

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, April 14, 2026

Work Session on Goal Setting - Continued - 5:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL - 6:30 P.M.

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

- 6:30 **CALL TO ORDER**
- 6:30 **PLEDGE OF ALLEGIANCE**
- 6:35 **APPROVAL OF AGENDA**
- 6:40 **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 March 24, 2026
- B. Approval of Resolution 16-2026; Transfer of Funds (Audit Related)
- C. Approval of Wellhead Treatment Pay Application 23
- D. Approval of Pay Application 2 for 113th Avenue Trunk Sewer Extension Project
- E. Approval of Hiring Dan Stone for the Full Time Maintenance Technician
- 6:45 **OPEN FORUM** *Is limited to Three minutes for non-agenda items; state your name and address; No Council Action will be taken and items will be referred back to staff*
- 6:50 **STAFF, CONSULTANT AND COUNCIL UPDATES**
- COUNCIL BUSINESS**
- New Business**
- 7:00 F. Elsie Stephens Performance Area Cover Discussion
- 7:30 G. Concept Plan, Stenslie-Stearns, 16850 Territorial Road
- Action Items**
- 8:00 H. Approval of Engineering Design Guidelines and Standard Detail Plates
- 8:05 I. Approval of Community Survey
- 8:15 J. Approval of Payment of Claims for April 14, 2026
- 8:25 K. Approval of Large Assembly Application for Heritage Days and Request for All Fees to be Waived
- 8:35 L. Approving the Agreement of Action Steps Between the City of Dayton and WME
- Closed Session**
- 8:45 M. Closed Session. 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 PID: 32-120-22-23-0004
- 9:10 N. Closed session. Pursuant to MN Statute 13D.05, Subd 3(c)(3), to Develop or Consider Offers or Counteroffers for the Purchase or Sale of Real or Personal Property: Ladder Truck
- 9:30 O. Closed Session. 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 PID: 31-120-22-33-0009
- 9:45 **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.

CALL TO ORDER

Fisher called the regular meeting of the Dayton City Council to order at 6:30 PM on Tuesday, March 24, 2026.

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

ABSENT:

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Doud requested adding item M1 for approval of a letter of opposition to the Starter Home Act bill and noted an updated personnel policy item. An appendix amendment was also discussed to be pulled out for item M for separate consideration after consent agenda items. Additionally, an updated job description for the community event specialist position was requested to be pulled for discussion.

Motion to approve the agenda as amended adding item M1 and pulling items M and H by Fashant, seconded by Van Asten. Motion carried 5-0.

CONSENT AGENDA

- A.** Approval of Council Meeting Minutes of March 10, 2026
- B.** Approval of Council Meeting Work Session Minutes of March 10, 2026
- C.** Approval of Resolution 09-2026; Accepting Donation from West Metro Fire for PD
- D.** Approval of Resignation of Dean Nordness
- E.** Approval of Large Assembly Permit Bunce Backyard Musical
- F.** Approval of Body Worn Camera (BWC) Audit
- G.** Approval of Resignation of Elizabeth Decker
- H.** Item removed from consent agenda
- I.** Approval of Pay Application 22 Wellhouse 4 Project
- J.** Approval of Street Sweeping for 2026 Spring and Fall
- K.** Approval of Advertising for Three Seasonal Public Works Employees
- L.** Approval of Purchasing Replacement Mower
- M.** Item removed from consent agenda
- M1.** (added) Approval of Letter of Opposition for Stater Home Act at State Legislature

Van Asten requested a minor correction to the minutes regarding the Audubon Society's lights out program, noting it operates from dusk to dawn rather than midnight to dawn.

Henderson asked for clarification on a West Metro Fire donation to the police department for mental health initiatives, which Chief Enga confirmed was for the wellness program and gym equipment upgrades.

Henderson thanked Elizabeth Decker and Dean Nordness for their service to the city, noting the substantial experience being lost with Nordness's departure.

Fashant commented on the body worn camera audit, appreciating that it was being conducted and that there were no findings. Fashant also inquired about total annual

spending on street sweeping and mentioned a potential discount program for the replacement mower purchase.

Motion to approve the consent agenda by Van Asten, seconded by Salonek.

Motion carried 5-0.

OPEN FORUM

Stephanie Carroll of 13145 Granstrom Circle addressed the council regarding concerns about ICE impersonators and safety issues. Carroll claimed that requiring law enforcement to unmask and show clear identification would improve public safety, citing examples. Carroll questioned whether the city would tell children to trust masked strangers with guns.

STAFF, CONSULTANT AND COUNCIL UPDATES

Doud reminded council of the employee appreciation breakfast on April 9th and the city's open house on May 13th. Doud updated council on the audit progress and reminded about the related party questionnaire deadline.

Farrell provided several updates.

Hendrickson announced controlled burns scheduled for April 11th and May 2nd at 15520 Lawndale Lane.

Sevald reported working on grant applications for small area plans for Old Town Village and city center, as well as an EDA gateway sign grant for Raintree Plaza.

Quisberg provided a schedule update on the traffic signal at Dayton Parkway by Kwik Trip, with operational status expected by mid-April.

Van Asten formally requested council consideration of an ordinance requiring law enforcement to unmask and show clear identification, needing three council members to move forward. Fashant and the mayor expressed concerns about authority over federal agents. Salonek opposed the measure citing potential conflicts with federal law enforcement. Henderson indicated she wouldn't be opposed but had concerns about enforceability.

Henderson raised questions about internet provider options after receiving resident inquiries. Doud explained previous efforts including unsuccessful broadband grants and noted willingness to pursue new grant applications if directed by council.

Henderson also asked about the ladder truck purchase, addressing resident concerns about the limited options presented and the anticipated 5-year lifespan versus long-term planning needs. Additional conversation over the process for the ladder truck purchase occurred.

M. Approval of Updated Personnel Policy

Doud updated on the items missing from the updated policy. The appendix updates were sent in email today after questioned. Doud confirmed that this policy was for all employees.

Kirchoff responded to fit for duty questions and stated that state and federal takes place over the personnel policy. Doud added it was council concern and direction that led staff to add it to the personnel policy.

Different examples were discussed by council of items to be or not be in the policy. Doud offered to meet with the attorney, HR, and Benting to update the council concerns, and then bring them back to the council for review.

Motion to table item by Salonek, seconded by Henderson. Motion carried 5-0.

H. Approval of Advertising for Part Time Community Event Specialist

Doud stated the job description needed to be changed before posted.

Salonek and Fisher do not approve of 32 hours and benefits for the job position.

Farrell described the additional work done with the job description.

Henderson questioned the RFP for the consult and current job description could be combined and if the pay is competitive. Farrell explained the difference between the small and big events and when the consult would be needed.

Council shared their views on the position.

Motion to update the job description and post by Van Asten, seconded by Henderson. Motion carried 4-1 with nay Salonek.

COUNCIL BUSINESS

New Items

N. Stenslie-Stearns, Concept Plan

Doud stated the item was asked to be tabled.

Motion to table item by Van Asten, seconded by Salonek. Motion carried 5-0.

O. Dubai Lake Preserve, Concept Plan

Sevald presented the concept plan for the 257-acre Dubai Lake Preserve, intended for R3 zoning allowing single family homes and townhomes. The presentation covered sewer staging plans, with the western portion currently in the 2020 plan and eastern portion in 2030.

Council discussed whether to amend the comprehensive plan to move the entire area into 2020. Salonek questioned the precedent this sets since other owners have asked to be moved to 2030 plan. Kirchoff did not believe this would set precedent. The 2030 plan is a council document. Kirchoff added that any change would have to be approved of by Met Council.

Council expressed concerns about infrastructure capacity, particularly roads and emergency services. They emphasized the need to resolve the transportation plan and bridge feasibility before approving additional development. Council raised questions about water demand impacts given the Maple Grove water contract situation.

Council discussion included detailed review of proposed north-south corridors and the "H pattern" versus "X pattern" for traffic flow. Planning Commission recommended moving traffic toward Dayton Parkway and away from Fernbrook. The need for the civic center and destination park was also discussed, but the budget was a concern.

Applicant Tom Dehn addressed density concerns, infrastructure coordination, and phasing options. Dehn suggested starting with the 80-acre western portion in 2020 land if the full development faced timing constraints.

Council expressed general support for the development concept but emphasized the need to resolve infrastructure questions, particularly the Maple Grove water contract and transportation planning, before moving forward. Doud added they have not heard from Maple Grove at this time for more water information. Sevald stated the 2050 plan will be submitted to Met Council by December 2028 for review.

COUNCIL BUSINESS

Action Items

P. Resolution 10-2026; French Lake Industrial Center Six, Preliminary/Final Plat, PUD, Conditional Use Permit, Site Plan Review (Graco)

Sevald explained this involved five components for Graco's development including building height approval up to 59 feet and development fee credits up to \$200,000 as previously authorized by council.

Motion to approve by Salonek, seconded by Henderson. Motion carried 5-0.

Q. Resolution 14-2026; Legacy Woods, Final Plat

Sevald stated the preliminary plan was previously approved in March 2025, approaching the one-year deadline. Fashant asked about county access requirements and Met Council's 25% development limitation, both of which Quisberg confirmed as being met. Van Asten shared her excitement for the project.

Motion to approve by Van Asten, second by Salonek. Motion carried 5-0.

R. Reserve at Vineyard Meadow Resolution 11-2026; Variance, Resolution 12-2026; Variance, Resolution 13-2026; Preliminary Plat and Ordinance 2026-08; Rezoning

Sevald presented variances for density (12 lots requiring 120 acres vs. 119.6 available) and lot width requirements for a landlocked parcel with existing home. The Planning Commission found the practical difficulty was created by the city's direction to limit road connections during concept plan review.

Council discussed the variance justifications. Van Asten expressed concerns about lot sizes being smaller than preferred but acknowledged the practical difficulties created by city decisions. Fashant provided extensive commentary on the balance between preserving larger lots while allowing reasonable development, comparing density to other projects and the original vision for the project.

Salonek questioned if the county document needs to be updated since it stated 11 properties. Discussion continued with the easements for trails by the county and city. Council discussed water issues for surrounding properties and making sure something was in place. Sevald shared item 9 of Resolution 13-2026 to confirm.

Terry McNeil of 15601 Brockton Lane raised concerns about water drainage impacts on his property, citing constant seepage and potential damage from development. McNeil shared concerns on traffic and safety with the road coming to match his driveway. Quisberg confirmed engineering measures would be in place to address subsurface drainage issues if discovered during construction.

Marcia Grover of 11320 Fernbrook Lane was online and questioned whether the event center constituted a restaurant and liquor establishment under A3 zoning restrictions. Sevald clarified, the event center operates under a previously approved interim use permit. Grover also questioned the validity of the survey.

Motion to approve all components by Fashant, second by Salonek. Motion carried 4-1 with nay Van Asten.

A short recess was taken.

S. Resolution 15-2026; Final Plat of DCM Farms 2nd Addition

Sevald presented the final plat for DCM Farms second edition with 148 lots, totaling 254 lots for the complete project. The developer is providing \$2 million toward a roundabout improvement and sewer/water service to six adjacent properties along Fernbrook. Staff recommended changing a drainage utility easement to an outlot for better city control. Sevald confirmed the easement for the roundabout has not been

acquired yet. Doud added it is included in the Fernbrook Corridor Study that was approved by the council.

Kathy Powers of 11461 Fernbrook Lane talked about an easement to connect to the trails at the meeting with Dehn recently. Dehn answered it was a city outlot for the reason to freely enter the trail.

Motion to approve by Fashant, second by Henderson. Motion carried 4-1 with nay Salonek.

T. Approval of Payment of Claims for March 24, 2026

Van Asten asked about numerous utility billing refunds, which Doud explained were typical for move-ins, move-outs, and builder transactions. Salonek questioned a \$22,000 payment to MVP Recreation, which Farrell confirmed was for playground equipment installation at Dayton Farms Park. Salonek also asked about a \$4,200 mold remediation payment for the city's rental property. Doud confirmed it.

Motion to approve payment of claims by Van Asten, second by Fashant. Motion carried 5-0.

U. Approval of Bid Documentation for Phase 3 Elsie Stephens Park Master Plan

Farrell presented bids for engineering services for the Elsie Stephens Park bandshell project. MSA Professional Services and Louks provided similar proposals for around \$37,000 for engineering work on the estimated \$425,000 project.

Salonek questioned the engineering costs and approach, arguing the city should select the structure before engineering rather than engineering an unknown structure. Salonek expressed concern about the total project cost estimates. Farrell explained the process and costs.

MSA representatives Raine Gardner and Marcus Rue explained the engineering scope includes foundation design, site work, electrical planning, flood plain review, and construction coordination with multiple bids. The engineering cost reflects the complexity of installing a prefab structure in a flood plain location.

Council shared disappointment with the skyrocketing costs and scheduling.

Motion to approve MSA proposal by Van Asten, seconded by Fashant. Motion carried 4-1 with nay Salonek.

COUNCIL BUSINESS

Closed Session

V. Closed session Pursuant to MN Statute 13D.05, Subd 3(c)(3), to Develop or Consider Offers or Counteroffers for the Purchase or Sale of Real or Personal Property: Ladder Truck

Motion to enter closed session by Van Asten, seconded by Fashant. Motion carried 5-0.

Motion to exit closed session by Van Asten, seconded by Henderson. Motion carried 5-0.

Motion to approve equipment purchase up to \$420,000 by Salonek, seconded by Fashant. Motion carried 5-0.

W. Closed session pursuant to Minnesota Statutes Section 13D.05, subd. 2(b) for preliminary consideration of allegations or charges against an individual subject to its authority.

Doud stated the employee requested the closed session be conducted in open session. Kirchoff reminded council to keep in mind the data practices act.

Brenna Ramy of Abdo HR partner explained items that can be talked about. Ramy clarified based on documentation reviewed, firefighter Scott Shelby no longer meets essential job requirements related to irregular scheduling of shifts and working safely under stressful situations. Ramy added the discussion tonight is the allegations not the process of documents reviewed.

Fashant asked if city policy was followed for this process. Ramy stated the process was followed once ABDO was hired but cannot speak to prior to being hired.

Scott Shelby of 13925 146th Avenue North came forward and decided to answer questions first and understand to keep what he wants to private.

Henderson raised concerns about the process, including delayed workers compensation claim filing, lack of reasonable accommodations under ADA, and questions about the fitness for duty evaluation methodology.

Shelby confirmed he was required to release extensive medical records for the evaluation.

Kirchoff advised council that the workmen's comp claim is a separate item from what is being discussed in item X.

COUNCIL BUSINESS

Action Items

X. Consideration of Termination of Employee

Ramy confirmed there is a confidential document in the employee file that there was a reason for the referral. After extensive discussion about process concerns and evaluation methodology, council concluded the employee deserved to have a second evaluation completed within the 90 days.

Motion to grant 90-day leave extension and obtain second fitness for duty evaluation from different company by Salonek, seconded by Van Asten. Motion carried 5-0.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 11:52 PM.

Approved: _____

Attest: Amy Benting

ITEM:

Approving the Transfer of Monies from Various Funds in Accordance with the Budget, Long-Term Plan, and Other Financial Reporting Requirements

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approving Transfers noted on Resolution 16-2026.

BACKGROUND:

City Staff prepares for the annual audit at the beginning of each fiscal year. During this preparation, there are transfers between funds that need to be made whether they are based on the long-term plan or City policies (i.e. Fund balance policy). These transfers are an annual item that need to be approved by City Council since they were not authorized during the budget process.

Per the long-term plan, the first 75 homes that paid connection fees for stormwater, water, and sewer would go to assist in funding the 2014A and 2015A Bonds for street projects. This will eliminate the need for a tax levy to fund these two bonds. Total transfers to this fund are \$1,190,700.

At the completion of the audit review, it was noted that the year ended with a loss of dollars within the General Fund. This has to do exclusively with revenues that did not come to fruition which primarily includes Property Taxes, Building Permits, and Building Plan Review related in the amount of \$235,617.60. However there were savings within department budgets that offset that uncollected revenue in the amount of \$113,720.67. These two items netted together showcase a loss of \$121,896.93 for 2025 fiscal year. With the increase in the budget for 2026, there is an additional \$34,471.50 needed to get the fund balance for the General Fund in line with our policy. Total transfer needed is \$156,368.50 which is proposed to come from the Temporary Financing Fund.

RELATIONSHIP TO COUNCIL GOALS:

Foster a Safe and Welcoming Community

RECOMMENDATION:

Staff recommends approving the transfer of monies from various funds in accordance with the Budget, Long-Term Plan, and Other Financial Reporting Requirements

ATTACHMENT(S):

Resolution 16-2026 Transferring of Monies between Funds

Resolution No. 16-2026

Approving the Transfer of Monies from Various Funds in Accordance with the Budget, Long Term Plan, and Other Financial Reporting

WHEREAS, this resolution is intended to be a summary of all 2025 transfers of monies between funds whether included in the 2025/2026 Budget, the 2025 Long Term Plan, the 2025 Debt Service Budgets, or proper accounting for various projects;

THEREFORE, BE IT RESOLVED THAT the City Council reaffirms the transfers included in the General Fund Budget, Long Term Plan, and Debt Management Study and approves the additional transfers of monies between funds for 2025 as summarized by the following:

As recommended per the City’s Long Term Plan and Debt Management Study:

1. A transfer of \$255,450.00 from the Stormwater Fund 415, \$672,900.00 from the Water Fund 601 and \$262,350.00 from the Sewer Fund 602 (connection fees for first 75 homes in 2024) to the 2014/2015A GO Bond Fund 342 to provide resources for principal and interest repayment on this debt service obligation;

As recommended by the Finance Department to restore General Fund Balance to Fund Balance Policy:

2. A transfer of \$156,368.50 from the Temporary Financing Fund 409 to the General Fund 101 for the restoration of uncollected revenues that were budgeted for. The 2025 fiscal year had uncollected revenues that could not have been foreseen by any employees and thus caused a shortfall of dollars needed to operate the City for the 2026 fiscal year following policy.

Adopted on this 14th day of April, 2026, by the City Council of the City of Dayton, Minnesota.

Motion made by _____ and seconded by _____.

ATTEST:

Dennis Fisher, Mayor

Amy Benting, City Clerk

PRESENTER: Marty Farrell

ITEM: Well Head treatment pay application #23 from Magney Construction

PREPARED BY: Marty Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Payment of Pay Application #23 for \$28,322.77.

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

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

BUDGET IMPACT:

Magney Contract including COs 1, 2, 3, 4, WCD 6, 7, 8, 9, 10, 11	\$7,549,556.36
Magney construction pay application #23	\$28,322.77
Total remaining Magney Contract budget	\$574,277.93
Total remaining project budget	\$827,238.46
Total remaining project contingency	\$107,143.64

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

RECOMMENDATION: Accept pay application #23 from Magney Construction for \$28,322.77.

ATTACHMENT(S): Project balance sheet and Pay application #23.

