective January 1, 2026; and the City of Dayton has the choice to go with a private plan that is equivalent.

WHEREAS, the premium rates will be adjusted on an annual basis by Arch Insurance, with a maximum premium rate currently set at .74% of an Employee's wages; and

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NOW, THEREFORE, the City ("Employer") and Union ("Employees") Agree that the Labor Agreement between the parties will be amended as follows:

1. The Employer will pay 50% of the premium rate set by Arch Insurance.
2. The Employees will pay 50% of the premium rate set by Arch Insurance.
3. The Employer will allow Employees to supplement the payments available under the PFML program, allowing the Employees to use accrued paid leave, such as vacation, sick leave, ESST, or compensatory time, in addition to the paid benefits provided by Arch under the PFML program.
4. Per the PFML statute, the benefit amount of paid leave is progressive and will vary based on an Employee's average weekly wages, such that lower-income Employees will receive a higher percentage of income with a sliding scale of lower percentages as Employees earn more. An Employee's supplemental benefits combined with the PFML benefits may not exceed the Employee's pre-leave wages.

Approved this _____ day of _____, 2025 by the City and the Union.

FOR THE UNION,

FOR THE CITY,

Paul Gammel Field Representative AFSCME Council 5

Dennis Fisher, Mayor

Gary Vendela, Field Director AFSCME Council 5

Zach Doud, City Administrator

Lynn Reichstadt, Local 2454

Ryan Eggink, Local 2454

ITEM:

Approval of Resolution 84-2025; Purchase Agreement for 15060 N Diamond Lake Rd

PREPARED BY:

Zach Doud, City Administrator

BACKGROUND:

City Council had a closed session at the council meeting on October 28, 2025 to discuss the purchase of property. The direction of the council was to purchase property for a future Water Tower, Wellhead Treatment Plant, and/or well site that will be needed for future growth of the City.

Following the closed session, an agreed upon price of \$400,000 was struck between both parties. The process of this property negotiation was very seamless and City staff would like to thank the current property owners for making this a very easy process.

There is one item of significance that the council should be aware of which was discussed during the closed session but should be noted on the staff report. This property does have a current rental agreement and tenants on the property. Upon closing of the property, the City will become a landlord for the property which can work with the current tenants on the terms of the rental agreement. For the tenants protection, the current purchase agreement has a buy-out to the tenants at July 1 from the City of \$10,000. It should be known that this can be adjusted after the sale of the property if the renters agree to amended terms and agree to forgot the buy-out amount, which from preliminary conversations with the current property owner could be the case.

Per State Statute 462.356 subd. 2, a requirement for a purchase of property should have comments from the Planning Commission on whether this purchase complies with the comp plan unless there is a 2/3 vote of the council that finds the property acquisition has no relationship to the comprehensive municipal plan. City staff believes the this purchase does not meet the need for the Planning Commission as this property is a future land use of low density residential and is within the current staging plan. The anticipated use by the City will be less dense and be of a lower frequency of usage than a low-density residential development on this property. This purchase also keeps the ability to support the growth that we are seeing in this area.

Critical Issues:

None.

RECOMMENDATION:

Staff recommends approval of the purchase agreement.

ATTACHMENT(S):

Purchase Agreement with Seborn and Meghan Yancy

Resolution 84-2025; Approving the Purchase of Real Property

**ASSIGNMENT AND ASSUMPTION
OF LEASE AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2025, by and between **SEABORN YANCY AND MEGHAN YANCY**, married to each other (collectively, the “Assignor”), and the **CITY OF DAYTON**, a Minnesota municipal corporation (“Assignee”).

RECITALS

A. Assignor and Assignee have entered into that certain Purchase Agreement dated October 27, 2025, for Assignee to purchase certain residential property commonly known as 15060 North Diamond Lake Road, Dayton, Minnesota (the “Property”); and

B. Assignor, as landlord, entered into that certain Minnesota Residential Lease Agreement dated June 1, 2025 (the “Lease”), which is attached hereto as **Exhibit A**, pursuant to which Assignor agreed to lease Chris Barton and Ashley Barton, as tenants, certain residential property commonly known as 15060 North Diamond Lake Road, Dayton, Minnesota (the “Property”); and

C. The Purchase Agreement includes an Addendum related to the Lease, which is attached hereto as **Exhibit B**, which requires Assignee to assign all of its right, title and interest in the Lease, and Assignee to assume all of Assignor’s obligations under the Lease, pursuant to the terms set forth in the Purchase Agreement and the Lease.

D. Chris Barton and Ashly Barton, as tenants, have provided their written consent dated _____, 2025 to the assignment and assumption of the Lease.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Assignment. Assignor hereby assigns to Assignee all of its right, title and interest in and to the Lease including any and all prepaids and other rights or entitlements of Assignor under the Lease, subject to all of the terms, covenants, conditions and provisions of the Lease.

2. Assumption. From and after the date hereof, Assignee hereby assumes, covenants and agrees to keep and perform each and every obligation of Assignor under the Lease. Assignee agrees to be bound by each and every provision of the Leases as if it had executed the same.

3. Assignor’s Representations and Warranties. Assignor represents and warrants to Assignee that:

- A. The Lease is in full force and effect, unmodified except as provided in this Agreement;
- B. Assignor's interest in the Lease is free and clear of any liens, encumbrances or adverse interests of third parties;
- C. Assignor possesses the requisite legal authority to assign his interest in the Lease as provided herein.
- D. There are no sums due and owing by Assignor under the Lease as of the effective date hereof, and there exists no condition of default thereunder.

4. Indemnification. Assignor agrees to indemnify, defend and hold harmless Assignee from any and all claims, demands and debts due under the Lease prior to the Effective Date and Assignee agree to indemnify, defend and hold harmless Assignor from any and all claims, demands and debts which may become due under the Lease on or after the Effective Date

5. Expenses. The parties hereto will bear their separate expenses in connection with this Agreement and its performance.

6. Entire Agreement. This Agreement embodies the entire understanding of the parties hereto and there are no other agreements or understandings written or oral in effect between the parties relating to the subject matter hereof unless expressly referred to by reference herein. This Agreement may be amended or modified only by an instrument of equal formality signed by the parties or their duly authorized agents.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota, and each of the parties hereto submits to the non-exclusive jurisdiction of the courts of the State of Minnesota in connection with any disputes arising out of this Agreement.

8. Successors and Assigns. This Agreement and the provisions hereof shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.

9. Attorneys' Fees. In the event of a dispute arising under this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be deemed the same as originals.

11. Incorporation of Recitals and Exhibits. The Recitals at the beginning of this Agreement and the Exhibits attached to this Agreement are each true and correct, and are incorporated into this Agreement.

12. Effective Date. This Agreement shall be effective as of the date of Closing for the purchase and sale of the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

ASSIGNOR:

Seaborn Yancy

Meghan Yancy

**ASSIGNEE:
CITY OF DAYTON**

Dennis Fisher, Mayor

Zach Doud, City Administrator

THIS INSTRUMENT WAS DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AKLS

**CONSENT
TO
ASSIGNMENT AND ASSUMPTION OF LEASE**

CHRIS BARTON and **ASHLEY BARTON** (“Tenants”), tenants under that certain Minnesota Residential Lease Agreement dated June 1, 2025, hereby consent to the foregoing Assignment and Assumption of Lease, and release Assignor from all liability under the Lease accruing on or after the Effective Date.

Tenants specifically consent to the amended Lease terms that are set forth in the Addendum to Purchase Agreement, which is attached as **Exhibit B** to the foregoing Assignment and Assumption of Lease.

Chris Barton, Tenant

Ashley Barton, Tenant

**EXHIBIT A
TO
ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT**

<insert lease document>

**EXHIBIT B
TO
ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT**

<insert Addendum page with Lease terms>

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

This form is approved by the Minnesota Association of REALTORS®,
which disclaims any liability arising out of use or misuse of this form.
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1. Date October 27th, 2025
2. Page 1

3. Addendum to Purchase Agreement between parties, dated October 27th 2025
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 15060 N Diamond Lake Road, Dayton, MN 55327

6. Lead Warning Statement

7. *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
8. *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
9. *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
10. *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
11. *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide*
12. *the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's*
13. *possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible*
14. *lead-based paint hazards is recommended prior to purchase.*

15. Seller's Disclosure (Check one.)

16. ☐ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.
18. ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. *(Please explain and list documents below.):*
21.
22.
23.

24. Buyer's Acknowledgment

25. Buyer has received copies of all information listed above, if any.
26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
27. Buyer has: *(Check one.)*
28. ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or
30. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.
32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
34. shall be completed within ☐ **TEN (10)** ☐ _____ calendar days after Final Acceptance of the Purchase
35. Agreement. *----- (Check one.) -----*

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

36. Page 2

37. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.
38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) calendar days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) calendar days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

52. **Real Estate Licensee's Acknowledgment**

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. **Certification of Accuracy**

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the
57. information provided by the signatory is true and accurate.

58. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)
59. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)
60. _____ (Real Estate Licensee) _____ (Date) _____ (Real Estate Licensee) _____ (Date)

TLX:SALE-2 (8/25)

ADDENDUM TO PURCHASE AGREEMENT

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1. Date October 27th, 2025

2. Page 1

3. Addendum to Purchase Agreement between parties, dated October 27th 2025
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 15060 N Diamond Lake Road, Dayton, MN 55327

6. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language
7. in this Addendum shall govern.

8. Buyer is aware that said property is rented and the rental agreement will be assigned to the
9. buyer at closing. (see attached rental agreement).

10. All parties agree that the said rental agreement will be amended to expire/terminate on July
11. 1st, 2026.

12. Buyer agrees to pay renter \$10,000 upon vacating said property July 1st, 2026 provided rent
13. payments are current and the property is left in good condition, including all personal
14. property removed.

15. Rent payments will be prorated to the closing date.

16.

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32.

33.

34.

(Seller)

(Date)

(Buyer)

(Date)

(Seller)

(Date)

(Buyer)

(Date)

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).
IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

MN-APA (8/25)

PURCHASE AGREEMENT

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1. Date October 27th 2025
2. Page 1

3. BUYER (S): The City of Dayton
4. _____
5. Buyer's earnest money in the amount of _____
6. _____ Dollars (\$ 5,000.00)
7. shall be delivered to listing broker, or, if checked, to ☐ _____ no later than two (2) Business
8. _____ ("Earnest Money Holder")
9. Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of
10. Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final
11. Acceptance Date, whichever is later.
12. Said earnest money is part payment for the purchase of the property located at
13. Street Address: 15060 N Diamond Lake Road
14. City of Dayton , County of Hennepin ,
15. State of Minnesota, Zip Code 55327 , legally described as UNPLATTED 09 120 22 THAT PART OF THE WEST HALF OF THE SOUT
16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
17. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems,
18. in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and
19. awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window
20. coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals;
21. water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental
22. remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV
23. wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke
24. detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components
25. such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices,
26. electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace
27. screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage
28. refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving,
29. work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers,
30. liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment,
31. TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no
32. additional monetary value, and free and clear of all liens and encumbrances:
33. _____
34. Notwithstanding the foregoing, leased fixtures are not included.
35. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:
36. _____

PURCHASE PRICE:

37. _____
38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 400,000.00)
39. Four Hundred Thousand Dollars,
40. which Buyer agrees to pay in the following manner:
41. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;
42. 2. _____ percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)
43. 3. _____ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to*
44. *Purchase Agreement: Assumption Financing*.)
45. 4. _____ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase*
46. *Agreement: Contract for Deed Financing*.)
47. _____

CLOSING DATE:

48. The date of closing shall be December 17th 2025 .

PURCHASE AGREEMENT

49. Page 2 Date October 27th 2025

50. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

MORTGAGE FINANCING:

51. This Purchase Agreement ☐ IS ☒ **IS NOT** subject to the mortgage financing provisions below. If **IS**, complete the
-----*(Check one.)*-----

52. **MORTGAGE FINANCING** section below. If **IS NOT**, proceed to the **SELLER'S CONTRIBUTIONS TO BUYER'S**
53. **COSTS** section.

54. Such mortgage financing shall be: *(Check one.)*

55. ☐ **FIRST MORTGAGE only** ☐ **FIRST MORTGAGE AND SUBORDINATE FINANCING.**

56. Buyer shall apply for and secure, at Buyer's expense, a: *(Check all that apply.)*

57. ☐ **CONVENTIONAL OR PRIVATELY INSURED CONVENTIONAL**

58. ☐ **DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED**

59. ☐ **FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED**

60. ☐ **UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT**

61. ☐ **OTHER** _____

62. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than
63. _____ years, with an initial interest rate at no more than _____ percent (%) per annum. The mortgage
64. application **IS TO BE MADE WITHIN FIVE (5) BUSINESS DAYS** after the Final Acceptance Date. Buyer agrees to
65. use best efforts to secure a commitment for such financing and to execute all documents required to consummate
66. said financing.

67. **LOCKING OF MORTGAGE INTEREST RATE ("RATE"):** The Rate shall be locked with the lender(s) by Buyer:
68. *(Check one.)*

69. ☐ **WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE; OR**

70. ☐ **AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).**

71. **MORTGAGE FINANCING CONTINGENCY:** This Purchase Agreement is contingent upon the following and applies
72. to the first mortgage and any subordinate financing. *(Check one.)*

73. ☐ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not
74. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately
75. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be

76. ☐ **REFUNDED TO BUYER** ☐ **FORFEITED TO SELLER.**

77. -----*(Check one.)*-----

78. **NOTE:** If this Purchase Agreement is subject to DVA or FHA financing, **FORFEITED TO SELLER** may be prohibited.
79. See the following DVA and FHA Escape Clauses.

80. OR

81. ☐ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on
82. or before _____.

83. For purposes of this Contingency, "**Written Statement**" means a Written Statement prepared by Buyer's mortgage
84. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this
85. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an
86. appraisal, satisfactory to the lender(s), has been completed or the lender(s) has waived the appraisal and stating
87. conditions required by lender(s) to close the loan.

88. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for
89. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,
90. are deemed accepted by Buyer:

91. (a) work orders agreed to be completed by Seller;

92. (b) any other financing terms agreed to be completed by Seller here; and

93. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

PURCHASE AGREEMENT

94. Page 3 Date October 27th 2025

95. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.
96. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
97. **ANY REASON** relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
98. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is
99. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
100. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be
101. **FORFEITED TO SELLER** as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.
102. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
103. canceled if the reason this Purchase Agreement does not close was due to:
104. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
105. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
106. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except
107. as specified in the contingency for sale and closing of Buyer's property.
108. If the Written Statement is not provided by the date specified on line 82, Seller may, at Seller's option, declare this
109. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,
110. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement canceled,
111. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
112. directing all earnest money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.
------(Check one.)-----
113. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
114. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
115. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
116. money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.
------(Check one.)-----
117. **LENDER COMMITMENT WORK ORDERS:** Seller agrees to pay up to \$ _____ to make
118. repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which the
119. cost of making said repairs shall exceed this amount, Seller shall have the following options:
120. (a) making the necessary repairs; or
121. (b) negotiating the cost of making said repairs with Buyer; or
122. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
123. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
124. money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
125. amounts related thereto above the amount specified on line 117 of this Purchase Agreement.
126. ☐ **SELLER** ☐ **BUYER** agrees to pay any reinspection fee required by Buyer's lender(s).
------(Check one.)-----
127. **FHA ESCAPE CLAUSE (FHA Financing only):** "It is expressly agreed that, notwithstanding any other provisions
128. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to incur
129. any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in accordance
130. with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written statement by the
131. Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender setting forth the
132. appraised value of the Property as not less than \$ _____ .
(sale price)
133. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
134. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
135. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy himself/
136. herself that the price and condition of the Property are acceptable."

MN:PA-3 (8/25)

PURCHASE AGREEMENT

137. Page 4 Date October 27th 2025

138. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

139. **LENDER PROCESSING FEES (FHA, DVA Financing Only):** Seller agrees to pay Buyer's closing fees and

140. miscellaneous processing fees which cannot be charged to Buyer, not to exceed \$ _____.

141. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

142. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee based on loan
143. amount, not otherwise waived, must be paid at closing of this transaction as follows:

144. _____ paid by Buyer ☐ **AT CLOSING** ☐ **ADDED TO MORTGAGE AMOUNT**
------(Check one.)-----

145. _____ paid by Seller

146. **NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.**

147. **DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only):** "It is expressly agreed that,
148. notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest
149. money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase
150. price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The
151. purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without
152. regard to the amount of reasonable value established by the Department of Veterans' Affairs."

153. **NOTE: Verify DVA requirements relating to payment of all special assessments levied and pending, and**
154. **annual installments of special assessments certified to yearly taxes.**

155. **OTHER MORTGAGE FINANCING ITEMS:** _____

156. _____

157. **SELLER'S CONTRIBUTIONS TO BUYER'S COSTS:**

158. Seller ☐ **IS** ☒ **IS NOT** contributing to Buyer's costs. If answer is **IS**, Seller agrees to pay at closing, up to: (Check one.)
------(Check one.)-----

159. ☐ \$ _____

160. ☐ _____ percent (%) of the sale price

161. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance,
162. owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any
163. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's
164. contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained
165. by Seller.

166. **NOTE: The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or**
167. **lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.**

168. **INSPECTIONS:**

169. Buyer has been made aware of the availability of Property inspections. Buyer ☐ **ELECTS** ☒ **DECLINES** to have a
170. Property inspection performed at Buyer's expense. ------(Check one.)-----

171. This Purchase Agreement ☐ **IS** ☒ **IS NOT** contingent upon any inspection(s) of the Property obtained by Buyer to
------(Check one.)-----

172. determine its condition, including any non-intrusive testing or any intrusive testing as allowed pursuant to this Purchase
173. Agreement.

174. Any inspection(s) or test(s) shall be done by an inspector(s) or tester(s) of Buyer's choice. **Buyer shall satisfy Buyer**
175. **as to the qualifications of the inspector(s) or tester(s).** For purposes of this Purchase Agreement, "intrusive testing"
176. shall mean any testing, inspection(s), or investigation(s) that changes the Property from its original condition or
177. otherwise damages the Property.

178. Seller ☐ **DOES** ☐ **DOES NOT** agree to allow Buyer to perform intrusive testing or inspection(s).
------(Check one.)-----

179. If answer is **DOES**, Buyer agrees that the Property shall be returned to the same condition it was in prior to Buyer's
180. intrusive testing at Buyer's sole expense.

PURCHASE AGREEMENT

181. Page 5 Date October 27th 2025

182. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

183. Seller will provide access to attic(s) and crawlspace(s).

184. Within _____ Calendar Days of Final Acceptance Date, all inspection(s), test(s), and resulting negotiations, if any,
185. shall be done ("Inspection Period").

186. If this Purchase Agreement is contingent upon inspection, Buyer may cancel this Purchase Agreement based on the
187. inspection(s) or test result(s) by providing written notice to Seller, or licensee representing or assisting Seller, of Buyer's
188. election to cancel no later than the end of the Inspection Period. If Buyer cancels this Purchase Agreement, then the
189. Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement*
190. confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. If Buyer does not
191. cancel this Purchase Agreement before the end of the Inspection Period, then this Inspection Contingency shall be
192. deemed removed and this Purchase Agreement shall be in full force and effect.

193. **OTHER INSPECTION ITEMS:**

194.

195.

196.

197. **SALE OF BUYER'S PROPERTY:**

198. (Check one.)

199. ☐ 1. This Purchase Agreement is subject to an *Addendum to Purchase Agreement: Sale of Buyer's Property*
200. *Contingency* for the sale of Buyer's property. (If checked, see attached *Addendum*.)

201. OR

202. ☐ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at
203. _____, which is scheduled to close on

204. _____ pursuant to a fully executed purchase agreement. If Buyer's
205. property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement
206. is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said
207. cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph
208. supersedes any other provision to the contrary in any financing contingency made a part of this Purchase
209. Agreement, if applicable.

210. OR

211. ☒ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale
212. and closing on any other property.

213. **REAL ESTATE TAXES/SPECIAL ASSESSMENTS:**

214. **REAL ESTATE TAXES:** Seller shall pay on the date of closing all real estate taxes due and payable in all prior years
215. including all penalties and interest.

216. Buyer shall pay ☒ **PRORATED FROM DAY OF CLOSING** ☐ **ALL** ☐ **NONE** ☐ _____ /12ths OF real estate taxes
217. due and payable in the year of closing. (Check one.)

218. Seller shall pay ☒ **PRORATED TO DAY OF CLOSING** ☐ **ALL** ☐ **NONE** ☐ _____ /12ths OF real estate taxes due and
219. payable in the year of closing. (Check one.)

220. If the Property tax status is a part- or non-homestead classification in the year of closing, Seller ☐ **SHALL** ☒ **SHALL NOT**
221. pay the difference between the homestead and non-homestead. (Check one.)

222. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which
223. is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

MN:PA-5 (8/25)

PURCHASE AGREEMENT

224. Page 6 Date October 27th 2025

225. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

226. DEFERRED TAXES/SPECIAL ASSESSMENTS:

227. ☐ BUYER SHALL PAY ☒ SELLER SHALL PAY on date of closing any deferred real estate taxes (e.g., Green
------(Check one.)-----

228. Acres) or special assessments, payment of which is required as a result of the closing of this sale.

229. ☐ BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING ☒ SELLER SHALL PAY ON
------(Check one.)-----

230. DATE OF CLOSING all installments of special assessments certified for payment, with the real estate taxes due and
231. payable in the year of closing.

232. ☐ BUYER SHALL ASSUME ☒ SELLER SHALL PAY on date of closing all other special assessments levied as
------(Check one.)-----

233. of the Date of this Purchase Agreement. Notwithstanding the foregoing, Buyer shall assume any levied assessments
234. that cannot be paid in the year of closing.

235. ☐ BUYER SHALL ASSUME ☒ SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as
------(Check one.)-----

236. of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller's
237. provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments
238. or less, as required by Buyer's lender.)

239. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of
240. which is not otherwise here provided.

241. As of the Date of this Purchase Agreement, Seller represents that Seller ☐ HAS ☒ HAS NOT received a notice
------(Check one.)-----

242. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed
243. against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing
244. shall be provided to Buyer immediately. If such notice is issued after the date of this Purchase Agreement and on
245. or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide
246. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare
247. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other
248. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,
249. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
250. directing all earnest money paid here to be refunded to Buyer.

251. ADDITIONAL PROVISIONS:

252. PREVIOUSLY EXECUTED PURCHASE AGREEMENT: This Purchase Agreement ☐ IS ☒ IS NOT subject to
------(Check one.)-----

253. cancellation of a previously executed purchase agreement dated _____.

254. (If answer is **IS**, said cancellation shall be obtained no later than _____.

255. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately
256. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
257. be refunded to Buyer.)

258. DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver a: (Check one.)

259. ☒ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE'S DEED ☐ CONTRACT FOR DEED ☐ TRUSTEE'S DEED

260. ☐ OTHER: _____ DEED joined in by spouse, if any, conveying marketable title, subject to

261. (a) building and zoning laws, ordinances, and state and federal regulations;

262. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;

263. (c) reservation of any mineral rights by the State of Minnesota;

264. (d) utility and drainage easements which do not interfere with existing improvements;

265. (e) rights of tenants as follows (unless specified, not subject to tenancies): _____

266. _____; and

267. (f) others (must be specified in writing): _____

268. _____.

PURCHASE AGREEMENT

269. Page 7 Date October 27th 2025

270. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

271. **POSSESSION:** Seller shall deliver possession of the Property: (Check one.)

272. ☒ **IMMEDIATELY AFTER CLOSING;** or

273. ☐ **OTHER:** _____.

274. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property
275. by possession date.

276. **LINKED DEVICES:** Seller warrants that Seller shall permanently disconnect or discontinue Seller's access or service
277. to any device or system on or serving the property that is connected or controlled wirelessly, via internet protocol ("IP")
278. to a router or gateway or directly to the cloud no later than delivery of possession as specified in this Purchase
279. Agreement.

280. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity, and
281. natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of
282. fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

283. **TITLE AND EXAMINATION:** As quickly as reasonably possible after Final Acceptance Date:

284. (a) Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property, if
285. in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or
286. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or
287. assisting Seller, upon cancellation of this Purchase Agreement; and

288. (b) Buyer shall obtain the title services determined necessary or desirable by Buyer or Buyer's lender, including
289. but not limited to title searches, title examinations, abstracting, a title insurance commitment, or an attorney's
290. title opinion at Buyer's selection and cost and provide a copy to Seller.

291. Seller shall use Seller's best efforts to provide marketable title by the date of closing. Seller agrees to pay all costs
292. and fees necessary to convey marketable title including obtaining and recording all required documents, subject to
293. the following:

294. In the event Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty
295. (30) days to make title marketable, or in the alternative, Buyer may waive title defects by written notice to Seller. In
296. addition to the thirty (30)-day extension, Buyer and Seller may, by mutual agreement, further extend the closing
297. date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to
298. the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is
299. canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
300. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
301. be refunded to Buyer.

302. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land
303. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller
304. warrants that the legal description of the real property to be conveyed has been or shall be approved for recording
305. as of the date of closing. Seller warrants that the buildings are or shall be constructed entirely within the boundary
306. lines of the Property. Seller warrants that there is a right of access to the Property from a public right-of-way.

307. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials,
308. machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing in connection with
309. construction, alteration, or repair of any structure on, or improvement to, the Property.

310. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation
311. proceedings, or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller
312. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any
313. such notices received by Seller shall be provided to Buyer immediately. Discriminatory restrictive covenants (e.g.
314. provisions against conveyance of property to any person of a specified religious faith, creed, national origin, race, or
315. color) are illegal and unenforceable. An owner of real property may permanently remove such restrictive covenants
316. from the title by recording a statutory form in the office of the county recorder of any county where the property is located.

317. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
318. by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
319. information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.

320. **ACCESS AGREEMENT:** Seller agrees to allow reasonable access to the Property for performance of any surveys or
321. inspections agreed to here.

PURCHASE AGREEMENT

322. Page 8 Date October 27th 2025

323. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

324. **RISK OF LOSS:** If there is any loss or damage to the Property between the Date of this Purchase Agreement and
325. the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be
326. on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement
327. is canceled, at Buyer's option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels
328. this Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming
329. said cancellation and directing all earnest money paid here to be refunded to Buyer.

330. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.

331. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)
332. following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)
333. ending at 11:59 P.M. on the last day.

334. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state or federal holidays unless
335. stated elsewhere by the parties in writing.

336. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, and state and federal holidays. For purposes of
337. this Agreement, any reference to "days" means "Calendar Days" unless otherwise required by law.

338. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest money
339. from the Earnest Money Holder's trust account:

- 340. (a) at or upon the successful closing of the Property;
- 341. (b) pursuant to written agreement between the parties, which may be reflected in a *Cancellation of Purchase*
342. *Agreement* executed by both Buyer and Seller;
- 343. (c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
- 344. (d) upon receipt of a court order.

345. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any
346. payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and
347. Seller shall affirm the same by a written cancellation agreement.

348. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions
349. of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller defaults in any
350. of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment, either party may
351. cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here that this Purchase
352. Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory Cancellation under MN
353. Statute 559.217, Subd. 4.

354. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages
355. for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific
356. performance, such action must be commenced within six (6) months after such right of action arises.

357. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
358. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained
359. by contacting the local law enforcement offices in the community where the Property is located or the Minnesota
360. Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at
361. <https://coms.doc.state.mn.us/publicregistrantsearch>.

362. **BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO**
363. **ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF**
364. **THIS PURCHASE AGREEMENT.**

365. BUYER HAS RECEIVED A: (Check any that apply.) ☐ **DISCLOSURE STATEMENT: SELLER'S PROPERTY**
366. **DISCLOSURE STATEMENT** OR A ☐ **DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES** FORM.

367. **DESCRIPTION OF PROPERTY CONDITION:** See *Disclosure Statement: Seller's Property Disclosure Statement* or
368. *Disclosure Statement: Seller's Disclosure Alternatives* for description of disclosure responsibilities and limitations, if
369. any.

370. **BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED, BY MUNICIPALITY.**

371. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY
372. AND ITS CONTENTS.

PURCHASE AGREEMENT

373. Page 9 Date October 27th 2025

374. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

375. **(Check appropriate boxes.)**

376. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

377. CITY SEWER ☒ YES ☐ NO / CITY WATER ☒ YES ☐ NO

378. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

379. SELLER ☐ DOES ☒ DOES NOT KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR
------(Check one.)-----

380. SERVING THE PROPERTY. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure*

381. *Statement: Subsurface Sewage Treatment System.*)

382. **PRIVATE WELL**

383. SELLER ☐ DOES ☒ DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY.
------(Check one.)-----

384. (If answer is **DOES** and well is located on the Property, see *Disclosure Statement: Well.*)

385. THIS PURCHASE AGREEMENT ☐ IS ☒ IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:
------(Check one.)-----

386. *SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.*

387. (If answer is **IS**, see attached *Addendum.*)

388. **IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS**
389. **RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE SEWAGE**
390. **TREATMENT SYSTEM.**

391. **HOME PROTECTION/WARRANTY PLAN:** Buyer and Seller are advised to investigate the various home protection/
392. warranty plans available for purchase. Different home protection/warranty plans have different coverage options,
393. exclusions, limitations, and service fees. Most plans exclude pre-existing conditions. *(Check one.)*

394. ☐ A Home Protection/Warranty Plan will be obtained by ☐ BUYER ☐ SELLER and paid for by
------(Check one.)-----

395. ☐ BUYER ☐ SELLER to be issued by _____
------(Check one.)-----

396. at a cost not to exceed \$ _____.

397. ☒ No Home Protection/Warranty Plan is negotiated as part of this Purchase Agreement. However, Buyer may elect
398. to purchase a Home Protection/Warranty Plan.

399. **AGENCY NOTICE**

400. _____ is ☐ Seller's Agent ☐ Buyer's Agent ☐ Dual Agent ☐ Facilitator.
(Licensee) ------(Check one.)-----

401. _____
(Real Estate Company Name)

402. **Bill Christian** is ☐ Seller's Agent ☒ Buyer's Agent ☐ Dual Agent ☐ Facilitator.
(Licensee) ------(Check one.)-----

403. **Keller Williams Integrity NW**
(Real Estate Company Name)

404. **THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.**

405. **SELLER'S CONTRIBUTION TO BUYER'S BROKER'S COMPENSATION:** Seller agrees to pay buyer's broker's

406. compensation at closing ⁰ _____ percent (%) of the selling price or \$ ⁰ _____, whichever is
407. greater. This is in addition to any Seller's contribution to Buyer's closing costs paid at closing. This amount is in
408. addition to the listing broker's offer of cooperating compensation, if any.

PURCHASE AGREEMENT

409. Page 10 Date October 27th 2025

410. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327

411. DUAL AGENCY REPRESENTATION

412. **PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:**

413. ☒ Dual Agency representation **DOES NOT** apply in this transaction. *Do not complete lines 414–430.*

414. ☐ Dual Agency representation **DOES** apply in this transaction. *Complete the disclosure in lines 415–430.*

415. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a
416. dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because
417. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for
418. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).

419. Seller(s) and Buyer(s) acknowledge that

420. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will
421. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other
422. information will be shared;

423. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

424. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of
425. the sale.

426. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker
427. and its salesperson to act as dual agents in this transaction.

428. Seller _____ Buyer _____

429. Seller _____ Buyer _____

430. Date _____ Date _____

431. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the
432. cash outlay at closing or reduce the proceeds from the sale.

433. **SETTLEMENT STATEMENT:** Buyer and Seller authorize the title company, escrow agent, and/or their representatives
434. to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved
435. in the transaction at the time these documents are provided to Buyer and Seller.

436. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
437. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold
438. tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller
439. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

440. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same
441. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive
442. the closing and delivery of the deed.

443. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement
444. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer
445. identification numbers or Social Security numbers.

446. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for
447. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**
448. **compliance, as the respective licensee's representing or assisting either party will be unable to assure either**
449. **party whether the transaction is exempt from FIRPTA withholding requirements.**

MN:PA-10 (8/25)

PURCHASE AGREEMENT

450. Page 11 Date October 27th 2025

451. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

452. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement
453. and all addenda must be fully executed by both parties and a copy must be delivered.

454. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to
455. this transaction constitute valid, binding signatures.

456. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall
457. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
458. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
459. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
460. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
461. Agreement.

462. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
463. for deed.

464. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one
465. (1) of this Purchase Agreement.

466. **OTHER:**

467. Seller is a licensed realtor in the state of Minnesota.

468.

469.

470.

471.

472.

473.

474.

475.

476. **ADDENDA:** The following addenda are attached and made a part of this Purchase Agreement.

477. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

478. ☒ Addendum to Purchase Agreement

479. ☐ Addendum to Purchase Agreement: Additional Signatures

480. ☐ Addendum to Purchase Agreement: Assumption Financing

481. ☐ Addendum to Purchase Agreement: Buyer Move-In Agreement

482. ☐ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability

483. ☐ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")

484. ☐ Addendum to Purchase Agreement: Contract for Deed Financing

485. ☒ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

486. ☐ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency

487. ☐ Addendum to Purchase Agreement: Seller's Rent Back Agreement

488. ☐ Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency

489. ☐ Addendum to Purchase Agreement: Short Sale Contingency

490. ☐ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Water Inspection Contingency

491. ☒ Other: rental agreement

PURCHASE AGREEMENT

492. Page 12 Date October 27th 2025

493. Property located at 15060 N Diamond Lake Road, Dayton, MN 55327.

494. I agree to sell the Property for the price and on the
495. terms and conditions set forth above. I agree to purchase the Property for the price and on
496. **I have reviewed all pages of this Purchase** the terms and conditions set forth above.
497. **Agreement.** **I have reviewed all pages of this Purchase**
Agreement.

498. ☐ **If checked, this Purchase Agreement is subject to**
499. **attached Addendum to Purchase Agreement:**
500. **Counteroffer and the Final Acceptance Date shall be**
501. **noted on the Addendum.**

502. **FIRPTA:** Seller represents and warrants, under penalty
503. of perjury, that Seller ☐ **IS** ☐ **IS NOT** a foreign person (i.e., a
-----*(Check one.)*-----
504. non-resident alien individual, foreign corporation, foreign
505. partnership, foreign trust, or foreign estate for purposes of
506. income taxation. (See lines 436-449.) This representation
507. and warranty shall survive the closing of the transaction
508. and the delivery of the deed.

509. **X** _____ **X** _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

510. **X** _____ **X** The City of Dayton
(Seller's Printed Name) (Buyer's Printed Name)

511. **X** _____ **X** _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

512. **X** _____ **X** _____
(Seller's Printed Name) (Buyer's Printed Name)

513. **FINAL ACCEPTANCE DATE:** _____ The Final Acceptance Date
514. is the date on which the fully executed Purchase Agreement is delivered.

515. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
516. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

517. **I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE**
518. **STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT,**
519. **WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT SEPARATE FROM THIS PURCHASE AGREEMENT.**

520. **SELLER(S)** _____ **BUYER(S)** _____

521. **SELLER(S)** _____ **BUYER(S)** _____

WIRE FRAUD ALERT



Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions.

THESE SOPHISTICATED CRIMINALS COULD:

- **HACK INTO YOUR E-MAIL ACCOUNT** or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- **SEND FRAUDULENT E-MAILS** that appear to be from your real estate licensee, lender, or closing agent.
- **CALL YOU** claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

- (1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
- (2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
- (3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

- (1) Immediately notify your bank, closing agent, and real estate licensee.
- (2) File a complaint online at the Internet Crime Complaint Center (IC3) at <http://www.ic3.gov>.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

(Signature)

(Date)

(Signature)

(Date)

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**DISCLOSURE STATEMENT: ARBITRATION
DISCLOSURE AND RESIDENTIAL REAL
PROPERTY ARBITRATION AGREEMENT**

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1. Page 1

ARBITRATION DISCLOSURE

- 2.
3. You have the right to choose whether to have any disputes about disclosure of material facts affecting the use or
4. enjoyment of the property that you are buying or selling decided by binding arbitration or by a court of law. By agreeing
5. to binding arbitration, **you give up your right to go to court for claims over \$20,000.**
6. By signing the RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT ("ARBITRATION AGREEMENT") on
7. page two (2), you agree to the following:
8. (1) disputes with demands which fall within the jurisdictional limits of the conciliation court shall be resolved in the
9. applicable conciliation court; and
10. (2) all other disputes shall be subject to binding arbitration under the Residential Real Property Arbitration
11. System ("Arbitration System") administered by National Center for Dispute Settlement ("NCDS") and endorsed
12. by the Minnesota Association of REALTORS® ("MNR"). The ARBITRATION AGREEMENT is enforceable only
13. if it is signed by all buyers, sellers and licensees representing or assisting the buyers and the sellers. The
14. ARBITRATION AGREEMENT is not part of the Purchase Agreement. **Your Purchase Agreement will still**
15. **be valid whether or not you sign the ARBITRATION AGREEMENT.**
16. The Arbitration System is a private dispute resolution system offered as an alternative to the court system. It is not
17. government sponsored. NCDS and the MNR jointly adopt the rules that govern the Arbitration System. NCDS and
18. the MNR are not affiliated. Under the ARBITRATION AGREEMENT you must use the arbitration services of NCDS.
19. All disputes about or relating to disclosure of material facts affecting the use or enjoyment of the property, excluding
20. disputes related to title issues, are subject to arbitration under the ARBITRATION AGREEMENT. This includes claims
21. of fraud, misrepresentation, warranty and negligence. Nothing in this Agreement limits other rights you may have under
22. MN Statute 327A (statutory new home warranties) or under private contracts for warranty coverage. An agreement to
23. arbitrate does not prevent a party from contacting the Minnesota Department of Commerce, the state agency that
24. regulates the real estate profession, about licensee compliance with state law.
25. The administrative fee for the Arbitration System varies depending on the amount of the claim, but it is more than initial
26. court filing fees. In some cases, conciliation court is cheaper than arbitration. The maximum claim allowed in conciliation
27. court is \$20,000. This amount is subject to future change. In some cases, it is quicker and less expensive to arbitrate
28. disputes than to go to court, but the time to file your claim and pre-hearing discovery rights are limited. The right to
29. appeal an arbitrator's award is very limited compared to the right to appeal a court decision.
30. **A request for arbitration must be filed within 24 months of the date of the closing on the property or else the**
31. **claim cannot be pursued. In some cases of fraud, a court or arbitrator may extend the 24-month limitation**
32. **period provided herein.**
33. A party who wants to arbitrate a dispute files a Demand, along with the appropriate administrative fee, with NCDS.
34. NCDS notifies the other party, who may file a response. NCDS works with the parties to select and appoint an arbitrator
35. to hear and decide the dispute. A three-arbitrator panel will be appointed instead of a single arbitrator at the request
36. of any party. The party requesting a panel must pay an additional fee. Arbitrators have backgrounds in law, real estate,
37. architecture, engineering, construction or other related fields.
38. Arbitration hearings are usually held at the home site. Parties are notified about the hearing at least 14 days in advance.
39. A party may be represented by a lawyer at the hearing, at the party's own expense, if five (5) days' advance notice
40. is given to the other party and to NCDS. Each party may present evidence, including documents or testimony
41. by witnesses. The arbitrator must make any award within 30 days from the final hearing date. The award must be
42. in writing and may provide any remedy the arbitrator considers just and equitable that is within the scope of the parties'
43. agreement. The arbitrator does not have to make findings of fact that explain the reason for granting or denying an
44. award. The arbitrator may require the party who does not prevail to pay the administrative fee.
45. **This Arbitration Disclosure provides only a general description of the Arbitration System and a general overview**
46. **of the Arbitration System rules.** For specific information regarding the administrative fee, please see the Fee Schedule
47. located in the NCDS Rules. Copies of the Arbitration System rules are available from NCDS by calling (866) 727-8119
48. or on the Web at www.ncdsusa.org or from your REALTOR®. If you have any questions about arbitration, call NCDS
49. at (866) 727-8119 or consult a lawyer.

**DISCLOSURE STATEMENT: ARBITRATION
DISCLOSURE AND RESIDENTIAL REAL
PROPERTY ARBITRATION AGREEMENT**

50. Page 2

51. **THIS IS AN OPTIONAL, VOLUNTARY AGREEMENT.**
52. **READ THE ARBITRATION DISCLOSURE ON PAGE ONE (1) IN FULL BEFORE SIGNING.**

53. **RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT**

54. For the property located at 15060 N Diamond Lake Road .

55. City of Dayton , County of Hennepin ,

56. State of Minnesota, Zip Code 55327 .

57. Any dispute between the undersigned parties, or any of them, about or relating to material facts affecting the use or
58. enjoyment of the property, excluding disputes related to title issues of the property covered by the Purchase Agreement
59. dated October 27th 2025 , including claims of fraud, misrepresentation, warranty and negligence, shall
60. be settled as specified in the Arbitration Disclosure above. National Center for Dispute Settlement shall be the arbitration
61. service provider. The rules adopted by National Center for Dispute Settlement and the Minnesota Association of
62. REALTORS® shall govern the proceeding(s). The rules that shall govern the proceeding(s) are those rules in effect
63. at the time the Demand for Arbitration is filed and include the rules specified in the Arbitration Disclosure on page one
64. (1). This Agreement shall survive the delivery of the deed or contract for deed in the Purchase Agreement. This Agreement
65. is only enforceable if all buyers, sellers and licensees representing or assisting the buyers and sellers have agreed to
66. arbitrate as acknowledged by signatures below. For purposes of this Agreement, the signature of one licensee of a
67. broker shall bind the broker and all licensees of that broker.

68. _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

69. _____
(Seller's Printed Name) **The City of Dayton- DENIED-**
(Buyer's Printed Name)

70. _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

71. _____
(Seller's Printed Name) (Buyer's Printed Name)

72. _____
(Licensee Representing or Assisting Seller) (Date) (Licensee Representing or Assisting Buyer) (Date)

73. _____
(Company Name) **Keller Williams Integrity NW**
(Company Name)

74. **THE RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT IS A LEGALLY BINDING CONTRACT**
75. **BETWEEN BUYERS, SELLERS AND LICENSEES. IF YOU DESIRE LEGAL ADVICE, CONSULT A LAWYER.**

MN:DS:ADRAA-2 (8/25)

**CITY COUNCIL OF THE
CITY OF DAYTON
HENNEPIN AND WRIGHT COUNTIES, MINNESOTA**

RESOLUTION NO. 84-2025

**A RESOLUTION APPROVING THE ACQUISITION OF REAL PROPERTY AT 15060
N DIAMOND LAKE RD**

WHEREAS, Seborn and Meghan Yancy (“Seller”) is the fee owner of the real property located in the City of Dayton, Hennepin County, Minnesota, legally described as *Unplatted 09 120 22, legally described as THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WHICH LIES SOUTHWESTERLY AND SOUTHERLY OF A LINE DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 190.32 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 63 DEGREES 03 MINUTES 27 SECONDS WEST A DISTANCE OF 48.72 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 35 SECONDS WEST A DISTANCE OF 280.54 FEET TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID LINE THERE TERMINATING, Hennepin County, Minnesota (PID: 0912022430041) (the “Property”); and*

WHEREAS, Seller proposed to convey the Property to the City of Dayton (“City”) for a purchase price of \$400,000.00, which includes \$5,000.00 as earnest money;

WHEREAS, the City desires to acquire the Property and has received and reviewed the proposed Purchase Agreement for the acquisition of the Property to be entered into by and between the City and the Seller;

WHEREAS, acquiring ownership of the Property by the City would serve the public interest;

WHEREAS, the City upon acquiring the Property will need to execute an assignment and assumption of lease for the current tenants located on the property;

WHEREAS, the Dayton City Council finds that the proposed acquisition of real property has no relationship to the comprehensive municipal plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Dayton, Minnesota, that the proposed transaction is hereby approved under the terms of the Purchase

Agreement, and the Mayor and City Administrator are authorized and directed to execute all documents, and take all appropriate measures to acquire the Property.

ADOPTED this 13th day of November, 2025, by the City Council of the City of Dayton, Minnesota. Motion made by _____. Seconded by _____. Motion carries unanimously.

By: _____
Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

ITEM: Firefighter Resignation

PREPARED BY: Fire Chief Gary Hendrickson

POLICY DECISION / ACTION TO BE CONSIDERED:

Accept the resignation of Firefighter Scott Shelby

BACKGROUND: On behalf of the City of Dayton Fire Department, I would like to extend our sincere gratitude to Firefighter Scott Shelby for his dedicated service to our community. Scott has been a valued member of our team and has contributed positively during his time with the department. His professionalism and commitment to helping the community have been greatly valued. We wish him the very best in his future endeavors.

CRITICAL ISSUES:

N/A

RECOMMENDATION:

Approve the resignation of Firefighter Scott Shelby

ATTACHMENT(S):

Resignation Letter

From: [Scott Shelby](#)
To: [Zach Doud](#)
Subject: Re: Follow-Up from 11/3/25 Call
Date: Wednesday, November 5, 2025 4:37:53 PM
Attachments: [None](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

then this is my resignation. Thankyou for your time
Sent from my iPhone

ITEM:

Approval of Resolution 76-2025; Transferring local board authority of appeal and equalization power and duty to Hennepin County (Open Book)

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Resolution 76-2025

BACKGROUND:

Staff has discussed this with Council previously and got direction to go to the open book as this is a more transparent way for the residents and offers them more time to complete the process.

CRITICAL ISSUES:

RECOMMENDATION:

Approve Resolution 76-2025

ATTACHMENT(S):

Resolution 76-2025

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

**RESOLUTION 76-2025
RESOLUTION TRANSFERRING LOCAL BOARD AUTHORITY OF APPEAL AND
EQUALIZATION POWER AND DUTY TO HENNEPIN COUNTY (“OPEN BOOK”).**

WHEREAS, Minnesota Statute § 274.01 determines a City Council has the power and duty of a board of appeal and equalization for the purpose of reviewing assessment and valuation of property in the city; and

WHEREAS, Minnesota Statute § 274. 01, Subd. 3, provides that a city may transfer its powers and duties of a board of appeal and equalization to the County Board; and
WHEREAS, currently, the City Council of Dayton acts as the Dayton Board of Appeals and Equalization; and

WHEREAS, the City of Dayton City Council desire the property valuation to be more user friendly, less intimidating and more efficient for Dayton property owners; and

NOW, THEREFORE, BE IT RESOLVED, that the Dayton City Council hereby transfers its authority to the Hennepin County Board indefinitely as provided for in Minnesota Statute § 274. 01, Subd. 3.

Adopted by the City Council of the City of Dayton on November 13, 2025.

Mayor – Dennis Fisher

Amy Benting, City Clerk

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

ITEM

Discussion on Active Interim Use Permit for a Home Extended Business at 13401 Zanzibar Lane North (Heinen)

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND

On September 26, 2023, the City Council unanimously adopted Resolution 28-2023, approving an Interim Use Permit for a Home Extended Business at 13401 Zanzibar Lane North. The business is for indoor and outdoor storage on roughly 4 acres of the 32.67-acre property for a total of 10 years. The Interim Use Permit is subject to those conditions of approval detailed within the resolution of approval, and is subject to annual inspections verifying continued compliance with those conditions of approval. Staff has done annual inspections of this Interim Use Permit, and to this point, have not been comfortable determining that the property has been in total compliance with the conditions of approval.

ANALYSIS

City Staff have conducted annual inspections and follow-up inspections on multiple occasions within the last year and a half:

- September 26, 2024 – Initial annual inspection with follow-up in December 2024.
- February 14, 2025 – Follow-up inspection regarding continued compliance.
- July 15, 2025 – Letter sent regarding tenant business operations occurring at the site, and the need for them to discontinue their operation on the property, along with an accumulation of items out of compliance, detailed below.
- September 16, 2025 – Inspection conducted on the property related to the letter sent to the property owner on July 15, 2025. With items still outstanding, Staff drafted an update to the City Council, provided in a weekly update, regarding the continued lack of compliance. Direction from the City Council was requested to provide direction to City Staff on the next steps moving forward. It was the Council's direction to bring in the property owners to a meeting to have a discussion on the Interim Use Permit moving forward, without including the consideration of revoking the permit at this meeting.
- October 31, 2025 – Staff walked the property and documented pictures to provide to the City Council regarding the up-to-date conditions of the site. These photos are attached to this report.

The following is a list of items routinely found out of compliance with the approving resolution:

Nuisance Code: The property owners are subject to the City's nuisance provisions. On the south side of the home, there has been a consistent accumulation of "junk" or "rubbish in the yard. **This is still an existing condition as of today.** There is currently construction activity occurring on site, which is the cause of some of the accumulation shown within the attached site photos, such as the concrete rubble. The property owners have stated that all items will be removed from the yard, but no timeline has been identified.

Business Activity: The site has had evidence of tenant business activity occurring within rented spaces that is otherwise not permitted by the Interim Use Permit. The property owners have taken action by

removing tenants who were conducting business operations or using the spaces to work on vehicles. The Interim Use Permit was approved for the storage of items by people not living on the property; it does not allow for separate business activity to occur on the site. In the most recent inspection conducted by City Staff, staff believe that, for the time being, this item has been resolved on the site.

Accumulation of vehicles and other similar items stored within the floodplain. A recurring issue that vehicles continue to get stored in the area outlined as floodplain. Trailers, campers, and similar items can be placed in the area, but vehicles are required to be stored towards the east of the property, away from the floodplain. The property owners have noted that a study to delineate the actual floodplain area could cost them over \$20,000. Without having an up-to-date floodplain delineation, the property owners must comply with the existing delineation provided by the Minnesota DNR. It is likely the existing delineation was prior to a rerouting of the waterways within this area, but without the proper verification that it has changed, the existing floodplain boundaries apply.

Commercial Vehicles: Zanzibar Lane is signed as such to not allow for commercial traffic to travel on it. Staff has routinely found there to be commercial vehicles parked/stored on the site. Regardless of whether these vehicles are traveling on Zanzibar Lane for commercial purposes or not, they are still considered commercial vehicles and should not otherwise be permitted to visit the site. Commercial vehicles identified on the site previously have been semi-trucks and trailers, as well as dump trucks and box trucks.

STAFF RECOMMENDATION

City staff, under the direction of the City Council, has asked the property owners to attend this meeting so they can provide you with an update regarding the home extended business's compliance with Resolution 28-2023. The owners will stand for any questions the City Council may have for them, as well as understand the expectations of this Interim Use Permit moving forward.

From the last inspection conducted on October 31, 2025, Staff has found there to be significant improvements bringing the property closer to compliance with the conditions of approval. However, as noted above, there are some items that have yet to be resolved. The City Council and the property owner are asked to engage in a conversation regarding this Interim Use Permit.

If the City Council feels that the conditions of the site warrant revoking the permit, staff would look for that direction following this discussion, and a revocation hearing would be scheduled at an upcoming Council meeting.