Project Financial Breakdown		Magney	Magney Change Orders	Magney Contract Balance
Date	Pay Application/Change Order	Magney Pay App Amount		
	Starting Balance			\$ 7,256,700.00
	Pay Application 1 (Magney)	\$ 220,114.44		\$ (220,114.44)
	Pay Application 2 (Magney)	\$ 121,201.36		\$ (121,201.36)
	Pay Application 3 (Magney)	\$ 325,410.38		\$ (325,410.38)
	CO#1		\$ 33,873.28	\$ 33,873.28
2/5/2024	Pay Application 4 (Magney)	\$ 475,489.08		\$ (475,489.08)
3/1/2024	Pay Application 5 (Magney)	\$ 238,137.78		\$ (238,137.78)
4/2/2024	Pay Application 6	\$ 75,375.85		\$ (75,375.85)
5/2/2024	Pay Application 7	\$ 237,614.95		\$ (237,614.95)
6/3/2024	Pay Application 8	\$ 740,678.00		\$ (740,678.00)
7/23/2024	Pay Application 9	\$ 27,835.00		\$ (27,835.00)
7/17/2024	CO#2		\$ 45,000.00	\$ 45,000.00
12/2/2024	Pay Application 10	\$ 505,636.31		\$ (505,636.31)
2/19/2025	CO#3		\$ 172,182.38	\$ 172,182.38
3/31/2025	Pay Application 11	\$ 976,450.47		\$ (976,450.47)
5/1/2025	Pay Application 12	\$ 280,900.97		\$ (280,900.97)
5/30/2025	Pay Application 13	\$ 239,382.06		\$ (239,382.06)
5/20/2025	WCD 03 Non Standard paint cost \$231.00 included on CO#4		\$ -	\$ -
6/13/2025	WCD 04 Plumbing changes \$3806.76 included on CO#4		\$ -	\$ -
7/16/2025	WCD05 Chemical Feed Changes (MDH Directed) COI#4	\$ -	\$ -	\$ -
7/1/2025	Pay Application 14	\$ 191,897.08		\$ (191,897.08)
7/17/2025	CO#4 Includes WCD 3,4,5,		\$ 12,990.80	\$ 12,990.80
9/26/2025	Pay Application 15	\$ 477,884.16		\$ (477,884.16)
10/3/2025	WCD06 Remove Blower piping not required per manufacturer		\$ (1,797.57)	\$ (1,797.57)
10/3/2025	Pay Application 16	\$ 278,823.62		\$ (278,823.62)
10/13/2025	WCD07 Add Gate Valve for WHTP isolation		\$ 6,918.03	\$ 6,918.03
10/13/2025	Pay Application 17	\$ 217,322.67		\$ (217,322.67)
11/4/2025	Pay Application 18	\$ 277,098.03		\$ (277,098.03)
10/25/2025	WCD 08 Watermain pipe reducer piping		\$ 2,929.57	\$ 2,929.57
11/10/2025	WCD09 Sanitary Line extension		\$ 11,903.44	\$ 11,903.44
12/1/2025	Pay Application 19	\$ 172,755.31		\$ (172,755.31)
1/5/2026	Pay Application 20	\$ 333,339.80		\$ (333,339.80)
2/18/2026	WCD 10 (will be refunded by B&V)		\$ 4,471.99	\$ 4,471.99
2/18/2026	Pay Application 21	\$ 292,194.34		\$ (292,194.34)
2/27/2026	Pay Application 22	\$ 241,414.00		\$ (241,414.00)
4/6/2026	Pay Application 23	\$ 28,322.77		\$ (28,322.77)
	WCD 11		\$ 4,384.44	\$ 4,384.44
	Work Change Directive (WCD)			
		\$ 6,975,278.43	\$ 292,856.36	\$ 574,277.93

AS OF 04-06-2026		
Contract Balances to Project Close Out		
Magney	\$	574,277.93
B&V	\$	113,354.99
AET	\$	32,461.90
Remaining Contract Balances Total		\$ 720,094.82
Project Starting Balance	\$	8,194,300.00
Minus total pay apps to date	\$	(7,367,061.54)
Remaining Project Balance		\$ 827,238.46
Remaining Project Balance	\$	827,238.46
Minus remaining Contract Balances	\$	(720,094.82)
Contingency		\$ 107,143.64

Contractor's Application for Payment No. 23

To (Owner): City of Dayton, MN	Application Period: 2/28/2026 - 3/31/2026	Application Date: 4/1/2026
Project Name: Dayton Filtration Plant Wells 4 & 5	From (Contractor): Magnay Construction, Inc.	Via (Engineer): Black & Veatch
Owner's Contract No.:	Contract: All Construction	Engineer's Project No.: 414098
	Contractor's Project No.: 00604	

APPLICATION FOR PAYMENT

Change Order Summary

No.	Approved Change Orders	Additions	Deductions
CO-1	\$	33,873.28	
CO-2	\$	45,000.00	
CO-3	\$	172,182.38	
WCD-3	\$	231.00	
WCD-4	\$	3,806.76	
WCD-5	\$	8,953.04	
WCD-6	\$		(1,797.57)
WCD-7	\$	6,918.03	
WCD-8	\$	2,929.57	
WCD-9	\$	11,903.44	
WCD-10	\$	4,471.99	
WCD-11	\$	4,384.44	
TOTALS	\$	294,653.93	(1,797.57)
NET CHANGE	\$		292,856.36
BY CHANGE ORDERS	\$		292,856.36

1. ORIGINAL CONTRACT PRICE	\$	7,256,700.00
2. Net change by Change Orders	\$	292,856.36
3. CURRENT CONTRACT PRICE (Line 1 +/- 2)	\$	7,549,556.36
4. TOTAL COMPLETED & STORED TO DATE	\$	7,342,398.36
5. RETAINAGE:		
a. 5% x	\$	367,119.92
b. 5% x	\$	-
c. Total Retainage (Line 5a + Line 5b)	\$	367,119.92
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$	6,972,278.44
7. LESS PREVIOUS PAYMENTS (Line 6 from prior)	\$	6,946,955.67
8. AMOUNT DUE THIS APPLICATION	\$	28,322.77
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	574,277.92
(Column G on Schedule of Values + Line 5c above)	\$	

Contractor's Certification

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

By:  Date: 4/1/2026

Payment of: \$28,322.77 (Line 8 or other - attach explanation of other amount)

Recommended by:  04/06/2026 (Engineer) (Date)

Payment of: \$28,322.77 (Line 8 or other - attach explanation of other amount)

Approved by: _____ (City of Dayton) _____ (Date)

Approved by: _____ Funding Agency (if applicable) _____ (Date)

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

Schedule of Values For: **Dayton, MN - Filtration Plant Wells 4 & 5**

Consulting Engineer: Black & Veatch

Project No.: 414098

Contract No.:

General Contractor: Magney Construction, Inc.

Submitted By: Magney Construction, Inc.

1401 Park Road

Chamberson, MN 55317

Application No.: 23

Date of Application: 4/1/2026

Work Completed Through: 3/31/2026

ITEM	Spec Section	Description of Work	Scheduled Value	C	D	E	F	G	H	
										From Previous Application (C+D)
01000		Mobilization	\$ 220,100.00	\$ 110,050.00			\$ 110,050.00	50%	\$ 110,050.00	\$ 5,502.50
01001		General Conditions	\$ 390,600.00	\$ 377,600.00	\$ 6,500.00		\$ 384,100.00	98%	\$ 6,500.00	\$ 19,205.00
01002		Supervision	\$ 178,000.00	\$ 171,371.00	\$ 3,315.00		\$ 174,686.00	98%	\$ 3,314.00	\$ 8,734.30
01003		Bond & Insurance	\$ 78,900.00	\$ 78,900.00			\$ 78,900.00	100%	\$ -	\$ 3,945.00
02050		Selective Site Demolition	\$ 17,200.00	\$ 17,200.00			\$ 17,200.00	100%	\$ -	\$ 860.00
02100		Clearing & Grubbing	\$ 9,800.00	\$ 9,800.00			\$ 9,800.00	100%	\$ -	\$ 490.00
02202		Excavation & Backfill	\$ 252,100.00	\$ 252,100.00			\$ 252,100.00	100%	\$ -	\$ 12,605.00
02203		Earth Retention System	\$ 68,700.00	\$ 68,700.00			\$ 68,700.00	100%	\$ -	\$ 3,435.00
02512		Asphalt Pavement	\$ 22,000.00	\$ -			\$ -	0%	\$ 22,000.00	\$ -
02600		Site Utilities	\$ 220,000.00	\$ 220,000.00			\$ 220,000.00	100%	\$ -	\$ 11,000.00
02900		Finish Grade	\$ 12,500.00	\$ -			\$ -	0%	\$ 12,500.00	\$ -
02930		Seeding & Sodding	\$ 6,000.00	\$ -			\$ -	0%	\$ 6,000.00	\$ -
03200		Concrete Reinforcement	\$ 282,700.00	\$ 278,700.00			\$ 278,700.00	99%	\$ 4,000.00	\$ 13,935.00
03300		Cast-In-Place Concrete	\$ 736,400.00	\$ 731,400.00			\$ 731,400.00	99%	\$ 5,000.00	\$ 36,570.00
04200		Masonry	\$ 326,000.00	\$ 326,000.00			\$ 326,000.00	100.0%	\$ -	\$ 16,300.00
05000		Metal Framing & Misc. Metals	\$ 201,100.00	\$ 201,100.00			\$ 201,100.00	100%	\$ -	\$ 10,055.00
06100		Rough Carpentry	\$ 22,300.00	\$ 22,300.00			\$ 22,300.00	100%	\$ -	\$ 1,115.00
07185		Masonry Water Repellent Coating	\$ 8,000.00	\$ -			\$ -	0%	\$ 8,000.00	\$ -
07200		Thermal Insulation	\$ 18,900.00	\$ 18,900.00			\$ 18,900.00	100%	\$ -	\$ 945.00
07270		Fluid Applied Membrane Air Barrier	\$ 15,300.00	\$ 15,300.00			\$ 15,300.00	100%	\$ -	\$ 765.00
07415		Standing Seam Metal Roofing	\$ 107,000.00	\$ 107,000.00			\$ 107,000.00	100%	\$ -	\$ 5,350.00
07900		Joint Sealants	\$ 11,500.00	\$ -	\$ 5,000.00		\$ 5,000.00	43%	\$ 6,500.00	\$ 250.00
08115		FRP Doors & Frames	\$ 40,500.00	\$ 40,500.00			\$ 40,500.00	100%	\$ -	\$ 2,025.00
8120		Flush Aluminum Frames	\$ 15,500.00	\$ 15,500.00			\$ 15,500.00	100%	\$ -	\$ 775.00
08305		Access Doors & Hatches	\$ 17,300.00	\$ 17,300.00			\$ 17,300.00	100%	\$ -	\$ 865.00
08800		Glass & Glazing	\$ 3,500.00	\$ 3,500.00			\$ 3,500.00	100%	\$ -	\$ 175.00
09940		Painting / Coatings	\$ 103,100.00	\$ 94,010.00			\$ 94,010.00	91%	\$ 9,090.00	\$ 4,700.50
10200		Louvers	\$ 3,500.00	\$ 3,500.00			\$ 3,500.00	100%	\$ -	\$ 175.00
11150		Submersible Pumps	\$ 42,000.00	\$ 42,000.00			\$ 42,000.00	100%	\$ -	\$ 2,100.00
11270		Horizontal Pressure Filters	\$ 2,204,240.00	\$ 2,201,740.00	\$ 1,250.00		\$ 2,202,990.00	99.9%	\$ 1,250.00	\$ 110,149.50
11271		Regenerative Blower	\$ 78,700.00	\$ 78,200.00	\$ 500.00		\$ 78,700.00	100%	\$ -	\$ 3,935.00
11370		Floating Decenters	\$ 95,000.00	\$ 95,000.00			\$ 95,000.00	100%	\$ -	\$ 4,750.00
11590		Static Mixer	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100%	\$ -	\$ 1,250.00
11690		Compressed Air Equipment	\$ 50,000.00	\$ 49,500.00	\$ 500.00		\$ 50,000.00	100%	\$ -	\$ 2,500.00
14621		Monorail Chain Hoists	\$ 16,510.00	\$ 16,510.00			\$ 16,510.00	100%	\$ -	\$ 825.50
15010		Valves	\$ 56,600.00	\$ 56,600.00			\$ 56,600.00	100%	\$ -	\$ 2,830.00
15061		Process Pipe & Fittings	\$ 384,500.00	\$ 384,500.00			\$ 384,500.00	100%	\$ -	\$ 19,225.00

15064	Stainless Steel Pipe	\$	24,000.00	\$	24,000.00			\$	24,000.00	100%	\$	-	\$	1,200.00
15250	Mechanical Insulation	\$	5,040.00	\$	5,040.00			\$	5,040.00	100%	\$	-	\$	252.00
15400	Plumbing - General Conditions	\$	11,820.00	\$	11,820.00			\$	11,820.00	100%	\$	-	\$	591.00
15400.1	Plumbing - Permits/Inspections	\$	2,595.00	\$	2,595.00			\$	2,595.00	100%	\$	-	\$	129.75
15400.2	Plumbing - Below Grade Piping & Fixtures	\$	17,015.00	\$	17,015.00			\$	17,015.00	100%	\$	-	\$	850.75
15400.3	Plumbing - Above Grade Waste & Vent	\$	6,975.00	\$	6,975.00			\$	6,975.00	100%	\$	-	\$	348.75
15400.4	Plumbing - Gas Piping	\$	8,260.00	\$	8,260.00			\$	8,260.00	100%	\$	-	\$	413.00
15400.5	Plumbing - Water Piping & Fixtures Above Grade	\$	22,835.00	\$	22,835.00			\$	22,835.00	100%	\$	-	\$	1,141.75
15500	HVAC - General Conditions	\$	8,955.00	\$	8,955.00			\$	8,955.00	100%	\$	-	\$	447.75
15500.1	HVAC - Test & Balance	\$	770.00	\$	770.00			\$	770.00	100%	\$	-	\$	38.50
15500.2	HVAC - Ductwork Insulation	\$	1,650.00	\$	1,650.00			\$	1,650.00	100%	\$	-	\$	82.50
15500.3	HVAC - Controls	\$	28,500.00	\$	28,500.00			\$	28,500.00	100%	\$	-	\$	1,425.00
15500.4	HVAC - Ductwork Labor	\$	4,500.00	\$	4,500.00			\$	4,500.00	100%	\$	-	\$	225.00
15500.5	HVAC - Ductwork Material	\$	4,500.00	\$	4,500.00			\$	4,500.00	100%	\$	-	\$	225.00
15500.6	HVAC - Equipment Labor	\$	11,000.00	\$	11,000.00			\$	11,000.00	100%	\$	-	\$	550.00
15500.7	HVAC - Equipment Material	\$	16,600.00	\$	16,600.00			\$	16,600.00	100%	\$	-	\$	830.00
15500.8	HVAC - Refrigerant Piping Labor	\$	3,100.00	\$	3,100.00			\$	3,100.00	100%	\$	-	\$	155.00
15500.9	HVAC - Refrigerant Piping Material	\$	750.00	\$	750.00			\$	750.00	100%	\$	-	\$	37.50
16050	Electrical - General Conditions & Temp Power	\$	25,085.00	\$	25,085.00			\$	25,085.00	100%	\$	-	\$	1,254.25
16050.1	Electrical - Electrical Work	\$	263,633.00	\$	263,633.00			\$	263,633.00	99%	\$	3,000.00	\$	13,031.65
16050.2	Electrical - Electrical Equipment Installation	\$	20,000.00	\$	17,000.00			\$	17,000.00	85%	\$	3,000.00	\$	850.00
16050.3	Electrical - MCC Installation	\$	15,000.00	\$	15,000.00			\$	15,000.00	100%	\$	-	\$	750.00
16050.4	Electrical - Lightning Protection	\$	11,360.00	\$	11,360.00			\$	11,360.00	100%	\$	-	\$	568.00
16050.5	Electrical - Control Systems	\$	401,707.00	\$	394,707.00			\$	398,207.00	99%	\$	3,500.00	\$	19,910.35
CO-1	Added Valves	\$	33,873.28	\$	33,873.28			\$	33,873.28	100%	\$	-	\$	1,693.66
CO-2	De-mobilization & Re-mobilization	\$	45,000.00	\$	45,000.00			\$	45,000.00	100%	\$	-	\$	2,250.00
CO-3	Project Delay Cost Escalations	\$	172,182.38	\$	166,284.38			\$	168,728.38	98%	\$	3,454.00	\$	8,436.42
WCD-3	Custom Door Color	\$	231.00	\$	231.00			\$	231.00	100%	\$	-	\$	11.55
WCD-4	Plumbing Updates	\$	3,806.76	\$	3,806.76			\$	3,806.76	100%	\$	-	\$	190.34
WCD-5	Chem Feed Changes	\$	8,953.04	\$	8,953.04			\$	8,953.04	100%	\$	-	\$	447.65
WCD-6	Blowoff Line Duct	\$	(1,797.57)	\$	(1,797.57)			\$	(1,797.57)	100%	\$	-	\$	(89.88)
WCD-7	Gate Valve for Well #5 Influent Line	\$	6,918.03	\$	6,918.03			\$	6,918.03	100%	\$	-	\$	345.90
WCD-8	14x12 Watermain Tie-in	\$	2,929.57	\$	2,929.57			\$	2,929.57	100%	\$	-	\$	146.48
WCD-9	Conc. Pipe Encasement Duct / Well 5 ft & San. Extension	\$	11,903.44	\$	11,903.44			\$	11,903.44	100%	\$	-	\$	595.17
WCD-10	Masonry Flashing Elevation Change	\$	4,471.99	\$	4,471.99			\$	4,471.99	100%	\$	-	\$	223.60
WCD-11	Added Combo Air/Vac Valve	\$	4,384.44	\$	4,384.44			\$	4,384.44	100%	\$	-	\$	219.22
	TOTALS	\$	7,549,556.36	\$	7,312,584.92			\$	7,342,398.36	97%	\$	207,158.00	\$	367,119.92

PRESENTER:

Jason Quisberg

ITEM:

113th Avenue Trunk Sewer Extension Project

PREPARED BY:

Jason Quisberg, Engineering
Nick Findley, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Pay Request No. 2 for the 113th Avenue Trunk Sewer Extension Project

BACKGROUND:

Kirchoff Construction, Inc. has completed a portion of the sewer line installation and has requested payment for the work completed since the previous payment was made. Note: A 5% retainage is being held until the final completion of this project.

BUDGET IMPACT:

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

RECOMMENDATION:

We recommend payment for the work completed to date, in the amount of \$115,140.62.

ATTACHMENT(S):

Pay Estimate No. 2
113th Ave Trunk Sewer Extension Estimate No. 2 Tabulation

SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

OWNER: City of Dayton
PROJECT: 113th Ave Trunk Sewer Extension
CONTRACTOR: Kirchoff Construction, Inc.

PAY ESTIMATE NO. 2

Original Contract Amount:	<u>\$ 285,595.85</u>
Contract Changes approved to Date (0):	<u>\$ -</u>
Revised Contract Price :	<u>\$ 285,595.85</u>
Work Completed to Date (attached):	<u>\$ 142,399.91</u>
Retainage to Date, 5%:	<u>\$ 7,119.99</u>
Work Completed to Date Less Retainage to Date:	<u>\$ 135,279.92</u>
Total Amount Previously Certified:	<u>\$ 20,139.30</u>
Payment Request This Estimate:	<u>\$ 115,140.62</u>

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.




CONTRACTOR

Project No. 193807450

Application for Payment Form
00 62 76-1

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 12/19/2025 between between the City of Dayton (OWNER) and Kirchoff Construction, Inc. (CONTRACTOR) and all authorized changes therto:



By Chris Kirchoff

Title President

Approval:

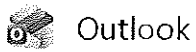
(CONTRACTOR)	 _____	Date	04/07/2026 _____
STANTEC CONSULTING SERVICES, INC.	 _____	Date	4/8/2026 _____
CITY OF DAYTON	_____	Date	_____ _____

END OF SECTION

113TH AVE TRUNK SEWER EXTENSION
 PAYMENT REQUEST FORM
 QUANTITY TABULATION

NO.	ITEM DESCRIPTION	UNIT	BID QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE			LESS PREVIOUS PAYMENTS			PAY REQUEST #2 APRIL 2026		
						QTY	PRICE	PRICE	QTY	PRICE	PRICE	QTY	PRICE	PRICE
BASE BID SCHEDULE A														
1	MOBILIZATION & DEMOBILIZATION	LUMP SUM	1	\$16,692.15	\$16,692.15	0	\$	8,346.08	1	\$	8,346.08	0	\$	-
2	TRAFFIC CONTROL	LUMP SUM	1	\$648.13	\$648.13	1	\$	648.13	0	\$	-	1	\$	648.13
3	CLEARING AND GRUBBING	ACRE	1.6	\$7,140.86	\$11,425.36	1.8	\$	12,853.19	2	\$	12,853.19	0	\$	-
4	SALVAGE & RESPAID EXISTING TOPSOIL (MIN. 1FT)	LUMP SUM	1	\$2,774.81	\$2,774.81	0	\$	-	0	\$	-	0	\$	-
5	SALVAGE & RESPAID EXISTING WETLAND SOILS (AS REQUIRED BY PERMIT)	LUMP SUM	1	\$2,819.93	\$2,819.93	1	\$	2,819.93	0	\$	-	1	\$	2,819.93
6	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	64	\$16.92	\$1,076.48	0	\$	-	0	\$	-	0	\$	-
7	IMPROVED PIPE FOUNDATION	LIN FT	1600	\$23.21	\$37,136.00	698	\$	16,200.58	0	\$	-	698	\$	16,200.58
8	CONNECT TO EXISTING SANITARY SEWER STRUCTURE	EACH	1	\$6,774.77	\$6,774.77	1	\$	6,774.77	0	\$	-	1	\$	6,774.77
9	41" DIA. SANITARY SEWER STRUCTURE	EACH	3	\$8,265.91	\$24,797.73	1	\$	8,265.91	0	\$	-	1	\$	8,265.91
10	4" DIA. SANITARY STRUCTURE OVERDEPTH (>12" DEPTH)	LIN FT	20	\$513.57	\$10,271.40	7.04	\$	3,615.54	0	\$	-	7.04	\$	3,615.54
11	6" PVC SANITARY SERVICE PIPE, SCH. 40	LIN FT	35	\$54.37	\$1,902.95	0	\$	-	0	\$	-	0	\$	-
12	8" PVC SANITARY SEWER PIPE, SDR 26	LIN FT	126	\$50.01	\$6,301.26	44	\$	2,200.44	0	\$	-	44	\$	2,200.44
13	12" PVC SANITARY SEWER PIPE, SDR 26	LIN FT	1036	\$70.77	\$73,317.72	698	\$	49,397.46	0	\$	-	698	\$	49,397.46
14	12" PVC SANITARY SEWER PIPE, C900	LIN FT	210	\$65.72	\$13,801.20	0	\$	-	0	\$	-	0	\$	-
15	6" PVC PLUG	EACH	1	\$23.54	\$23.54	0	\$	-	0	\$	-	0	\$	-
16	8" PVC PLUG	EACH	1	\$150.13	\$150.13	1	\$	150.13	0	\$	-	1	\$	150.13
17	12" PVC PLUG	EACH	1	\$518.06	\$518.06	0	\$	-	0	\$	-	0	\$	-
18	12"x6" PVC WYE	EACH	1	\$1,566.39	\$1,566.39	0	\$	-	0	\$	-	0	\$	-
19	ANTI-SEEPAGE COLLAR	EACH	4	\$458.23	\$1,832.92	2	\$	916.46	0	\$	-	2	\$	916.46
20	TEMPORARY INDUSTRIAL STORMWATER TREATMENT (OIL ABSORBENT BOOM)	LUMP SUM	1	\$2,175.00	\$2,175.00	1	\$	2,175.00	0	\$	-	1	\$	2,175.00
21	TEMPORARY CONSTRUCTION ENTRANCE - MAINTAINED	LUMP SUM	1	\$5,069.33	\$5,069.33	1	\$	5,069.33	0	\$	-	1	\$	5,069.33
22	SEEDING	ACRE	4	\$765.07	\$3,060.28	0	\$	-	0	\$	-	0	\$	-
23	WINDOT SEED MIXTURE - 35-241	POUND	140	\$14.12	\$1,976.80	0	\$	-	0	\$	-	0	\$	-
24	WINDOT SEED MIXTURE - 34-163	POUND	60	\$10.20	\$612.00	0	\$	-	0	\$	-	0	\$	-
25	TEMPORARY DEWATERING	LUMP SUM	1	\$5,400.97	\$5,400.97	1	\$	5,400.97	0	\$	-	1	\$	5,400.97
26	BALE BARRIERS - MAINTAINED	LIN FT	2400	\$4.34	\$10,416.00	2400	\$	10,416.00	0	\$	-	2400	\$	10,416.00
27	SILT FENCE TYPE M5 - MAINTAINED	LIN FT	2500	\$2.86	\$7,150.00	2500	\$	7,150.00	0	\$	-	2500	\$	7,150.00
28	MULCH MATERIAL TYPE 3	TON	3	\$3,060.28	\$9,180.84	0	\$	-	0	\$	-	0	\$	-
29	ROLLED EROSION PREVENTION CATEGORY 25	SOYD	13100	\$2.04	\$26,724.00	0	\$	-	0	\$	-	0	\$	-
					TOTAL SCHEDULE A BID	\$385,595.85		\$142,399.91		\$21,399.26		\$121,200.65		\$121,200.65

GENERAL CONTRACTOR		COMPLETED TO DATE		LESS PREVIOUS PAYMENTS		PAYMENT REQUEST #2	
Kirchoff Construction, Inc. P.O. Box 35 Albertville, MN 55301		Subtotal:	\$ 142,399.91	Subtotal:	\$ 21,399.26	Subtotal:	\$ 121,200.65
		5% Retainage:	\$ 7,119.99	5% Retainage:	\$ 1,059.96	5% Retainage:	\$ 6,050.03
		Total:	\$ 135,279.92	Total:	\$ 20,139.30	Total:	\$ 115,140.62



RE: Dayton 113th Ave - Pay App #2 Signature Request

From Schroeher, Mark <mark.schroeher@stantec.com>

Date Tue 2026-04-07 3:50 PM

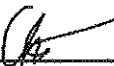
To Chris Kirchoff <chris@kirchoffconstruction.com>

Cc Quisberg, Jason <jason.quisberg@stantec.com>; Schmidt, Rowdy <rowdy.schmidt@stantec.com>; Jaunich, Olivia <Olivia.Jaunich@stantec.com>; Kirchoff Construction <info@kirchoffconstruction.com>

Chris,

Can you update the pay application to include the information circled below? Please send back before noon tomorrow.

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 12/19/2025 between the City of Dayton (OWNER) and Kirchoff Construction, Inc. (CONTRACTOR) and all authorized changes thereto:



By Chris Kirchoff

Title President

Approval:

(CONTRACTOR)



Date

4/7/26

STANTEC CONSULTING SERVICES, INC.

Date

CITY OF DAYTON

Date

END OF SECTION

Thanks,

Mark Schroeher

Associate, Senior Civil Engineer



Presenter: Marty Farrell, Public Works Director

ITEM: Approval of Hiring Dan Stone as Full-Time Maintenance Technician

PREPARED BY: Marty Farrell, Public Works Director

POLICY DECISION / ACTION TO BE CONSIDERED: Approval of New Hire

BACKGROUND: Public Works advertised this position in the Champlin Dayton Press, League of Minnesota Cities, City Website and City Official social media platforms. Of the 16 applications received, 3 candidates were selected for interview from those interviews the hiring selection was confirmed. The candidate has completed the practical test for equipment operations. This position is included in the 2026 budget. Staff submitted a job offer contingent on background check. The start date for this position to be confirmed.

CRITICAL ISSUES:

- Full-Time, Maintenance Technician will start at \$40.09 per hour with benefits and a one-year probationary period.
- Full-Time, Maintenance Technician will be responsible for various tasks including street repairs and maintenance, snow removal, vehicle and equipment maintenance, mowing, landscaping, sports field maintenance.

BUDGET IMPACT: Included in the 2026 budget.

RECOMMENDATION: Staff recommends hiring Dan Stone for the Full-Time Maintenance Technician position.

ATTACHMENTS: None.

PRESENTER: Martin Farrell

ITEM: Elsie Stephens Performance Area Cover

PREPARED BY: Martin Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Confirm size, style and not to exceed budget for the Performance Area Cover.

BACKGROUND: Staff have been working with vendors to secure pricing for a cover for the Performance area at Elsie Stephens Park. There have been numerous discussions regarding size, location, and materials Staff are working with MSA to ensure that we get the best size of structure to fit the location, and minimize impact to the existing stage, proposed dance floor and incorporating the potential realignment of the ADA trail.

Staff are endeavoring to have the structure installed and other improvements substantially complete by the end of the 2026 construction season. With the significant timelines for Engineered drawings and the production schedule for the custom-made structure, staff would like to place an order as soon as possible.

Staff would like councils' guidance on three items.

1 The correct sizing for the structure, the attached quotes are for a 36' x 34' structure, this incorporates a 10' overhang of the dance floor, does council want the overhang or should we remove that and get a price for the structure with a reduced overhang?

2 What material would council prefer for the structure? At previous meetings there was discussion and agreement on the Steel building, staff requested a quote for a steel building and one for a wooden structure, there is a significant price difference.

3 Could we agree on a not to exceed cost so staff can get quotes and place the order without having to come back to council for approval.

CRITICAL ISSUES: Timeline and cost are the most critical issues with this project if we are to achieve the Councils goal of having this substantially complete by the end of the 2026 construction season.

BUDGET IMPACT: Funded from Capital Fund 405

RECOMMENDATION: None

ATTACHMENT(S): Elsie Stephens Park Milestones, Cost comparison and timeline spreadsheet, Polygon structures examples, pricing and approximate timeline, Fifthroom structure pricing and approximate timeline.

Elsie Stephens Park Development Milestones

2016 to 2018	Initial Master Plan Developed
2020	Phase 1 Completed including lighting and electrical, performance area, seating, patio areas, landscaping, ADA compliant pathway, river overlook.
2022	Phase 2 including divided entrance/exit off Dayton River Road, installation of Three Rivers Park district regional trail segment, access road to river front parking, internal trail network, river overlooks with furniture, 1 vehicle bridge, and 2 pedestrian bridges to cross the central creek.
2024	Phase 3 concepts developed to include expanded parking area on west side of park, picnic shelter, and volleyball courts, irrigation, main entry signage, decorative gate at controlled entrance, expanded performance area stage, dance floor, expanded seating, fabric shade sail over performance area. Subsequently this phase was dropped from the project.
2025	Updated Master Plan requested.
2/25/2025	bid awarded to MSA. Data gathering, public input events, online and in person surveys, progress presentations to Park Commission and City Council, and concepts refined.
10/7/2025	Park commission meeting concepts and phasing plan presented, unanimous recommendation for Council to approve the Master Plan concepts and phasing plans.
10/14/2025	Council adopts master plan without phasing plans and costs.
10/28/2025	Council makes recommendations for Phase 3 improvements to include Splash pad area, bathroom, performance area improvements, and additional parking.
1/27/2026	Phase 3 concepts and costs presented, council requested removing splash pad and bathroom area until Staff had more detailed information to share with Council, and to focus on the performance area improvements.
2/24/2025	Staff asked council to approve MSA to prepare bid documentation for identified improvements. Council directed to procure additional quotes for the bidding documentation from alternate engineering companies.
3/24/2026	Council approves MSA proposal to prepare bidding documentation.

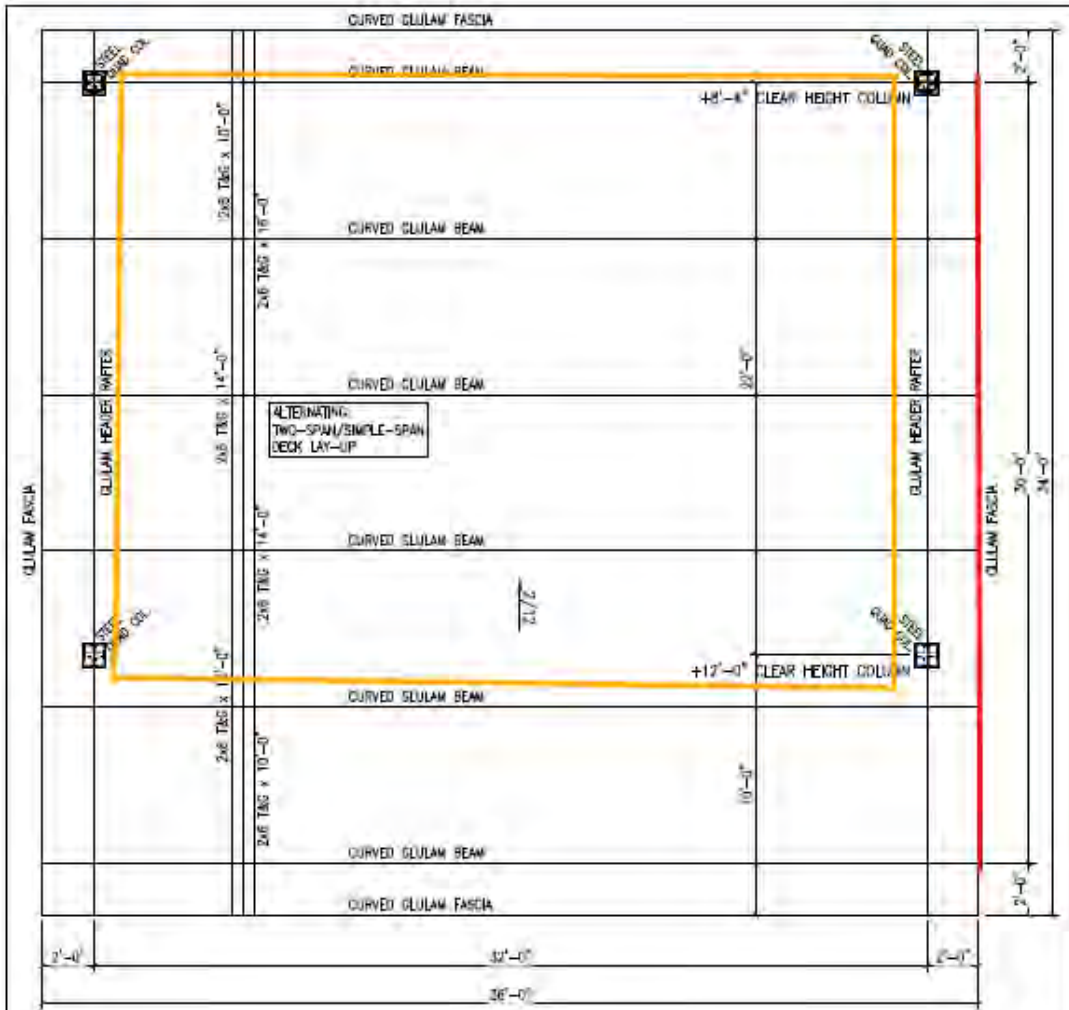
ESP Performance Area Cost Comparison	Poligon Steel Structure (WBA)	Poligon Wood Structure (WWA)	Fifthroom Steel Structure
36' x 34' Structure	\$ 261,240.00	\$ 116,130.00	\$ 223,227.68
Installation Cost	\$ 58,700.00	\$ 47,500.00	Not Included
TOTALS	\$ 319,940.00	\$ 163,630.00	\$ 223,227.68
Time line for Engineered Drawings and Fabrication	19 to 21 weeks	19 to 21 weeks	18 to 21 weeks



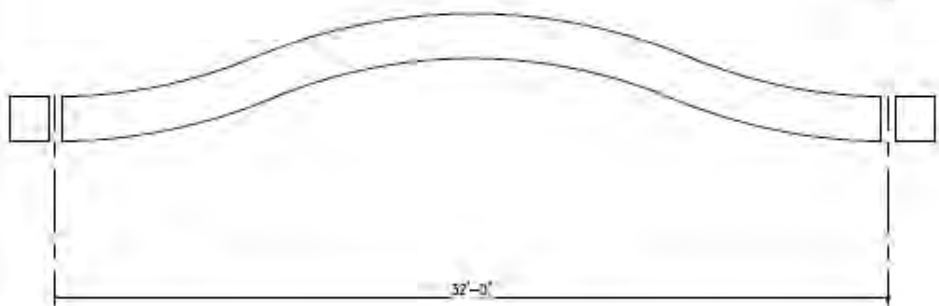
POLIGON WWA



POLIGON WBA



36'x34' WAVE BAND
 $1/4" = 1'-0"$



QUOTATION



Phone: 651-815-4097

10085 Bridgewater Bay
Woodbury, MN 55129

Email: info@northlandrec.com

To:
City of Dayton
12260 South Diamond Lake Road
Dayton, MN 55327

Date: 3/12/26
Contact: Martin Farrell

[Elsie Stephens Park Custom Wave/Beam Ampitheater](#)

QTY	ITEM	DESCRIPTION	UNIT	EXTENSION
-----	------	-------------	------	-----------

Poligon Custom Wave/Beam Ampitheater

1	WBA	Wood and Steel Beam Ampitheater 36'x34' Stained Tongue & Groove Under decking with Multi-Rib Roof 8 Columns, Roof Pitch 3:12 8 Electrical Cutouts and Access Poli 5000 Paint System - Standard Color Chart Selection Wind Speed 110 mph / Ground Snow Load 50lb Cast-In-Place Anchor Rods, Nuts and Template Stamped Engineered Drawings & Shipping to Dayton		
---	-----	--	--	--

Engineered Drawings Lead Time Currently Is 9-11 Weeks
Production Lead Time Is Currently 10-12 Weeks

NOT Included This quote does NOT include installation of the shelter design or installation of concrete footings, concrete pad, building permits, bonding costs, special inspections, site work, etc

Site preparation and restoration by others

- * Quotation is valid for See Above Details
- * Freight based - shipping to Dayton
- * Estimated ship date is TBD based upon engineered drawing approval
- * Terms based on Based on credit approval - downpayment may be required
- * Orders will be placed upon receipt of Purchase Order made out to **Northland Recreation** or your signed acceptance.

Sub Total	\$261,240.00
Freight	Included
Tax - Exempt	\$0.00
TOTAL	\$261,240.00

Quote By: **Sue Ayers**

THANK YOU !

Accepted By: _____

Date: _____

Mulcare Contracting LLC

16675 Hutchinson Court
 Lakeville, MN 55044
 952-215-8659

QUOTATION

Date 3/13/2026

Bill To

City of Dayton
 Attn: Martin Farrell
 12260 S. Diamond Lake Rd.
 Dayton, MN 55327

Ship To

Elsie Stephens Park
 14430 Dayton River Rd
 Dayton, MN 55327

PO #

Terms Net 30

Ship Date TBD

Due Date

ITEM	DESCRIPTION	QTY	AMOUNT
Installation	<p>Poligon Wood Beam Ampitheater --(8) Columns w/ 10' eave height --Stained T n G Decking with Multi-Rib Roof</p> <p>Above pricing is for installation of material only</p> <p>Installation is not based on prevailing wages</p> <p>Does Not Include: Any/All Electrical Work Design or Install of Concrete Footings Building Permits Special Inspections Site Work / Site Prep Any / All Concrete Work Prevailing Wages</p>	1	58,700.00

Subtotal 58,700.00

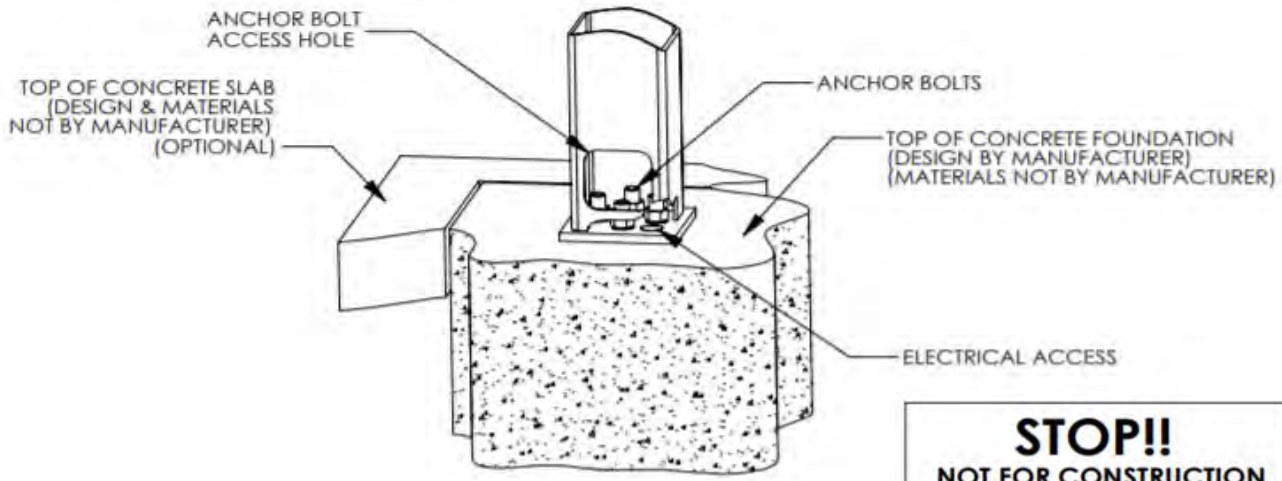
Sales Tax (0.0%) NA

TOTAL \$58,700.00

Accepted By _____

Date _____

NOTES: Poligon shelter listed on this quote will be engineered based on this design below. Internal anchor bolts at finished grade. Other anchor bolt layouts are available but may require additional engineering at an additional cost due to post length needed



INTERNAL ANCHOR BOLTS
(AT FINISH GRADE)

STOP!! NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

QUOTATION



Phone: 651-815-4097

10085 Bridgewater Bay
Woodbury, MN 55129

Email: info@northlandrec.com

To:
City of Dayton
12260 South Diamond Lake Road
Dayton, MN 55327
[Elsie Stephens Park Custom Wave Ampitheater](#)

Date: 3/12/26
Contact: Martin Farrell

QTY	ITEM	DESCRIPTION	UNIT	EXTENSION
-----	------	-------------	------	-----------

Poligon Custom Wave Ampitheater

1	WWA	Wood Wave Ampitheater 36'x34' Stained Tongue & Groove Under decking with Multi-Rib Roof 4 Columns, 10' eave height, Roof Pitch 2:12 10' Overhang beyond Columns 8 Electrical Cutouts and Access Poli 5000 Paint System - Standard Color Chart Selection - Columns Wind Speed 110 mph / Ground Snow Load 50lb Cast-In-Place Anchor Rods, Nuts and Template Stamped Engineered Drawings & Shipping to Dayton		
---	-----	--	--	--

Engineered Drawings Lead Time Currently Is 9-11 Weeks
Production Lead Time Is Currently 10-12 Weeks

NOT	Included	This quote does NOT include installation of the shelter design or installation of concrete footings, concrete pad, building permits, bonding costs, special inspections, site work, etc
-----	----------	---

Site preparation and restoration by others

* Quotation is valid for See Above Details

* Freight based - shipping to Dayton, MN

* Estimated ship date is TBD based upon engineered drawing approval

* Terms based on Based on credit approval - downpayment may be required

* Orders will be placed upon receipt of Purchase Order made out to **Northland Recreation** or your signed acceptance.

Sub Total	\$116,130.00
Freight	Included
Tax - Exempt	\$0.00
TOTAL	\$116,130.00

Quote By: **Sue Ayers**

THANK YOU !