ATTACHMENTS

Resolution 28-2023, Approving an IUP for Home Extended Business at 13401 Zanzibar Ln N
Site Aerial Images 2018-2025
Site Photos taken on October 31, 2025
Dayton Zoning Ordinance Section 1001.13 Home Occupations

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

RESOLUTION NO. **28-2023**
GRANTING APPROVAL OF AN INTERIM USE PERMIT FOR NOAH HEINEN FOR A
HOME EXTENDED BUSINESS FOR AN OUTDOOR AND INDOOR STORAGE
FACILITY

WHEREAS, Noah Heinen, (hereinafter referred to as the “Applicant”) has made an application for an Interim Use Permit approval (hereinafter referred to as the “Application”) for an indoor and outdoor storage facility on property legally described on attached Exhibit 1 (hereinafter referred to as the “Property”);

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

WHEREAS, the Planning Commission held a public hearing for the application on September 7, 2023 and recommended approval; and

WHEREAS, the City Council at its September 26, 2023, meeting approved the Interim Use Permit; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council for the City of Dayton makes the following **Findings** (*italics*), consistent with City Code 1001.23, Subd 1(3)(e) (process):

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

FINDING: *The property is guided “Agricultural Farm” in the Comprehensive Plan, and is in the Post 2050 [sewer] Staging Plan. The proposed Home Extended Business is consistent with the intent of the A-1 Zoning District, as the dominate land use of the parcel is agriculture.*

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

FINDING: *Surrounding properties are agricultural, parkland, and municipal. There is no evidence that the proposed use will have any affect on surrounding property value.*

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

FINDING: *The proposed use should have no detrimental effect on adjacent residents, if conducted within the conditions of approval.*

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

FINDING: *The property is within the Post 2050 [sewer] Stating Plan, and will not impede orderly development prior to the IUP's 5-year expiration (September 26, 2028).*

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

FINDING: *The proposed use will have no impact to public facilities.*

6. The proposed use is adequately screened.

FINDING: *Screening shall be installed with a minimum of 50% opacity year-round along the north and east property lines (of storage area) consisting of a fence six (6) feet in height and shall not have a lesser setback from Zanzibar Lane than the front façade of the existing accessory buildings (the buildings and fence shall be aligned with each other) See Exhibit 2.*

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

FINDING: *The proposed use will not create a nuisance, if operated in compliance within the Conditions of Approval.*

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

FINDING: *The proposed use will not create a nuisance, if operated in compliance within the Conditions of Approval.*

9. The proposed use will protect sensitive natural features.

FINDING: *The property owner shall maintain a 25' vegetated buffer between Public Water Courses (ditch) and outside storage areas. Posts will be placed on property identifying 25-foot setback. Outside and inside storage within areas below the Base Flood Elevation, shall not include pollutants.*

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

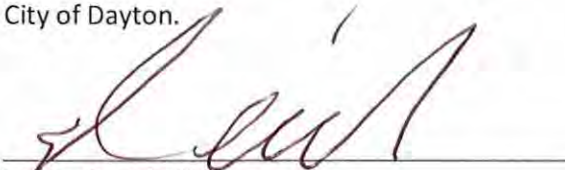
NOW, THEREFORE, BE IT RESOLVED, in consideration of the application, Staff Report, public testimony, and Planning Commission recommendation, the Dayton City Council APPROVES an Interim Use Permit for a Home Extended Business for Indoor and Outdoor Storage for Noah Heinen to be located at 13401 Zanzibar Lane North, with the following conditions:

NOW, THEREFORE, BE IT FINALLY RESOLVED, That the City Council does hereby conditionally approve the Interim Use Permit for Noah Heinen and the Mayor and City Clerk are hereby authorized to execute the same, subject to the conditions set forth that must be met, to the satisfaction of the City, prior to release of the Interim Use Permit, unless otherwise stated:

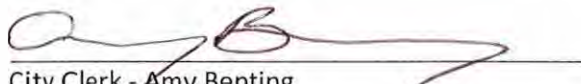
1. The home extended business shall comply with all the provisions of the Home Occupation ordinance 1001.13.
2. All vehicles must be currently licensed, operable, and readily movable.
3. Submit a plan showing where recreational vehicles would be moved to, and how long it would take to move them, in an emergency flooding event to the City by October 23, 2023.
4. A 25-foot vegetative setback is required from Diamond Creek and any wetlands. This setback must be marked with posts, so no storage encroaches into the required setback by October 17, 2023.
5. The applicant cannot store anything that would be considered a pollutant or "injurious" to plants, animals, or people (which includes cars, or anything with fuel below the Base Flood Elevation (BFE) per DNR. Applicant needs to hire an engineer to determine BFE. This needs to be completed by October 1, 2024.
6. There is to be no repair work or maintenance work being done on vehicles on site.
7. Four accessory buildings can be used for Indoor Storage. Applicant must indicate on a plan which buildings are going to be used and submit to the city by October 23, 2023.
8. All accessory buildings used for indoor storage need to be in compliance with the MN State Fire Code. An inspection by the Fire Chief is required by October 23, 2023.
9. Outdoor storage shall be limited to the impervious area indicated on the map included in the September 26, 2023, council packet.
10. All indoor and outdoor storage shall comply with the provisions of the floodplain ordinance.
11. All parking associated with the home extended business shall occur on-site on the parking pad near the entrance. There shall be no vehicles in the parking area overnight.
12. The home extended business shall be limited to hours of operation not to exceed 8:00 am to 9:00 pm Sunday – Saturday.
13. Screening shall be installed with a minimum of 50% opacity year-round along the north and east property lines (of storage area) consisting of a fence six (6) feet in height. Screening shall be completed by June 1, 2024.
14. The applicant shall obtain all the required septic permits for the bathroom in the accessory building by October 23, 2023.
15. The home extended business IUP shall be valid for a period of ten (10) years from the effective date of this resolution or shall expire when the business is relocated or the property is sold.
16. An annual IUP inspection must be scheduled with the City Zoning Administrator, or his/her designee and the Fire Chief, or his/her designee on or before October 1st of the current year.

17. Applicant must record IUP Resolution with Hennepin County and provide the city with a receipt showing it was recorded within 30 days of it being signed.
18. If the City Zoning Administrator, his/her designee, finds that the use is not in compliance, the permit holder will be notified and shall have 60 days to bring the use into compliance. Should the home extended business' noncompliance continue past 60 days, the home extend business IUP shall be revoked.
19. The applicant shall be billed for staff time or expenses accrued while enforcing this IUP.

Adopted this 26th day of September 2023, by the City of Dayton.



Mayor - Dennis Fisher



City Clerk - Amy Benting

EXHIBIT 1

COM AT A PT IN E LINE OF SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ DIS 330 FT S FROM NE COR THOF TH S TO SE COR OF N $\frac{1}{2}$ THOF TH W 208 7/100 FT TH S 208 71/100 FT TH E TO E LINE OF SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ TH S TO SE COR THOF TH W TO SW COR THOF TH N TO NW COR THOF TH E TO A PT 660 FT W FROM NE COR THOF TH S 330 FT TH E TO BEG EX ROADS



North

West

Vertical

East

South

Available surveys	Selected	Displayed
2018-09-08 ▾	2018-09-08	2018-09-08





North

West

Vertical

East

South

Available surveys	Selected	Displayed
2019-09-14 ▼	2019-09-14	2019-09-14





Hennepi

2020 - Ownership Changed in January 2020



North

West

Vertical

East

South

Available surveys

2020-09-23 ▾

Selected

2020-09-23

Displayed

2020-09-23





North

West

Vertical

East

South

Available surveys	Selected	Displayed
2021-09-12 ▾	2021-09-12	2021-09-12





North

West

Vertical

East

South

Available surveys	Selected	Displayed
2022-09-11 ▾	2022-09-11	2022-09-11



8/31/2023 - Planning
Commission reviewed IUP
Request on 9/7/2023



North

West

Vertical

East

South

Available surveys	Selected	Displayed
2023-08-31 ▾	2023-08-31	2023-08-31



2024 - 1 month before first annual inspection.



North

West

Vertical

East

South

Available surveys	Selected	Displayed
2024-08-30 ▾	2024-08-30	2024-08-30





North

West

Vertical

East

South

Available surveys

2025-09-25 ▾

Selected

2025-09-25

Displayed

2025-09-25































401





402



601









Subd. 1 Purpose.

The purpose of this Subsection is to maintain the character and integrity of residential areas, to prevent competition with commercial districts, to encourage telecommuting, and to provide a means through the establishment of specific standards and procedures by which home occupations can be conducted in residential neighborhoods without jeopardizing the health, safety and general welfare of the surrounding neighborhood. In addition, this Subsection is intended to provide a mechanism enabling the distinction between permitted home occupations and special or customarily "more sensitive" home occupations, so that permitted home occupations may be allowed through an administrative process rather than a legislative hearing process.

Subd. 2 Home Business Categories

Home businesses shall fall into 2 categories.

(1) Administrative Home Occupations are those Home Occupations that have no effect on the surrounding neighborhood. This accessory use may be allowed with an administrative permit in all agricultural and residential neighborhoods when the occupation conforms to the standards of Subdivisions 3 and 4(1) below.

(2) Home Extended Businesses are those Home Occupations that typically involve more significant element of commercial-type activity that may have a minimal effect on the surrounding neighbors. This accessory use may be allowed if the use meets all the criteria of Subdivisions 3 and 4(2) below, and requires the issuance of an interim use permit. The Council may require compliance with any reasonable conditions, restrictions or limitations necessary to protect the residential or agricultural character of the area.

Subd. 3 General Provisions

All Home Occupations shall meet the following standards:

(1) All Home Occupations shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.

(2) The applicant shall reside in the home associated with the Home Occupation.

(3) No Home Occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state fire and police recommendations.

(4) No Home Occupation shall involve the use of equipment other than that customarily found in a residential dwelling.

(5) No Home Occupation shall be visible from the outside of the dwelling. There shall be no exterior display or exterior signs or interior display or interior signs which are visible from the outside of the dwelling with the exception of one directional or identification/business sign not to exceed 2 square feet in area.

(6) All Home Occupations shall comply with the provisions of the City Nuisance Ordinance and City Noise Ordinance.

(7) All parking associated with the Home Occupation shall occur on-site on the driveway.

(8) The Home Occupation shall not cause septic waste flow to exceed the design capacity of the septic system.

(9) No Home Occupation shall generate traffic (by customers, employee, deliveries, etc.) to and from ("trip") the dwelling that is not characteristic of the neighborhood and shall not exceed 8 trips per day by any combination of employee, contract employee, customer or client visits, and/or deliveries per standard 8 hour day and no more than one customer or client visit on the premises at any given time. For the purposes of this section, one customer/client visit shall be considered to include any number of persons arriving in a single vehicle.

(10) No Home Occupations shall produce light, glare, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.

(11) No equipment shall be used in the operation of a Home Occupation which will create electrical interference to surrounding properties.

(12) All Home Occupations shall meet all applicable fire and building codes.

(13) No Home Occupation shall be conducted between the hours of 10:00 p.m. and 7:00 a.m. unless the Home Occupation does not require any on-street or off-street parking facilities or require in person customer interaction on site (e.g. telecommuting).

(14) No vehicles or machinery related to the home occupation shall be idling or running on site, outdoors, between the hours of 10:00 p.m. and 7:00 a.m.

Subd. 4 Performance Standards

(1) *Administrative Home Occupation Performance Standards.*

a. The occupation shall not use more than 25% of the floor area of the home (excluding the garage area). State licensed day care facilities serving 12 or fewer persons are exempt from this Subsection.

b. No part of any detached garage or accessory building can be used for the occupation.

c. No outdoor storage of supplies, materials, debris, equipment or maintenance items; all home occupation related items shall be kept in an enclosed structure.

d. The home occupation is conducted entirely by the occupants of the home and up to 2 nonresident employee, or contract employee, working on, or reporting to, the home.

e. No direct sale of goods to the consumer are allowed to occur at the home occupation site.

f. Up to 1 vehicle associated with the business with a gross vehicle weight rating under 12,000 lbs. may be parked on the home property. No vehicles over a gross vehicle weight rating of 12,000 lbs. associated with the occupation shall be parked at or near the home. The Home Occupation shall not create a parking demand in excess of that which can be accommodated in an existing driveway where no vehicle is parked closer than 15 feet from the curb line or edge of paved surface.

g. If the proposed home occupation cannot comply with all of the above rules, an interim use permit for a Home Extended Business is required.

(2) *Home Extended Business performance standards (interim use permit required)*. Home Extended Business occupations shall only be allowed in Agricultural Zoned Districts, or any Residential Zoned Properties over 1 acre.

a. The occupation use of the home shall not exceed 30% of the floor area of the principal dwelling (excluding the garage area). State licensed day care facilities are exempt from this Subsection.

b. No outdoor storage of supplies, materials, debris, equipment, machinery or maintenance items; all home occupation related items shall be kept in an enclosed structure on properties less than 2.5 acres. On properties which are at least 2.5 acres, outdoor storage may be allowed provided the outdoor storage area is significantly screened from view from the street and adjacent properties and does not exceed 20% of the lot. Screening shall consist of a combination of existing or proposed landscaping and fencing.

c. The Home Extended Business shall be set back a minimum of 100 feet from any dwelling, other than that of the subject property.

d. The garage or 1 accessory building may be used for the business, provided there is still a garage space to park a vehicle. Accessory buildings shall meet the accessory building design requirements in Section 1001.35, Accessory Buildings and Structures.

e. The Home Extended Business shall be conducted entirely by the occupants of the home and up to 2 nonresident employees, or contract employees, working at, or reporting to, the home.

f. No more than 1 vehicle, which shall be under a gross vehicle weight of 12,000 lbs., associated with the business can be parked overnight outside or near the home. One vehicle which exceeds 12,000 lbs. may be stored on site provided the vehicle does not exceed a gross vehicle weight rating of 18,000 lbs. and the vehicle is stored entirely within a building or is significantly screened from view from the road or surrounding properties. The Home Extended Business shall not create a parking demand in excess of that which can be accommodated in an existing driveway where no vehicle is parked closer than 15 feet from the curb line or edge of paved surface.

g. Direct sale of goods that are not produced on the site is prohibited.

h. Dust control measures may be required.

i. Any other reasonable conditions required by the City Council.

j. The City Council may allow Home Occupations to operate in excess of the provisions in this section provided the City has reasonable assurance, due to the nature of the Home Occupation or through mitigation measures (e.g. increase landscaping, or screening than required), that the Home Occupation will not adversely impact neighboring properties or become a nuisance.

ITEM

Concept Plan Review for an Office Building in the I-1, Light Industrial District (PUD Overlay). PID: 30-120-22-22-0008, Legal: Outlot C, French Lake Industrial Center Five

APPLICANT

Kirsten Mussman, o/b/o Graco Minnesota, Inc.

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

Graco, an established company within Dayton, has submitted a Concept Plan Review application to the City regarding a 3-story, 33,500 sq. ft. (footprint) office building, to serve as their new global headquarters. Graco currently has roughly 978,936 sq. ft. of building space on both the North and South of the subject property, split between two buildings including warehousing, distribution, and manufacturing.

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.

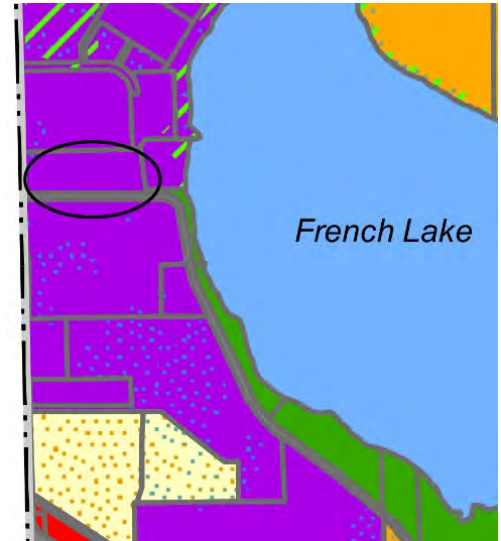
LAND USE & ZONING

The property is guided Industrial and is currently zoned I-1, Light Industrial District with a Planned Unit Development overlay. Office is a permitted principal use within the I-1 District. This property is also located within the “Current” MUSA Staging Plan area.

The Planned Unit Development was established in 2015 when the first request for development was approved. The PUD has been previously amended in 2021 and 2022, when both buildings adjacent (one to the north and one to the south) were approved. An amendment to the Planned Unit Development will be a part of what would be the next round of applications, in order to include the office building and potential PUD flexibility requests for that facility.

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 with any flexibilities requested by way of the Planned Unit Development (PUD). The site plan shows a building with a roughly 33,500 sq. ft. footprint, proposed to be 3-stories tall, approximately 50 feet, with the potential of a screening wall above the roofline for the rooftop equipment. The concept plans also show a future building on this property as well. While it is not a part of this initial development, staff anticipates another future round of application related to that building, to which the applicants would follow this same process.



Below are the code standards for industrial-zoned lots in comparison to what is proposed in this concept plan. Most of these are not yet determined through the concept plan submitted, but the expectation is that these standards would be met, unless explicitly requested as a flexibility as part of the needed PUD amendment.

	Required	Proposed
Minimum lot size ¹	1 acre	Undefined
Minimum lot width ¹	150 feet	Undefined
Minimum lot depth ¹	150 feet	Undefined
Maximum impervious surface coverage	80% 25% within the Shoreland Area	Undefined
Maximum building footprint coverage	50%	Undefined
Structure height limit	50 feet - above 50 feet requires a CUP 35 feet within the Shoreland Area	50 feet, potentially 59 feet with screening walls for rooftop equipment. Identified flexibility request by way of PUD.
Setbacks ²		
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>	Undefined
Side yard	15 (40) feet	Undefined
Side yard (street)	30 (40) feet	Undefined
Rear yard	15 (50) feet	Undefined
From Ordinary High Water Line of French Lake	75 feet	Undefined
Parking		
Front, side, or rear to a street	20 (20) feet	Undefined
Side interior	5 (20) feet	Undefined
Rear yard	15 (20) feet	Undefined

¹Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way, or common areas.

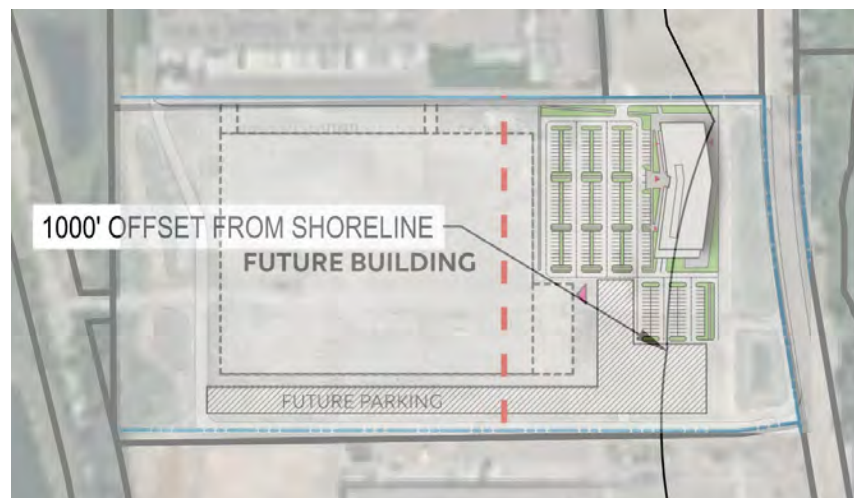
²Setbacks in parentheses apply adjacent to all Residential Districts. A 20-foot setback is required for any structure or parking adjacent to any other Residential District.

CRITICAL ISSUES

Parking – The applicants have stated they will be requesting a reduction in parking. Currently, the number of actual proposed parking is undefined. At a high level, Office space requires a minimum of 1 space per 200 sq ft of building area (not including stairwells, closets, and things of the like). A preliminary estimate of what would be required was provided to the City by the applicant, showing 428 spaces. The concept plan before shows 277 spaces as a placeholder, and will be better determined with subsequent applications. It will be the responsibility of the City to determine whether this flexibility by way of the PUD is warranted, and to what extent the City is comfortable moving forward with this project. Staff's recommendation would be that the applicants conduct a parking study to provide evidence that the amount of spaces required would not be needed for this project to be successful.

Shoreland District – *A portion of this property falls within the Shoreland District boundary, meaning that part of the parcel is within 1,000 feet of French Lake's ordinary high-water line.*

- The applicant is proposing a height of at least 50 feet, and based on the location of the building in the concept plan, a portion will be located within the Shoreland District. The Shoreland Ordinance for the City includes a height limitation of 35 feet. Being that this is not a required provision by the Minnesota DNR, flexibility can be considered by the City through the PUD amendment.
- Within this area as well, the Shoreland District requires a maximum impervious surface percentage of 25%. Staff recommends that the applicants delineate the ordinary high water line, as well as the 1,000 foot boundary based on that [found elevation](#) (DNR Water level Report), and submit that information and map as part of the Preliminary Plat application. If the 25% impervious surface limitation is not met by the applicants in their next submittal, a Variance would need to be requested, as this is not a Shoreland PUD. Staff recommends that the applicants, through the next round of applications, adhere to this provision to the extent possible. The existing stormwater ponds in this area would not be considered impervious surface specific to the zoning ordinance regulation.



*Approximate location of Shoreland District edge

PLANNING COMMISSION MEETING

Planning Commission held a public hearing on this matter at its November 6th meeting. Notice of public hearing was published in The Press on Thursday, October 23, 2025, and mailed to surrounding property owners within one-quarter of a mile. During the review, the Planning Commission emphasized the avoidance of needing a Variance to the impervious surface maximums within the Shoreland Boundary. There was minimal concern about the potential height of the building, but noted to the applicants about setting the building back from West French lake Road to avoid a sense of the building from towering over the Right of Way due to the elevation difference between this site and the road. The Planning Commission overall was supportive of the proposed project.

ROLE OF THE CITY COUNCIL

The role of the City Council is to review the concept plans and provide feedback for the applicants to further consider if they intend to apply for a preliminary plat.

ATTACHMENTS

Site Photos taken October 31, 2025

Aerial Photo

Concept Plan Set

Building Elevations & Floor Plans

Parking Calculation Comparison Provided by Applicant

Zoning Map & 2040 Comp Plan Future Land Use Map

Planning & Zoning Comment Letter, dated November 6, 2025

Engineering Comment Letter, dated November 6, 2025



Site looking North



Site looking West



Site looking East



Site looking South



Hennepin County Locate & Notify Map

Date: 10/16/2025



Buffer Size:

0 385770 1,540 Feet

Map Comments:

Aerial With Mailing Buffer

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

HGA

PROJECT GRAY - NEW GLOBAL HEADQUARTERS

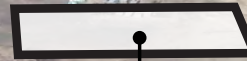
GRACO, INC

CITY OF DAYTON - CONCEPT PLAN | OCTOBER 3, 2025

GRACO
DISTRIBUTION CENTER

FUTURE

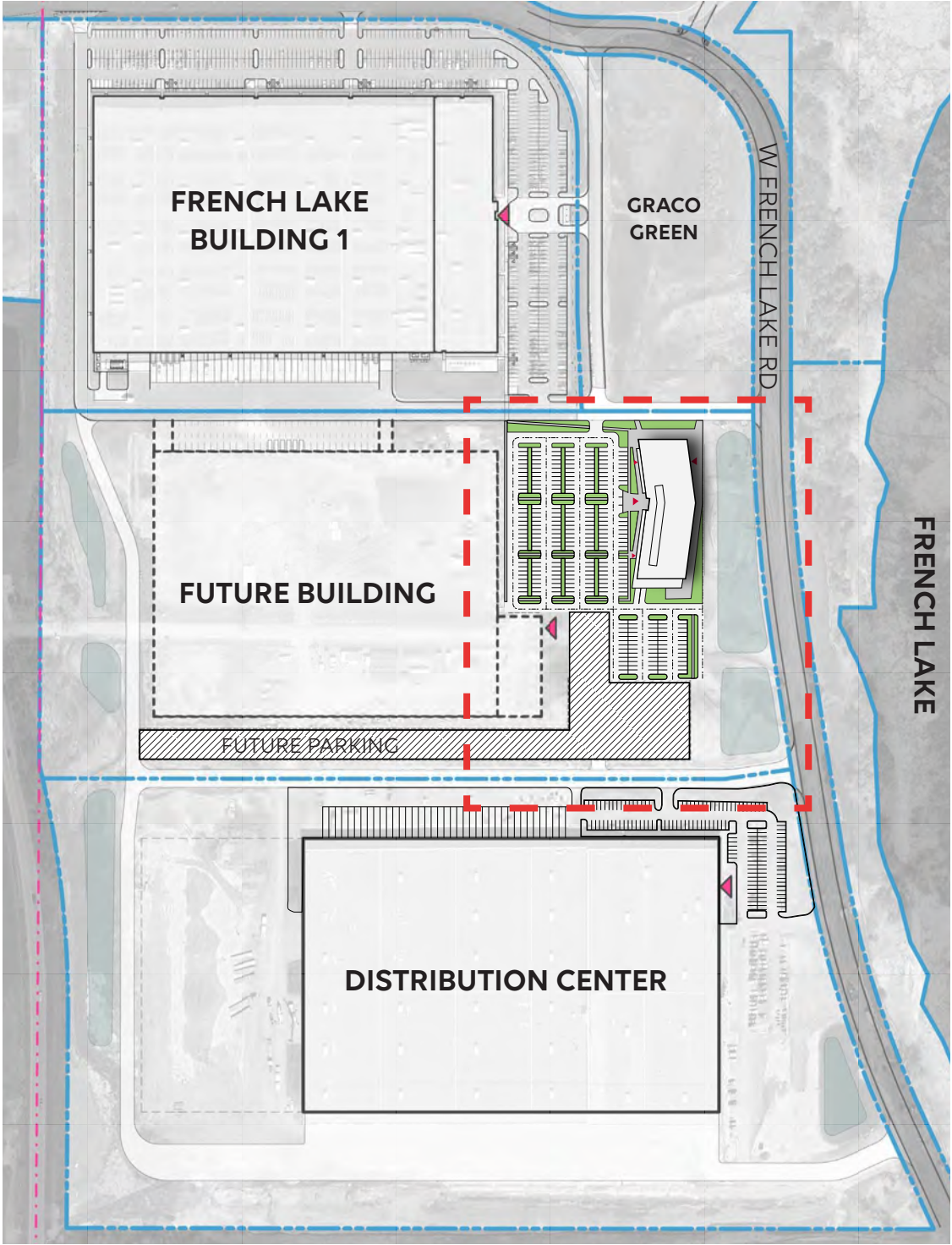
GRACO
FRENCH LAKE
BUILDING 1



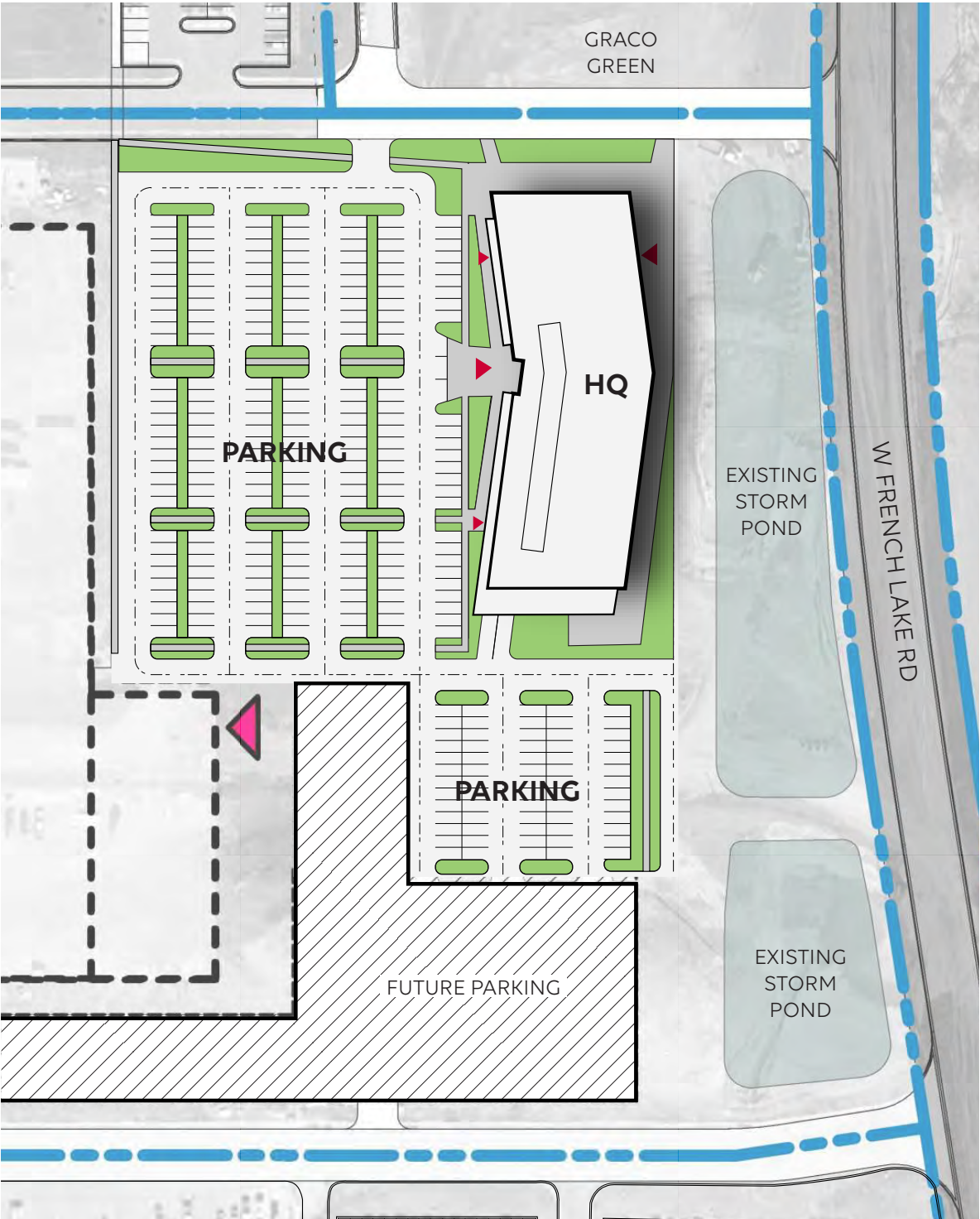
GRACO
NEW GLOBAL
HEADQUARTERS



CAMPUS PLAN



SITE PLAN (PRELIMINARY)



CAMPUS BIRD'S EYE



EXTERIOR DESIGN CONCEPT

SITE APPROACH FROM NORTH



EXTERIOR DESIGN CONCEPT

SITE APPROACH FROM SOUTH



EXTERIOR DESIGN CONCEPT

VIEW FROM NORTHWEST



EXTERIOR DESIGN CONCEPT

VIEW FROM NORTH CORNER



EXTERIOR DESIGN CONCEPT

PRELIMINARY EXTERIOR MATERIAL PALETTE



Client: Graco
Project: Dayton Headquarters
Parking Calculation
15-Oct-2025

DRAFT
Parking Calculation is preliminary
and subject to change.