Accepted By: _____

Date: _____

Mulcare Contracting LLC

16675 Hutchinson Court
 Lakeville, MN 55044
 952-215-8659

QUOTATION

Date 3/13/2026

Bill To

City of Dayton
 Attn: Martin Farrell
 12260 S. Diamond Lake Rd.
 Dayton, MN 55327

Ship To

Elsie Stephens Park
 14430 Dayton River Rd
 Dayton, MN 55327

PO #

Terms Net 30

Ship Date TBD

Due Date

ITEM	DESCRIPTION	QTY	AMOUNT
Installation	<p>Poligon Wood Wave Ampitheater --(4) Columns w/ 10' eave height --Stained T n G Decking with Multi-Rib Roof</p> <p>Above pricing is for installation of material only</p> <p>Installation is not based on prevailing wages</p> <p>Does Not Include: Any/All Electrical Work Design or Install of Concrete Footings Building Permits Special Inspections Site Work / Site Prep Any / All Concrete Work Prevailing Wages</p>	1	47,500.00

Subtotal 47,500.00

Sales Tax (0.0%) NA

TOTAL \$47,500.00

Accepted By _____

Date _____



FIFTHROOM STRUCTURE

Quote

Quote #: 3060094 - D
Date: 3/27/26
Good Until: 4/10/26

Project Advisor

Name: Wally Weber
Phone: 888-293-2339 x230
Fax: 724-444-5301
Email: Wally.Weber@fifthroom.com

Customer

Ref #:
Job Name:
PO #:

Quantity	Product & Description	Unit Price	Total
1	36' x 34' Wood Wave Bandshell w/ Quad Steel Columns	\$196,639.00	\$196,639.00
1	Powder Coated Tube Steel Quad Columns - Color TBD	\$0.00	\$0.00
1	26 Gauge Metal Roof - Color TBD	\$12,229.00	\$12,229.00
1	#1 Grade 2x8 T&G Roof Deck with 2x6 Fascia	\$0.00	\$0.00
1	Factory Stain on All Exposed Wood Surfaces - Color TBD	\$0.00	\$0.00
1	Eave Height 7'-6", Roof Pitch 3/12	\$0.00	\$0.00
1	Engineered Drawing With Stamp; Drawing State: MN; Permit to be acquired by Customer	\$0.00	\$0.00
		Subtotal	\$208,868.00
		Shipping	\$0.00
		Pre-Tax Total	\$208,868.00
		Sales Tax	\$14,359.68
		TOTAL	\$223,227.68

Billing Details

Company: Dayton Minnesota
Name: Scott Salonek
Address: Dayton
City: Dayton
State: Minnesota
Zip Code: 55327
Phone: 612-850-8684
Email: Scott@healthyelkmeat.com; mfarrell@daytonmn.gov

Shipping Details

Company: Dayton Minnesota
Name: Scott Salonek
Address: Dayton
City: Dayton
State: Minnesota
Zip Code: 55327
Phone: 612-850-8684
Email: Scott@healthyelkmeat.com; mfarrell@daytonmn.gov

Payment Terms

1/3 with order, 1/3 after drawings approved, Balance when ships

Notes

- Includes Shipping
- Size or number of members, types of fastener and other design items could be affected by engineering or local ordinances. Fifthroom.com reserves the right to adjust pricing based on Engineering and local code compliance.
- Fasteners: All Fasteners Included-Except for attaching to footers or slab

Shipping Notes

Shipping As a kit
Method: Motor Freight with Flat Bed
Estimated shipping 15+ Weeks after Drawing Approval.
Estimated transit time 3-4 days.

ITEM:

Concept Plan, Stenslie-Stearns, 16850 Territorial Road

APPLICANT/PRESENTERS:

Dean Lotter, David Weekley Homes

Joe Flynn, David Weekley Homes

Nate Herman, Aterra Land Services

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

The applicant is proposing a Concept Plan for 172 townhomes. The project is located on 25.7 acres at 16850 Territorial Road. A Concept Plan does not include the level of detail compared to a Preliminary Plat, nor has Staff reviewed this Concept Plan at the same level of detail. The intent of a Concept Plan is for the City Council/Planning Commission to provide individual comments and recommendations to the applicant as they prepare a Preliminary Plat.

ANALYSIS:

Zoning: A-1 Agricultural.

The City Code's intent is for this property to be rezoned to *GMU-1 General Mixed Use District-1, Highway 81 Corridor*.¹

GMU-1 Permitted Uses include multiple-family dwellings with a minimum density of 8 units per net acre.

Net Density:² 10.7 units.

¹ City Code 1001.065, Subd 1(General Mixed Use District-1: Highway 81 Corridor): (1) Purpose. The purpose of the General Mixed Use District-1 (GMU-1) is to provide an area for compact, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service and residential land uses are encouraged although not required. New residential uses may also be entirely residential. The mix of uses can occur vertically and horizontally. The placement of buildings and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU-1 District. (2) Design character. The character of the GMU-1 District shall reflect high quality design due to the high visibility of these areas. Although development in this mixed-use district will be more auto-oriented in design than a traditional downtown area, pedestrian connections and amenities will still be required to provide connections to existing to use, future transit while providing for safe pedestrian circulation within the site and between sites. Landscaping, signage, and architectural details shall be used to unify sites within the GMU-1 District area.

² Metcouncil Local Planning Handbook (2015); Net Density = Gross Density minus wetlands and water bodies, public parks and open space, arterial road rights-of-way, other areas that are protected from development by local ordinances.

Comprehensive Plan: Mixed Use, 60% of the district residential, 12-20 unit net density.

There is inconsistency between the GMU-1 district (8-units), and Comprehensive Plan (12-units), regarding density.

Access: Right-in, right-out on CSAH 81. Proposed access is pending review by Hennepin County.

Full access from Territorial Road. The city proposes realignment of the CSAH 81 & Territorial Road intersection, including a roundabout on Territorial Road. The Roundabout would be a cost-share with the developer.

CSAH 81 has a 13,226 average daily traffic count (ADT). Territorial Road has a 2,129 ADT. No traffic signal is planned for this intersection.

Lot Design

	Min Req	Proposed
Lot Area	25,000 sf	1,680 sf
Lot Width	150'	24'
Front Building Setback	20'	22'
Side Building Setback	35'	20'
Rear Building Setback	35'	35'
Maximum Height	45'	?

The GMU-1 district regulations are written more in favor of Mixed-Use, and less in favor of residential only (e.g. lot area, lot width regulations).

Where multiple buildings are proposed on a single site, the buildings shall be designed with varying heights.³ This is more applicable for non-residential development in GMU-1 (e.g. City Code has specific minimum & maximum requirements). But the intent can be applied to multi-unit townhomes by requiring varying building heights of one, two, and three-story buildings.

Architecture⁴

All new building fronts shall include a minimum of 4 of the following elements:

1. *Architectural detailing, such as cornice, awning, parapet, or columns;*
2. *A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single occupancy buildings and a*

³ City Code 1001.065, Subd 1(6)(c) (Building heights).

⁴ City Code 1001.065, Subd 1(8) Building design requirements)

minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as one element).

Entrances shall be clearly articulated and obvious from the street;

3. *A minimum of 30% window coverage on each front that faces a street;*
4. *Contrasting, yet complementary material colors;*
5. *A combination of horizontal and vertical design features;*
6. *Irregular building shapes;*
7. *Horizontal offsets of at least 4 feet in depth;*
8. *Vertical offsets in the roofline of at least four feet;*
9. *Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;*
10. *Other architectural features in the overall architectural concept.*



Building Elevations, The Linderman and The Sylvan

The Concept Plan does not provide enough detail to determine if building design complies with GMU-1 architectural requirements.

Parking

Townhomes are required to have two enclosed parking spaces and two surface spaces, plus ½ parking space per unit (visitor parking).⁵ For 172 units, 86 visitor parking spaces is required, whereas 76 visitor stalls are proposed (includes on-street).

Parks

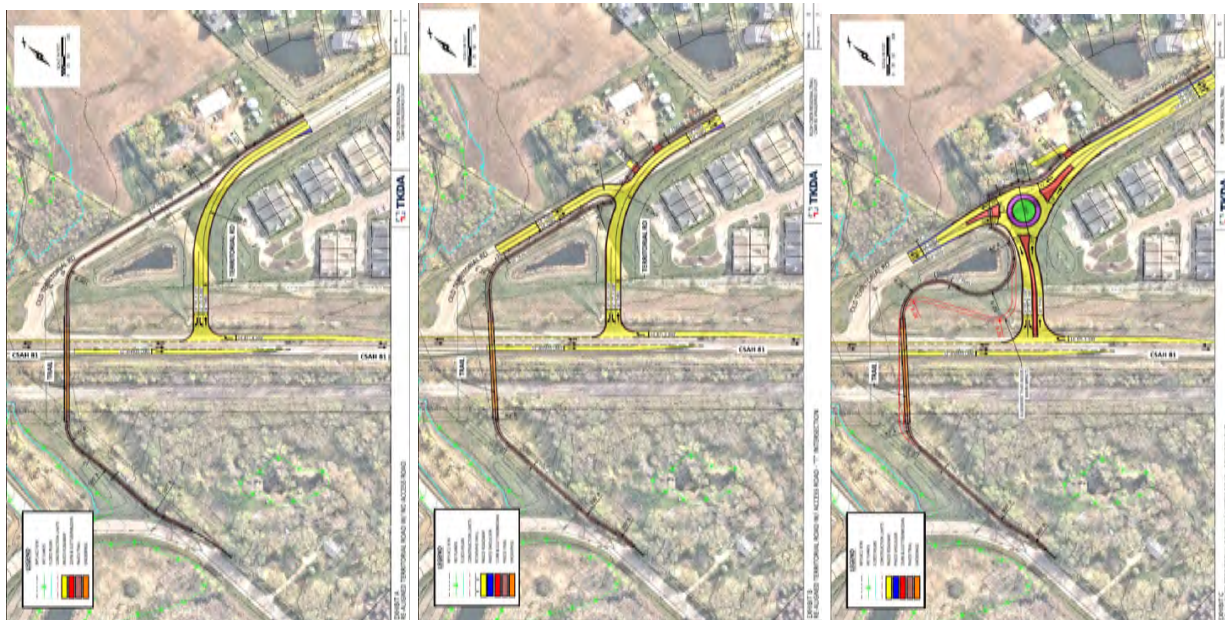
The project is within Area 20 search area. A need for a Tot Lot (less than 1 acre) is shown in the Comprehensive Plan. A location has not been identified and could be part of this project or a future development. Without reasonable access to a public park, an HOA playground should be considered.

⁵ City Code 1001.19, Subd 7(2)(j)(b) (Townhouses).

City Code allows 15% of land to be dedicated for parks, trails and open space, based on a net density of 10.1-12.5 units per acre.⁶ 15% = 2.7 acres.

Staff have discussed if more than a Tot Lot is needed for Area 20 (something similar to Area 21, e.g. 10 acres with playground, sport court, ball field, soccer field, open space, parking). The Park Commission discussed at its March 3rd meeting, recommending further consideration of the larger area.

Rush Creek Regional Trail Three Rivers Park District's (TRPD) planned Rush Creek Regional Trail includes a tunnel under CSAH 81 and the BNSF railroad near this project. The tunnel project has no timeline. TRPD is considering three trail options. The trail will be within or adjacent to existing Territorial Road right-of-way. Options B and C should not impact the Stenslie-Stearns project. Option A assumes Stenslie-Stearns does not connect to Territorial Road.



CR 81 Grade Separation at Territorial Road Feasibility Report, Exhibit A, B, C (January 16, 2026).

CSAH 81 Buffer A 35' wide landscaped buffer is required along CSAH 81.⁷ The project shows a 30'-35' building setback from CSAH 81 ROW.

CRITICAL ISSUES:

Roundabout

In 2024, the city completed the Dayton Intersection Inventory and Safety Assessment, identifying 30 intersections for improvements, and a top ten ranking of priorities. The CSAH 81 & Territorial Road intersection is tied at #5. A roundabout is necessary on

⁶ City Code 1002.08, Subd 10 (Dedication of Lands for Public Purposes)

⁷ City Code 1001.24, Subd 7(2)(d)(2) (Buffer yards with screening)

Territorial Road to serve this project. The developer will be required to contribute toward its cost.

Visitor Parking

Required parking is 4.5 parking stalls per unit (two garage stalls, two driveway stalls, ½ visitor parking stall), whereas very few visitor parking stalls are proposed.

Snow Storage

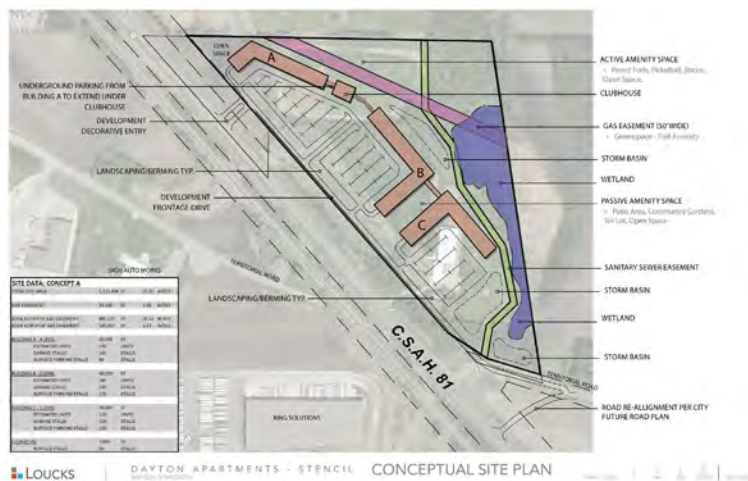
Snow storage should be considered.

Site Complexity

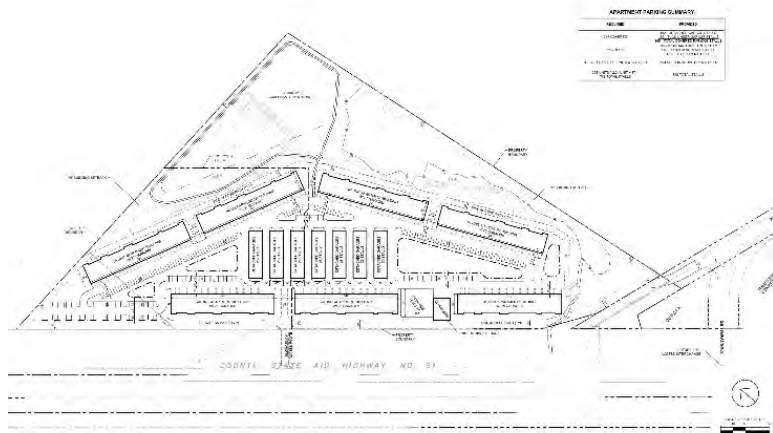
Complications of this site include (1) access (roundabout costs), (2) 50' wide pipeline easement, and (3) wetlands/floodplain. Previous formal development proposals have included;



Rores, 2021/2022. 56-unit townhomes.



Stencil, 2022. 410-unit apartments.



Enclave, 2023. 363-unit apartments

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Concept Plan	Apr 2, 2026	Jun 2, 2026

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> Review housing type and lot size by %'s 	<ul style="list-style-type: none"> Proportionate housing types available 	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> Total amount of Funding provided Number of rentals available and where they are located 	<ul style="list-style-type: none"> Maintain grant program. Manage number of rentals 	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> Net difference of business movement including their employment 	<ul style="list-style-type: none"> Maintain a positive difference in business movement 	
Maintain and Enhance the Natural and Rural Community Connection	Facilitate an interconnected trail system	<ul style="list-style-type: none"> Number of miles of trails Number of Resident Homes connected to Elm Creek 	<ul style="list-style-type: none"> Gaps in trails connected. Work towards one connection on the comprehensive trail plan 	A) Acquire Trail Right of Way B) Water Trails Build-Out C) Environmental Signage on Parks and Trails D) Diamond Lake Improvements Master Plan E) Actively seek opportunities for community park with athletic fields F) Increase Recreation Events and Programing
	Provide and enhance public recreation space	<ul style="list-style-type: none"> Acreage of available green space 	<ul style="list-style-type: none"> Acquire land for community park with athletic fields of 40+ acres 	
	Promote Dayton's unique identity and community cohesion	<ul style="list-style-type: none"> Participation levels in Events and Programs 	<ul style="list-style-type: none"> Continuation and Expansion of Recreation Programing 	
	Promote awareness of our natural resources	<ul style="list-style-type: none"> Resident Response for Park Usage on Community Survey 	<ul style="list-style-type: none"> Establish and Maintain a 60% Favorable Rating from Residents 	

CITY COUNCIL REGULAR MEETING

	Promote public safety engagement	<ul style="list-style-type: none"> Resident Response for Police and Fire on Community Survey 	<ul style="list-style-type: none"> Establish and Maintain a 90% Favorable Rating from Residents 	G) Look into Partnering with Three Rivers for Kayak/Bike Rentals for Water Trails
	Maintain well-trained workforce	<ul style="list-style-type: none"> Training Targets (licenses, certs, performance evals) 	<ul style="list-style-type: none"> 100% staff meet City-Wide required training 	
	Create accessible and inclusive parks & facilities	<ul style="list-style-type: none"> ADA compliance 	<ul style="list-style-type: none"> Continued work towards ADA compliance requirements in parks and facilities as much as feasible 	

LEVEL OF CITY DISCRETION IN DECISION MAKING:

Action taken on the proposed Concept Plan is Quasi-Judicial. Subdivisions may be approved with conditions and requirements reasonably related to the provisions of the City Code and city policies.⁸

PARK COMMISSION RECOMMENDATION:

The Park Commission discussed this item at its March 3, 2026 meeting, concurring with Staff’s recommendations:

- Consider land dedication toward Area 20 park in NE corner of project. Would require additional land from future developments east and northeast.
- Consider a trail around the wetland complex



PLANNING COMMISSION RECOMMENDATION:

The Planning Commission discussed this item and took public comments at its March 5, 2026 meeting. Commission comments:

- Highest & Best Use is residential (vs. industrial)
- More variety in architecture
- Neighborhood Park not appropriate in NE corner
- Trail connections
- Consider assessing for roundabout (vs. Developer to pay)

STAFF RECOMMENDATION:

- Private Streets.** Streets should be all private streets. Proposed; public primary street with 24’ wide private side streets. Staff’s reasoning is that the HOA can plow all streets concurrently.
- Parking.** Additional visitor parking is needed.
- Architecture.** The architecture is monotonous. More variety should be considered, including varying unit sizes, e.g. one, two, and three story units. Varying building heights, roof lines, and façade colors.
- CSAH 81 Buffer.** Increase the building setback from CSAH 81 to accommodate a 35’ wide landscaped buffer.

⁸ MN Statute 462.358, Subd 2a (Terms of regulations)

5. **North Buffer.** Adjacent properties to the north include an automobile recycling company with a car crusher (Minnesota Towing).⁹ This property has densely planted pine trees along the property adjacent to the project. However, there is no guarantee those trees will remain. Staff recommend a similar double row of pine trees on the townhome side of the property line to ensure visual screening.
6. **½ mile Trail.** A trail should be included within the 30' sanitary sewer easement along the west side of the wetland, for future extension along the east side of the wetland when the adjacent Stearns property is developed.
7. **Area 20 Park.** Consideration should be given for a park in the NE corner of the Stenslie property and SW corner of the Dehn property. The City should consider completing a park concept plan prior to Preliminary Plat approval of this project.



Area 20 Park search area.

ATTACHMENT(S):

- Aerial Photo
- Zoning Map

⁹ Resolution 69-2021, *Resolution Granting Conditional Use Permit for an Auto Wrecking, Junky Yard, Used Auto Parts (Open Storage) Business at 17201 and 17171 113th Avenue for MN Home Solutions, Inc.* Condition #14 required a staggered double row of pine trees along the Stenslie property line.

CITY COUNCIL REGULAR MEETING

Comprehensive Plan Map

City Engineer's letter, Feb 26, 2026

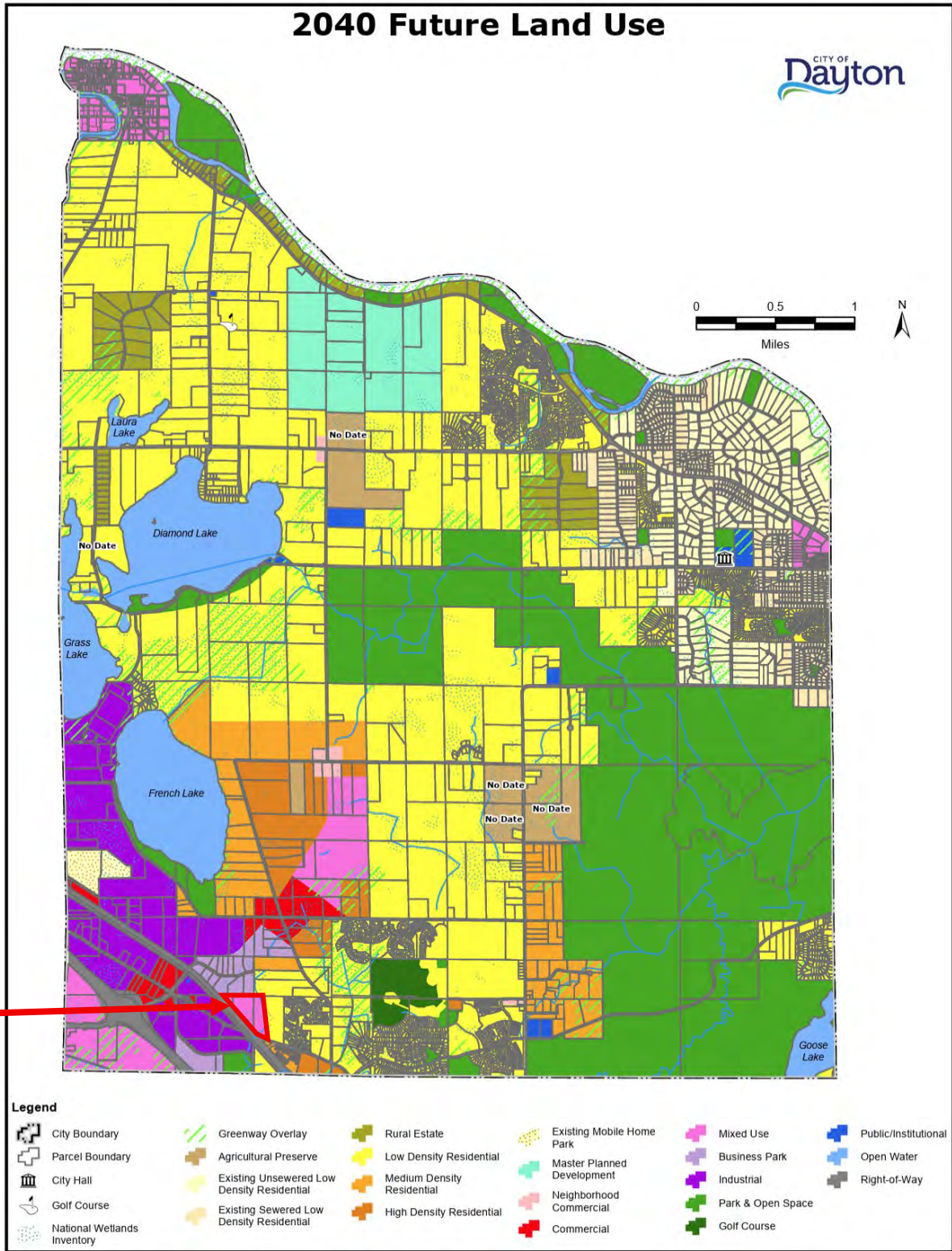
Developers Narrative

Stenslie/Stern Properties – Concept Plan

City of Dayton Intersection Inventory & Safety Assessment, Figure 8: CSAH 81 & Territorial Rd
2025 Moratorium Preferred Land Use Plan

AERIAL PHOTO





To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Stensile/Stern Property Concept Plan	Date:	2/26/2026

Exhibits:

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

1. Stensile/Stern Concept Plan by Alliant Engineering, Inc., dated 2/2/2026, 1 sheet
2. Stensile/Stern Survey by Alliant Engineering, Inc., dated 11/14/2025, 1 sheet

Comments:General

1. The concept reviewed comprises three properties totaling 25.61 acres located north of CSAH 81 and Territorial Road. The properties considered include approximately 1,850 ft along CSAH 81.
2. These review comments are essentially very high level; the concept plan provides little detail beyond the street locations and individual lots. Ultimately, a complete plan submittal will be required, providing site plans that include street and roadway details, grading and drainage plans, water and sewer utilities, a preliminary plat, 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. New easements for utilities, stormwater detention, and other improvements will all be needed as well.
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 Territorial Road without the City's permission and CSAH 81 without the City and County'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. Public and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, owner, etc.).
 - o Initial indication from staff is that the proposed public street is to be private.
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 located outside of ROW. If storm water improvements are deemed private a maintenance access agreement will be required.
11. Drainage and utility easement to be provided meeting the typical private street detail plate (STR-07).
12. 100-yr HWL for ponds, wetland, and other depressions are to be within drainage and utility easements.
13. Hennepin County may require additional ROW along CSAH 81.

Wetlands

14. As the design progresses out of concept level delineations and impacts will need to be permitted.
15. Wetland buffers and appropriate signage will be required, meeting the layouts provided in the detail plates and requirements of Elm Creek Watershed Management Commission.

Erosion Control/SWPPP

16. Over an acre is disturbed requiring a SWPPP.
17. 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.

Transportation

18. The funding for future improvements to Territorial Road and CSAH 81 improvements is still being identified. It is expected that this development will contribute to the construction of said improvements. Coordination for access will be needed.
19. Private street layout to meet the standard detail plates (STR-07). Currently the streets are show as 24' F-F while the minimum shown in the detail is 26' F-F.
20. County approval will be required for the proposed right in/right out connection.
21. A cobra style streetlight will be required at the connection to CSAH 81, if allowed.

Site Plans

22. Provide speed limit signs at all entrances to the proposed development.
23. Pedestrian routes throughout the site are to be evaluated as the plans continue to progress.
24. Where the curb terminates for the connection CSAH 81 provide a 3' of ribbon curb to prevent washouts.

Grading /Stormwater

25. 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.

26. 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.
27. 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.
28. 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.
29. A Hydrocad report and model shall be submitted with the preliminary plat documents for complete stormwater review.
30. 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.
31. A City of Dayton Land Disturbance Permit will be required.
32. The maintenance of stormwater detention areas will need to be defined.
33. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
34. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
35. EOFs are to follow the standard detail plates.
36. 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.
37. Grading to be a maximum of 4:1 within maintained areas, in unmaintained areas a maximum of 3:1 will be allowed. A minimum of 2% is to be maintained within drainage swales.
38. Driveway grades are to be between 2% and 10% per the standard detail plates.

Watermain/Sanitary Sewer

39. Any wells or septic systems located within the site are to be removed or abandoned in accordance with all applicable standards.

February 26, 2026

Stensile/Sterns Concept

Jon Sevald

Page 4 of 4

40. Hydrants are to provide 250' coverage over the proposed homes. Hydrants are to be located at highpoints for flushing.
41. Gate valve and watermain layout to meet the configuration shown within the standard details.
42. Connections to existing manholes are to be made via core-drill with watertight boot. Due to the depth of the existing system an outside drop may be required.
43. The current plans show only one watermain connection to service this site. Additional watermain stubs or connections for looping should be anticipated as a part of this work.

End of Comments

David Weekley Homes

January 30th, 2026

City of Dayton Planning Department
12260 S. Diamond Lake Rd
Dayton, MN 55327

RE: Concept Plan Submittal – David Weekley Homes Townhome Community

Dear Planning Department Members,

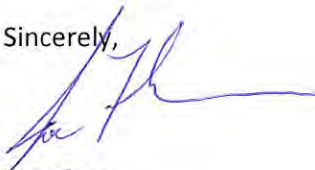
David Weekley Homes is pleased to submit the Concept Plan application for the proposed Townhome Community, located along Territorial Rd on the Stenslie and Stern parcels. As one of the nation's largest privately held homebuilders, David Weekley Homes has been "Building Dreams, Enhancing Lives" for five decades and proudly celebrates over ten years of serving homeowners across the Minneapolis–St. Paul metro. Our purpose-driven approach and commitment to design excellence have made us a Top 100 Best Company to Work For (Fortune Magazine, 2025) and a trusted builder in 19 markets nationwide.

The proposed David Weekley community envisions a thoughtfully designed 172-unit townhome neighborhood on approximately 25.6 acres. Stormwater management areas and wetland buffers are carefully incorporated to protect the site's natural features. Homes will feature high-quality architecture and materials consistent with David Weekley's standards, with floorplans ranging from 1,885 to 1,958 square feet, each offering attached two-car garages and private outdoor living spaces.

This neighborhood will help fulfill the City's vision for diversified housing options by offering attainable, low-maintenance townhomes that appeal to young professionals, growing families, and right-sizing homeowners. The community's layout and design emphasize curb appeal, open green areas, and an inviting streetscape that complements surrounding residential uses.

We appreciate the opportunity to present this concept and to collaborate with City staff through the review process. We believe that this townhome community represents a balanced, high-quality residential development that aligns with the City of Dayton's comprehensive plan goals. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



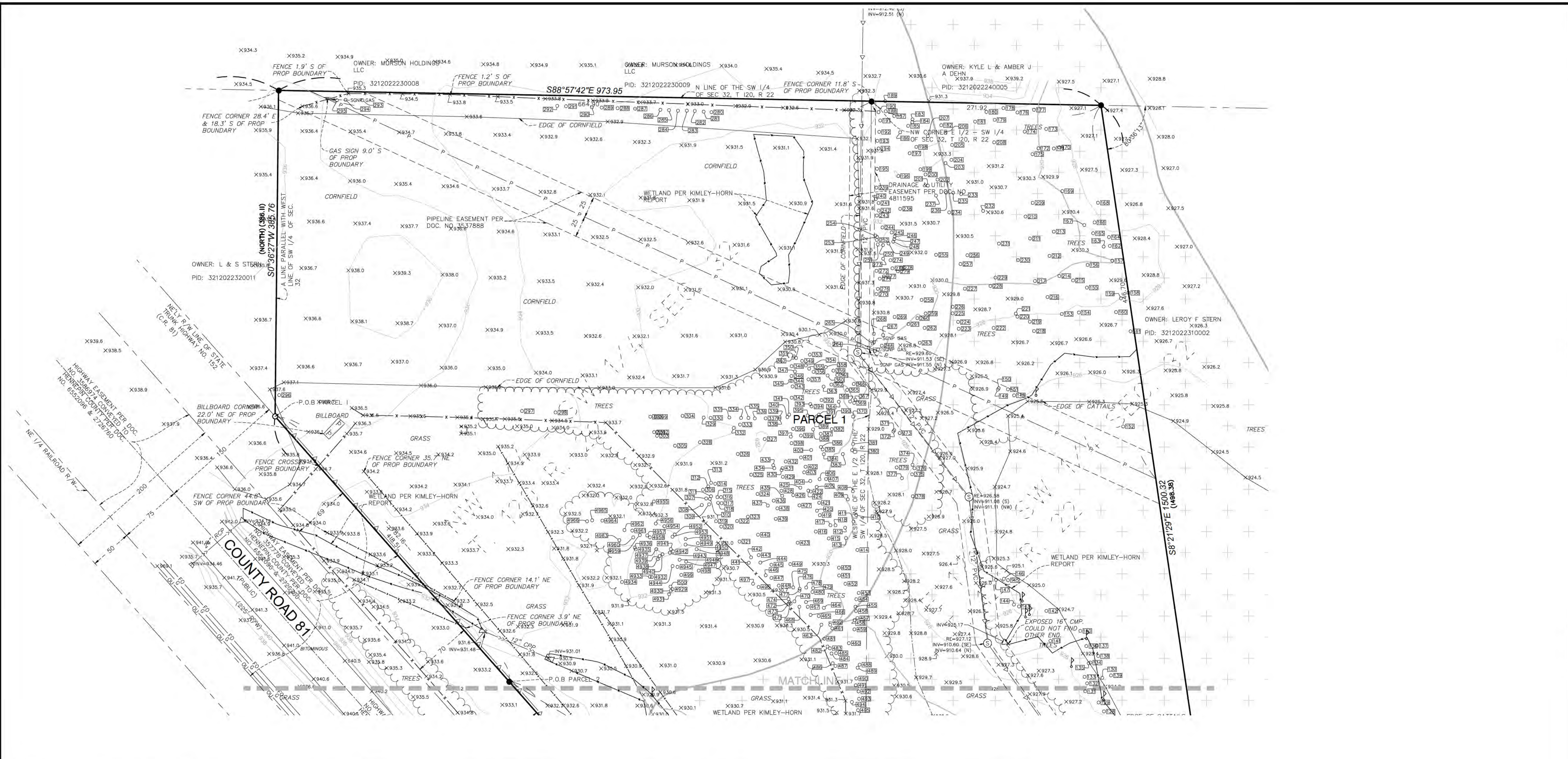
Joe Flynn

Division President | David Weekley Homes
jflynn@dwhomes.com | (281) 254-0209

Atlanta • Austin • Charleston • Charlotte • Colorado Springs • Dallas/Ft. Worth
Denver • Houston • Indianapolis • Jacksonville • Minneapolis/St. Paul • Nashville
Orlando • Phoenix • Portland • Raleigh • Salt Lake City • San Antonio • Tampa



JOB NO.	DATE	DESCRIPTION
4000889	ND	
SCALE	CHECKED BY:	
1"=40'	DE	
FIELD DATE:	FIELD CREW:	
11/14/25	MS	



PROPERTY DESCRIPTION

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

PARCEL 1:
That part of the Northwest Quarter of the Southwest Quarter and that part of the East Half of the Southwest Quarter of Section 32, Township 120, Range 22, all described as beginning at the intersection of the Northeastly right of way line of State Trunk Highway No. 152 and a line drawn South parallel to the West line of the Southwest Quarter of said Section 32 from a point on the North line of said Southwest Quarter, distant 594 feet East from the Northwest corner of said Southwest Quarter; thence North along said parallel line 386.11 feet more or less to the North line of said Southwest Quarter; thence East along said North line to a point thereon 271.92 feet East from the Northwest corner of said East Half of the Southwest Quarter; thence Southeastly, deflecting to the right 80 degrees, 36 minutes, 13 seconds, a distance of 1498.38 feet more or less to the center line of the Town Road; thence Westerly along said center line to the Northeastly right of way line of State Trunk Highway No. 152; thence Northwestly along said Northeastly right of way line to a point thereon 782.16 feet Southeastly from the point of beginning; thence North, deflecting to the right 42 degrees, 05 minutes, 10 seconds, a distance of 128.2 feet; thence Northwestly 231.78 feet more or less to a point on said Northeastly right-of-way line 418.51 feet Southeastly from the point of beginning; thence Northwestly along said Northeastly right-of-way line to the point of beginning, according to the Government Survey thereof.

TORRENS PROPERTY: Certificate of Title No. 794567.

PARCEL 2:
That part of Section 32, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Beginning at a point in the northeasterly line of Highway No. 152 a distance of 418.51 feet Southeastly from its intersection with a line drawn parallel with the west line of the Northwest Quarter of the Southwest Quarter from a point in the north line thereof a distance of 594 feet East from the northwest corner thereof; thence Southeastly along said northeasterly line 363.65 feet; thence deflect left 137 degrees 54 minutes 50 seconds a distance of 128.2 feet; thence Northwestly to the point of beginning.

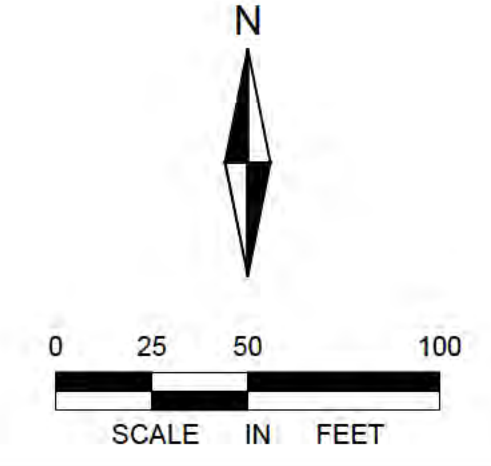
ABSTRACT PROPERTY.

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for the insurance prepared by First American Title Insurance Company, file no. NCS-1281206-MPLS, dated October 14, 2025.
- The basis of bearings is Hennepin County Coordinate System NAD83(86 adj.).
- All distances are in feet.
- The property has access to C.R. 81 via driveway, however, per Doc. No. 3577798, 6552096, and 2726760, there is an access restriction to C.R. 81. Per said documents, the abutting owner retains right of access by way of public road which this survey interprets to be Territorial Road.
- Multiple wetland delineation flags were observed on site and are depicted. Wetland line work is approximate per report by Kimley-Horn. Verify wetland location prior to design or mitigation.

LEGEND

- IRON MONUMENT FOUND
- ▲ MAG NAIL FOUND
- SET IRON 57366
- △ SET MAG
- AIR CONDITIONER
- HANDHOLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- ▲ POWER POLE
- TELEPHONE BOX
- CULVERT
- FIRE HYDRANT
- SANITARY MANHOLE
- MONITORING WELL
- WATER VALVE
- ▲ WETLAND FLAG
- POST
- ▲ SIGN
- TREE WITH TAG #
- STORM SEWER
- GAS
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- WATERMAIN
- SANITARY SEWER
- FENCES
- FIBER OPTICS
- EDGE OF DELINEATED WETLAND
- EDGE OF TREES
- RESTRICTED ACCESS PER DOC. NO. 3577798, 6552096, AND 2726760
- PIPELINE
- PIPELINE DIMENSION
- CONCRETE
- GRAVEL
- ZONE A (FEMA)



Know what's below.
Call before you dig.
Dial 811

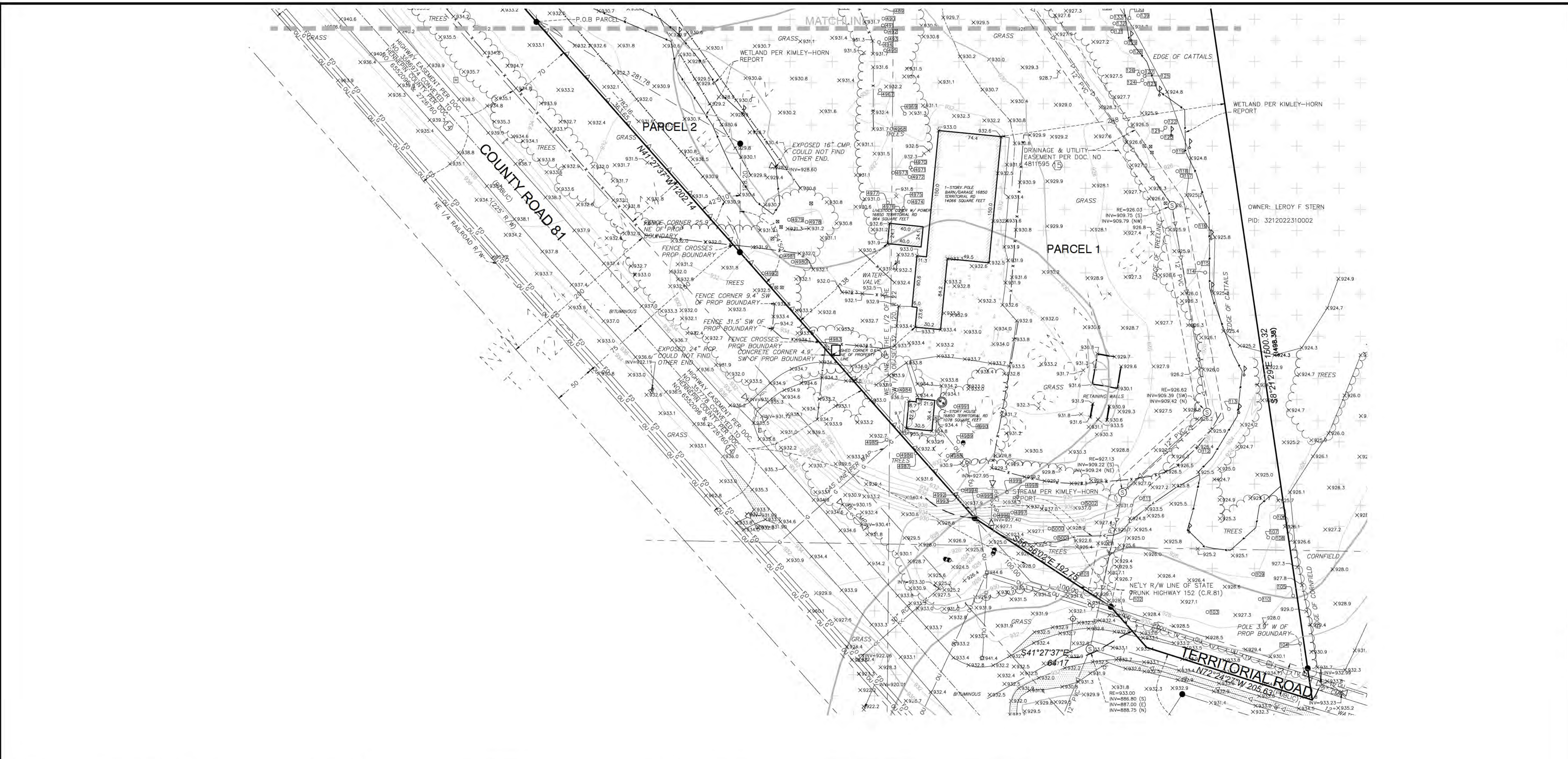
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

I hereby certify that this survey, map or report was prepared under my direct supervision and that I am a duly Licensed Land Surveyor for the State of Minnesota.

Print Name: *[Signature]*
Signature: *[Signature]*
Date: _____ License Number: _____



JOB NO.	DATE	DESCRIPTION
4000889	ND	
SCALE	CHECKED BY:	
1"=40'	DE	
FIELD DATE:	FIELD CREW:	
11/14/25	MS	



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ABSTRACT PROPERTY.

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- Multiple wetland delineation flags were observed on site and are depicted. Wetland line work is approximate per report by Kimley-Horn. Verify wetland location prior to design or mitigation.