City of Dayton Code Calculation				Headcount Calculation
	Area (SF)*	Parking Factor (Dayton)	Parking Stalls	Number of Employees
Office, Level 1	27,220	200	136	
Office, Level 2	29,250	200	146	
Office, Level 3	29,100	200	146	
Staff Headcount				
Private Offices				65
Workstations				180
Hoteling Stations				28
Visitor				20
	85,570		428	293
Reduction for attendance variations (sickness, travel, off-site, etc).				7.5%
Stall reduction				22
Adjusted stall count				271

Section 1001.19 Parking Regulations
Subd. 7 Required Off-Street Parking Spaces and Garages
(2) Calculation of parking requirements.

a. *Floor area* . For the purpose of determining off-street parking requirements, the term “floor area” shall mean the sum of the gross horizontal area of all floors, including basements, and attached accessory buildings, **but exempting that area primarily devoted to window display, storage, fitting rooms, staircases, restrooms, janitor closets, storage, heating and utility rooms, inside off-street parking, or loading space. Measurements shall be made from the inside of exterior walls.**

d. *Reduced parking requirement* . The City recognizes reuse of sites and that the strict interpretation of the parking standards of this section may not be appropriate. The City may approve alternative parking standards through the City review process provided the applicant can demonstrate, **based upon documented evidence, that the proposed project will require fewer parking stalls** than the maximum or minimum parking standards or to deviate from pervious paving/paver system standards. Factors may include, but are not limited to, national parking standards, parking standards for similar businesses or land uses, **size of building, type of use, number of employees**, expected peak hours of operation, delivery or service vehicles and appropriate soils and/or site conditions to support pervious paving/paver systems.

















CITY OF DAYTON

WEST FRENCH LAKE ROAD
SHORELINE
DAYTON, MINNESOTA 55327

[illegible]

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
DATE: _____

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
---------	-----------	-----------

NMI		
ISSUE DATE:		

ISSUE NO. :

SHEET TITLE:

1000

Zoning Map

June 9, 2025



Legend

- A-1 Agricultural District

A-2 Agricultural District

A-3 Agricultural District

B-2 Neighborhood Business District

B-3 General Business District

B-4 Commercial/ Industrial District

B-P Business Park District

ES Essential Service District

GMU-4 Balsam Lane

GMU-5 Southwest Mixed-Use

I-1 Light Industrial District

P-R Public Recreation District

R-1 Single Family District
- R-1A Single Family Residential

R-2 Single Family District (90,000 Sf, Unsewered)

R-3 Single Family and Attached Residential

R-E Single Family District (5 Ac, Unsewered)

R-M Medium Density Residential District

R-MH Mobile Home District

R-O Old Village Residential

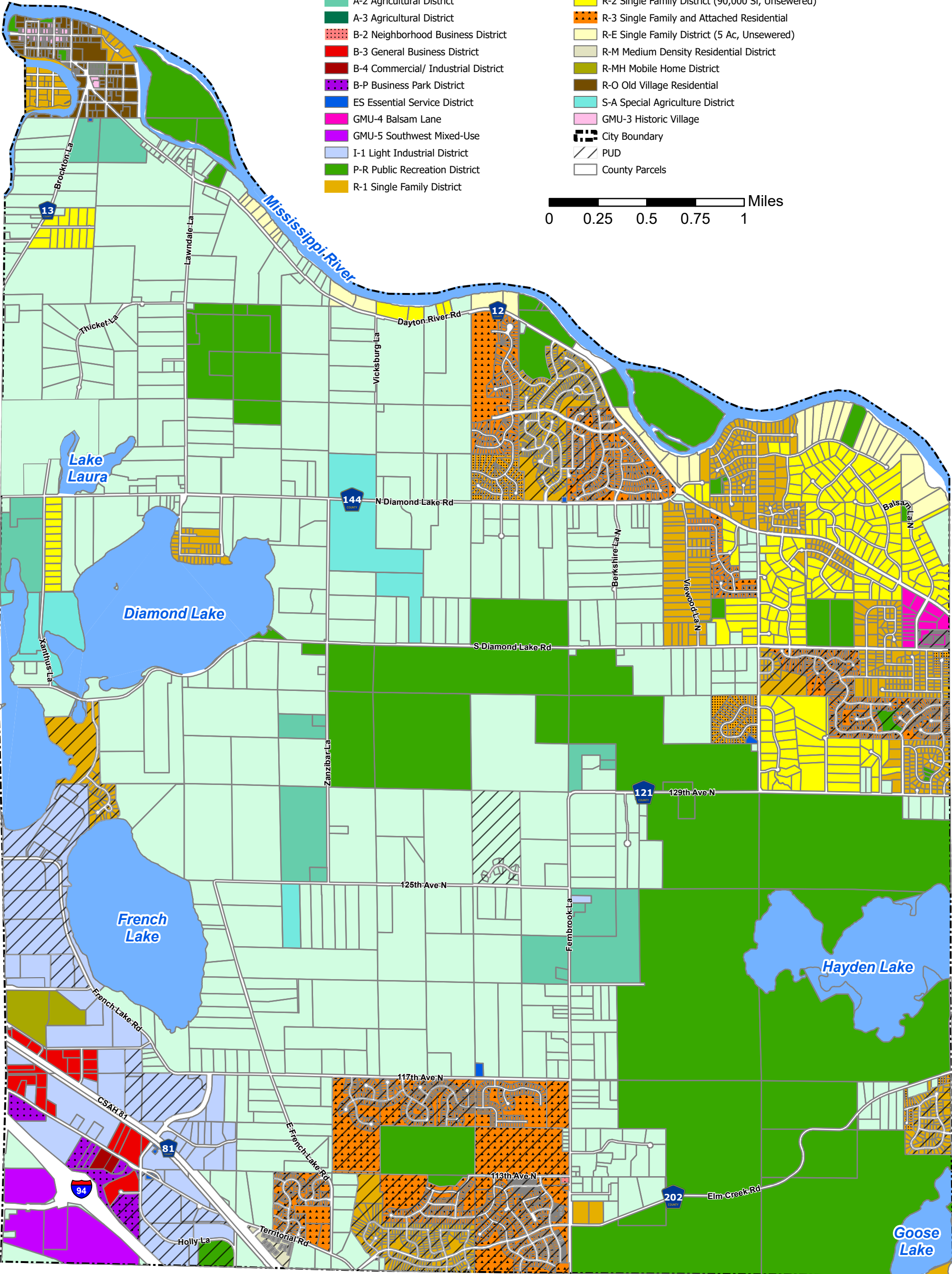
S-A Special Agriculture District

GMU-3 Historic Village

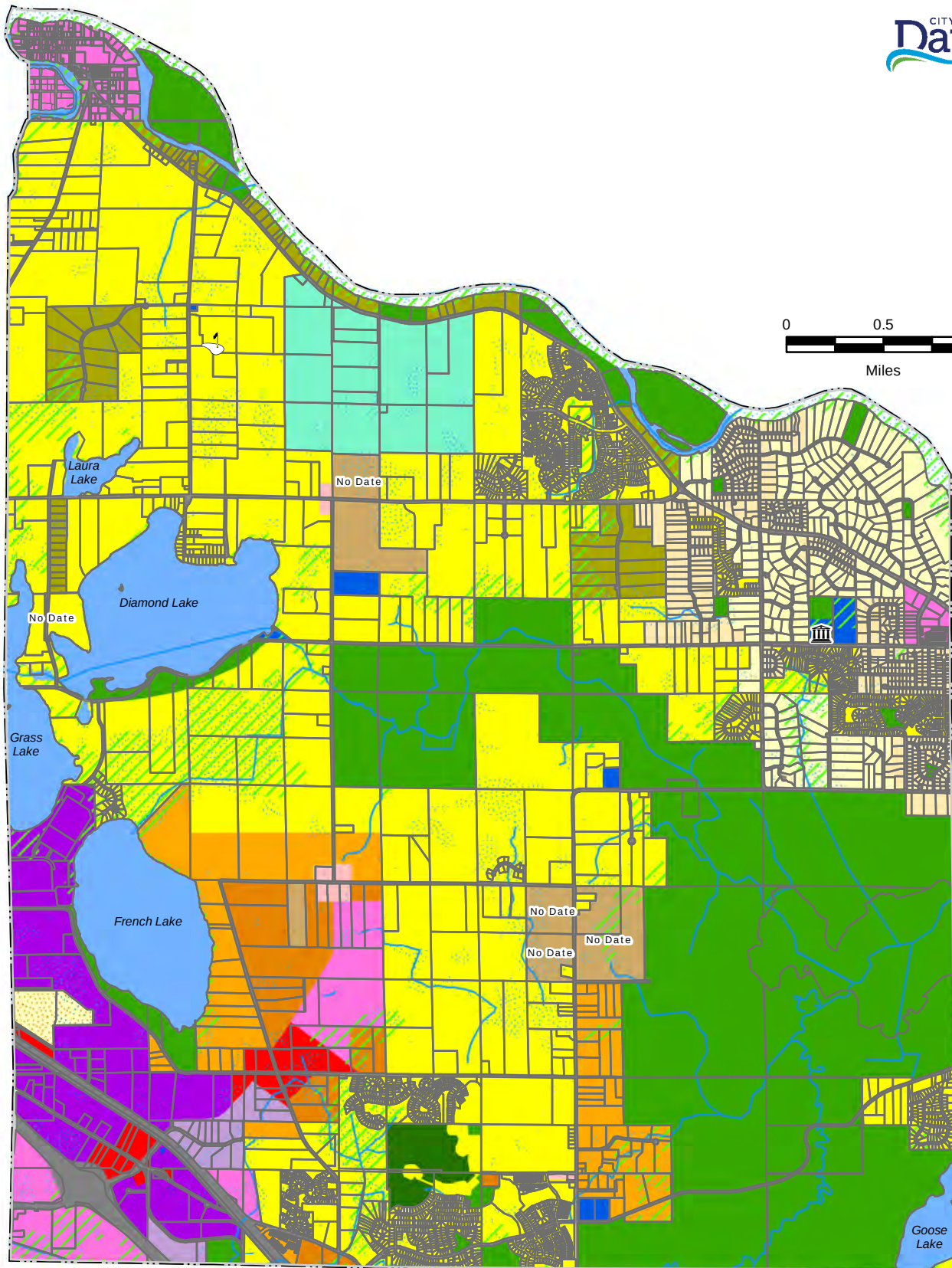
City Boundary

PUD

County Parcels



2040 Future Land Use



Legend

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

To: Kirsten Mussman

From: Planning & Zoning Department

File: Graco Concept Plan

Date: 11/6/2025

Exhibits:

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

1. Conceptual Site Plan Set by HGA, dated October 3, 2025

General Comments:

2. Current zoning is I-1, Light Industrial and Planned Unit Development, and the 2040 Comprehensive Plan guides this property as Industrial. The property is also within the "Current" MUSA Staging designation. Which means the proposed use is consistent with the existing zoning and land use designation, and City services is currently available to the site.
3. Offices are permitted principal uses within the I-1, Light Industrial District.
4. The applicant will be required to submit a preliminary plat, site plan review, and planned unit development amendment, and conditional use permit (commercial use in Shoreland district) application following the concept plan review 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.
5. Preliminary Plat application shall include all data identified in Subdivision Ordinance Section [1002.06](#), Data Required for Preliminary Plats.

Layout/PUD Flexibilities

6. This development is anticipated to meet the setback requirements as outlined within section [1001.063](#) and [1001.08 Subd. 11](#) regarding development within the Shoreland District. Where conflicts arise between these districts, the stricter shall apply. Averaging of setbacks in comparison to existing surrounding buildings is permitted in this area in proximity to French Lake, but should not conflict with any setback requirements in this area.
7. Planned Unit Development Flexibilities Identified through the concept review include the following:
 - a. Potential maximum building height of 59 feet.
 - b. Reduction in parking stalls
 - c. Others may be further identified through more detailed plans
8. The Shoreland District limits impervious surface on the area of the property within the district to 25%. This is a DNR regulated standard and flexibility from this provision cannot be requested.

Building Design

9. The 3-story building would have a footprint of approximately 33,500 sq. ft., with an overall floor area of approximately 101,000 sq. ft.
10. Building design and standards shall comply with the provisions outlined within Zoning Ordinance Section [1001.062](#). Based on the concept renderings, the building will be consistent with the noted ordinance section and provisions therein. A more detailed review will be done at the time of the preliminary plat.

Parking/Access/Transportation – [1001.19](#):

11. The total parking spaces on the concept plan is 277. This number has been noted by the applicant as not final, but flexibility from the code requirement will be requested regardless. The applicant should provide a parking study based on the proposed development to show that the development can be properly served by the requested number of parking spaces.
12. 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.
13. Parking rows shall be limited to a maximum length of 22 spaces. Longer rows shall include landscaped breaks, such as islands, with shade trees.
14. Access is shown on the north end of the property, with the private drive aisle currently on the north property line, providing both properties with access to West French lake Road. It is the recommendation of City staff to also utilize the private drive aisle as an additional access at the time of initial development.

Landscaping:

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

Signage:

16. Site signage shall be consistent with Zoning Ordinance Section [1001.20](#).

Lighting:

17. Site lighting shall comply with Ordinance No. 2025-17.

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Graco Headquarters Concept Plan	Date:	10/22/2025

Exhibits:

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

1. Project Gray Concept Plan by HGA, dated 10/3/25, 8 sheets

Comments:General

1. The concept reviewed comprises a portion of a 27.61 acre parcel located along West French Lake Road between the existing Graco buildings. The property is a rectangular parcel with approximately 730 ft along West French Lake Road.
2. These review comments are essentially very high level; the concept plan provides little detail beyond the parking lot locations and individual buildings. Ultimately, a complete plan submittal will be required, providing site plans that include street and parking lot details, grading and drainage plans, water and sewer utilities, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly.
3. 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.
4. 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.
5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 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.
7. It is expected that previous/current plans including the West French Lake Road Improvements and Dayton Parkway Plans, site conditions, and other design data will be referenced, particularly with regards to stormwater and drainage. Publicly and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, owner, etc.).
8. Any underlying easements no longer necessary must be vacated.
9. Outlots shall be covered by drainage and utility easements.

Plat

10. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer. If storm water improvements are deemed private a maintenance access agreement will be required.

Erosion Control/SWPPP

11. It appears that over an acre is disturbed requiring a SWPPP.
12. 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

13. It appears previous wetland delineations and impacts have been permitted within the area of the site. As the design progresses outside of concept level additional information or permits may be required from the TEP depending on the construction impacts.

Site Plans

14. The proposed entrance is to conform to the standards shown within the commercial driveway apron detail (STR-14).
15. Proposed parking lot to meet the City of Dayton parking requirements laid out in the code and standard detail plates.
16. In discussions with public safety, a secondary entrance is to be provided from the existing driveway to the south.

Grading /Stormwater

17. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, 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.
18. Stormwater improvements do not appear to be included for the increase in impervious area. 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. 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 assure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.
19. Overall runoff and drainage related to this development will overlap with adjacent properties and previous development phases. The stormwater management plan must

show how runoff and detention areas between properties and phases 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 neighboring properties, and West French Lake Road.

20. 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.
21. 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.
22. A Hydrocad report shall be submitted with the preliminary plat documents for complete stormwater review.
23. Please note that the site hydrology or hydraulics should be reflected in the overall SWMP for both this site and adjacent properties. The designer shall provide an updated overall SWMP upon submittal of plans for this site.
24. It may be feasible to expand the existing ponds to account for new impervious if applicable.
25. A City of Dayton Land Disturbance Permit will be required.
26. The maintenance of stormwater detention areas will need to be defined.
27. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
28. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
29. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, 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.

Watermain/Sanitary Sewer

30. Watermain stubs are located on both the north and south portion of the site. Stubs are to be used for connections, connection requiring street removals will not be allowed.
31. A sanitary sewer stub is provided along the south side of the site. Stubs are to be used for connections, connections requiring street removals will not be allowed.

Other Comments

32. A portion of the site appears to be within the shoreland district and will be subject to all associated standards. Coordinate with the planning department.

End of Comments

ITEM

Consideration of Adopting Resolution 85-2025, Granting an Extension to the Final Plat Recording for Dayton Field 5th Addition (Telcom Construction)

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

On September 23, 2025, the City Council approved a Final Plat and Development Plan for Dayton Field 5th Addition. This granted approval for the development plan proposed by Telcom Construction, a utility contractor based out of Clearwater, MN.

The applicants are currently going through the approval process with the Elm Creek Watershed, as well as revising the plans to adhere to the Conditions of Approval included in Resolution 64-2025, including engineering-related comments referenced therein. Any comments or revisions provided by the watershed will also need to be incorporated into the development plan (minor changes). The 60-day timeline for recording of the plat, as outlined in [Section 1002.08 – Final Plat Procedures \(Subd. 5\)](#), will lapse on November 22, 2025.

CRITICAL ISSUES

None

RECOMMENDATION

Staff recommends approval of the extension. The extension would be for an additional 60 days. The Final Plat with the approval of this extension would need to be recorded by January 21, 2026. The applicants can request an additional extension if need be, at the discretion of the City Council.

ATTACHMENTS

Resolution 85-2025, Granting an Extension to the Final Plat recording of Dayton Field 5th Addition
Dayton Field 5th Addition Final Plat

RESOLUTION 85-2025

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

**RESOLUTION APPROVING AN EXTENSION FOR THE RECORDING OF DAYTON
FIELD 5TH ADDITION FINAL PLAT**

WHEREAS, the unaddressed property is located at PID: 30-120-22-31-0009, legally described as: Outlot A, DAYTON FIELD 4TH ADDITION; and,

WHEREAS, the unaddressed property is located at PID: 30-120-22-31-0009, will be legally described at Lot 1, Block 1, DAYTON FIELD 5TH ADDITION upon recording of the Final Plat; and,

WHEREAS, Roers Ops, LLC (Applicant) received approval of a Preliminary and Final Plat of Dayton Field 5TH Addition; and,

WHEREAS, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval; and,

WHEREAS, the City Council reviewed the application at its September 23, 2025 regular meeting and unanimously voted to approve; and,

WHEREAS, the Applicant has been working through plan revision to adhere to the conditions of approval and engineering comments as identified within Resolution No. 64-2025; and

WHEREAS, the applicant will not be able to record this Final Plat at Hennepin County within the 60-day allotment following the approval date of September 23, 2025.

NOW THEREFORE BE IT RESOLVED, that the City Council adopts this resolution, granting an extension to the Final Plat recording of Dayton Field 5th Addition of an additional 60 days. The Final Plat shall be recorded by January 21, 2026, unless an extension of an additional 60 days is requested by the Applicant and approved by the City Council.

ADOPTED this 13th day of November, 2025, by the City of Dayton

Dennis Fisher, Mayor

ATTEST

Amy Benting, City Clerk

Motion by Councilmember _____, Second by Councilmember _____.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Outlot A, Dayton Field 4th Addn

To be Platted as:

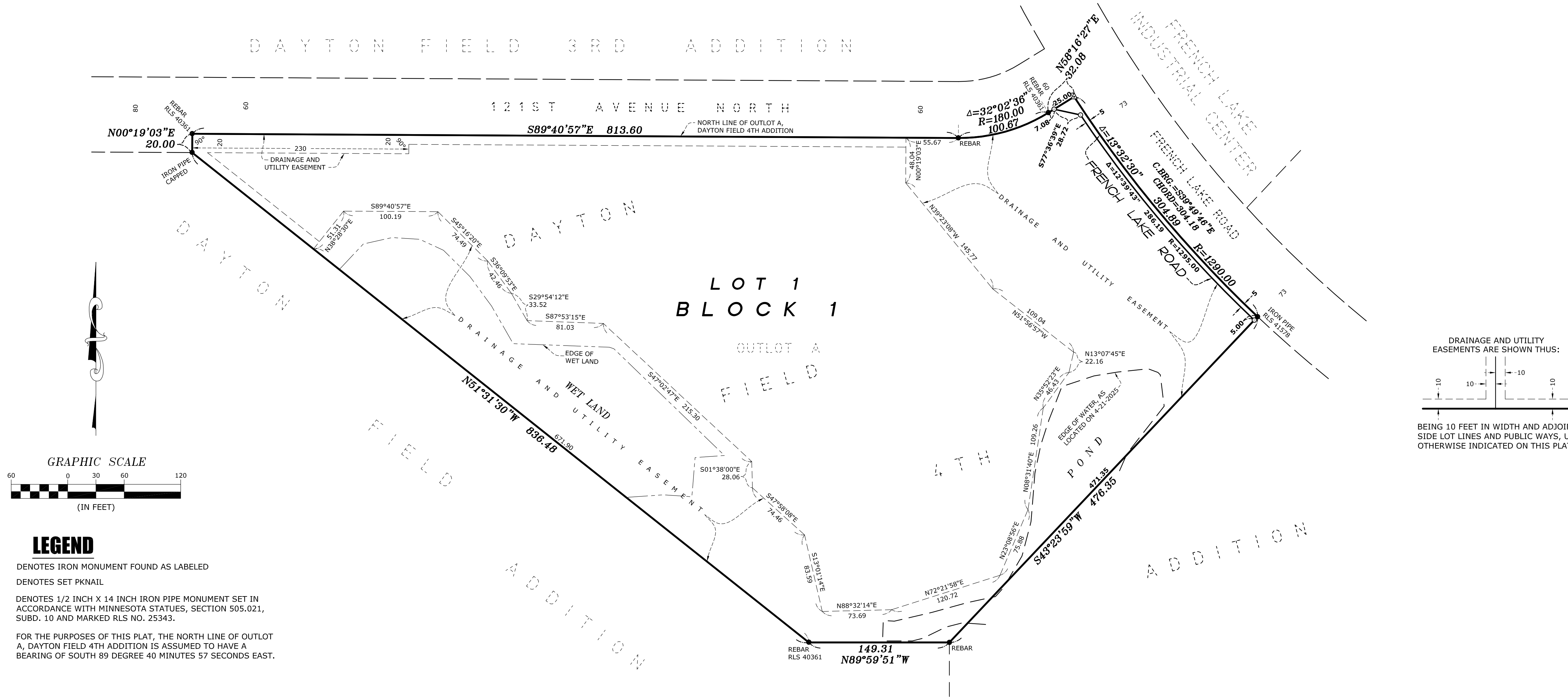
Lot 1, Block 1, Dayton Field 5th Addition

FINAL PLAT OF DAYTON FIELD 5TH ADDITION

[illegible]

DAYTON FIELD 5TH ADDITION

C.R. DOC. NO. _____



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

OUTLOT A, DAYTON FIELD 4TH ADDITION

Has caused the same to be surveyed and platted as DAYTON FIELD 5TH ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

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

Signed: ROGERS OPS LLC

By: _____
Mark Muller, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____, Mark Muller, Manager of Rogers Ops LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print Name)

Notary Public, _____ County, _____
My Commission Expires _____

I James E. Napier 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 ____.

James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____, by James E. Napier.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON FIELD 5TH 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.

By: _____, Mayor

By: _____, Clerk

COUNTY AUDITOR, HENNEPIN COUNTY, MINNESOTA

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

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to 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 FIELD 5TH ADDITION was recorded in this office this ____ day of _____, 20 ____, at ____ o'clock ____ M.