LEGEND

- IRON MONUMENT FOUND
- ▲ MAG NAIL FOUND
- SET IRON 57366
- ▲ SET MAG
- AIR CONDITIONER
- HANDIOL
- LIGHT POLE
- GUY WIRE
- GUY POLE
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- MONITORING WELL
- WATER VALVE
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- GAS
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- WATERMAIN
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- FENCES
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- EDGE OF DELINEATED WETLAND
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- PIPELINE
- DIED DIMENSION
- CONCRETE
- GRAVEL
- ZONE A (FEMA)

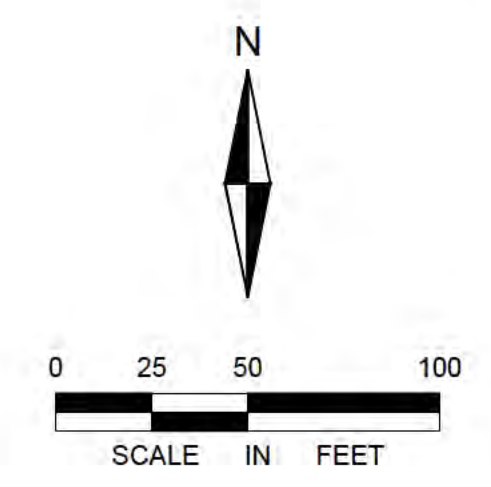


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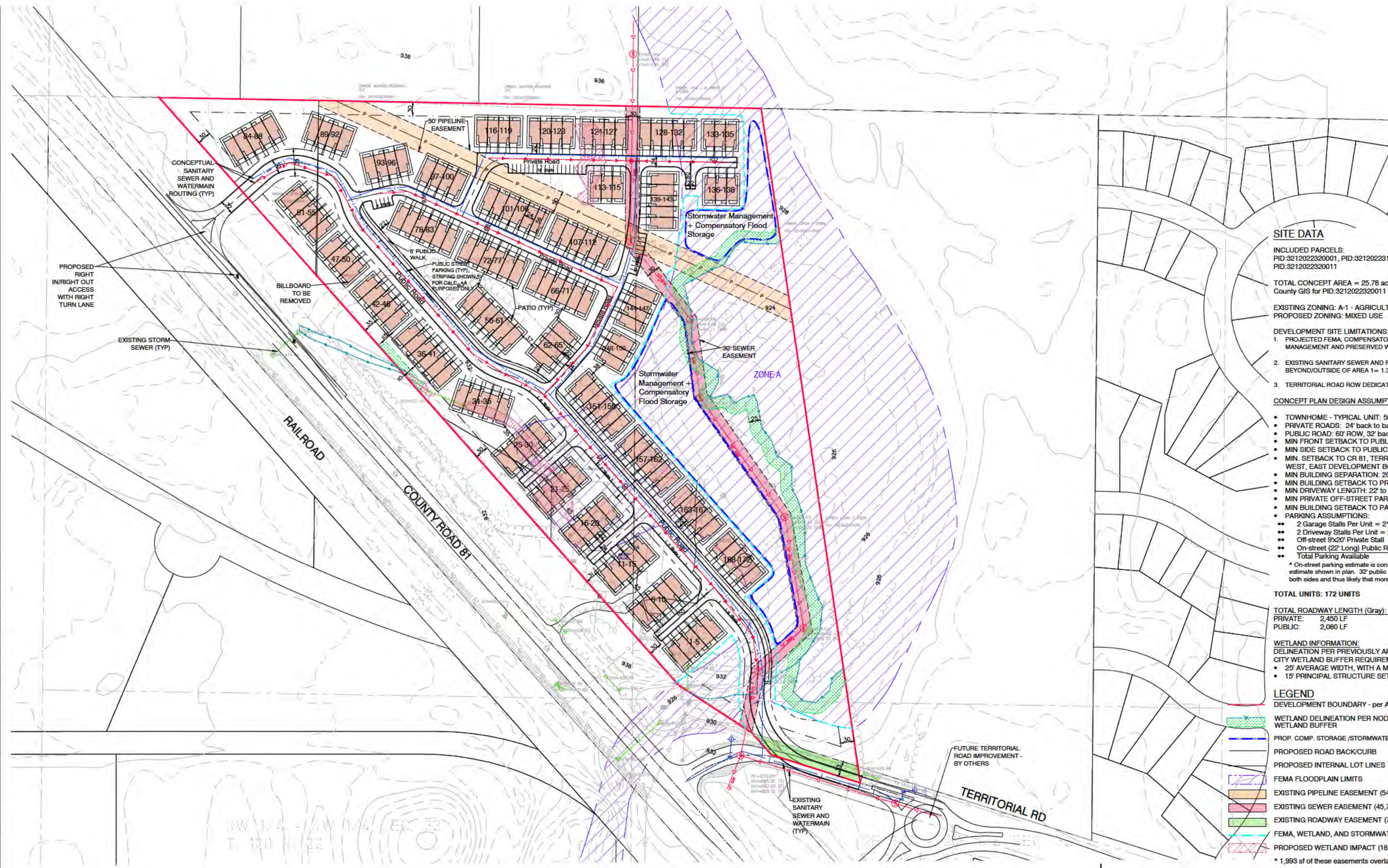
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

I hereby certify that this survey, report prepared under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.

Print Name: *[Signature]*
Signature: *[Signature]*
Date: _____ License Number: _____



Drawing name: X:\4000899-00\Concepts\Concept Plan - C.dwg Jan 30, 2026 - 9:34am



SITE DATA

INCLUDED PARCELS:
PID:3212022320001, PID:321202231
PID:3212022320011

TOTAL CONCEPT AREA = 25.78 ac
County GIS for PID:3212022320011

EXISTING ZONING: A-1 - AGRICULTURAL
PROPOSED ZONING: MIXED USE

- DEVELOPMENT SITE LIMITATIONS:
1. PROJECTED FEMA, COMPENSATORY FLOOD STORAGE AND PRESERVED WETLANDS
 2. EXISTING SANITARY SEWER AND PIPES BEYOND/OUTSIDE OF AREA 1= 1.3
 3. TERRITORIAL ROAD ROW DEDICATION

CONCEPT PLAN DESIGN ASSUMPTIONS

- TOWNHOME - TYPICAL UNIT: 5k
 - PRIVATE ROADS: 24' back to back
 - PUBLIC ROAD: 60' ROW, 32' back to back
 - MIN FRONT SETBACK TO PUBLIC ROAD
 - MIN SIDE SETBACK TO PUBLIC ROAD
 - MIN. SETBACK TO CR 81, TERRITORIAL WEST, EAST DEVELOPMENT BLOCK
 - MIN BUILDING SEPARATION: 20'
 - MIN BUILDING SETBACK TO PRIVATE ROAD
 - MIN DRIVEWAY LENGTH: 22' to 100'
 - MIN PRIVATE OFF-STREET PARKING
 - MIN BUILDING SETBACK TO PUBLIC ROAD
 - PARKING ASSUMPTIONS:
 - 2 Garage Stalls Per Unit = 2*
 - 2 Driveway Stalls Per Unit = 2*
 - Off-street 9x20' Private Stall
 - On-street (22' Long) Public Stall
 - Total Parking Available
- * On-street parking estimate is conceptual estimate shown in plan. 32' public road on both sides and thus likely that more

TOTAL UNITS: 172 UNITS

TOTAL ROADWAY LENGTH (Gray):
PRIVATE: 2,450 LF
PUBLIC: 2,080 LF

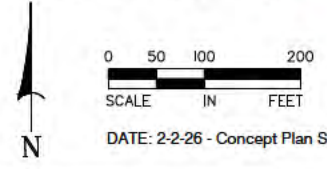
WETLAND INFORMATION:
DELINEATION PER PREVIOUSLY APPLICABLE CITY WETLAND BUFFER REQUIREMENTS

- 25' AVERAGE WIDTH, WITH A MINIMUM OF 15'
- 15' PRINCIPAL STRUCTURE SETBACK

LEGEND

- DEVELOPMENT BOUNDARY - per Aerial
- WETLAND DELINEATION PER NOD
- WETLAND BUFFER
- PROP. COMP. STORAGE /STORMWATER
- PROPOSED ROAD BACK/CURB
- PROPOSED INTERNAL LOT LINES
- FEMA FLOODPLAIN LIMITS
- EXISTING PIPELINE EASEMENT (54')
- EXISTING SEWER EASEMENT (45,7')
- EXISTING ROADWAY EASEMENT (7')
- FEMA, WETLAND, AND STORMWATER
- PROPOSED WETLAND IMPACT (18, * 1,993 sf of these easements overlap)

STENSLIE/STERN PROPERTIES - CONCEPT PLAN with Aerial Overlay
DAYTON, MINNESOTA

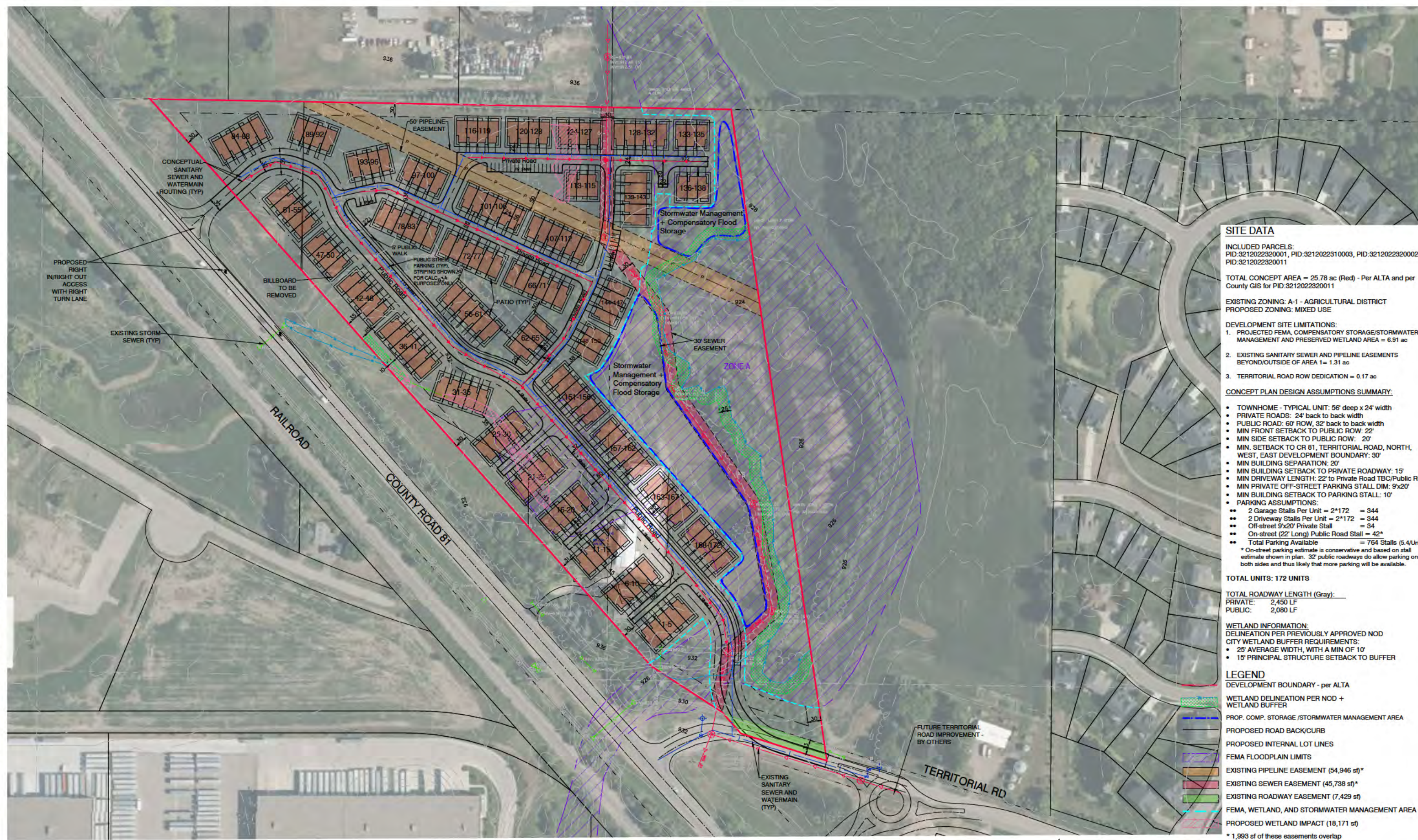


DATE: 2-2-26 - Concept Plan Submittal



73:
M:
61:
61:
ww

Drawing name: X:\4000899-00\Concepts\Concept Plan - C.dwg, Jan 30, 2026 - 9:26am



SITE DATA

INCLUDED PARCELS:
PID:3212022320001, PID:3212022310003, PID:3212022320002,
PID:3212022320011

TOTAL CONCEPT AREA = 25.78 ac (Red) - Per ALTA and per
County GIS for PID:3212022320011

EXISTING ZONING: A-1 - AGRICULTURAL DISTRICT
PROPOSED ZONING: MIXED USE

- DEVELOPMENT SITE LIMITATIONS:
1. PROJECTED FEMA, COMPENSATORY STORAGE/STORMWATER MANAGEMENT AND PRESERVED WETLAND AREA = 6.91 ac
 2. EXISTING SANITARY SEWER AND PIPELINE EASEMENTS BEYOND/OUTSIDE OF AREA 1 = 1.31 ac
 3. TERRITORIAL ROAD ROW DEDICATION = 0.17 ac

CONCEPT PLAN DESIGN ASSUMPTIONS SUMMARY:

- TOWNHOME - TYPICAL UNIT: 56' deep x 24' width
- PRIVATE ROADS: 24' back to back width
- PUBLIC ROAD: 60' ROW, 32' back to back width
- MIN FRONT SETBACK TO PUBLIC ROW: 22'
- MIN SIDE SETBACK TO PUBLIC ROW: 20'
- MIN. SETBACK TO CR 81, TERRITORIAL ROAD, NORTH, WEST, EAST DEVELOPMENT BOUNDARY: 30'
- MIN BUILDING SEPARATION: 20'
- MIN BUILDING SETBACK TO PRIVATE ROADWAY: 15'
- MIN DRIVEWAY LENGTH: 22' to Private Road TBC/Public ROW
- MIN PRIVATE OFF-STREET PARKING STALL DIM: 9x20'
- MIN BUILDING SETBACK TO PARKING STALL: 10'
- PARKING ASSUMPTIONS:
 - 2 Garage Stalls Per Unit = 2*172 = 344
 - 2 Driveway Stalls Per Unit = 2*172 = 344
 - Off-street 9x20' Private Stall = 34
 - On-street (22' Long) Public Road Stall = 42*
 - Total Parking Available = 764 Stalls (5.4/Unit)
- * On-street parking estimate is conservative and based on stall estimate shown in plan. 32' public roadways do allow parking on both sides and thus likely that more parking will be available.

TOTAL UNITS: 172 UNITS

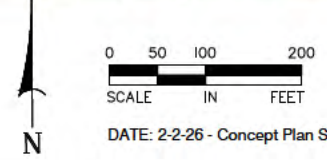
TOTAL ROADWAY LENGTH (Gray):
PRIVATE: 2,450 LF
PUBLIC: 2,080 LF

WETLAND INFORMATION:
DELINEATION PER PREVIOUSLY APPROVED NOD
CITY WETLAND BUFFER REQUIREMENTS:
• 25' AVERAGE WIDTH, WITH A MIN OF 10'
• 15' PRINCIPAL STRUCTURE SETBACK TO BUFFER

LEGEND

- DEVELOPMENT BOUNDARY - per ALTA
 - WETLAND DELINEATION PER NOD + WETLAND BUFFER
 - PROP. COMP. STORAGE/STORMWATER MANAGEMENT AREA
 - PROPOSED ROAD BACK/CURB
 - PROPOSED INTERNAL LOT LINES
 - FEMA FLOODPLAIN LIMITS
 - EXISTING PIPELINE EASEMENT (54,946 sf)*
 - EXISTING SEWER EASEMENT (45,738 sf)*
 - EXISTING ROADWAY EASEMENT (7,429 sf)
 - FEMA, WETLAND, AND STORMWATER MANAGEMENT AREA
 - PROPOSED WETLAND IMPACT (18,171 sf)
- * 1,993 sf of these easements overlap

STENSLIE/STERN PROPERTIES - CONCEPT PLAN with Aerial Overlay
DAYTON, MINNESOTA



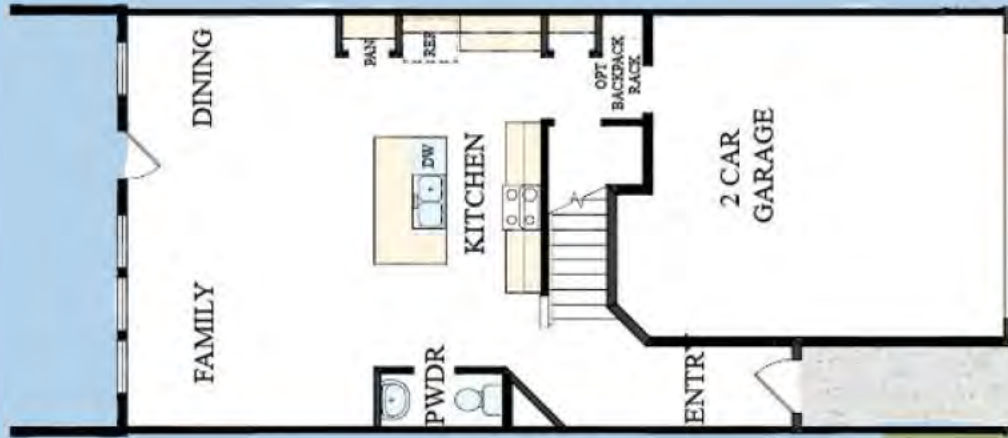
DATE: 2-2-26 - Concept Plan Submittal

733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

ALLIANT
ENGINEERING

THE LINDERMAN

1,885 - 1,889 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths | 1 Half Bath | 2 Car Garage | 24' Width x 56' Depth



FIRST FLOOR



SECOND FLOOR



ELEVATION A



ELEVATION B

THE SYLVAN

1,928-1,958 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths | 1 Half Bath | 2 Car Garage | 24' Width x 56' Depth



FIRST FLOOR



SECOND FLOOR



ELEVATION B

From: [REDACTED]
To: [Jon Sevald](#)
Subject: Response for meeting on 3/5/2026
Date: Thursday, February 26, 2026 5:52:10 PM

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.

Good evening,

Re: David Weekly Homes for a Concept Residential Townhome Subdivision

Unfortunately, I will be out of town for this meeting. Can you please accept this as my written testimony.

Dear Planning Commission Members,

I would like to voice my opinion in opposition to this development for the following reasons.

1. One of the exits for their subdivision is onto Territorial Rd, close to the intersection of County Rd 81.
 1. This is already a very dangerous intersection. The City of Dayton Council Members have recognized this as does Kevin Anderson, Hennepin County Commissioner.
 2. Going onto County Rd 81 from Territorial Rd is already congested. The new development, Territorial Grove, that is being built will add to the traffic on this small road. Then, wanting to add the traffic of an entire townhome subdivision seems extreme.
 3. The traffic on County Rd 81 is already bad in the morning and afternoon around this area. Once again, adding more vehicles is a strain on the already lacking infrastructure.
2. Too many multi housing complexes.
 1. I know the builders are trying to make as much money as they can. But cramming another townhome subdivision into a small area is not aesthetically appealing to the City of Dayton. I am hoping we are different from the overpopulated stacks of townhomes and homes up the street off Fernbrook Ln N and 105th Ave N/Arbor Rdg Parkway.
 2. I am worried that these types of homes are going to bring down the market value of my single-family home.
 3. Are schools able to keep up with overpopulation?

Thank you for your time and consideration.

Sincerely,

Naomi Bretz
16770 112th Ave N
Dayton, MN 55369



ITEM:

Dayton Engineering Design Guidelines

PREPARED BY:

Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Authorize use of the Dayton Engineering Design Guidelines, including Dayton Standard Detail Plates, as enforceable requirements in consideration of public improvements constructed as part of development applications

BACKGROUND:

City Standard Detail Plates and past practices have historically been used for consideration when reviewing engineering design and documents for infrastructure proposed with development projects. From time to time, discrepancies between these documents/practices and city code are noted, and sometimes challenged.

City staff and engineering recently formalized a document outlining the requirements and expectation of infrastructure to be constructed within the city. This, together with Dayton's Standard Detail Plates, make up the resource known as the Dayton Engineering Guidelines.

Standard Detail Plates: Technical, standardized drawings utilized in construction and infrastructure projects to ensure quality and uniformity. They provide specific details for materials and methods, covering areas such as street design, storm/sanitary sewers, water mains, and other miscellaneous city infrastructure and features.

These documents are available on Dayton's website:

https://www.daytonmn.gov/departments/public_works/engineering.php#outer-241

Under "General Engineering":



Being these standards and requirements are routinely reviewed and updated, as appropriate – as compared to those set forth in city code – staff feels that Council action regarding the enforceability of these documents would be helpful in maintaining the desired infrastructure delivered with development.

RECOMMENDATION:

Staff recommends Council support in enforcing standards set forth in the Dayton Engineering Guidelines document (including the Dayton Standard Detail Plates).

ATTACHMENT(S):

None. See link above to documents, located on the City of Dayton website

ITEM:

Approval of Community Survey

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

The Morris Leatherman Company completed a phone survey in 2024 for the City of Dayton as an initial baseline for information related to the direction that the City of Dayton residents felt the City is going and what changes/items they felt were needed moving forward.

As a follow-up to that survey 2 years ago, the City Council and staff budgeted for another round of that survey to understand more completely about what the residents are thinking within the Community. As we continue to grow and have new residents moving in, its immensely important that we touch base with the community to understand their values, needs, and desires.

CRITICAL ISSUES:

None

RECOMMENDATION:

City Staff recommends that the City Council approve the Community Survey for 2026.

ATTACHMENT(S):

2026 City of Dayton Proposed Survey Questions

THE MORRIS LEATHERMAN COMPANY
3128 Dean Court
Minneapolis, Minnesota 55416

CITY OF DAYTON
RESIDENTIAL SURVEY
REVISED 2.0 APRIL 2026

Hello, I'm _____ of the Morris Leatherman Company, a polling firm located in Minneapolis. We've been hired by the City of Dayton to speak with a random sample of residents about issues facing the city. The survey is being taken because your local elected leaders and city staff are interested in your opinions and suggestions. I want to assure you that all individual responses will be held strictly confidential; only summaries of the entire sample will be reported. (DO NOT PAUSE)

1. Approximately how many years have you lived in the City of Dayton?
- FIVE YEARS OR LESS.....1
 - SIX TO TEN YEARS.....2
 - ELEVEN TO TWENTY YRS.....3
 - 21 TO 30 YEARS.....4
 - OVER THIRTY YEARS.....5
 - DON'T KNOW/REFUSED.....6

2. Thinking back to when you moved to Dayton, what factors were most important to you in selecting the city?

3. How would you rate the quality of life in the City of Dayton - excellent, good, only fair, or poor?
- EXCELLENT.....1
 - GOOD.....2
 - ONLY FAIR.....3
 - POOR.....4
 - DON'T KNOW/REFUSED.....5

4. What do you like most about living in the City of Dayton?

5. What do you think is the most serious issue facing the City of Dayton today?

6. All in all, do you think things in the City of Dayton are headed in the right direction, or do you think things are off on the wrong track?
- RIGHT DIRECTION.....1
 - WRONG TRACK.....2
 - DON'T KNOW/REFUSED.....3

IF "WRONG TRACK," ASK:

	VIM	SIM	NVI	NAA	DKR
17. Public open spaces?	1	2	3	4	5
18. Public safety?	1	2	3	4	5
19. Community events?	1	2	3	4	5
20. Public transportation?	1	2	3	4	5
21. Retail shopping opportunities?	1	2	3	4	5
22. Dining and entertainment opportunities?	1	2	3	4	5

Now for each one, please rate the City of Dayton on that characteristic as excellent, good, only fair or poor.