Amber Bougie, County Recorder by _____, Deputy

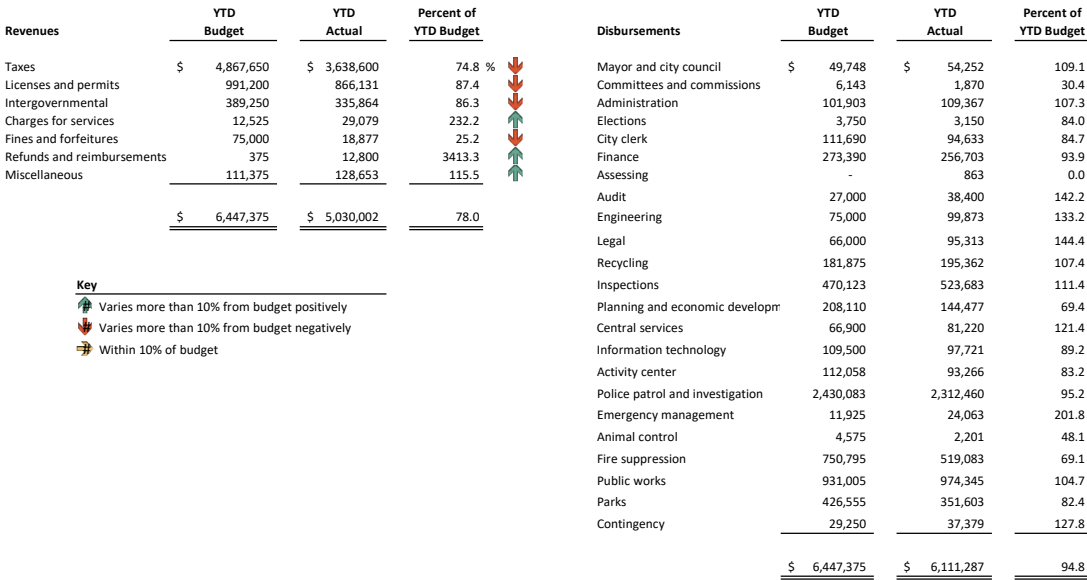




3rd Quarter Report

As of September 30, 2025

Presented by: Zach Doud, City Administrator



**CITY OF DAYTON
INCOME STATEMENT
AS OF SEPTEMBER 30, 2025**

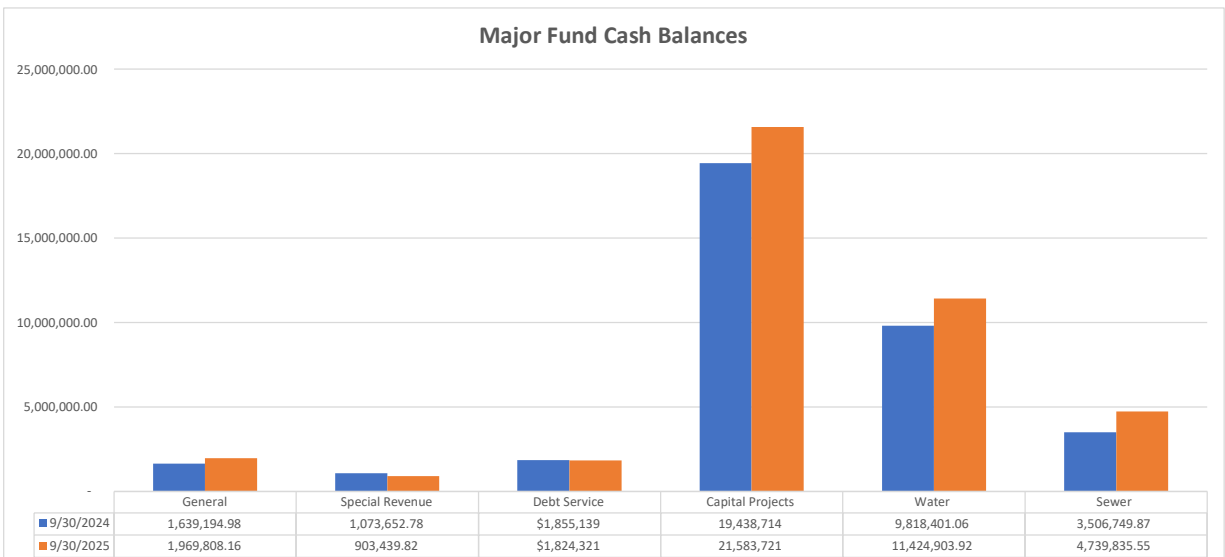
	Annual Budget	Budget thru 9/30/2025	Actual thru 9/30/2025	Variance - Favorable (Unfavorable)	Percent Received or Expended based on YTD Budget
Revenues					
Taxes	\$ 6,490,200	\$ 4,867,650	\$ 3,638,600	\$ (1,229,050) 1	74.8 %
Licenses and permits	1,321,600	991,200	866,131	(125,069)	87.4
Intergovernmental	519,000	389,250	335,864	(53,386)	86.3
Charges for services	16,700	12,525	29,079	16,554	232.2
Fines and forfeitures	100,000	75,000	18,877	(56,123) 2	25.2
Refunds and reimbursements	500	375	12,800	12,425	3413.3
Miscellaneous	148,500	111,375	128,653	17,278	115.5
Total Revenues	8,596,500	6,447,375	5,030,002	(1,417,373)	78.0
Expenditures					
Mayor and city council	66,330	49,748	54,252	(4,505)	109.1
Committees and commissions	8,190	6,143	1,870	4,272	30.4
Administration	135,870	101,903	109,367	(7,464)	107.3
Elections	5,000	3,750	3,150	600	84.0
City clerk	148,920	111,690	94,633	17,058	84.7
Finance	364,520	273,390	256,703	16,687	93.9
Assessing	-	-	863	(863)	0.0
Audit	36,000	27,000	38,400	(11,400)	142.2
Engineering	100,000	75,000	99,873	(24,873) 3	133.2
Legal	88,000	66,000	95,313	(29,313) 4	144.4
Recycling	242,500	181,875	195,362	(13,487)	107.4
Inspections	626,830	470,123	523,683	(53,561)	111.4
Planning and economic development	277,480	208,110	144,477	63,633 5	69.4
Central services	89,200	66,900	81,220	(14,320)	121.4
Information technology	146,000	109,500	97,721	11,779	89.2
Activity center	149,410	112,058	93,266	18,792	83.2
Police patrol and investigation	3,240,110	2,430,083	2,312,460	117,623	95.2
Emergency management	15,900	11,925	24,063	(12,138)	201.8
Animal control	6,100	4,575	2,201	2,374	48.1
Fire suppression	1,001,060	750,795	519,083	231,712 6	69.1
Public works	1,241,340	931,005	974,345	(43,340)	104.7
Parks	568,740	426,555	351,603	74,952	82.4
Contingency	39,000	29,250	37,379	(8,129)	127.8
Total Expenditures	8,596,500	6,447,375	6,111,287	336,088	94.8
Excess revenues (expenditures)	-	-	(1,081,284)	(1,753,461)	
Other financing sources (uses)					
Transfers in	-	-	-	-	0.0
Transfers out	-	-	-	-	0.0
Total other financing sources (uses)	-	-	-	-	
Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures and other uses	-	-	(1,081,284)	(1,753,461)	

Item	Explanation of item for percentage less than 80% or greater than 120% and \$ variance greater than \$20,000
1	First Half of taxes were received in July 2025, we wont receive second half taxes until December 2025.
2	We budgeted for \$30,000 in C. Card fees which would then be due to C. Card Co, but the fees are being handled by C. Card Co. Additionally Police fines are way down from budget.
3	Increase in Engineering due to increase in additional projects this year.
4	Increase in Legal Consultation and Services,
5	We are underbudget. The time for professional services hasn't been used yet.
6	We are under budget due to not hiring FT employees that were budgeted for, in addition to less repairs and maintenance.

City of Dayton
Unaudited Cash Balances by Fund

Fund	Balance 9/30/2024	Balance 12/31/2024	Balance 9/30/2025	YTD Change from 12/31/2024	Change from 9/30/2024	Percentage Change from 12/31/2024
101 General	\$ 1,639,195	\$ 3,260,271	\$ 1,969,808	\$ (1,290,463)	\$ 330,613	1 -39.6 %
225 EDA	696,358	683,254	573,309	(109,945)	(123,049)	-16.1
226 Cable	186,038	175,505	164,948	(10,556)	(21,089)	-6.0
235 Police Forfeiture	12,745	12,745	13,174	429	429	3.4
236 Fire Public Safety Aid	82,410	78,571	65,064	(13,507)	(17,346)	-17.2
237 Police Public Safety Aid	96,102	87,612	86,944	(668)	(9,158)	-0.8
342 2014A & 2015A NE Utilities	1,638,688	2,809,182	1,494,493	(1,314,689)	(144,196)	2 -46.8
348 2009A & 2010 W French Lk Rd	246,187	290,109	296,730	6,622	50,544	2.3
355 2016A PW/PD Facility	64,190	169,867	67,862	(102,005)	3,672	-60.0
378 2020A Dayton Parkway Interchange	117,259	221,508	32,306	(189,202)	(84,954)	3 -85.4
379 2023A CRG TIF Bond	(211,184)	-	(67,069)	(67,069)	144,115	0.0
401 Capital Equipment	(921,408)	-	(889,871)	(889,871)	31,537	0.0
404 Park Development	171,111	166,974	189,686	22,712	18,575	13.6
405 Park Dedication	2,862,133	3,163,611	3,751,597	587,986	889,464	18.6
406 Park Capital Equipment	(118,907)	-	(81,407)	(81,407)	37,500	0.0
408 Park Trail Development	2,807,240	2,848,804	3,329,106	480,302	521,866	16.9
409 Temporary Financing	2,113,754	2,121,492	2,206,650	85,158	92,897	4.0
410 Capital Facilities	1,481,271	1,052,035	904,367	(147,668)	(576,904)	-14.0
411 Developer Escrows	3,122,850	2,900,810	3,548,796	647,986	425,945	4 22.3
414 Pavement Mgmt. and Improvements	2,828,053	2,534,068	2,810,064	275,996	(17,989)	10.9
415 Stormwater	2,843,593	1,969,413	3,484,824	1,515,412	641,231	4 76.9
420 Landscape Escrows	1,526,000	1,205,000	1,122,000	(83,000)	(404,000)	-6.9
421 ROW Escrows	70,000	74,000	(3,000)	(77,000)	(73,000)	-104.1
430 TIF 20 Graco 2	(1,080)	-	497,949	497,949	499,029	0.0
435 TIF 16 Sand Companies	9,077	27,198	10,044	(17,154)	967	-63.1
436 TIF 17 Graco	202,808	632,871	134,564	(498,307)	(68,243)	-78.7
438 TIF 14 Liberty	168,711	64,724	173,444	108,720	4,733	168.0
459 2022 TIF Street Improvements	401,011	87,174	233,531	146,357	(167,479)	5 167.9
477 TIF 15 French Lk Industrial Park	80,799	187,540	162,175	(25,365)	81,377	-13.5
480 Dayton Parkway Interchange	(208,302)	10,610	(799)	(11,409)	207,503	6 -107.5
601 Water	9,818,401	9,410,810	11,424,904	2,014,094	1,606,503	4 21.4
602 Sewer	3,506,750	3,818,555	4,739,836	921,281	1,233,086	4 24.1
Total	\$ 37,331,853	\$ 40,064,311	\$ 42,446,030	\$ 2,381,720	\$ 5,114,178	5.9 %

Item	Explanation of changes greater than \$75,000 from prior year and change greater than 20% from year-end
1	Change is related to normal operations of the General Fund, please see General Fun Income Statement for further information.
2	Slowly decreasing the balance of this fund so that we are able to pay off the debt but not have excess dollars in this fund.
3	We have received less tax settlement in 2025 for the 1st half then we did in 2024.
4	Due to amount of development, these funds have increased related to developer fees, specifically commercial. There has also been a few new additions on development that have paid development fees is the reason for the large increase.
5	Rec'd TEDI Grant 81/Pkwy Intersection in Q1 \$148,971.05.
6	Fund was closed out in 2024.

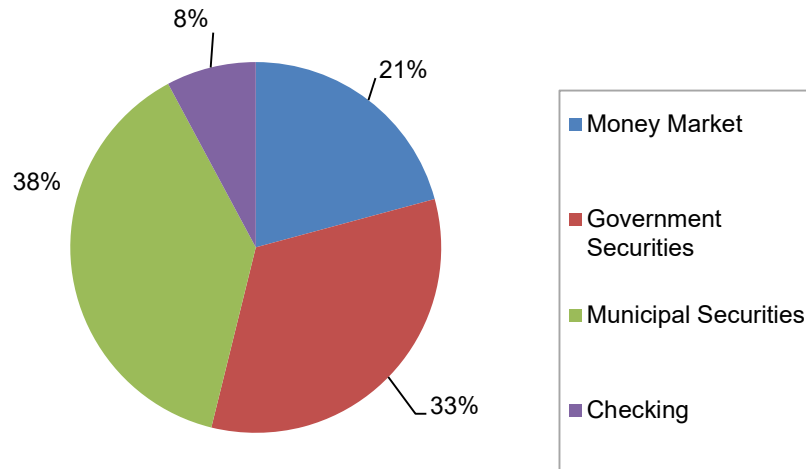
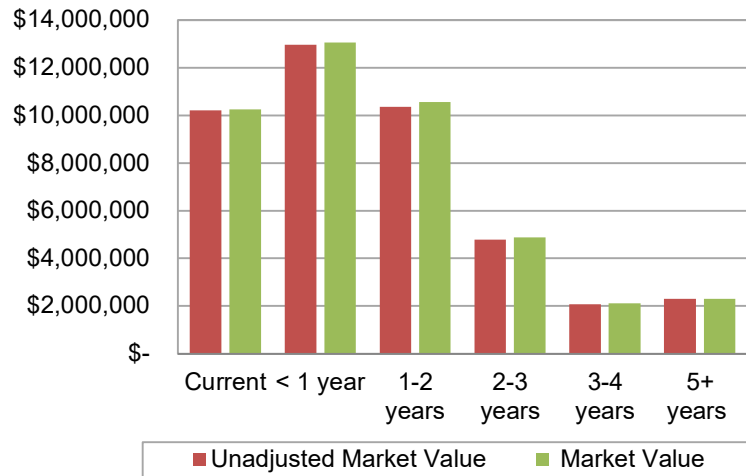


Institution	Description	Type	Maturity Year	Market Value 9/30/2025	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 9/30/2025	Market Value 9/30/2025	Unrealized Gain/Loss
21st Century Bank	Checking	Checking		\$ 3,071,336.51	\$ 20,215,983.78	\$ (20,503,471.36)	-	\$ 22,369.57	\$ 2,806,418.50	\$ 2,806,418.50	\$ -
				3,071,336.51	20,215,983.78	(20,503,471.36)	-	22,369.57	2,806,418.50	2,806,418.50	-
MCIM	First American Government	Money Market		4,897,191.37	3,184,220.10	(4,963,366.60)	484,995.73	74,738.26	3,687,878.86	-	-
US Bank - LOC	First American Government - Alo LOC	Money Market		2,716,572.32	-	-	-	88,428.11	2,805,000.43	2,805,000.43	-
MCIM	FHLMC Multistate Mkt Pmt CMO Ser K-237	Government Securities	2027	34,899,682.00	-	(8,488,144)	(897,473)	997,447	47,919.58	47,919.58	1,091.02
MCIM	FHLMC Multistate CMO Ser L-1028	Government Securities	2028	42,361.80	-	(10,068.69)	(606.04)	606.04	25,277.11	25,345.84	(927.27)
MCIM	FHLMC Multistate Mkt Pmt CMO	Government Securities	2027	107,631.32	-	(9,759.10)	(1,941.25)	1,941.25	97,872.22	101,128.19	3,255.97
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	89,326.77	-	(9,181.69)	(1,524.33)	1,524.33	1,644.92	1,644.92	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	198,260.00	-	(200,000.00)	(2,308.35)	2,308.35	1,740.00	1,740.00	-
MCIM	FHLMC Multistate Mkt Pmt CMO	Government Securities	2025	72,816.75	-	(5,864.33)	(1,823.21)	1,823.21	74,205.00	74,205.00	-
MCIM	FHLMC Multistate Mkt Pmt CMO Ser K119 C1A1	Government Securities	2020	156,740.12	-	(8,981.75)	(1,080.33)	1,080.33	148,758.37	153,097.84	4,339.47
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	92,479.00	-	(1,637.25)	(96.33)	96.33	90,841.75	94,209.87	3,368.12
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	46,199.00	-	(152.00)	-	-	46,047.00	46,047.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	222,540.75	-	(225,000.00)	(703.13)	703.13	(2,459.25)	-	2,459.25
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	22,981.98	-	(152.84)	-	-	22,829.14	22,829.14	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	91,948.86	-	(1,402.43)	(2,174.34)	2,174.34	90,546.43	91,500.76	954.33
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	127,055.00	-	(2,396.46)	(2,429.39)	2,429.39	124,658.51	127,241.71	2,583.20
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	293,400.00	-	(5,845.31)	-	293,400.00	297,850.00	4,450.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	90,210.00	-	(1,334.73)	(1,621.08)	1,621.08	88,875.36	90,433.69	1,558.33
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	94,396.91	-	(8,376.64)	(834.92)	834.92	(2,175.73)	-	2,175.73
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	788,844.05	-	(785,000.00)	(19,825.00)	19,825.00	1,044.05	-	(1,044.05)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	62,779.50	-	(85,000.00)	(318.70)	318.70	(2,220.20)	-	2,220.20
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	997,380.00	-	(1,000,000.00)	(40,000.00)	40,000.00	(2,620.00)	-	2,620.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	998,000.00	-	(2,648.24)	(23,846.24)	23,846.24	995,351.76	1,010,000.00	11,648.24
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	87,779.50	-	(9,509.74)	(9,265.73)	9,265.73	78,473.77	78,473.77	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	801,744.00	-	(18,000.00)	-	801,744.00	800,392.00	1,352.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	718,650.50	-	(11,816.88)	(11,816.88)	11,816.88	706,833.62	717,260.50	4,426.88
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	102,581.00	-	(100,000.00)	-	2,780.49	2,581.00	-	(2,581.00)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	48,988.00	-	(260.00)	-	360.00	48,628.00	47,693.90	934.10
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	102,347.00	-	(100,000.00)	(2,564.49)	2,564.49	2,347.00	-	(2,347.00)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	201,002.00	-	(200,000.00)	(1,491.36)	1,491.36	1,002.00	-	(1,002.00)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2028	46,169.50	-	(397.50)	-	397.50	45,772.00	45,772.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	38,987.00	-	(100,000.00)	(125.00)	125.00	(1,913.00)	-	1,913.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	119,730.00	-	(937.50)	(937.50)	937.50	119,730.00	119,730.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	148,236.00	-	(100,000.00)	(843.73)	843.73	(763.50)	-	763.50
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	140,410.00	-	(1,887.50)	(1,887.50)	1,887.50	140,410.00	144,762.00	4,352.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	249,412.00	-	(250,000.00)	(1,757.70)	1,757.70	(587.70)	-	587.70
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	141,856.50	-	(2,250.00)	(2,250.00)	2,250.00	141,856.50	148,758.00	6,901.50
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	238,077.50	-	(4,862.50)	(4,862.50)	4,862.50	233,215.00	238,077.50	4,862.50
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	955,080.00	-	(40,000.00)	(40,000.00)	955,080.00	1,003,750.00	8,670.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	1,042,200.00	-	(11,963.70)	(11,963.70)	11,963.70	1,030,236.30	1,042,200.00	11,963.70
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	239,000.00	-	-	-	239,000.00	239,193.59	-	193.59
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	-	-	245,000.00	244,767.25	-	(232.75)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	-	-	245,000.00	245,031.77	-	31.77
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	239,000.00	-	-	-	239,000.00	239,604.67	-	604.67
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	243,996.30	-	(243,000.00)	(12,717.50)	12,717.50	996.30	-	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	-	-	245,000.00	244,593.30	-	(406.70)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	(1,643.74)	-	1,643.74	243,356.26	243,356.26	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	243,750.00	-	(245,000.00)	(8,006.13)	8,006.13	(1,249.00)	-	1,249.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	250,217.61	-	-	(8,691.81)	8,691.81	241,525.80	249,283.86	(373.75)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	218,000.00	-	-	-	218,000.00	218,191.32	-	191.32
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	249,000.00	-	-	-	249,000.00	249,094.62	-	94.62
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	239,006.38	-	-	-	239,006.38	239,599.68	-	593.30
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	239,006.38	-	(11,662.00)	-	11,662.00	227,344.38	239,006.38	11,662.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	-	-	245,000.00	245,000.00	-	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	-	-	245,000.00	244,500.00	-	(500.00)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	244,000.00	-	-	-	244,000.00	244,187.88	-	187.88
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	245,000.00	-	-	-	245,000.00	245,003.10	-	3.10
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	245,000.00	-	-	-	245,000.00	245,105.35	-	105.35
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	237,116.13	-	(237,000.00)	(8,313.84)	8,313.84	116.13	-	(116.13)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	244,000.00	-	-	-	244,000.00	244,000.28	-	0.28
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	247,827.21	-	(3,476.10)	-	3,476.10	244,351.11	249,435.75	5,084.64
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	245,371.36	-	(5,860.78)	-	5,860.78	240,510.58	244,234.24	3,723.66
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	239,000.00	-	-	-	239,000.00	239,604.67	-	604.67
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	249,000.00	-	-	-	249,000.00	249,000.43	-	0.43
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	249,000.00	-	(845.92)	-	845.92	248,154.08	249,000.00	845.92
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	243,884.85	-	(245,000.00)	(17,840.00)	17,840.00	(1,346.15)	-	1,346.15
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	251,704.14	-	(8,972.19)	-	8,972.19	251,704.14	250,889.91	814.23
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	244,793.34	-	(249,000.00)	-	249,000.00	239,585.55	-	(5,207.79)
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	244,793.34	-	(5,937.19)	-	5,937.19	244,793.34	243,795.65	997.69
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	73,740.00	-	(75,000.00)	(681.00)	681.00	(1,260.00)	-	1,260.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	122,033.60	-	(3,160.00)	-	3,160.00	122,033.60	122,033.60	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	147,772.80	-	(1,928.00)	-	1,928.00	147,772.80	152,774.40	5,001.60
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	132,726.80	-	(1,650.83)	-	1,650.83	132,726.80	134,177.30	1,450.50
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	193,386.00	-	(193,386.00)	-	-	193,386.00	193,386.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	47,135.00	-	(285.50)	-	285.50	46,849.50	47,135.00	285.50
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	1,877,820.00	-	(20,000.00)	-	1,877,820.00	1,877,820.00	1,877,820.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	93,481.00	-	(1,718.00)	-	1,718.00	91,763.00	96,042.00	4,279.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	163,621.25	-	(2,327.78)	-	2,327.78	161,293.47	163,621.25	2,327.78
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	162,555.70	-	(2,646.90)	-	2,646.90	160,708.80	162,555.70	1,846.90
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2027	245,000.00	-	(8,625.00)	-	8,625.00	236,375.00	245,000.00	8,625.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	198,298.00	-	(2,647.80)	-	2,647.80	195,650.20	198,298.00	2,647.80
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	141,825.60	-	(7,000.00)	-	7,000.00	141,825.60	142,359.00	533.40
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	143,456.55	-	(4,237.50)	-	4,237.50	143,456.55	143,456.55	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	859,021.30	-	(6,451.90)	-	6,451.90	852,569.40	858,984.20	6,414.80
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	510,780.00	-	(5,000.00)	-	5,000.00	510,780.00	510,780.00	-
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	212,271.40	-	(815.50)	-	815.50	211,455.90	214,587.20	3,131.30
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	122,120.00	-	(1,250.00)	-	1,250.00	120,870.00	121,450.00	580.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	291,444.00	-	(1,478.67)	-	1,478.67	291,444.00	291,315.00	129.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	277,857.60	-	(8,700.00)	-	8,700.00	277,857.60	286,557.60	8,700.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2026	232,017.50	-	(3,835.00)	-	3,835.00	232,017.50	232,727.50	710.00
MCIM	FHLMC Multistate Mkt Pmt	Government Securities	2025	847,644.00	-	(10,685.00)	-	10,685.00			

City of Dayton, Minnesota
Investments
For the Month Ending September 30, 2025

ATTACHMENT C

Maturities



Maturity	Unadjusted Market Value 9/30/2025	Market Value 9/30/2025	Variance 9/30/2025
Current	\$ 10,220,177.95	\$ 10,264,908.92	\$ 44,731
< 1 year	12,979,860.81	13,063,434.75	83,573.94
1-2 years	10,371,046.20	10,566,721.26	195,675.06
2-3 years	4,797,482.96	4,887,939.26	90,456.30
3-4 years	2,073,953.00	2,116,305.00	42,352.00
5+ years	2,295,746.45	2,293,642.60	(2,103.85)
	<u>\$ 42,738,267.37</u>	<u>\$ 43,192,951.79</u>	<u>\$ 454,684.42</u>
Weighted Average Rate of Return	3.19%	9/30/2025	
Average Maturity (years)	1.06	9/30/2025	

Investment Type	Market Value 9/30/2025
Money Market	\$ 7,458,490.42
Government Securities	11,849,708.77
Corporate Securities	7,332,341.90
Municipal Securities	13,745,992.20
Checking	2,806,418.50
	<u>\$ 43,192,951.79</u>

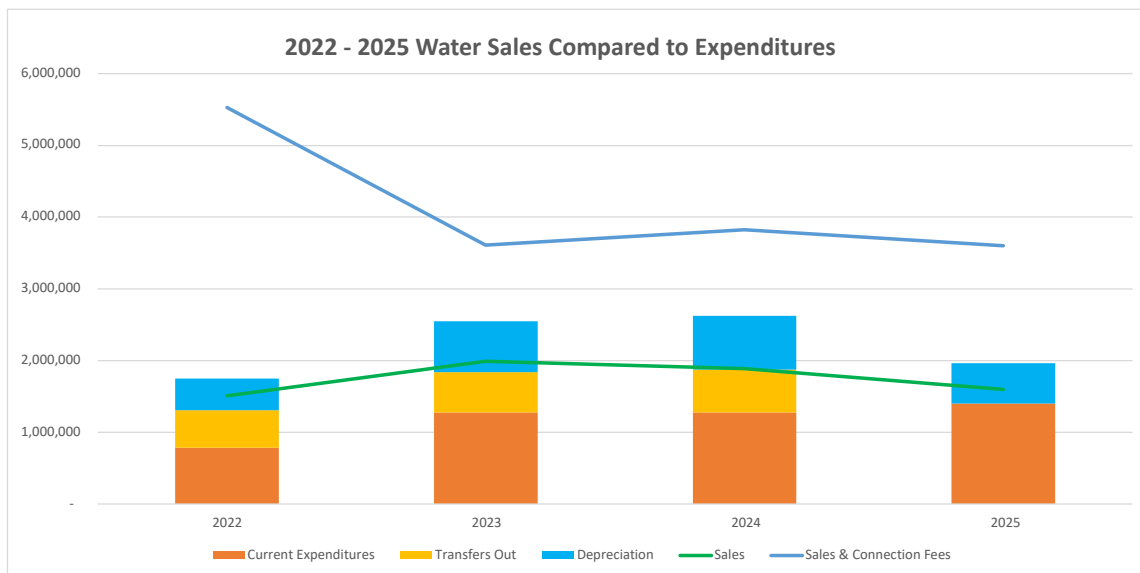
Operating Account	
O/S Deposits	\$ 279,265.95
O/S Checks	(1,026,187.60)
	<u>\$ 42,446,030.14</u>

**CITY OF DAYTON
INCOME STATEMENT
AS OF SEPTEMBER 30, 2025**

WATER FUND

	Annual Budget	Budget thru 9/30/2025	Actual thru 6/30/2024	Actual thru 9/30/2025	Prior Year Variance - Favorable (Unfavorable)	Percent Received or Expended based on YTD Budget
Revenues						
Charges for services	\$ 1,943,000	\$ 1,457,250	\$ 418,176	\$ 1,598,017	\$ 1,179,841	109.7 %
Miscellaneous	207,000	155,250	159,630	3,065,952	2,906,322	1974.8
Total Revenues	2,150,000	1,612,500	577,807	4,663,969	4,086,163	289.2
Expenditures						
Salaries and benefits	353,060	264,795	101,403	208,214	(106,811)	78.6
Supplies	374,100	280,575	152,150	314,757	(162,607)	112.2
Professional services	125,000	93,750	82,357	224,441	(142,084)	239.4
Insurance	13,200	9,900	11,087	10,790	297	109.0
Utilities	387,000	290,250	77,697	351,195	(273,497)	121.0
Repair and maintenance	60,000	45,000	292,125	291,020	1,104	646.7
Depreciation	750,000	562,500	375,000	562,500	(187,500)	100.0
Total Expenditures	2,062,360	1,546,770	1,091,819	1,962,917	(871,098)	126.9
Excess revenues (expenditures)	87,640	65,730	(514,013)	2,701,052	4,957,261	
Other financing sources (uses)						
Connection charges	1,490,000	1,117,500	568,187	2,002,550	1,434,363	179.2
Transfers in	-	-	-	-	-	0.0
Transfers out	(630,000)	(472,500)	-	-	-	0.0
Total other financing sources (uses)	860,000	645,000	568,187	2,002,550	1,434,363	
Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures and other uses	947,640	710,730	54,174	4,703,602	6,391,624	

Item	Explanation of item for percentage less than 80% or greater than 120% and \$ variance greater than \$10,000
1	This is related to receiving \$2.6M in Fed Grant money related to the Wellhead Treatment Plant.
2	Due to increases in pay from 2024 to 2025 and additional time spent by staff in the water fund.
3	Increase in City Projects these include irrigation projects at the parks.
4	Utility rates have increased from last year which caused a slight increase but we are under budget for the year so far, Maple Grove water usage is much higher than 2024.
5	We have had quite a few commercial payments come in for building permits and Developments in 2025.



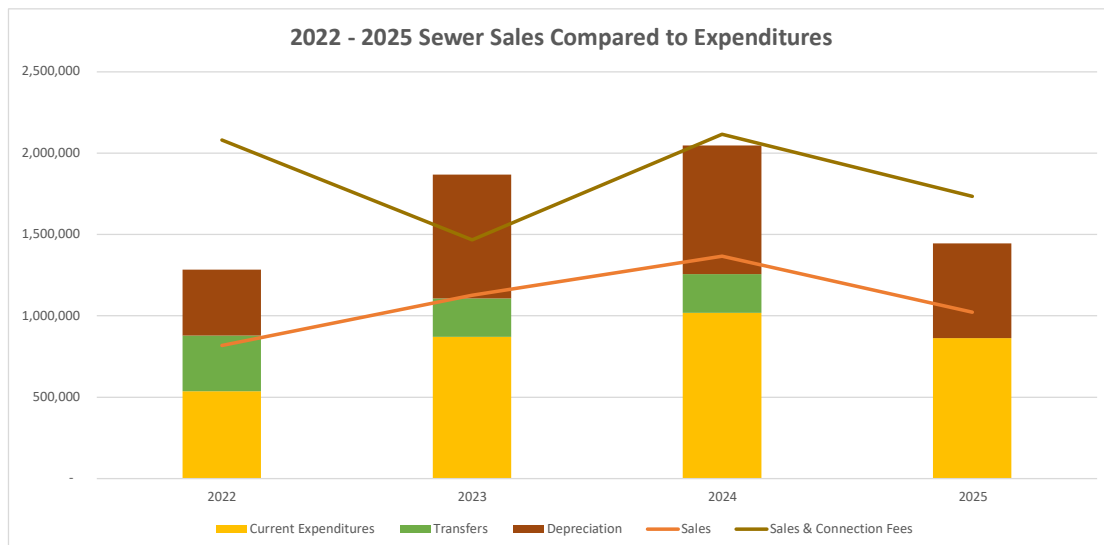
**CITY OF DAYTON
INCOME STATEMENT
AS OF SEPTEMBER 30, 2025**

SEWER FUND

	Annual Budget	Budget thru 9/30/2025	Actual thru 6/30/2024	Actual thru 9/30/2025	Prior Year Variance - Favorable (Unfavorable)	Percent Received or Expended based on YTD Budget
Revenues						
Charges for services	\$ 1,312,000	\$ 984,000	\$ 427,041	\$ 1,022,459	\$ 595,417	103.9 %
Miscellaneous	102,000	76,500	63,451	170,436	106,984	1
Total Revenues	1,414,000	1,060,500	490,493	1,192,895	702,402	112.5
Expenditures						
Salaries and benefits	332,710	249,533	96,886	193,782	(96,897)	2
Supplies	16,100	12,075	7,571	15,010	(7,438)	124.3
Professional services	710,037	532,528	328,816	623,808	(294,992)	117.1
Insurance	22,200	16,650	18,198	15,690	2,508	94.2
Utilities	25,000	18,750	3,582	5,298	(1,716)	28.3
Repair and maintenance	95,000	71,250	73,097	10,340	62,757	3
Depreciation	775,000	581,250	375,000	581,250	(206,250)	100.0
Total Expenditures	1,976,047	1,482,035	903,149	1,445,178	(542,028)	97.5
Excess revenues (expenditures)	(562,047)	(421,535)	(412,657)	(252,283)	1,244,430	
Other financing sources (uses)						
Connection charges	451,000	338,250	124,216	712,522	588,306	4
Transfers in	-	-	-	-	-	0.0
Transfers out	(260,000)	(195,000)	-	-	-	0.0
Total other financing sources (uses)	191,000	143,250	124,216	712,522	588,306	
Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures and other uses	(371,047)	(278,285)	(288,441)	460,239	1,832,737	

Item **Explanation of item for percentage less than 80% or greater than 120% and \$ variance greater than \$10,000**

- 1 Interest Rates are still up from current market and higher than last year.
- 2 Increase from last year due to salary increases for staff. We also have more staff time going to sewer activity then we did in 2024
- 3 We are under budget for repairs and maintenance which is a good thing significantly lower than last year as last year Impellers were installed and AMI pole install at McNeil. Those fees at year end went to our Fixed Assets Enterprise Acct for Const in progress.
- 4 We have had quite a few commercial payments come in for building permits and Developments in 2025.



ITEM:

Review Long-Term Plan

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Review Long-Term Plan

BACKGROUND:

City Council approved a 8.97% tax levy increase at the September 9, 2025 council meeting. This set the ceiling for the tax levy for the 2026 fiscal year. The preliminary levy was also used as the calculation for the property tax statement that residents will receive in November.

City staff has had a discussion at the last council meeting on October 28, 2025 related to the budget overall and direction was given to remove \$159,000 from the future ladder truck purchase to make the tax rate the same from 2025 to 2026. With that direction, it affects the dollars related to the Capital Equipment fund and the amount of future dollars going towards that ladder purchase.

The direction did not adjust anything else related to the Long Term Plan so City staff wanted to bring back the Long Term Plan one last time for discussion. Staff understands that not all information for the Water Fund is known at this time, which we have a future worksession to work through that and make corrections.

There was discussion for the Park Dedication fund with the approval of the Elsie Stephens Master Plan but would be nice to look at numbers for those phases as they happen. As you can see, there is only one phase noted with projects and the rest are TBD.

City staff would like to have a conversation and direction given for any of the funds shown on the long term plan to ensure that we have everything in line prior to the December 9th council meeting.

RECOMMENDATION:

Staff recommends having discussion on the Long Term Plan to provide clear vision of what the council would like to accomplish in the future.

ATTACHMENT(S):

Long Term Plan

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 (used)	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 (replace 2020)	80,000	-	-	-	-	-	80,000	-	-	-	-	-
Parks and Recreation	City	2031	2031	1.5 ton with Plow Package (new)	130,000	-	-	-	-	-	-	130,000	-	-	-	-
Parks and Recreation	City	2031	2031	48" Stand on Mower (replace 2008)	15,000	-	-	-	-	-	-	15,000	-	-	-	-
Parks and Recreation	City	2033	2033	Utility Tractor (replace 2020)	160,000	-	-	-	-	-	-	-	-	160,000	-	-
Parks and Recreation	City	2034	2034	1 Ton pickup with plow (new)	80,000	-	-	-	-	-	-	-	-	-	80,000	-
Parks and Recreation	City	2034	2034	Gator with plow and spray unit	75,000	-	-	-	-	-	-	-	-	-	75,000	-
Parks and Recreation	City	2034	2034	Community Park Care Equipment (Sprayer, Mower, etc)	250,000	-	-	-	-	-	-	-	-	-	250,000	-
Parks and Recreation	City	2035	2035	Toro Groundsman 16' mower (replace 2025)	200,000	-	-	-	-	-	-	-	-	-	-	200,000
Public Safety - Fire	City	2025	2025	New Grass Rig	100,000	100,000	-	-	-	-	-	-	-	-	-	-
Public Safety - Fire	City	2026	2026	Extrication Tools Station 1	30,000	-	30,000	-	-	-	-	-	-	-	-	-
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	2024	2028	Purchase New Engine Tender (Previously funded and already paid for)	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	Replace 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 (5 Year Lease)	Various	10,500	10,500	10,500	10,500	-	-	-	-	-	-	-
Public Safety - Police	City	2025	2025	Squad/Equipment (New Lease Schedule)	Various	212,972	234,872	256,388	312,406	332,538	356,000	359,750	339,250	416,950	-	-
Public Safety - Police	City	2024	2027	Records Management System (\$90,000 Previously Levied; \$30,000 Left to Levy)	120,000	-	-	30,000	90,000	-	-	-	-	-	-	-
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	2026	2026	1 ton Pickup with Plow Package (replace 2009)	75,000	-	75,000	-	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	1 ton with Hydraulic Salt Spreader (replace 2008)	120,000	-	-	120,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2027	Replace Towmaster Skid Steer Trailer (previous was 2014)	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	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	30,000	-	-	-	30,000	-	-	-	-	-	-	-
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	50,000	-	-	-	-	50,000	-	-	-	-	-	-
Public Works	City	2024	2030	Shop Floor Scrubber	25,000	-	-	-	-	-	25,000	-	-	-	-	-
Public Works	City	2030	2030	Packer for Gravel Roads	25,000	-	-	-	-	-	25,000	-	-	-	-	-
Public Works	City	2030	2030	Road Grader (refurbish)	250,000	-	-	-	-	-	250,000	-	-	-	-	-
Public Works	City	2030	2030	Ditch Mower (Replace)	275,000	-	-	-	-	-	275,000	-	-	-	-	-
Public Works	City	2030	2030	Snowblower	60,000	-	-	-	-	-	60,000	-	-	-	-	-
Public Works	City	2031	2031	Crack Sealer (Replace)	75,000	-	-	-	-	-	-	75,000	-	-	-	-
Public Works	City	2031	2031	Loader with Plow and Wing (Replace 2007)	400,000	-	-	-	-	-	-	400,000	-	-	-	-
Public Works	City	2031	2031	Street Sweeper	350,000	-	-	-	-	-	-	350,000	-	-	-	-
Public Works	City	2032	2032	Single Axle Hook Truck with Plow Package (Replace 2019)	400,000	-	-	-	-	-	-	-	400,000	-	-	-
Public Works	City	2033	2033	Bucket Truck (Replace 2016)	350,000	-	-	-	-	-	-	-	-	350,000	-	-
Public Works	City	2034	2034	Single Axle Hook Truck with Plow Package (Replace 2020)	400,000	-	-	-	-	-	-	-	-	-	400,000	-
Public Works	City	2034	2034	Patch Box	160,000	-	-	-	-	-	-	-	-	-	160,000	-
Public Works	City	2035	2035	1 Ton with Plow Packaet (Replace 2024)	85,000	-	-	-	-	-	-	-	-	-	-	85,000
Public Works	City	2035	2035	Skid Steer Attachments (Replace)	65,000	-	-	-	-	-	-	-	-	-	-	65,000
						\$ 909,472	\$ 860,372	\$ 1,083,888	\$ 5,122,589	\$ 1,227,538	\$ 3,021,000	\$ 1,379,750	\$ 2,389,250	\$ 926,950	\$ 2,715,000	\$ 350,000
Total Purchases based on Funded Year (Not Purchase Year like Above)						\$ 909,472	\$ 860,372	\$ 1,083,888	\$ 3,845,655	\$ 1,227,538	\$ 2,996,000	\$ 1,379,750	\$ 2,389,250	\$ 926,950	\$ 2,715,000	\$ 350,000

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
2031 Add - 1.5 ton with Plow Package for \$130,000
2031 Add - 48" Stand on Mower for \$15,000
2033 Add - Utility Tractor for \$160,000
2034 Add - 1 Ton Pickup with Plow Package for \$80,000
2034 Add - Gator with Plow and Spray Unit for \$75,000
2034 Add - Community Park Care Equipment for \$250,000; REMOVE Boom Sprayer for \$30,000
2035 Add - Toro Groundsman 16' mower for \$200,000

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 for \$10,000
2028 INCREASE - Shop Sign Equipment from \$15,000 to \$30,000
2028 ADD - Skid Steer Attachments/forestry mower) for \$50,000
2029 INCREASE - Roll Off Box for Hook Truck from \$40,000 to \$50,000
2029 INCREASE - Single Axle Hook Truck with Plow Package from \$350,000 to \$375,000
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
2027 to 2030 ADJUST - Road Packer and Road Grader
2030 ADD - Ditch Mower (Replace) for \$275,000
2030 ADD - Snowblower for \$60,000
2031 ADD - Crack Sealer (Replace) for \$75,000
2031 ADD - Loader with Plow and Wing (Replace) for \$400,000
2031 ADD - Street Sweeper for \$350,000
2032 ADD - Single Axle Hook Truck with Plow Package (Replace) for \$400,000
2033 ADD - Bucket Truck (Replace) for \$350,000
2034 ADD - Single Axle Hook Truck with Plow Package (Replace) for \$400,000
2034 ADD - Patch Box for \$160,000
2035 ADD - 1 Ton Pickup with Plow Package (Replace) for \$85,000
2035 ADD - Skid Steer Attachments (Replace) for \$65,000

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	\$ 1,020,000	\$ 987,000	\$ 1,850,000	\$ 1,950,000	\$ 1,600,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Interest on investments	15	-	-	-	347	-	-	-	-	-	-	-
Other	547,500	-	-	-	1,186,934	-	-	-	-	-	-	-
Total Revenues	1,297,515	1,020,000	987,000	1,850,000	3,137,281	1,600,000	1,500,000	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	400,000	715,000	475,000	635,000	825,000	400,000	350,000	560,000	150,000
Public safety - fire	76,100	100,000	505,000	132,000	3,834,683	390,000	1,950,000	50,000	1,650,000	-	1,500,000	-
Public safety - police	222,595	223,472	245,372	296,888	412,906	332,538	356,000	359,750	339,250	416,950	250,000	-
Parks and recreation	165,813	169,000	35,000	255,000	160,000	30,000	80,000	145,000	-	160,000	405,000	200,000
General government	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,704,570	909,472	860,372	1,083,888	5,122,589	1,227,538	3,021,000	1,379,750	2,389,250	926,950	2,715,000	350,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(407,055)	110,528	126,628	766,112	(1,985,308)	372,462	(1,521,000)	120,250	(889,250)	573,050	(1,215,000)	1,150,000
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	(407,055)	110,528	126,628	766,112	(1,985,308)	372,462	(1,521,000)	120,250	(889,250)	573,050	(1,215,000)	1,150,000
Cash Balances January 1	(249,203)	(656,258)	(545,730)	(419,102)	347,010	(1,638,298)	(1,265,836)	(2,786,836)	(2,666,586)	(3,555,836)	(2,982,786)	(4,197,786)
Cash Balances, December 31	\$ (656,258)	\$ (545,730)	\$ (419,102)	\$ 347,010	\$ (1,638,298)	\$ (1,265,836)	\$ (2,786,836)	\$ (2,666,586)	\$ (3,555,836)	\$ (2,982,786)	\$ (4,197,786)	\$ (3,047,786)

	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	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	All	Park Signage	Various	-	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Parks and Recreation	City/CDAA	2025	Shade/Shelter for McNeil Park	25,000	25,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2027	Construct Tree Nursery	60,000	-	-	60,000	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	All	Stock for Tree Nursery	Various	-	-	-	40,000	-	-	20,000	-	20,000	-	20,000
Parks and Recreation	City/CDAA	All	Diamond Lake Diamonds Renovations/Improvements	Various	-	25,000	25,000	25,000	25,000	-	-	-	-	-	-
					\$ -	\$ 25,000	\$ 85,000	\$ 65,000	\$ 25,000	\$ -	\$ 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	182	167	92	188	114	1,151	841	1,046	778	1,101
Contributions and donations	-	15,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Revenues	7,571	15,167	10,182	10,167	10,092	10,188	10,114	11,151	10,841	11,046	10,778	11,101
Expenditures												
Capital outlay												
Parks and recreation	8,026	-	25,000	85,000	65,000	25,000	-	20,000	-	20,000	-	20,000
Total Expenditures	8,026	-	25,000	85,000	65,000	25,000	-	20,000	-	20,000	-	20,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(455)	15,167	(14,818)	(74,833)	(54,908)	(14,812)	10,114	(8,849)	10,841	(8,954)	10,778	(8,899)
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	(455)	15,167	(14,818)	(74,833)	(54,908)	(14,812)	10,114	(8,849)	10,841	(8,954)	10,778	(8,899)
Cash Balances January 1	167,429	166,974	182,141	167,323	92,490	37,582	22,770	32,884	24,035	34,876	25,922	36,700
Cash Balances, December 31	\$ 166,974	\$ 182,141	\$ 167,323	\$ 92,490	\$ 37,582	\$ 22,770	\$ 32,884	\$ 24,035	\$ 34,876	\$ 25,922	\$ 36,700	\$ 27,801

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	Elsie Stephens Phase 3 (parking, splashpad, ampitheater, bathrooms)	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	2028	Elsie Stephens Phase 4 (TBD)	1,750,000	-	-	-	1,750,000	-	-	-	-	-	-	-
Parks and Recreation	City/CDA	2029	Construction of Community Park Phase 1	2,000,000	-	-	-	-	2,000,000	-	-	-	-	-	-
Parks and Recreation	City	2030	Elsie Stephens Phase 5 (TBD)	1,000,000	-	-	-	-	-	1,000,000	-	-	-	-	-
Parks and Recreation	City/CDA	2031	Construction of Community Park Phase 2	2,000,000	-	-	-	-	-	-	2,000,000	-	-	-	-
Parks and Recreation	City	2032	Elsie Stephens Phase 6 (TBD)	8,000,000	-	-	-	-	-	-	-	8,000,000	-	-	-
					\$ 1,250,000	\$ 2,100,000	\$ 150,000	\$ 2,000,000	\$ 2,250,000	\$ 1,250,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -

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 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 (200 units, annual increase in rate charged to developers)	501,774	899,400	899,400	962,358	1,010,476	1,061,000	1,114,050	1,169,752	1,228,240	1,289,652	1,354,134	1,421,841
Interest on investments	119,856	3,164	2,816	1,618	2,432	7,226	1,318	4,510	(33,140)	7,447	46,360	88,375
Intergovernmental	31,229	-	-	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	652,859	902,564	902,216	963,976	1,012,908	1,068,226	1,115,368	1,174,262	1,195,100	1,297,099	1,400,494	1,510,216
Expenditures												
Capital outlay												
Parks and recreation	82,503	1,250,000	2,100,000	150,000	2,000,000	2,250,000	1,250,000	2,250,000	-	-	-	-
Total Expenditures	82,503	1,250,000	2,100,000	150,000	2,000,000	2,250,000	1,250,000	2,250,000	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	570,356	(347,436)	(1,197,784)	813,976	(987,092)	(1,181,774)	(134,632)	(1,075,738)	1,195,100	1,297,099	1,400,494	1,510,216
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	570,356	(347,436)	(1,197,784)	813,976	(987,092)	(1,181,774)	(134,632)	(1,075,738)	1,195,100	1,297,099	1,400,494	1,510,216
Cash Balances January 1	2,593,255	3,163,611	2,816,175	1,618,391	2,432,367	1,445,275	263,501	128,868	(946,870)	248,230	1,545,329	2,945,823
Cash Balances, December 31	\$ 3,163,611	\$ 2,816,175	\$ 1,618,391	\$ 2,432,367	\$ 1,445,275	\$ 263,501	\$ 128,868	\$ (946,870)	\$ 248,230	\$ 1,545,329	\$ 2,945,823	\$ 4,456,039
Park Dedication Rate per Unit Assumption	\$ 4,497	\$ 4,497	\$ 4,497	\$ 4,812	\$ 5,052	\$ 5,305	\$ 5,570	\$ 5,849	\$ 6,141	\$ 6,448	\$ 6,771	\$ 7,109

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 Capital Replacement Fund 406
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	2030	Replace Structures at Cloquet Overlook Park	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2032	Replace Playground Equipment at Cloquet Overlook I	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	-	-	-	-	-	-	-	-	-	-	-
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -

City of Dayton, Minnesota
Capital Improvement Plan - Park Capital Replacement Fund 406
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	\$ 30,000	\$ 45,000	\$ 60,000	\$ 75,000	\$ 90,000	\$ 105,000	\$ 120,000	\$ 135,000	\$ 150,000	\$ 165,000	\$ 180,000	\$ 195,000
Charges for service	-	-	-	-	-	-	-	-	-	-	-	-
Interest on investments	443	(1,039)	(60)	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	30,443	43,961	59,940	75,000	90,000	105,000	120,000	135,000	150,000	165,000	180,000	195,000
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	43,961	59,940	75,000	90,000	105,000	(130,000)	135,000	(100,000)	165,000	(70,000)	195,000
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	30,443	43,961	59,940	75,000	90,000	105,000	(130,000)	135,000	(100,000)	165,000	(70,000)	195,000
Cash Balances January 1	(134,350)	(103,907)	(59,946)	(6)	74,994	164,994	269,994	139,994	274,994	174,994	339,994	269,994
Cash Balances, December 31	\$ (103,907)	\$ (59,946)	\$ (6)	\$ 74,994	\$ 164,994	\$ 269,994	\$ 139,994	\$ 274,994	\$ 174,994	\$ 339,994	\$ 269,994	\$ 464,994

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 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	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	DNR	2026	Water Trails Access Point - Historic Village	530,000	-	530,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Trail on Territorial Road from Territorial Trail to Rush Creek Parkway	830,000	-	830,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/TRPD (20/80)	2027	Water Trails Access Point - Goodin Park	1,500,000	-	-	1,500,000	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-
					\$ 1,900,000	\$ 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	279,600	279,600	299,172	314,131	329,837	346,329	363,645	381,828	400,919	420,965	442,013
Interest on investments	121,341	2,849	2,081	1,533	1,534	6,247	2,677	30,954	44,765	51,168	64,730	79,301
Contributions and Donations	-	850,000	530,000	1,200,000	-	750,000	-	-	-	-	-	-
Total Revenues	347,491	1,132,449	811,681	1,500,705	315,665	1,086,084	349,006	394,599	426,593	452,087	485,695	521,314
Expenditures												
Capital outlay												
Parks and recreation	135,154	1,900,000	1,360,000	1,500,000	600,000	1,800,000	-	-	-	-	-	-
Total Expenditures	135,154	1,900,000	1,360,000	1,500,000	600,000	1,800,000	-	-	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	212,337	(767,551)	(548,319)	705	(284,335)	(713,916)	349,006	394,599	426,593	452,087	485,695	521,314
Other Financing Sources												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Cash Balances	212,337	(767,551)	(548,319)	705	(284,335)	(713,916)	349,006	394,599	426,593	452,087	485,695	521,314
Cash Balances January 1	2,636,467	2,848,804	2,081,253	1,532,934	1,533,639	1,249,304	535,388	884,394	1,278,993	1,705,586	2,157,673	2,643,368
Cash Balances, December 31	\$ 2,848,804	\$ 2,081,253	\$ 1,532,934	\$ 1,533,639	\$ 1,249,304	\$ 535,388	\$ 884,394	\$ 1,278,993	\$ 1,705,586	\$ 2,157,673	\$ 2,643,368	\$ 3,164,682
Park Trail Dedication Rate per Unit Assumption	\$ 2,796	\$ 2,796	\$ 2,796	\$ 2,992	\$ 3,141	\$ 3,298	\$ 3,463	\$ 3,636	\$ 3,818	\$ 4,009	\$ 4,210	\$ 4,420

	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)	2031	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	2026	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	-	-	-	-	-	-
					\$ 150,000	\$ 40,000	\$ 70,000	\$ 2,900,000	\$ 365,000	\$ -	\$ 31,550,000	\$ 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	\$ 220,000	\$ 200,000	\$ 300,000	\$ 300,000	\$ 900,000	\$ 1,600,000	\$ 2,300,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Contributions and Donations	17,724	-	-	-	-	-	-	-	-	-	-	-
Interest on investments	60,214	1,052	1,123	1,284	1,515	(5,415)	(2,767)	36,534	64,063	62,833	70,718	78,839
Total Revenues	447,938	221,052	201,123	301,284	301,515	894,585	1,597,233	2,336,534	414,063	412,833	420,718	428,839
Expenditures												
Capital outlay												
General government	590,618	-	-	-	-	-	-	10,000,000	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-	-	-	-	-	-
Public safety - fire	87,702	50,000	-	-	300,000	305,000	-	21,500,000	-	-	-	-
Public works	-	100,000	40,000	70,000	2,600,000	60,000	-	50,000	150,000	150,000	150,000	150,000
Total Expenditures	678,320	150,000	40,000	70,000	2,900,000	365,000	-	31,550,000	150,000	150,000	150,000	150,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(230,382)	71,052	161,123	231,284	(2,598,485)	529,585	1,597,233	(29,213,466)	264,063	262,833	270,718	278,839
Other Financing Sources (Uses)												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	-	30,000,000	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	30,000,000	-	-	-	-
Net Change in Cash Balances	(230,382)	71,052	161,123	231,284	(2,598,485)	529,585	1,597,233	786,534	264,063	262,833	270,718	278,839
Cash Balances January 1	1,282,417	1,052,035	1,123,087	1,284,210	1,515,494	(1,082,991)	(553,406)	1,043,827	1,830,361	2,094,424	2,357,257	2,627,975
Cash Balances, December 31	\$ 1,052,035	\$ 1,123,087	\$ 1,284,210	\$ 1,515,494	\$ (1,082,991)	\$ (553,406)	\$ 1,043,827	\$ 1,830,361	\$ 2,094,424	\$ 2,357,257	\$ 2,627,975	\$ 2,906,814