	EXC	GOO	FAI	POO	DKR
23. City parks?	1	2	3	4	5
24. City trails?	1	2	3	4	5
25. Recreational programs?	1	2	3	4	5
26. Schools?	1	2	3	4	5
27. Public open spaces?	1	2	3	4	5
28. Public safety?	1	2	3	4	5
29. Community events?	1	2	3	4	5
30. Public transportation?	1	2	3	4	5
31. Retail shopping opportunities?	1	2	3	4	5
32. Dining and entertainment opportunities?	1	2	3	4	5

Turning to city services....

33. Do you think the quality of city services has been able to keep pace with the growth in Dayton?	YES.....	1
	NO.....	2
	DON'T KNOW/REFUSED.....	3

IF "NO," ASK:

34. What services, in particular, have not been able to keep pace?

I would like to read you a list of a few city services. For each one, please tell me whether you would rate the quality of the service as excellent, good, only fair, or poor?

	EXCL	GOOD	FAIR	POOR	DKR
35. Police protection?	1	2	3	4	5
36. Fire protection?	1	2	3	4	5
37. Storm water run-off and drainage?	1	2	3	4	5
38. Park maintenance?	1	2	3	4	5
39. Park facilities?	1	2	3	4	5
40. Administration?	1	2	3	4	5
41. Utility billing?	1	2	3	4	5

	EXCL	GOOD	FAIR	POOR	DKR
42. Building inspections?	1	2	3	4	5
43. City drinking water?	1	2	3	4	5
44. City planning?	1	2	3	4	5
45. Communications?	1	2	3	4	5

For the next two city services, please consider only their job on city-maintained streets and roads in neighborhoods. That means you should exclude state and county roads, such as Dayton River Road and Fernbrook Lane, that are taken care of by other levels of government and private roads in neighborhoods. Keeping that in mind, would you rate each of the following as excellent, good, only fair, or poor.....

	EXCL	GOOD	FAIR	POOR	DKR
46. Snowplowing of city streets?	1	2	3	4	5
47. City street maintenance?	1	2	3	4	5

I am going to re-read the list of city services. For each service, please tell me if you would support an increase in funding for the service, keep the funding for the service at its current level, make cuts in the funding for the service, or eliminate funding for the service.

(ROTATE)

	INC	MAI	CUT	ELM	DKR
48. Police protection?	1	2	3	4	5
49. Fire protection?	1	2	3	4	5
50. Storm water run-off and drainage?	1	2	3	4	5
51. Park maintenance?	1	2	3	4	5
52. Park facilities?	1	2	3	4	5
53. Administration?	1	2	3	4	5
54. Utility billing?	1	2	3	4	5
55. Building inspections?	1	2	3	4	5
56. City drinking water?	1	2	3	4	5
57. City planning?	1	2	3	4	5
58. Communications?	1	2	3	4	5
59. Snowplowing of city streets?	1	2	3	4	5
60. City street maintenance?	1	2	3	4	5

61. Do you consider city property taxes in the City of Dayton to be very high, somewhat high, about average, somewhat low, or very low?	VERY HIGH.....	1
	SOMEWHAT HIGH.....	2
	ABOUT AVERAGE.....	3
	SOMEWHAT LOW.....	4
	VERY LOW.....	5
	DON'T KNOW/REFUSED.....	6

62. When you consider the property taxes you pay and the quality of city services you receive, would you rate the general value of city services as excellent, good, only fair, or poor?	EXCELLENT.....	1
	GOOD.....	2
	ONLY FAIR.....	3
	POOR.....	4
	DON'T KNOW/REFUSED.....	5

Let's discuss police and fire service in the City of Dayton....

- 63. Over the past few years, have you had any interaction with the Dayton Police Department? YES.....1
NO.....2
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

- 64. How would you rate your experience with the police department - excellent, good, only fair, or poor? EXCELLENT.....1
GOOD.....2
ONLY FAIR.....3
POOR.....4
DON'T KNOW/REFUSED.....5

- 65. Over the past few years, have you had any interaction with the Dayton Fire Department? YES.....1
NO.....2
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

- 66. How would you rate your experience with the fire department - excellent, good, only fair, or poor? EXCELLENT.....1
GOOD.....2
ONLY FAIR.....3
POOR.....4
DON'T KNOW/REFUSED.....5

As the residential growth continues, a study done for the City determined there will be a need in the near future to relocate a fire station to the south area of the city. This station would allow space to grow the department and lower response times across the city.

- 67. How much would you be willing to see your property taxes increase to fund construction of a fire station? Let's say, would you be willing to see your monthly property taxes increase by \$___? (CHOOSE RANDOM STARTING POINT; MOVE UP OR DOWN DEPENDING ON RESPONSE) How about \$___ per month? NOTHING.....1
\$10.00.....2
\$20.00.....3
\$30.00.....4
\$40.00.....5
\$50.00.....6
OVER \$50.00.....7
DON'T KNOW/REFUSED.....8

Most communities have one of two systems for trash collection. Dayton has an open collection system, where residents choose any of the haulers licensed by the City. Some cities use a collection system in which the City manages the system, negotiates prices and standardizes services for residential trash collection.

- 68. Would you favor or oppose the City of Dayton changing from the current system in which residents choose their trash hauler to a system where the City manages collection? (WAIT FOR RESPONSE) DON'T FEEL STRONGLY THAT WAY? STRONGLY FAVOR.....1
FAVOR.....2
OPPOSE.....3
STRONGLY OPPOSE.....4
DON'T KNOW/REFUSED.....5

IF A RESPONSE IS GIVEN, ASK:

69. Could you tell me one or two reasons for your decision?

I would like to read a list of aspects of trash collection. For each one, please tell me if you think it is better under an open collection system or a City managed collection system. (WAIT FOR RESPONSE) Do you feel strongly that way? If you have no opinion, just say so.... (ROTATE)

	STO	OPE	CIT	STC	DKR
70. Cost for trash collection?	1	2	3	4	5
71. Pollution from trucks?	1	2	3	4	5
72. Customer service?	1	2	3	4	5
73. Pedestrian safety?	1	2	3	4	5
74. Wear and tear on city streets?	1	2	3	4	5

Changing topics....

75. Are there any types of development you would like to see in the city? (IF "YES," ASK:) What are they?

76. Are there any types of development you would strongly oppose?

As the City of Dayton continues development....

77. Do you support or oppose the City providing financial incentives to attract specific types of development? (WAIT FOR RESPONSE) Do you feel strongly that way?	STRONGLY SUPPORT.....1
	SUPPORT.....2
	OPPOSE.....3
	STRONGLY OPPOSE.....4
	DON'T KNOW/REFUSED.....5

I would like to read you a list of characteristics of a community. For each one, please tell me if you think City of Dayton currently has too many or too much, too few or too little, or about the right amount.

	MANY /MCH	FEW/ LITT	ABT RGHT	DK/ REFD
78. Manufactured or mobile homes?	1	2	3	4
79. Rental apartments?	1	2	3	4
80. Townhouses?	1	2	3	4

	MANY /MCH	FEW/ LITT	ABT RGHT	DK/ REFD
81. Starter homes under \$300,000?	1	2	3	4
82. "Move up" housing between \$300,000 to \$750,000?	1	2	3	4
83. High-end housing over \$750,000?	1	2	3	4
84. Hobby farms and large lots over one and a half acres?	1	2	3	4
85. Assisted living?	1	2	3	4
86. One-level senior housing maintained by an association?	1	2	3	4
87. Affordable housing, defined by the Met Council as a single family home costing less than \$306,500?	1	2	3	4
88. Parks and open spaces?	1	2	3	4
89. Trails and bikeways?	1	2	3	4
90. Job producing businesses?	1	2	3	4
91. Service and retail establishments?	1	2	3	4
92. Entertainment establishments?	1	2	3	4
93. Restaurants?	1	2	3	4

Increased housing density involves building more housing units in a specific area designed to accommodate a higher number of people.

94. How would you rate the importance of increasing housing density throughout the city - very important, somewhat important, or not too important?	VERY IMPORTANT.....1
	SOMEWHAT IMPORTANT.....2
	NOT TOO IMPORTANT.....3
	DON'T KNOW/REFUSED.....4

Changing topics....

95. How would you rate park and recreation amenities in the City of Dayton - excellent, good, only fair, or poor?	EXCELLENT.....1
	GOOD.....2
	ONLY FAIR.....3
	POOR.....4
	DON'T KNOW/REFUSED.....5
96. Does the current mix of park and recreational amenities in the city adequately meet the needs of your household?	YES.....1
	NO.....2
	DON'T KNOW/REFUSED.....3

IF "NO," ASK:

97. What additional park and recreational amenities would you like to see offered?

98. How important are park and recreational facilities to your overall quality of life in Dayton - is it very important, somewhat important, not too important, or not at all important? VERY IMPORTANT.....1
SOMEWHAT IMPORTANT.....2
NOT TOO IMPORTANT.....3
NOT AT ALL IMPORTANT.....4
DON'T KNOW/REFUSED.....5
99. How important is the quality and appearance of city park and recreational facilities to the value of your home - very important, somewhat important, not too important, or not at all important? VERY IMPORTANT.....1
SOMEWHAT IMPORTANT.....2
NOT TOO IMPORTANT.....3
NOT AT ALL IMPORTANT.....4
DON'T KNOW/REFUSED.....5
100. During the past year, have you or members of your household visited Elsie Stephens Park on the Mississippi River? (IF "YES," ASK:) How would you rate Elsie Stephens Park - excellent, good, only fair, or poor? NO.....1
YES/EXCELLENT.....2
YES/GOOD.....3
YES/ONLY FAIR.....4
YES/POOR.....5
DON'T KNOW/REFUSED.....6
101. During the past year, have you or members of your household visited the Elm Creek Park Reserve? YES.....1
NO.....2
DON'T KNOW/REFUSED.....3
- IF "YES," ASK:
102. Was the City of Dayton's proximity to the Elm Creek Park Preserve as major factor in your decision to move to Dayton, a minor factor, or was it not a factor all? MAJOR FACTOR.....1
MINOR FACTOR.....2
NOT A FACTOR.....3
DON'T KNOW/REFUSED.....4

Over the past few years, the City of Dayton has conducted a system wide review of the City's parks and trails system. The purpose of this review was to determine trends, improvements, and community priorities for making improvements to the parks and trails system.

For each of the following, please tell me if you would strongly support a property tax increase for that purpose, somewhat support, somewhat oppose or strongly oppose a property tax increase. (ROTATE)

	STS	SMS	SMO	STO	DKR
103. Additional pedestrian and bicycling trails?	1	2	3	4	5
104. Additional horseback riding trails?	1	2	3	4	5
105. Additional snowmobiling trails?	1	2	3	4	5
106. Construction of a splash pad?	1	2	3	4	5
107. Construction of an indoor sports complex, including a fieldhouse or dome with artificial turf athletic fields?	1	2	3	4	5
108. Pickleball courts?	1	2	3	4	5

109. Construction of a large outdoor community park with athletic fields and playground?	1	2	3	4	5
110. A Veteran's Memorial?	1	2	3	4	5
111. A bandshell for concerts?	1	2	3	4	5
112. Docks and fishing pier?	1	2	3	4	5
113. Picnic shelters?	1	2	3	4	5
114. An off-leash dog park?	1	2	3	4	5

Suppose the City of Dayton proposed a parks and recreational facilities referendum which you considered to be a reasonable approach. The proposal would be placed on a referendum ballot for approval by the voters. In order to fund construction, residents would be asked to approve a property tax increase for a twenty year period.

115. How much would you be willing to see your property taxes increase to fund these improvements? Let's say, would you be willing to see your monthly property taxes increase by \$___? (CHOOSE RANDOM STARTING POINT; MOVE UP OR DOWN DEPENDING ON RESPONSE) How about \$___ per month?	NOTHING.....	1
	\$6.00.....	2
	\$12.00.....	3
	\$18.00.....	4
	\$24.00.....	5
	\$30.00.....	6
	OVER \$30.00.....	7
	DON'T KNOW/REFUSED.....	8
116. Have you or members of your household attended programs at the Activities Center? (IF "YES," ASK:) How would you rate your experience - excellent, good, only fair, or poor?	NO.....	1
	YES/EXCELLENT.....	2
	YES/GOOD.....	3
	YES/ONLY FAIR.....	4
	YES/POOR.....	5
	DON'T KNOW/REFUSED.....	6
117. Are there any changes or improvements you would like to see to the programs offered at the Activities Center?		

The City of Dayton hosts many city events, including Holly Dayton, the Easter Egg Hunt, Jack-O-Lantern Trail and Family Fun Night.

118. Have you or members of your household participated in any city events? (IF "YES," ASK:) How would you rate your experience - excellent, good, only fair, or poor?	NO.....	1
	YES/EXCELLENT.....	2
	YES/GOOD.....	3
	YES/ONLY FAIR.....	4
	YES/POOR.....	5
	DON'T KNOW/REFUSED.....	6

119. Are there any changes or improvements you would like to see to city events?

Moving on.....

- | | |
|--|--|
| 120. Other than voting, do you feel that if you wanted to, you could have a say about the way things are run in the City of Dayton? | YES.....1
NO2
DON'T KNOW/REFUSED.....3 |
| 121. How much do you think you know about the work of the Mayor and City Council - a great deal, a fair amount, very little, or none at all? | A GREAT DEAL.....1
A FAIR AMOUNT.....2
VERY LITTLE.....3
NONE AT ALL.....4
DON'T KNOW/REFUSED.....5 |
| 122. From what you know, do you approve or disapprove of the job of the Mayor and City Council are doing? (WAIT FOR RESPONSE) And do you feel strongly that way? | STRONGLY APPROVE.....1
SOMEWHAT APPROVE.....2
SOMEWHAT DISAPPROVE.....3
STRONGLY DISAPPROVE.....4
DON'T KNOW/REFUSED.....5 |
| 123. How much first hand contact have you had with the Dayton city staff - quite a lot, some, very little, or none? | QUITE A LOT.....1
SOME.....2
VERY LITTLE.....3
NONE.....4
DON'T KNOW/REFUSED.....5 |
| 124. From what you have heard or seen, how would you rate the job performance of the Dayton city staff - excellent, good, only fair, or poor? | EXCELLENT.....1
GOOD.....2
ONLY FAIR.....3
POOR.....4
DON'T KNOW/REFUSED.....5 |
| 125. During the past year, have you visited or contacted Dayton City Hall in person, on the telephone, or using the website? | YES.....1
NO.....2
DON'T KNOW/REFUSED.....3 |

IF "YES," ASK:

Thinking about your last contact with the City, for each of the following characteristics, please rate the service as excellent, good, only fair, or poor....

	EXC	GOO	FAI	POO	DKR
126. Wait time for city staff to respond?	1	2	3	4	5
127. Ease of reaching a city Staff member who could help you?	1	2	3	4	5

	EXC	GOO	FAI	POO	DKR
128. Courtesy of the city staff?	1	2	3	4	5
129. Efficiency of the city staff?	1	2	3	4	5

Turning to city communications....

130. What is your principal source of information about Dayton City Government and its activities?

131. If you could choose the best way for you to receive information about your City Government and the issues facing the community, what would it be?

The City publishes a newsletter called the "Dayton Communicator," which is mailed to all residents quarterly.

132. Do you read this newsletter? YES.....1
NO2
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

133. How would you evaluate its content and format - excellent, good, only fair, or poor? EXCELLENT.....1
GOOD.....2
ONLY FAIR.....3
POOR.....4
DON'T KNOW/REFUSED.....5

134. Do you have access to the Internet? YES.....1
NO.....2
DON'T KNOW/REFUSED.....3

IF INTERNET ACCESS, ASK:

135. Have you or any member of your household accessed the City of Dayton website? YES.....1
NO.....2
DON'T KNOW/REFUSED.....3

IF "YES," ASK:

136. How often do you visit the City's website - frequently, occasionally, rarely, or whenever needed? FREQUENTLY.....1
OCCASIONALLY.....2
RARELY.....3
WHENEVER NEEDED.....4
DON'T KNOW/REFUSED.....5

137.	How would you evaluate the content of the City's website - excellent, good, only fair, or poor?	EXCELLENT.....1 GOOD.....2 ONLY FAIR.....3 POOR.....4 DON'T KNOW/REFUSED.....5
138.	How would you rate the ease of navigating the City's website and finding information you sought - excellent, good, only fair, or poor?	EXCELLENT.....1 GOOD.....2 ONLY FAIR.....3 POOR.....4 DON'T KNOW/REFUSED.....5
139.	Have you used the City of Dayton Government Facebook or Instagram to receive information from the city?	YES.....1 NO.....2 DON'T KNOW/REFUSED.....3

IF "YES," ASK:

140.	How would you rate the city's social media - excellent, good, only fair, or poor?	EXCELLENT.....1 GOOD.....2 ONLY FAIR.....3 POOR.....4 DON'T KNOW/REFUSED.....5
------	---	--

Now, just a few more questions for demographic purposes....

Could you please tell me how many people in each of the following age groups live in your household. Let's start with the oldest. Be sure to include yourself.

141.	First, persons 65 or over?	NONE.....0 ONE.....1 TWO OR MORE.....2 REFUSED.....3
142.	Adults under 65?	NONE.....0 ONE.....1 TWO.....2 THREE OR MORE.....3 REFUSED.....4
143.	School-aged or pre-school children?	NONE.....0 ONE.....1 TWO.....2 THREE OF MORE.....3 REFUSED.....4
144.	What is your age, please?	18-34.....1 35-54.....2 55 AND OVER.....3 REFUSED.....4

IF "55 AND OVER," ASK:

145. Are there any recreation programs or activities that you would be interested in the City of Dayton offering?

146. Finally, thinking about your household finances, how would you describe your financial situation, would you say that -	STATEMENT A.....1
A) Your monthly expenses are exceeding your income;	STATEMENT B.....2
B) You are meeting your monthly expenses but are putting aside little or no savings;	STATEMENT C.....3
C) You are managing comfortably while putting some money aside;	STATEMENT D.....4
D) Managing very well?	DON'T KNOW/REFUSED.....5

Thank you for your time. Good-bye.