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000	\$ 106,800	\$ 158,400
Revenue												
Tax levy	-	-	-	-	-	-	-	-	2,754,000	2,692,800	2,631,600	2,570,400
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	2,754,000	2,746,800	2,738,400	2,728,800
Expenditures												
Principal	-	-	-	-	-	-	-	-	1,500,000	1,500,000	1,500,000	1,500,000
Interest	-	-	-	-	-	-	-	-	1,200,000	1,140,000	1,080,000	1,020,000
Total Expenditures	-	-	-	-	-	-	-	-	2,700,000	2,640,000	2,580,000	2,520,000
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000	\$ 106,800	\$ 158,400	\$ 208,800

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	City/Developer	2025	Signal Improvement - SW Dayton	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works	City	2025	2025 Street Improvements - S Diamond Lake Rd	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-
Public Works	City	2025	2026 Street Improvements - 125th Ave and E French Lake Rd	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-
			2027 Street Improvements - NE Sections 1 of 2 (S of Dayton River Rd), Holly Lane (Pkwy to Border), 126th Ave Reconstruction	3,022,000	-	3,022,000	-	-	-	-	-	-	-	-	-
Public Works	City	2026			-	-	-	-	-	-	-	-	-	-	-
Public Works	City	All	Crosswalk Improvements for ADA Compliance	Various	-	-	150,000	150,000	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)	1,869,000	-	-	1,869,000	-	-	-	-	-	-	-	-
Public Works	City	2027	113th Avenue Extension/Connection (new)	623,000	-	-	623,000	-	-	-	-	-	-	-	-
Public Works	City	2027	2028 Street Improvements - NE Sections 2 of 2 (N of Dayton River Rd)	1,742,000	-	-	1,742,000	-	-	-	-	-	-	-	-
Public Works	City/County (50/50)	2028	Intersection Improvement - 117th Ave and Fernbrook	2,732,000	-	-	-	2,732,000	-	-	-	-	-	-	-
Public Works	Developer	2028	Intersection Improvement - 114th Ave and Fernbrook	2,000,000	-	-	-	2,000,000	-	-	-	-	-	-	-
Public Works	City/County (50/50)	2028	Intersection Improvement - Rush Creek Parkway and Fernbrook	2,732,000	-	-	-	2,732,000	-	-	-	-	-	-	-
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	1,334,000	-	-	-	-	1,334,000	-	-	-	-	-	-
Public Works	City	2029	2029 Street Improvements - Lawndale and 149th Ave	689,000	-	-	-	-	689,000	-	-	-	-	-	-
Public Works	City/Assessment (50/50)	2030	113th Avenue Reconstruction	1,569,000	-	-	-	-	-	1,569,000	-	-	-	-	-
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 - 118th Ave and Troy Lane	1,249,000	-	-	-	-	-	-	-	1,249,000	-	-	-
Public Works	City	2033	2032 Street Improvements - Frontage Rd for Manufactured Home Park	823,000	-	-	-	-	-	-	-	-	823,000	-	-
Public Works	City	2033	2033 Street Improvements - South Diamond Lake Trail	185,000	-	-	-	-	-	-	-	-	185,000	-	-
					\$ 3,500,000	\$ 3,022,000	\$ 4,384,000	\$ 7,614,000	\$ 14,301,000	\$ 18,588,000	\$ 1,647,000	\$ 1,399,000	\$ 1,158,000	\$ 150,000	\$ 150,000

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	\$ 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	\$ 1,800,000	\$ 1,800,000
Contributions and donations	-	1,442,500	-	934,500	4,732,000	12,128,000	11,435,620	-	-	-	-	-
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	3,011	1,487	(146)	(4,581)	(5,008)	(70,645)	(49,487)	29,286	106,921	190,477
Special assessments	-	-	-	-	183,785	177,867	171,948	166,030	160,111	154,193	148,274	142,356
Total Revenues	1,293,479	2,919,483	1,497,693	2,751,509	6,852,627	14,360,383	13,784,431	2,400,711	2,540,111	2,737,850	2,935,197	3,039,235
Expenditures												
Capital outlay												
Public works	1,491,639	3,500,000	3,022,000	4,384,000	7,614,000	14,301,000	18,588,000	1,647,000	150,000	150,000	150,000	150,000
Total Expenditures	1,491,639	3,500,000	3,022,000	4,384,000	7,614,000	14,301,000	18,588,000	1,647,000	150,000	150,000	150,000	150,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(198,160)	(580,517)	(1,524,307)	(1,632,491)	(761,373)	59,383	(4,803,569)	753,711	2,390,111	2,587,850	2,785,197	2,889,235
Other Financing Sources												
State Funding (Municipal State Aid)	-	1,057,500	-	-	-	-	2,364,780	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	1,569,000	-	-	-	-	-
Transfers out (Dayton Parkway Interchange Debt Service Fund)	(253,618)	-	-	-	(9,123)	(144,752)	(147,038)	(149,195)	-	-	-	-
Total Other Financing Sources	(253,618)	1,057,500	-	-	(9,123)	(144,752)	3,786,742	(149,195)	-	-	-	-
Net Change in Cash Balances	(451,778)	476,983	(1,524,307)	(1,632,491)	(770,496)	(85,369)	(1,016,827)	604,516	2,390,111	2,587,850	2,785,197	2,889,235
Cash Balances January 1	2,985,846	2,534,068	3,011,051	1,486,744	(145,747)	(916,243)	(1,001,612)	(2,018,439)	(1,413,923)	976,188	3,564,038	6,349,235
Cash Balances, December 31	\$ 2,534,068	\$ 3,011,051	\$ 1,486,744	\$ (145,747)	\$ (916,243)	\$ (1,001,612)	\$ (2,018,439)	\$ (1,413,923)	\$ 976,188	\$ 3,564,038	\$ 6,349,235	\$ 9,238,470

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,726	3,436	5,131	6,809
Revenue												
Tax levy	-	-	-	-	-	-	-	88,021	87,221	86,421	85,620	84,820
Tax Increment	-	-	-	-	-	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-	133,365	127,874	122,382	116,891	111,399
Total Revenue	-	-	-	-	-	-	-	221,386	216,820	212,239	207,641	203,029
Expenditures												
Principal	-	-	-	-	-	-	-	156,900	156,900	156,900	156,900	156,900
Interest	-	-	-	-	-	-	-	62,760	56,484	50,208	43,932	37,656
Total Expenditures	-	-	-	-	-	-	-	219,660	213,384	207,108	200,832	194,556
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,726	3,436	5,131	6,809	8,473

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	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 (25/75)	2025	Diamond Lake Stormwater Improvements (North Side)	39,000	39,000	-	-	-	-	-	-	-	-	-	-
Stormwater	City/Grant (20/80)	2026	City Wide - Water Resource Assessment	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	City//Watershed (25/75)	2026	Diamond Lake Alum Treatment	500,000	-	500,000	-	-	-	-	-	-	-	-	-
Stormwater	City	2026	Surface Water Management Plan	50,000	-	50,000	-	-	-	-	-	-	-	-	-
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	478,000	-	-	-	-	-	478,000	-	-	-	-	-
Stormwater	City	2032	2032 Street Improvements - 118th Ave and Troy Lane	420,000	-	-	-	-	-	-	-	420,000	-	-	-
Stormwater	City	2033	2032 Street Improvements - Frontage Rd for Manufactured Home F	96,000	-	-	-	-	-	-	-	-	96,000	-	-
					\$ 105,000	\$ 743,000	\$ 1,500,000	\$ -	\$ 90,000	\$ 478,000	\$ -	\$ 420,000	\$ 96,000	\$ -	\$ -

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	\$ -	\$ 420,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)	(221,045)	(550,276)	(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)	-	-	-	-	-	-
Owed by Other Funds (they are deficit cash)	760,165	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental grants	-	97,200	-	110,000	-	-	-	-	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	279,372	(108,825)	(288,934)	(199,159)	(324,617)	(340,848)	-	-	-	-	-	-
Cash Flows from Capital and Related Financing Activities												
Acquisition of capital assets	-	(105,000)	(743,000)	(1,500,000)	-	(90,000)	(478,000)	-	(420,000)	(96,000)	-	-
Special assessments	-	-	-	-	74,200	72,080	69,960	101,300	98,224	95,148	92,072	88,996
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	628,800	27,490	(675,576)	939,846	891,008	546,334	1,103,393	730,422	1,103,955	1,252,120	1,307,046
Cash Flows from Investing Activities												
Investment earnings	135,057	2,730	2,630	2,150	727	3,315	2,580	12,021	25,051	21,173	31,275	45,415
Net Increase (Decrease) in Cash and Cash Equivalents	438,683	(99,669)	(479,858)	(1,422,861)	(64,129)	(147,012)	(172,587)	372,268	(9,969)	336,724	471,338	516,043
Cash and Cash Equivalents, January 1	2,290,895	2,729,578	2,629,909	2,150,051	727,190	663,062	516,050	343,463	715,731	705,762	1,042,486	1,513,825
Cash and Cash Equivalents, December 31	\$ 2,729,578	\$ 2,629,909	\$ 2,150,051	\$ 727,190	\$ 663,062	\$ 516,050	\$ 343,463	\$ 715,731	\$ 705,762	\$ 1,042,486	\$ 1,513,825	\$ 2,029,868
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

City of Dayton, Minnesota
Capital Improvement Plan - Water Enterprise Fund 601
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
Water	City	2025	Enclosed Trailer with Emergency Tools and Supplies	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	City	2025	Water Tower Maintenance Exterior Repairs	25,000	25,000	-	-	-	-	-	-	-	-	-	-
Water	City	2025	Water Main Connection/Loop from Sundance Greens West to E French Lk Rd	225,000	225,000	-	-	-	-	-	-	-	-	-	-
Water	City	2025	Land for Northeast Water Tower	400,000	400,000	-	-	-	-	-	-	-	-	-	-
Water	City/Grant (20/80)	2026	Northwest Water Tower	3,800,000	-	3,800,000	-	-	-	-	-	-	-	-	-
Water	Developer	2026	Dayton Parkway Extension (117th Ave N - East French Lake Rd)	225,000	-	225,000	-	-	-	-	-	-	-	-	-
Water	City/Grant (20/80)	2027	Wellhead Treatment Well #1	7,316,000	-	-	7,316,000	-	-	-	-	-	-	-	-
Water	Developer/Assessment (50/50)	2027	Territorial Rd Improvements (Pkwy to Brockton)	265,000	-	-	265,000	-	-	-	-	-	-	-	-
Water	City	2027	SCADA Security Cameras at Wells/Towers/Treatment Plants	80,000	-	-	80,000	-	-	-	-	-	-	-	-
Water	City	2027	113th Avenue Extension/Connection (new)	312,000	-	-	312,000	-	-	-	-	-	-	-	-
Water	City/Assessment	2027	113th Ave Reconstruction	633,000	-	-	633,000	-	-	-	-	-	-	-	-
Water	City/Grant (10/90)	2027	Permanent Generator for Well #2	175,000	-	-	175,000	-	-	-	-	-	-	-	-
Water	City	2028	SCADA Updates (Move Central System to PW Expansion)	75,000	-	-	-	75,000	-	-	-	-	-	-	-
Water	City/Grant (40/60)	2028	Northeast Water Tower (1M Gallon)	9,124,000	-	-	-	9,124,000	-	-	-	-	-	-	-
Water	City	2028	117th Ave Watermain Extension (Dayton Parkway - Brayburn Trails)	845,000	-	-	-	845,000	-	-	-	-	-	-	-
Water	City	2028	Water Loop under 94 to Territorial Road	394,000	-	-	-	394,000	-	-	-	-	-	-	-
Water	City	2029	Replace Fire Hydrant Nozzles with Storz Fittings	Various	-	-	-	-	100,000	100,000	100,000	-	-	-	-
Water	City	2029	Utility Truck Replacement (2018)	180,000	-	-	-	-	180,000	-	-	-	-	-	-
Water	City	2029	South Dayton Water System Tower (2M Gallon)	13,912,000	-	-	-	-	13,912,000	-	-	-	-	-	-
Water	City	2029	North East Well	2,186,000	-	-	-	-	2,186,000	-	-	-	-	-	-
Water	City	2032	South Dayton Water Treatment Plant	30,449,000	-	-	-	-	-	-	-	30,449,000	-	-	-
Water	City	2032	Water Tower Repaint	150,000	-	-	-	-	-	-	-	150,000	-	-	-
Water	City	2033	North East Wellhead Treatment for Wells (2)	9,000,000	-	-	-	-	-	-	-	-	9,000,000	-	-
Water	City	2033	South Dayton Wells (3)	7,380,000	-	-	-	-	-	-	-	-	7,380,000	-	-
Water	City	2035	Media Replacement for WHTP 1 (Replace sand)	100,000	-	-	-	-	-	-	-	-	-	-	100,000
					\$ 670,000	\$ 4,025,000	\$ 8,781,000	\$ 10,438,000	\$ 16,378,000	\$ 100,000	\$ 100,000	\$ 30,599,000	\$ 16,380,000	\$ -	\$ 100,000

City of Dayton, Minnesota
Capital Improvement Plan - Water Enterprise Fund 601
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 (based on most recent utility rate analysis)	\$ 1,871,377	\$ 2,021,087	\$ 1,900,000	\$ 2,090,000	\$ 2,215,400	\$ 2,392,632	\$ 2,536,190	\$ 2,662,999	\$ 2,822,779	\$ 2,963,918	\$ 3,141,753	\$ 3,298,841
Payments to suppliers (3% growth assumption)	(1,005,799)	(1,035,973)	(1,910,529)	(1,967,844)	(2,026,880)	(2,087,686)	(2,150,317)	(2,214,826)	(2,281,271)	(2,349,709)	(2,420,200)	(2,492,806)
Payments to employees (3% growth assumption)	(271,113)	(279,246)	(280,820)	(289,245)	(297,922)	(306,860)	(316,065)	(325,547)	(335,314)	(345,373)	(355,734)	(366,406)
Contributions and Donations	13,976		3,265,000	6,010,300	5,474,400	-	-	-	-	-	-	-
Net Cash Provided (Used) by Operating Activities	608,441	705,868	2,973,652	5,843,211	5,364,998	(1,914)	69,808	122,626	206,195	268,836	365,819	439,628
Cash Flows from Noncapital Financing Activities												
Transfer from other funds (Sundance Woods repayment)	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to other funds (Fund 342 - existing debt service)	(598,350)	(724,950)	(775,697)	(814,481)	(855,205)	(897,966)	(942,864)	-	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(598,350)	(724,950)	(775,697)	(814,481)	(855,205)	(897,966)	(942,864)	-	-	-	-	-
Cash Flows from Capital and Related Financing Activities												
Acquisition of capital assets	(1,931,128)	(1,670,000)	(4,025,000)	(8,781,000)	(10,438,000)	(16,378,000)	(100,000)	(100,000)	(30,599,000)	(16,380,000)	-	(100,000)
Connection charges (200 units, annual increase in rate charged to developers)	1,937,571	1,933,200	2,068,524	2,063,353	2,280,548	2,394,575	2,514,304	2,640,019	2,772,020	2,910,621	3,056,152	3,208,960
Proceeds from bonds and notes issued	-	-	-	-	-	-	-	-	30,449,000	-	-	-
Principal and interest paid on long-term debt	-	-	-	-	-	-	-	-	-	(2,435,920)	(2,390,247)	(2,344,573)
Net Cash Used by Capital and Related Financing Activities	6,443	263,200	(1,956,476)	(6,717,647)	(8,157,452)	(13,983,425)	2,414,304	2,540,019	2,622,020	(15,905,299)	665,906	764,387
Cash Flows from Investing Activities												
Investment earnings	367,757	386,145	308,916	293,470	321,861	205,458	-	-	-	-	-	-
Net Increase (Decrease) in Cash and Cash Equivalents	384,291	630,263	550,395	(1,395,448)	(3,325,799)	(14,677,847)	1,541,248	2,662,645	2,828,215	(15,636,463)	1,031,724	1,204,015
Cash and Cash Equivalents, January 1	9,026,518	9,410,809	10,041,072	10,591,466	9,196,019	5,870,220	(8,807,626)	(7,266,378)	(4,603,734)	(1,775,519)	(17,411,982)	(16,380,257)
Cash and Cash Equivalents, December 31	\$ 9,410,809	\$ 10,041,072	\$ 10,591,466	\$ 9,196,019	\$ 5,870,220	\$ (8,807,626)	\$ (7,266,378)	\$ (4,603,734)	\$ (1,775,519)	\$ (17,411,982)	\$ (16,380,257)	\$ (15,176,242)
Connection Charges (Water Access Charge and Trunk) Per Unit Assumption	\$ 9,206	\$ 9,666	\$ 10,343	\$ 10,860	\$ 11,403	\$ 11,973	\$ 12,572	\$ 13,200	\$ 13,860	\$ 14,553	\$ 15,281	\$ 16,045

City of Dayton, Minnesota
Capital Improvement Plan - Sewer Enterprise Fund 602
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
Sewer	City	2025	Enclosed Trailer with Emergency Tools and Supplies	20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer	City	2025	Sewer Main Bulkheading in River Hills	35,000	35,000	-	-	-	-	-	-	-	-	-	-
Sewer	City	2026	Permanent Generator River Hills Lift Station	75,000	-	75,000	-	-	-	-	-	-	-	-	-
Sewer	City	2026	113th Avenue Extension/Connection (new)	156,000	-	156,000	-	-	-	-	-	-	-	-	-
Sewer	Developer/Assessment (50/50)	2027	Territorial Rd Improvements (Pkwy to Brockton)	380,000	-	-	380,000	-	-	-	-	-	-	-	-
Sewer	City/Assessment	2027	113th Ave Reconstruction	317,000	-	-	317,000	-	-	-	-	-	-	-	-
Sewer	City	2028	Security Cameras at Lift Stations	70,000	-	-	-	70,000	-	-	-	-	-	-	-
Sewer	City	2035	Replace Vac Truck	400,000	-	-	-	-	-	-	-	-	-	-	400,000
					\$ 55,000	\$ 231,000	\$ 697,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400,000

City of Dayton, Minnesota
Capital Improvement Plan - Sewer Enterprise Fund 602
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 (based on most recent utility rate analysis)	\$ 1,263,166	\$ 1,223,000	\$ 1,350,000	\$ 1,485,000	\$ 1,574,100	\$ 1,700,028	\$ 1,802,030	\$ 1,892,131	\$ 2,005,659	\$ 2,105,942	\$ 2,232,299	\$ 2,343,913
Payments to suppliers (3% growth assumption)	(764,016)	(1,198,465)	(1,382,862)	(1,424,348)	(1,467,078)	(1,511,091)	(1,556,423)	(1,603,116)	(1,651,210)	(1,700,746)	(1,751,768)	(1,804,321)
Payments to employees (3% growth assumption)	(254,934)	(262,582)	(257,370)	(265,091)	(273,044)	(281,235)	(289,672)	(298,362)	(307,313)	(316,533)	(326,029)	(335,809)
Operating grants and contributions	10,946	-	-	190,000	-	-	-	-	-	-	-	-
	255,162	(238,047)	(290,232)	(14,439)	(166,022)	(92,298)	(44,066)	(9,347)	47,136	88,664	154,502	203,783
Cash Flows from Noncapital Financing Activities												
Transfers (to) from other funds (Sundance Woods repayment)	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to other funds (Fund 342 - existing debt service)	(237,825)	(277,050)	(290,903)	(311,266)	(326,829)	(343,170)	(360,329)	-	-	-	-	-
	(237,825)	(277,050)	(290,903)	(311,266)	(326,829)	(343,170)	(360,329)	-	-	-	-	-
Cash Flows from Capital and Related Financing Activities												
Acquisition of capital assets		(55,000)	(231,000)	(697,000)	(70,000)	-	-	-	-	-	-	(400,000)
Connection charges (200 units, annual increase in rate charged to developers)	750,675	738,800	775,740	830,042	871,544	915,121	960,877	1,008,921	1,059,367	1,112,335	1,167,952	1,226,350
Special Assessment Payments	-	-	-	-	76,670	75,973	75,276	74,579	73,882	73,185	72,488	71,791
Proceeds from bonds and notes issued	-	-	-	-	-	-	-	-	-	-	-	-
Principal and interest paid on long-term debt	-	-	-	-	-	-	-	-	-	-	-	-
	750,675	683,800	544,740	133,042	878,214	991,094	1,036,153	1,083,500	1,133,249	1,185,520	1,240,440	898,141
Cash Flows from Investing Activities												
Investment earnings	152,085	159,689	143,720	129,348	116,413	164,246	162,378	186,202	224,013	266,145	312,355	363,574
Net Increase (Decrease) in Cash and Cash Equivalents	920,097	328,392	107,326	(63,315)	501,776	719,872	794,137	1,260,355	1,404,398	1,540,329	1,707,297	1,465,497
Cash and Cash Equivalents, January 1	2,898,458	3,818,555	4,146,947	4,254,273	4,190,959	4,692,735	5,412,606	6,206,743	7,467,098	8,871,496	10,411,825	12,119,122
Cash and Cash Equivalents, December 31	\$ 3,818,555	\$ 4,146,947	\$ 4,254,273	\$ 4,190,959	\$ 4,692,735	\$ 5,412,606	\$ 6,206,743	\$ 7,467,098	\$ 8,871,496	\$ 10,411,825	\$ 12,119,122	\$ 13,584,619
Connection Charges (Sewer Access Charge and Trunk) Per Unit Assumption	\$ 3,518	\$ 3,694	\$ 3,879	\$ 4,150	\$ 4,358	\$ 4,576	\$ 4,804	\$ 5,045	\$ 5,297	\$ 5,562	\$ 5,840	\$ 6,132

Payments to be approved at City Council Meeting Nov 13, 2025

	<u>Totals</u>
Claims Roster 11-13-2025	\$ 953,810.88
Prepaid 11-06-2025 EB	\$ 115,241.99
Prepaid 11-07-2025 FB	\$ 1,749.88

Total Payments:	\$ 1,070,802.75
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Payroll 11-06-2025 Bi-Weekly 23	\$ 111,205.59
Payroll 11-07-2025 FD 10.2025	\$ 8,954.86

Check # sequence to be approved by City Council from meeting date of 11/13/2025:

Checks # 079798-079858

11/06/2025 INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
 EXP CHECK RUN DATES 11/13/2025 - 11/13/2025
 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
	ADVANCED IRRIGATIONS, INC DAYTON PKWY WINTERIZATION 101-45200-50300 DAYTON PKWY WINTERIZATION	11/03/2025 CHOYT	11/13/2025	510.00 510.00	510.00	Open
	ALICE MEYER UB refund for account: 6090 601-00000-15550 CREDIT FORWARD	11/05/2025 CHOYT	11/13/2025	83.74 83.74	83.74	Open
	ASPEN MILLS PD; UNIFORM D MCALPHINE 101-42120-50217 PD; UNIFORM D MCALPHINE	11/03/2025 CHOYT	11/13/2025	423.40 423.40	423.40	Open
	ASPEN MILLS PD; UNIFORM-GENERAL NEW EMPLOYEE 101-42120-50217 PD; UNIFORM-GENERAL	11/05/2025 CHOYT	11/13/2025	250.98 250.98	250.98	Open
	AV DESIGN COUNCIL CHAMBERS AV WORK 226-41900-50430 COUNCIL CHAMBERS AV WORK 101-41820-50300 GENERAL IT WORK	11/04/2025 CHOYT	11/13/2025	1,140.00 740.00 400.00	1,140.00	Open
	AV DESIGN TROUBLESHOOT ZOOM AUDIO 226-41900-50430 TROUBLESHOOT ZOOM AUDIO	11/04/2025 CHOYT	11/13/2025	200.00 200.00	200.00	Open

AV SOLUTIONS INC	11/04/2025	11/13/2025	862.50	862.50	Open
TRICASTER SERVICE	CHOYT				
226-41900-50430	TRICASTER SERVICE		862.50		
AV SOLUTIONS INC	11/04/2025	11/13/2025	3,010.00	3,010.00	Open
UPGRADE COUNCIL CHAMBERS WORKSTATION	CHOYT				
226-41900-50430	UPGRADE COUNCIL CHAMBERS WORKSTATION		3,010.00		
AV SOLUTIONS INC	11/04/2025	11/13/2025	1,089.68	1,089.68	Open
16-CHANNEL COMPACT MIXER	CHOYT				
226-41900-50430	16-CHANNEL COMPACT MIXER		1,089.68		
BEAUDRY	11/05/2025	11/13/2025	2,057.23	2,057.23	Open
PW; ULS2 DYED KODIAK WINTER B5-618.90	CHOYT				
101-43100-50212	PW; ULS2 DYED KODIAK WINTER B5-618.90		2,057.23		
BEAUDRY	11/05/2025	11/13/2025	257.69	257.69	Open
PW; UNLEADED 87 - 103.70	CHOYT				
101-43100-50212	PW; UNLEADED 87 - 103.70		257.69		
C. VISION PRODUCTION	10/31/2025	11/13/2025	3,600.00	3,600.00	Open
VIDEO TECH; OCT 2025	CHOYT				
226-41900-50430	VIDEO TECH; OCT 2025		3,600.00		
C. VISION PRODUCTION	10/31/2025	11/13/2025	700.00	700.00	Open
VIDEO TECH; DRONE FALL 2025 PHOTOS	CHOYT				
226-41900-50430	VIDEO TECH; DRONE FALL 2025 PHOTOS		700.00		
CARSON,CLELLAND & SCHREDER	11/03/2025	11/13/2025	2,000.00	2,000.00	Open
CRIMINAL PROSECUTION; OCT 2025	CHOYT				
101-41640-50305	CRIMINAL PROSECUTION; OCT 2025		2,000.00		
CENTERPOINT ENERGY	11/03/2025	11/13/2025	202.12	202.12	Open
8000014132-7 GAS SVCS; SEPT 2025	CHOYT				

101-43100-50383	PW; 5888628-4			48.00	
101-41810-50383	CH; 5895786-1			54.12	
101-41910-50383	AC; 5895789-5			64.64	
101-43100-50383	BROCKTON; 5914909-6			35.36	
CENTURYLINK		10/28/2025	11/13/2025	49.82	0.00 Paid
PW; 763 428-7345 OCT-NOV 2025		CHOYT			
101-43100-50321	PW; 763 428-7345 OCT-NOV			49.82	
CHAPAGAIN, MANOJ		11/05/2025	11/13/2025	19.85	19.85 Open
UB refund for account: 5848		CHOYT			
601-00000-15550	CREDIT FORWARD			19.85	
CINTAS		10/24/2025	11/13/2025	131.47	131.47 Open
PW; UNIFORMS		CHOYT			
101-43100-50217	PW; UNIFORMS			131.47	
CINTAS		10/31/2025	11/13/2025	170.47	170.47 Open
PW; UNIFORMS		CHOYT			
101-43100-50217	PW; UNIFORMS			170.47	
CINTAS		11/03/2025	11/13/2025	198.36	198.36 Open
PW; EYEWASH SERVICE AGREEMENT		CHOYT			
101-43100-50580	PW; EYEWASH SERVICE AGREEMENT			198.36	
CIVICPLUS, LLC		10/28/2025	11/13/2025	0.00	0.00 Void
SUBSCRIPTIONS 11/1/2025-10/31/2026 MO PLAT		CHOYT			
101-41820-50205	SUBSCRIPTIONS 11/1/2025-10/31/2026			4,377.19	
COLLINS BROTHERS TOWING OF ST.CLOUD		11/03/2025	11/13/2025	183.70	183.70 Open
PD; TOW 2021 DODGE DURANGO		CHOYT			
101-42120-50220	PD; TOW 2021 DODGE DURANGO			183.70	
COMPASS PEER GROUP LLC		11/04/2025	11/13/2025	1,800.00	1,800.00 Open

ANNUAL MEMBERSHIP FEE 2026	CHOYT				
101-41310-50208	ANNUAL MEMBERSHIP FEE 2026			1,800.00	
CONNEXUS ENERGY	10/28/2025	11/13/2025	5,816.10	0.00	Paid
ELECTRIC SERVICES; SEPT-OCT 2025	CHOYT				
101-43100-50230	172514- ST LIGHTS		40.59		
101-43100-50230	172516- ST LIGHTS		2,431.23		
101-43100-50230	172802- ST LIGHTS		65.98		
101-43100-50230	172803- ST LIGHTS		258.41		
101-42130-50381	173098- SIREN		21.40		
602-49400-50381	178838- 141ST OUTBUILDING		35.10		
601-49400-50381	299049- WELL#2		2,344.43		
602-49400-50381	299195- ROSEWOOD LIFT STATION		56.13		
601-49400-50381	299380- WATER TOWER		46.83		
602-49400-50381	303882- PINEVIEW LIFT STATION		44.60		
602-49400-50381	307062- HACKBERRY LIFT STATION		101.76		
101-42130-50381	309045- 11671 E FRENCH SIREN		17.40		
101-43100-50230	317271- 12600 129TH ST LIGHTS		82.66		
101-43100-50230	324905-14503 KINGSVIEW ST LIGHTS		114.69		
101-43100-50230	325071- 13699 PINEVIEW LANE ST LIGHTS		27.50		
101-43100-50230	331681-14462 ANNAPOLIS LN ST LIGHTS		28.99		
101-43100-50230	331682-11510 PINERIDGE WAY ST LIGHTS		98.40		
COORDINATED BUSINESS SYSTEMS	10/28/2025	11/13/2025	136.62	136.62	Open
ENGINEER PRINTER-KYOCERA COPIER SEPT-OCT	CHOYT				
101-41810-50308	ENGINEER PRINTER-KYOCERA COPIER		136.62		
CORNERSTONE	11/05/2025	11/13/2025	2,187.56	2,187.56	Open
PD; 2020 DODGE DURANGO REPLACED POWER I	CHOYT				
101-42120-50220	PD; 2020 DODGE DURANGO		2,187.56		
DEANNE YOSHIDA	11/05/2025	11/13/2025	24.04	24.04	Open
UB refund for account: 6897	CHOYT				
601-00000-15550	CREDIT FORWARD		24.04		

EBERT CONSTRUCTION	10/24/2025	11/13/2025	15,000.00	0.00	Paid
DAYTON WELLHOUSE #5; PAY APP 12 & FINAL	CHOYT				
601-00000-20600	RETAINAGE PAYABLE; PAY APP 12 & FINAL		15,000.00		
ECM PUBLISHERS, INC	10/28/2025	11/13/2025	77.62	77.62	Open
LEGAL NOTICES/FILING FEE PROJ 6223	CHOYT				
411-43100-50351-6223	LEGAL NOTICES/FILING FEE PROJ 6223		77.62		
ECM PUBLISHERS, INC	10/28/2025	11/13/2025	77.62	77.62	Open
PHN; ORDINANCE 2025-21	CHOYT				
101-41110-50352	PHN; ORDINANCE 2025-21		77.62		
ELM CREEK WATERSHED	10/28/2025	11/13/2025	5,900.00	0.00	Paid
113TH AVE TRUNK SEWER EXTENSION ESCROW	CHOYT				
602-49400-50303	113TH AVE TRUNK SEWER EXTENSION		5,900.00		
EMERGENCY APPARATUS	10/30/2025	11/13/2025	969.62	969.62	Open
FD; REPAIR/ENGINE E-12	CHOYT				
101-42260-50220	FD; REPAIR/ENGINE E-12		969.62		
FEDERATED CO-OPS INC	11/03/2025	11/13/2025	267.66	267.66	Open
PARKS; WEED CONTROL REMAINING DUE	CHOYT				
101-45200-50390	PARKS; WEED CONTROL REMAINING		267.66		
FULLY PROMOTED/EMBROIDME	10/28/2025	11/13/2025	134.00	134.00	Open
UNIFORM ALLOWANCE/GIFT CARD; H.STENSGAR	CHOYT				
101-41710-50200	UNIFORM; GIFT CARD-H STENSGARD		100.00		
101-41710-50200	UNIFORM ALLOWANCE; H.STENSGARD		34.00		
GOPHER STATE ONE-CALL	11/04/2025	11/13/2025	363.15	363.15	Open
269 BILLABLE TICKETS; OCT 2025	CHOYT				
601-49400-50220	269 BILLABLE TICKETS; OCT 2025		181.57		
602-49400-50220	269 BILLABLE TICKETS; OCT 2025		181.58		

GRAINGER, INC	11/03/2025	11/13/2025	263.73	263.73	Open
AIR COMPRESSOR PARTS FOR IRRIGATION	CHOYT				
101-45200-50210	AIR COMPRESSOR PARTS FOR IRRIGATION		263.73		
GRAINGER, INC	11/03/2025	11/13/2025	29.62	29.62	Open
PARTS FOR IRRIGATION BLOWOUTS	CHOYT				
101-45200-50210	PARTS FOR IRRIGATION BLOWOUTS		29.62		
HACH COMPANY INC	11/03/2025	11/13/2025	115.10	115.10	Open
PW; CHEMICALS	CHOYT				
601-49400-50210	PW; CHEMICALS		115.10		
HAWKINS, INC	11/03/2025	11/13/2025	6,453.10	6,453.10	Open
PW; CHEMICALS	CHOYT				
601-49400-50216	PW; CHEMICALS		6,453.10		
HENNEPIN COUNTY	11/03/2025	11/13/2025	75.00	75.00	Open
PD; PER DIEM AND PROCESSING-SEPT 2025	CHOYT				
101-42120-50306	PD; PER DIEM AND PROCESSING-SEPT 2025		75.00		
HENNEPIN COUNTY TREASURER	10/31/2025	11/13/2025	772,577.70	772,577.70	Open
TAX FORFEITED LAND;31-120-22-13-0010	CHOYT				
225-41710-50510	TAX FORFEITED LAND;31-120-22-13-0010		772,577.70		
I-94 WEST CHAMBER OF COMMERCE	11/04/2025	11/13/2025	395.00	395.00	Open
MEMBERSHIP 2026	CHOYT				
101-41110-50205	MEMBERSHIP 2026		395.00		
JESSICA HARTFIEL THURSTON	11/03/2025	11/13/2025	2,166.00	2,166.00	Open
EMBEDDED SOCIAL WORKER-OCT 2025	CHOYT				
101-42120-50300	EMBEDDED SOCIAL WORKER-OCT 2025		2,166.00		
KELLER WILLIAMS REALTY INTEGRITY NW	11/06/2025	11/13/2025	5,000.00	5,000.00	Open

15060 N DIAMOND LK RD-PURCHASE AGREEMENT CHOYT					
601-00000-16100	15060 N DIAMOND LK RD-PURCHASE AGREEMENT			5,000.00	
LARRY JACOBSEN		11/05/2025	11/13/2025	49.94	49.94 Open
UB refund for account: 6792	CHOYT				
601-00000-15550	CREDIT FORWARD			49.94	
LAUREL TREE FARMS		11/03/2025	11/13/2025	1,600.00	1,600.00 Open
14000 CHESHIRE LN (4) SPRUCE	CHOYT				
101-45200-50530	14000 CHESHIRE LN (4) SPRUCE			1,600.00	
M/I HOMES OF MPLS		11/04/2025	11/13/2025	3,000.00	3,000.00 Open
14402 KINGSVIEW LANDSCAPE ESCROW RELEASE CHOYT					
420-00000-22100	14402 KINGSVIEW LANDSCAPE ESCROW RELEASE			3,000.00	
M/I HOMES OF MPLS		11/05/2025	11/13/2025	3,000.00	3,000.00 Open
14407 KINGSVIEW LANDSCAPE ESCROW RELEASE CHOYT					
420-00000-22100	14407 KINGSVIEW LANDSCAPE ESCROW RELEASE			3,000.00	
M/I HOMES OF MPLS		11/05/2025	11/13/2025	3,000.00	3,000.00 Open
14403 KINGSVIEW LANDSCAPE ESCROW RELEASE CHOYT					
420-00000-22100	14403 KINGSVIEW LANDSCAPE ESCROW RELEASE			3,000.00	
M/I HOMES OF MPLS		11/05/2025	11/13/2025	3,000.00	3,000.00 Open
14517 OXBOW CT LANDSCAPE ESCROW RELEASE CHOYT					
420-00000-22100	14517 OXBOW CT LANDSCAPE ESCROW RELEASE			3,000.00	
MCFOA REGION IV		11/04/2025	11/13/2025	40.00	0.00 Paid
PROFESSIONAL DEVELOPMENT-MCFOA REGION CHOYT					
101-41500-50208	PROFESSIONAL DEVELOPMENT-MCFOA REGION			40.00	
MEGAN JENSEN		11/05/2025	11/13/2025	16.54	16.54 Open
UB refund for account: 6357	CHOYT				
601-00000-15550	CREDIT FORWARD			16.54	

MENARDS - MAPLE GROVE PW; SUPPLIES 101-43100-50210	PW; SUPPLIES	11/03/2025 CHOYT	11/13/2025	135.30 135.30	135.30	Open
METROPOLITAN COUNCIL 177.22 MILLION GA. WASTE WATER SERVICE; DEC 602-49400-50313	177.22 MILLION GA. WASTE WATER SERVICE		11/04/2025 11/13/2025	51,586.39 51,586.39	51,586.39	Open
MICHAEL ATCHLEY AND NICHOLE BENZ UB refund for account: 5139 601-00000-15550	CREDIT FORWARD		11/05/2025 11/13/2025	54.53 54.53	54.53	Open
MINNESOTA PAVING & MATERIALS PAY APP 2; CENTRAL PARK PARKING LOT- FINAL 414-00000-20600	PAY APP 2; CENTRAL PARK PARKING LOT		11/05/2025 11/13/2025	8,076.32 8,076.32	8,076.32	Open
MINNESOTA STATE FIRE CHIEFS ASSOC MEMBERSHIP RENEWAL GBD 2026 X2 101-42260-50205	MEMBERSHIP RENEWAL 2026 X2		11/05/2025 11/13/2025	176.00 176.00	176.00	Open
MINNESOTA STATE FIRE DEPARTMENT ASS FD; 2026 MSFDA MEMBERSHIP DUES 101-42260-50205	FD; 2026 MSFDA MEMBERSHIP DUES		11/03/2025 11/13/2025	290.00 290.00	290.00	Open
MN FIRE SERVICE CERT BOARD PROFESSIONAL DEVELOPMENT;RECERTIFICATION 101-42260-50208	PROFESSIONAL DEVELOPMENT;RECERTIFICATION		11/03/2025 11/13/2025	183.75 183.75	183.75	Open
NAGELL APPRAISAL & CONSULTING VACANT DEVELOPMENT LAND 414-41900-50300	VACANT DEVELOPMENT LAND		10/28/2025 11/13/2025	2,800.00 2,800.00	2,800.00	Open
NAPA AUTO PARTS			11/03/2025 11/13/2025	103.98	103.98	Open

PW; MAINT. OIL	CHOYT				
101-43100-50220	PW; MAINT. OIL			103.98	
NAPA AUTO PARTS	11/03/2025	11/13/2025		158.41	158.41 Open
PARKS;TORO GROUNDSMAN FILTERS	CHOYT				
101-45200-50220	PARKS;TORO GROUNDSMAN FILTERS			158.41	
NAPA AUTO PARTS	11/03/2025	11/13/2025		10.98	10.98 Open
PW; REPAIR/MAINT.09 F-350	CHOYT				
101-43100-50220	PW; REPAIR/MAINT.09 F-350			10.98	
NATHAN MATHIS	11/03/2025	11/13/2025		79.99	79.99 Open
PW; UNIFORM ALLOWANCE REIMBURSEMENT-BC CHOYT					
101-43100-50217	PW; UNIFORM ALLOWANCE REIMBURSEMENT-BOOT			79.99	
PEPPIN, MIKE & GRETCHEN	11/05/2025	11/13/2025		33.32	33.32 Open
UB refund for account: 3805	CHOYT				
601-00000-15550	CREDIT FORWARD			33.32	
PREMIER WIRELESS BUS TECH SOLUTIONS	10/28/2025	11/13/2025		39.99	39.99 Open
SUPPLIES-IPHONE BUNDLE PROTECTIVE CASE	CHOYT				
101-41820-50200	SUPPLIES-IPHONE BUNDLE PROTECTIVE CASE			39.99	
REPUBLIC SERVICES, INC.	11/05/2025	11/13/2025		19,196.17	19,196.17 Open
CITY RECYCLING- OCT 2025	CHOYT				
101-41650-50386	CITY RECYCLING- OCT 2025			19,196.17	
SANATI-ZAKER, LAURA	11/05/2025	11/13/2025		15.17	15.17 Open
UB refund for account: 5594	CHOYT				
601-00000-15550	CREDIT FORWARD			15.17	
SHORTSTOP ELECTRIC	11/03/2025	11/13/2025		555.00	555.00 Open
OUTSIDE LIGHT ISSUE/ NEW FLOOD LGT	CHOYT				
101-43100-50520	OUTSIDE LIGHT ISSUE/ NEW FLOOD LGT			555.00	

SIMMER BROTHER HOMES	11/04/2025	11/13/2025	3,000.00	3,000.00	Open
15432 111TH LANDSCAPE ESCROW RELEASE	CHOYT				
420-00000-22100	15432 111TH LANDSCAPE ESCROW RELEASE		3,000.00		
SITE ONE LANDSCAPE SUPPLY	11/03/2025	11/13/2025	191.67	191.67	Open
PW; SUPPLIES	CHOYT				
101-45200-50220	PW; SUPPLIES		191.67		
SPAANEM VARIANCE	10/28/2025	11/13/2025	549.00	549.00	Open
PROJECT COMPLETE RELEASE ESCROW	CHOYT				
411-00000-20200	Refund: MR Unapplied Payments		549.00		
SPARE, JEFFREY	11/05/2025	11/13/2025	502.71	502.71	Open
UB refund for account: 3482	CHOYT				
601-00000-15550	CREDIT FORWARD		502.71		
T MOBILE	10/28/2025	11/13/2025	1,293.87	0.00	Paid
PD; 990673330 CELL SVC SEPT-OCT 2025	CHOYT				
101-42120-50320	PD; 990673330 CELL SVC SEPT-OCT 2025		1,293.87		
T MOBILE	10/28/2025	11/13/2025	1,467.11	0.00	Paid
CH/PW CELL SVC SEPT-OCT 2025	CHOYT				
101-43100-50321	PW; CELL SVC		591.03		
601-49400-50321	PW; CELL SVC		51.29		
602-49400-50321	PW; CELL SVC		53.28		
101-41910-50321	AC; CELL SVC		113.07		
101-41710-50321	PLANNING; CELL SVC		83.01		
101-41310-50320	CH; ADMINISTRATOR CELL SVC		39.87		
101-41420-50320	CH; CLERK CELL SVC		39.87		
101-41500-50320	CH; HOT SPOT		62.70		
101-41820-50200	SUPPLIES; ADMIN. NEW CELL		432.99		
TAMBA, ABDOU	11/05/2025	11/13/2025	492.02	492.02	Open

UB refund for account: 3089	CHOYT				
601-00000-15550	CREDIT FORWARD			492.02	
TOSHIBA BUSINESS SYSTEMS	11/05/2025	11/13/2025	22.21	22.21	Open
CH; ESTUDIO 2515 FRONT PRINTER AUG-OCT 2025	CHOYT				
101-41820-50308	CH; ESTUDIO 2515 FRONT PRINTER AUG-OCT		22.21		
TOSHIBA BUSINESS SYSTEMS	11/05/2025	11/13/2025	73.61	73.61	Open
CH; ESTUDIO 4525 BACK PRINTER-OCT 2025	CHOYT				
101-41820-50308	CH; ESTUDIO 4525 BACK PRINTER-OCT		73.61		
TOSHIBA BUSINESS SYSTEMS	11/05/2025	11/13/2025	44.29	44.29	Open
FD; ESTUDIO 2525AC OCT-NOV 2025	CHOYT				
101-42260-50200	FD; ESTUDIO 2525AC OCT-NOV		44.29		
TOTAL CONTROL SYSTEMS, INC	11/03/2025	11/13/2025	405.00	405.00	Open
DATYON WELL #1 & #2 JUL-SEPT 2025	CHOYT				
601-49400-50321	DATYON WELL #1 JUL-SEPT		202.50		
602-49400-50321	DAYTON WELL #2 JUL-SEPT		202.50		
TRITECH SOFTWARE SYSTEMS	11/05/2025	11/13/2025	6,621.35	6,621.35	Open
PD; CONTRACT SERVICES RENEWAL 2026	CHOYT				
101-42120-50308	PD; CONTRACT SERVICES RENEWAL 2026		6,621.35		
VAN ASTEN ORDINANCE AMENDMENT	10/28/2025	11/13/2025	2,249.63	2,249.63	Open
PROJECT CLOSED RELEASE ESCROW	CHOYT				
411-00000-20200	Refund: MR Unapplied Payments		2,249.63		
VESTAL ENEBELI	11/04/2025	11/13/2025	450.00	450.00	Open
DAC RENTAL DEPOSIT REFUND:EVENT 11/02/25	CHOYT				
101-00000-21716	DAC RENTAL DEPOSIT REFUND:EVENT 11/02/25		450.00		
WEIGEL, KEITH & WENDY	11/05/2025	11/13/2025	37.47	37.47	Open
UB refund for account: 5620	CHOYT				

601-00000-15550	CREDIT FORWARD			37.47	
WESTSIDE WHOLESALE, INC		11/03/2025	11/13/2025	80.00	80.00 Open
PW; REPAIR LF STEER TIRE	CHOYT				
101-43100-50220	PW; REPAIR LF STEER TIRE			80.00	
XCEL ENERGY		10/24/2025	11/13/2025	152.13	0.00 Paid
51-4585810-2; SEPT 2025	CHOYT				
101-43100-50381	51-4585810-2 S DIA LK; SEPT 2025			25.54	
602-49400-50381	51-4585810-2 LAWNDALE; SEPT 2025			115.49	
602-49400-50381	51-4585810-2 PRO LGT; SEPT 2025			11.10	
XCEL ENERGY		10/30/2025	11/13/2025	62.18	62.18 Open
51-9348440-7 TROY ST LGT; OCT 2025	CHOYT				
101-43100-50230	51-9348440-7 TROY ST LGT; OCT 2025			62.18	
XCEL ENERGY		10/30/2025	11/13/2025	69.54	69.54 Open
51-8932050-3 CR81; OCT 2025	CHOYT				
101-43100-50230	51-8932050-3 CR81; OCT 2025			69.54	
XCEL ENERGY		10/30/2025	11/13/2025	521.96	521.96 Open
51-8556975-3;17780 TERRITORIAL/S.L. OCT 2025	CHOYT				
101-43100-50230	51-8556975-3;17780 TERRITORIAL/S.L. OCT			521.96	
XCEL ENERGY		10/30/2025	11/13/2025	88.37	88.37 Open
51-0013433058-1; BROCKTON SIGNAL; OCT 2025	CHOYT				
101-43100-50230	51-0013433058-1; BROCKTON SIGNAL; OCT			88.37	
XCEL ENERGY		11/03/2025	11/13/2025	79.62	79.62 Open
51-0013433327-7;18396 DAYTON/SIGNAL OCT 2025	CHOYT				
101-43100-50230	51-0013433327-7;18396 DAYTON/SIGNAL			79.62	
XCEL ENERGY		11/03/2025	11/13/2025	45.63	45.63 Open
51-0014158934-9; 11501 DAYTON/S.L OCT 2025	CHOYT				

101-43100-50230	51-0014158934-9; 11501 DAYTON/S.L			45.63	
XCEL ENERGY	11/03/2025	11/13/2025		52.40	52.40 Open
51-0013433188-8; 18432 UNIT SIGNAL;OCT 2025 CHOYT					
101-43100-50230	51-0013433188-8; 18432 UNIT SIGNAL;OCT			52.40	
XCEL ENERGY	11/03/2025	11/13/2025		25.69	25.69 Open
51-0013433412-1; HWY 94 LGT; OCT 2025 CHOYT					
101-43100-50230	51-0013433412-1; HWY 94 LGT; OCT			25.69	
XCEL ENERGY	11/03/2025	11/13/2025		125.16	125.16 Open
51-0013433364-2; 18404 DAYTON ST LGT;OCT 20 CHOYT					
101-43100-50230	51-0013433364-2; 18404 DAYTON ST LGT;OCT			125.16	
XCEL ENERGY	11/04/2025	11/13/2025		837.56	837.56 Open
51-6111142-2;16471 S. DIAMOND/S.L. OCT 2025 CHOYT					
101-43100-50230	51-6111142-2;16471 S. DIAMOND/S.L. OCT			837.56	
XCEL ENERGY	11/04/2025	11/13/2025		31.76	31.76 Open
51-5420841-2; 12260 S DIAMOND OCT 2025 CHOYT					
101-43100-50230	51-5420841-2; 12260 S DIAMOND OCT			31.76	
ZACHOW, MICHAEL	11/05/2025	11/13/2025		66.91	66.91 Open
UB refund for account: 2092 CHOYT					
601-00000-15550	CREDIT FORWARD			66.91	
# of Invoices:	98	# Due: 89	Totals:	953,810.88	924,091.85
# of Credit Memos:	0	# Due: 0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:				953,810.88	924,091.85
--- TOTALS BY FUND ---					
101 - GENERAL FUND				53,199.44	47,240.42
225 - EDA				772,577.70	772,577.70

226 - CABLE	10,202.18	10,202.18
411 - DEVELOPER ESCROWS	2,876.25	2,876.25
414 - PAVEMENT MANAGEMENT AND IMPROVEMENTS	10,876.32	10,876.32
420 - LANDSCAPE ESCROWS	15,000.00	15,000.00
601 - WATER FUND	30,791.06	13,348.51
602 - SEWER FUND	58,287.93	51,970.47

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	47,721.19	32,721.19
41110 - Council	472.62	472.62
41310 - Administration	1,839.87	1,800.00
41420 - City Clerk	39.87	0.00
41500 - Finance	102.70	0.00
41640 - Legal Services	2,000.00	2,000.00
41650 - Recycling Services	19,196.17	19,196.17
41710 - Plannning & Economic Dev	772,794.71	772,711.70
41810 - Central Services	190.74	190.74
41820 - Information Technology	968.80	535.81
41900 - General Govt	13,002.18	13,002.18
41910 - Activity Center	177.71	64.64
42120 - Patrol and Investigate	13,201.86	11,907.99
42130 - Emergency Mgmt	38.80	0.00
42260 - Fire Suppression	1,663.66	1,663.66
43100 - Public Works	9,696.16	5,881.32
45200 - Parks	3,021.09	3,021.09
49400 - Utilities	67,682.75	58,922.74

ITEM:

Approval of Resolution 81-2025, Prohibiting Parking on Maple Court

APPLICANT/PRESENTER:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Approve No Parking on Maple Court, south of Holly Lane

BACKGROUND:

In October 2025, Kwik Trip opened its store at 17950 Maple Court. The project includes parking for 39 passenger vehicles (+20 at fuel pumps), and 36 semi-trailers (+5 at fuel pumps).

In October, the city received a complaint from RDO Equipment that semi-trailers parked on both sides of Maple Court are inhibiting two-way traffic and access to RDO. Staff inspected one evening, and observed semis parked on one side. If parked on both sides, it would inhibit two-way traffic.

CRITICAL ISSUES:

None.

STAFF RECOMMENDATION:

Staff recommends no parking on either side of Maple Court.

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT:

N/A

ATTACHMENT(S):

Aerial Photo

Site Photo

Resolution 81-2025



Maple Court (highlighted), east of Holly Lane to be signed "No Parking"



Maple Court cul-de-sac, looking east (photo Sunday, Nov 2, 2025 5:55 PM).

RESOLUTION 81-2025

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

A RESOLUTION OF PARKING RESTRICTIONS

Maple Court (both sides), from Holly Lane to south terminus of Maple Court cul-de-sac

WHEREAS, the City of Dayton has realized considerable growth of commercial and industrial businesses along the Dayton Parkway corridor and side streets; and,

WHEREAS, such commercial and industrial growth has contributed to on-street parking on Maple Court, associated with Kwik Trip; and,

WHEREAS, the City Council approved a Site Plan for Kwik Trip (Resolution 25-2024) Finding that the use will provide adequate parking and loading spaces; and,

WHEREAS, the city has received complaints regarding on-street parking inhibiting two-way traffic on Maple Court; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton shall ban the parking of motorized vehicles on the north and south side of Maple Court, from Holly Lane south to the terminus of the Maple Court cul-de-sac.

Adopted this 13th day of November, 2025.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.
Motion Approved.