147. Gender (BY OBSERVATION)	MALE.....1
	FEMALE.....2

148. Precinct (FROM LIST)	ONE.....1
	TWO.....2
	THREE.....3

Payments to be approved at City Council Meeting April 14, 2026

	<u>Totals</u>
Claims Roster 04-14-2026	\$ 735,091.37
Prepaid 03-26-2026 EB	\$ 84,708.13
Prepaid 04-08-2026 FB	\$ 6,000.40
Total Payments:	\$ 825,799.90
Payroll 03-26-2026 Bi-Weekly 07	\$ 113,381.44
Payroll 04-08-2026 FD 03.2026	\$ 14,826.47

Check # sequence to be approved by City Council from meeting date of 4/14/2026:

Checks # 080599-080673

04/09/2026

INVOICE REGISTER REPORT FOR CITY OF DAYTON MN
 EXP CHECK RUN DATES 04/14/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
	J.P. MORGAN CHASE BANK NA Crime Prevention Subscription 26 101-42120-50395	01/30/2026 CHOYT	04/07/2026	50.00 50.00	50.00	Open	N 01/30/2026
	J.P. MORGAN CHASE BANK NA Firearms Safety Equip 101-42120-50580	02/03/2026 CHOYT	04/07/2026	261.49 261.49	261.49	Open	N 02/03/2026
	J.P. MORGAN CHASE BANK NA MN Leap Admin Subscripion 26 101-42120-50205	02/06/2026 CHOYT	04/07/2026	50.00 50.00	50.00	Open	N 02/06/2026
	J.P. MORGAN CHASE BANK NA Field Training Supplies 101-42120-50580	02/10/2026 CHOYT	04/07/2026	38.81 38.81	38.81	Open	N 02/10/2026
	J.P. MORGAN CHASE BANK NA Training Meal 101-42120-50331	02/10/2026 CHOYT	04/07/2026	124.07 124.07	124.07	Open	N 02/10/2026
	J.P. MORGAN CHASE BANK NA Office Supplies 101-42120-50200	02/10/2026 CHOYT	04/07/2026	47.08 47.08	47.08	Open	N 02/10/2026
	J.P. MORGAN CHASE BANK NA Training Meal 101-42120-50331	02/11/2026 CHOYT	04/07/2026	124.07 124.07	124.07	Open	N 02/11/2026
	J.P. MORGAN CHASE BANK NA	02/13/2026	04/07/2026	30.00	30.00	Open	N

ID Card Subscription	CHOYT						02/13/2026
101-41810-50205 ID Card Subscription				30.00			
J.P. MORGAN CHASE BANK NA	02/14/2026	04/07/2026		75.34	75.34	Open	N
PD UNIFORM ALLOWANCE; B MURPHY	CHOYT						02/14/2026
101-42120-50217 UNIFORM ALLOWANCE; B MURPHY				75.34			
J.P. MORGAN CHASE BANK NA	02/14/2026	04/07/2026		33.99	33.99	Open	N
PD UNIFORM ALLOWANCE; B MURPHY	CHOYT						02/14/2026
101-42120-50217 UNIFORM ALLOWANCE; B MURPHY				33.99			
J.P. MORGAN CHASE BANK NA	02/16/2026	04/07/2026		15.41	15.41	Open	N
PD UNIFORM ALLOWANCE; B MURPHY	CHOYT						02/16/2026
101-42120-50217 UNIFORM ALLOWANCE; B. MURPHY				15.41			
J.P. MORGAN CHASE BANK NA	01/30/2026	04/07/2026		24.99	24.99	Open	N
Supplies - Knot Brush	CHOYT						01/30/2026
101-43100-50210 Supplies - Knot Brush				24.99			
J.P. MORGAN CHASE BANK NA	02/04/2026	04/07/2026		425.00	425.00	Open	N
Septic Pumping	CHOYT						02/04/2026
101-41810-50300 Septic Pumping				425.00			
J.P. MORGAN CHASE BANK NA	02/05/2026	04/07/2026		402.73	402.73	Open	N
PW Q1 Meeting Food	CHOYT						02/05/2026
101-43100-50210 PW Q1 Meeting Food				402.73			
J.P. MORGAN CHASE BANK NA	02/06/2026	04/07/2026		75.00	75.00	Open	N
On Line Training	CHOYT						02/06/2026
101-43100-50208 On Line Training				75.00			
J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026		13.56	13.56	Open	N
OFFICE SUPPLIES	CHOYT						02/09/2026
101-43100-50210 OFFICE SUPPLIES				13.56			
J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026		68.16	68.16	Open	N
Q1 Staff Meeting Lunch	CHOYT						02/09/2026
101-43100-50210 Q1 Staff Meeting Lunch				68.16			

J.P. MORGAN CHASE BANK NA	02/11/2026	04/07/2026	47.48	47.48	Open	N
Shop Supplies	CHOYT					02/11/2026
101-43100-50210 Shop Supplies			47.48			

J.P. MORGAN CHASE BANK NA	02/11/2026	04/07/2026	315.40	315.40	Open	N
Operating Supplies	CHOYT					02/11/2026
101-45200-50210 Operating Supplies			315.40			

J.P. MORGAN CHASE BANK NA	02/19/2026	04/07/2026	162.29	162.29	Open	N
Hardware Supplies	CHOYT					02/19/2026
101-43100-50210 Hardware Supplies			162.29			

J.P. MORGAN CHASE BANK NA	02/24/2026	04/07/2026	497.00	497.00	Open	N
Welding tools	CHOYT					02/24/2026
101-43100-50580 Welding tools			497.00			

J.P. MORGAN CHASE BANK NA	02/02/2026	04/07/2026	468.00	468.00	Open	N
Survey Monkey Annual Subscription	CHOYT					02/02/2026
101-41810-50321 Survey Monkey Annual Subscription			468.00			

J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026	5.90	5.90	Open	N
Windshield Washer Fluid - Admin Vehicle	CHOYT					02/03/2026
101-41310-50200 Windshield Washer Fluid - Admin Vehicle			5.90			

J.P. MORGAN CHASE BANK NA	02/04/2026	04/07/2026	1,200.00	1,200.00	Open	N
Conflict Facilitation Meeting	CHOYT					02/04/2026
101-43100-50300 Conflict Facilitation Meeting			1,200.00			

J.P. MORGAN CHASE BANK NA	02/13/2026	04/07/2026	10.08	10.08	Open	N
Peer Compass Group Lunch	CHOYT					02/13/2026
101-41310-50200 Peer Compass Group Lunch			10.08			

J.P. MORGAN CHASE BANK NA	02/13/2026	04/07/2026	65.00	65.00	Open	N
Star Tribune Annual Subscription	CHOYT					02/13/2026
101-41310-50205 Star Tribune Annual Subscription			65.00			

J.P. MORGAN CHASE BANK NA	02/18/2026	04/07/2026	20.00	20.00	Open	N

LMC Safety and Loss Workshop	CHOYT						02/18/2026
101-41420-50208 LMC Safety and Loss Workshop				20.00			
J.P. MORGAN CHASE BANK NA	02/23/2026	04/07/2026		149.58	149.58	Open	N
Dept Head Lunch Meeting	CHOYT						02/23/2026
101-41310-50200 Dept Head Lunch Meeting				149.58			
J.P. MORGAN CHASE BANK NA	02/26/2026	04/07/2026		178.24	178.24	Open	N
MCMA Conference Hotel	CHOYT						02/26/2026
101-41310-50208 MCMA Conference Hotel				178.24			
J.P. MORGAN CHASE BANK NA	02/01/2026	04/07/2026		502.00	502.00	Open	N
Documo/ fax	CHOYT						02/01/2026
101-41810-50321 Documo/ fax				502.00			
J.P. MORGAN CHASE BANK NA	02/05/2026	04/07/2026		30.00	30.00	Open	N
Mayors association dues 2026	CHOYT						02/05/2026
101-41110-50205 Mayors association dues 2026				30.00			
J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026		189.95	189.95	Open	N
office supplies-cleaning	CHOYT						02/09/2026
101-41810-50200 office supplies-cleaning				189.95			
J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026		36.37	36.37	Open	N
office supplies-cleaning	CHOYT						02/09/2026
101-41810-50200 office supplies-cleaning				36.37			
J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026		72.71	72.71	Open	N
office supplies-cleaning	CHOYT						02/09/2026
101-41810-50200 office supplies-cleaning				72.71			
J.P. MORGAN CHASE BANK NA	02/10/2026	04/07/2026		29.54	29.54	Open	N
office supplies-cleaning	CHOYT						02/10/2026
101-41810-50200 office supplies-cleaning				29.54			
J.P. MORGAN CHASE BANK NA	02/11/2026	04/07/2026		45.52	45.52	Open	N
Council food	CHOYT						02/11/2026
101-41110-50210 Council food				45.52			

J.P. MORGAN CHASE BANK NA office supplies-cleaning 101-41810-50200	02/16/2026 CHOYT office supplies-cleaning	04/07/2026	384.25 384.25	384.25	Open	N 02/16/2026
J.P. MORGAN CHASE BANK NA office supplies-cleaning 101-41810-50200	02/18/2026 CHOYT office supplies-cleaning	04/07/2026	9.84 9.84	9.84	Open	N 02/18/2026
J.P. MORGAN CHASE BANK NA office supplies-cleaning 101-41810-50200	02/18/2026 CHOYT office supplies-cleaning	04/07/2026	263.55 263.55	263.55	Open	N 02/18/2026
J.P. MORGAN CHASE BANK NA digium February 101-41820-50308	02/18/2026 CHOYT digium February	04/07/2026	677.01 677.01	677.01	Open	N 02/18/2026
J.P. MORGAN CHASE BANK NA microsoft 101-41820-50308	02/23/2026 CHOYT microsoft	04/07/2026	11.00 11.00	11.00	Open	N 02/23/2026
J.P. MORGAN CHASE BANK NA Zoom March 101-41500-50205	02/26/2026 CHOYT Zoom March	04/07/2026	52.09 52.09	52.09	Open	N 02/26/2026
J.P. MORGAN CHASE BANK NA Office Supplies- coffee 101-41810-50200	01/29/2026 CHOYT Office Supplies- coffee	04/07/2026	30.68 30.68	30.68	Open	N 01/29/2026
J.P. MORGAN CHASE BANK NA pen refills 101-41810-50200	01/31/2026 CHOYT pen refills	04/07/2026	6.96 6.96	6.96	Open	N 01/31/2026
J.P. MORGAN CHASE BANK NA coffee filters and batteries 101-41810-50200	02/02/2026 CHOYT coffee filters and batteries	04/07/2026	33.97 33.97	33.97	Open	N 02/02/2026
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026	20.99	20.99	Open	N

power surge strip		CHOYT						02/03/2026
101-41810-50200	power surge strip			20.99				
J.P. MORGAN CHASE BANK NA		02/03/2026	04/07/2026	14.99	14.99	Open	N	
hdmi cord		CHOYT						02/03/2026
101-41810-50200	hdmi cord			14.99				
J.P. MORGAN CHASE BANK NA		02/06/2026	04/07/2026	89.69	89.69	Open	N	
Adobe-KH		CHOYT						02/06/2026
101-41810-50205	Adobe-KH			89.69				
J.P. MORGAN CHASE BANK NA		02/07/2026	04/07/2026	34.99	34.99	Open	N	
divided file folders		CHOYT						02/07/2026
101-41810-50200	divided file folders			34.99				
J.P. MORGAN CHASE BANK NA		02/23/2026	04/07/2026	39.74	39.74	Open	N	
office supplies- coffee		CHOYT						02/23/2026
101-41810-50200	office supplies- coffee			39.74				
J.P. MORGAN CHASE BANK NA		01/30/2026	04/07/2026	19.99	19.99	Open	N	
Organizer for Desk		CHOYT						01/30/2026
101-41910-50210	Organizer for Desk			19.99				
J.P. MORGAN CHASE BANK NA		02/02/2026	04/07/2026	4.87	4.87	Open	N	
Pens		CHOYT						02/02/2026
101-41910-50210	Pens			4.87				
J.P. MORGAN CHASE BANK NA		02/05/2026	04/07/2026	30.22	30.22	Open	N	
Easter Egg Fillables		CHOYT						02/05/2026
101-41910-50210	Easter Egg Fillables			30.22				
J.P. MORGAN CHASE BANK NA		02/05/2026	04/07/2026	37.07	37.07	Open	N	
Easter Bunny Stickers		CHOYT						02/05/2026
101-41910-50210	Easter Bunny Stickers			37.07				
J.P. MORGAN CHASE BANK NA		02/07/2026	04/07/2026	133.22	133.22	Open	N	
Eastere Egg Hunt supplies		CHOYT						02/07/2026
101-41910-50210	Eastere Egg Hunt supplies			133.22				

J.P. MORGAN CHASE BANK NA toner cartridges 101-43100-50210	toner cartridges	02/12/2026 CHOYT	04/07/2026	129.99	129.99	Open	N 02/12/2026
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J.P. MORGAN CHASE BANK NA Software Subscription 101-43100-50210	Software Subscription	02/14/2026 CHOYT	04/07/2026	120.00	120.00	Open	N 02/14/2026
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J.P. MORGAN CHASE BANK NA Digital Note Pad 101-43100-50210	Digital Note Pad	02/13/2026 CHOYT	04/07/2026	499.00	499.00	Open	N 02/13/2026
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J.P. MORGAN CHASE BANK NA Irrigation Remote Access 101-45200-50210	Irrigation Remote Access	02/13/2026 CHOYT	04/07/2026	85.50	85.50	Open	N 02/13/2026
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J.P. MORGAN CHASE BANK NA Easter Egg Hunt Supplies 101-41910-50210	Easter Egg Hunt Supplies	02/14/2026 CHOYT	04/07/2026	22.99	22.99	Open	N 02/14/2026
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J.P. MORGAN CHASE BANK NA Office supplies 101-43100-50210	Office supplies	02/14/2026 CHOYT	04/07/2026	21.81	21.81	Open	N 02/14/2026
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J.P. MORGAN CHASE BANK NA Irrigation Remote Access 101-45200-50210	Irrigation Remote Access	02/15/2026 CHOYT	04/07/2026	111.00	111.00	Open	N 02/15/2026
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J.P. MORGAN CHASE BANK NA Pressure Vesel Inspection 101-43100-50300	Pressure Vesel Inspection	02/24/2026 CHOYT	04/07/2026	25.00	25.00	Open	N 02/24/2026
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J.P. MORGAN CHASE BANK NA Pressure Vessel Inspection 601-49400-50300	Pressure Vessel Inspection	02/24/2026 CHOYT	04/07/2026	25.00	25.00	Open	N 02/24/2026
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J.P. MORGAN CHASE BANK NA		01/31/2026	04/07/2026	(1,130.00)	(1,130.00)	Open	N

Credit for One FDIC Registration	CHOYT						01/31/2026
101-42260-50208	Credit for One FDIC Registration			(1,130.00)			
J.P. MORGAN CHASE BANK NA	01/30/2026	04/07/2026		208.00	208.00	Open	N
National Registry Testing Fees	CHOYT						01/30/2026
101-42260-50208	National Registry Testing Fees			208.00			
J.P. MORGAN CHASE BANK NA	02/01/2026	04/07/2026		400.39	400.39	Open	N
Radio Batteries Radio Holsters	CHOYT						02/01/2026
101-42260-50200	Radio Batteries Radio Holsters			400.39			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		21.69	21.69	Open	N
Adobe Dispute Rebill	CHOYT						02/03/2026
101-42260-50205	Adobe Dispute Rebill			21.69			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		46.49	46.49	Open	N
Haz-Mat Training Game	CHOYT						02/03/2026
101-42260-50208	Haz-Mat Training Game			46.49			
J.P. MORGAN CHASE BANK NA	02/04/2026	04/07/2026		25.00	25.00	Open	N
NREMT Refresher	CHOYT						02/04/2026
101-42260-50208	NREMT Refresher			25.00			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		30.62	30.62	Open	N
Blood Glucose Monitor's	CHOYT						02/03/2026
101-42260-50200	Blood Glucose Monitor's			30.62			
J.P. MORGAN CHASE BANK NA	02/04/2026	04/07/2026		86.65	86.65	Open	N
Jersey Mikes Interview Lunch	CHOYT						02/04/2026
101-42260-50207	Jersey Mikes Interview Lunch			86.65			
J.P. MORGAN CHASE BANK NA	02/06/2026	04/07/2026		72.29	72.29	Open	N
Phoenix Dog Food	CHOYT						02/06/2026
101-42260-50200	Phoenix Dog Food			72.29			
J.P. MORGAN CHASE BANK NA	02/16/2026	04/07/2026		39.06	39.06	Open	N
Chief One Car Wash	CHOYT						02/16/2026
101-42260-50220	Chief One Car Wash			39.06			

J.P. MORGAN CHASE BANK NA	02/17/2026	04/07/2026	103.62	103.62	Open	N
Costco Membership	CHOYT					02/17/2026
101-42260-50205	Costco Membership		103.62			

J.P. MORGAN CHASE BANK NA	02/18/2026	04/07/2026	331.65	331.65	Open	N
Cell Phone Bill	CHOYT					02/18/2026
101-42260-50320	Cell Phone Bill		331.65			

J.P. MORGAN CHASE BANK NA	02/24/2026	04/07/2026	629.93	629.93	Open	N
Dryer Station 1	CHOYT					02/24/2026
101-42260-50200	Dryer Station 1		629.93			

J.P. MORGAN CHASE BANK NA	02/24/2026	04/07/2026	150.00	150.00	Open	N
Mid state crim info center 2026	CHOYT					02/24/2026
101-42120-50205	Mid state crim info center 2026		150.00			

J.P. MORGAN CHASE BANK NA	02/09/2026	04/07/2026	65.26	65.26	Open	N
Training Meal	CHOYT					02/09/2026
101-42120-50331	Training Meal		65.26			

J.P. MORGAN CHASE BANK NA	02/19/2026	04/07/2026	116.00	116.00	Open	N
SLUC Luncheon	CHOYT					02/19/2026
101-41710-50208	SLUC Luncheon		116.00			

J.P. MORGAN CHASE BANK NA	02/24/2026	04/07/2026	330.00	330.00	Open	N
Bluebeam Software subscription	CHOYT					02/24/2026
101-41710-50205	Bluebeam Software subscription		330.00			

J.P. MORGAN CHASE BANK NA	02/24/2026	04/07/2026	18.68	18.68	Open	N
Water sample postage	CHOYT					02/24/2026
601-49400-50322	Water sample postage		18.68			

J.P. MORGAN CHASE BANK NA	01/30/2026	04/07/2026	(249.99)	(249.99)	Open	N
Refund Supplies	CHOYT					01/30/2026
101-42120-50200	Refund Supplies		(249.99)			

J.P. MORGAN CHASE BANK NA	01/31/2026	04/07/2026	64.99	64.99	Open	N

PD; UNIFORM ALLOWANCE; A DICKMAN	CHOYT						01/31/2026
101-42120-50217 UNIFORM ALLOWANCE; A.DICKMAN				64.99			
J.P. MORGAN CHASE BANK NA	02/01/2026	04/07/2026		23.40	23.40	Open	N
Office Supplies	CHOYT						02/01/2026
101-42120-50200 Office Supplies				23.40			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		220.00	220.00	Open	N
IACP 2026 Membership	CHOYT						02/03/2026
101-42120-50205 IACP 2026 Membership				220.00			
J.P. MORGAN CHASE BANK NA	02/04/2026	04/07/2026		64.99	64.99	Open	N
PD UNIFORM ALLOWANCE; D.JOHNSON	CHOYT						02/04/2026
101-42120-50217 UNIFORM ALLOWANCE; D.JOHNSON				64.99			
J.P. MORGAN CHASE BANK NA	02/05/2026	04/07/2026		19.98	19.98	Open	N
Office Supplies	CHOYT						02/05/2026
101-42120-50200 Office Supplies				19.98			
J.P. MORGAN CHASE BANK NA	02/05/2026	04/07/2026		53.87	53.87	Open	N
Office Supplies	CHOYT						02/05/2026
101-42120-50200 Office Supplies				53.87			
J.P. MORGAN CHASE BANK NA	02/05/2026	04/07/2026		217.88	217.88	Open	N
Building Supplies	CHOYT						02/05/2026
101-41810-50200 Building Supplies				217.88			
J.P. MORGAN CHASE BANK NA	02/06/2026	04/07/2026		17.99	17.99	Open	N
Office Supplies	CHOYT						02/06/2026
101-42120-50200 Office Supplies				17.99			
J.P. MORGAN CHASE BANK NA	02/06/2026	04/07/2026		86.74	86.74	Open	N
PD UNIFORM ALLOWANCE; B CURRENT	CHOYT						02/06/2026
101-42120-50217 UNIFORM ALLOWANCE; CURRENT				86.74			
J.P. MORGAN CHASE BANK NA	02/11/2026	04/07/2026		19.66	19.66	Open	N
Building Supplies	CHOYT						02/11/2026
101-41810-50200 Building Supplies				19.66			

J.P. MORGAN CHASE BANK NA Firearms Supplies 101-42120-50580	Firearms Supplies	02/11/2026 CHOYT	04/07/2026	45.28	45.28	Open	N 02/11/2026
				45.28			
J.P. MORGAN CHASE BANK NA Refund Building Supplies paper towels 101-41810-50200	Refund Building Supplies paper towels	02/12/2026 CHOYT	04/07/2026	(96.16)	(96.16)	Open	N 02/12/2026
				(96.16)			
J.P. MORGAN CHASE BANK NA Investigation Data Management Software 101-42120-50308	Investigation Data Management Software	02/14/2026 CHOYT	04/07/2026	200.00	200.00	Open	N 02/14/2026
				200.00			
J.P. MORGAN CHASE BANK NA Building Supplies 101-41810-50200	Building Supplies	02/23/2026 CHOYT	04/07/2026	20.11	20.11	Open	N 02/23/2026
				20.11			
J.P. MORGAN CHASE BANK NA Building Supplies 101-41810-50200	Building Supplies	02/24/2026 CHOYT	04/07/2026	35.69	35.69	Open	N 02/24/2026
				35.69			
J.P. MORGAN CHASE BANK NA PD UNIFORM ALLOWANCE; D JOHNSON 101-42120-50217	UNIFORM ALLOWANCE; D JOHNSON	02/26/2026 CHOYT	04/07/2026	95.99	95.99	Open	N 02/26/2026
				95.99			
J.P. MORGAN CHASE BANK NA SCBA Glasses 101-42260-50200	SCBA Glasses	02/03/2026 CHOYT	04/07/2026	236.90	236.90	Open	N 02/03/2026
				236.90			
J.P. MORGAN CHASE BANK NA Car Wash 101-42260-50200	Car Wash	02/12/2026 CHOYT	04/07/2026	42.40	42.40	Open	N 02/12/2026
				42.40			
J.P. MORGAN CHASE BANK NA Elk River Utilities Dec 2025 101-43100-50230	Elk River Utilities Dec 2025	02/03/2026 CHOYT	04/07/2026	411.00	411.00	Open	N 02/03/2026
				411.00			
J.P. MORGAN CHASE BANK NA		02/03/2026	04/07/2026	432.64	432.64	Open	N

Elk River Utilities Dec 2025	CHOYT						02/03/2026
101-41910-50381	Elk River Utilities Dec 2025			432.64			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		84.49	84.49	Open	N
Elk River Utilities Dec 2025	CHOYT						02/03/2026
602-49400-50381	Elk River Utilities Dec 2025			84.49			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		86.03	86.03	Open	N
Elk River Utilities Dec 2025	CHOYT						02/03/2026
602-49400-50381	Elk River Utilities Dec 2025			86.03			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		816.24	816.24	Open	N
Elk River Utilities Dec 2025	CHOYT						02/03/2026
601-49400-50381	Elk River Utilities Dec 2025			816.24			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		137.63	137.63	Open	N
Elk River Utilities Dec 2025	CHOYT						02/03/2026
602-49400-50381	Elk River Utilities Dec 2025			137.63			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		53.13	53.13	Open	N
Elk River Utilities Dec 2025	CHOYT						02/03/2026
101-45200-50381	Elk River Utilities Dec 2025			53.13			
J.P. MORGAN CHASE BANK NA	02/03/2026	04/07/2026		149.45	149.45	Open	N
Adam's Pest- 12260	CHOYT						02/03/2026
101-41810-50223	Adam's Pest- 12260			149.45			
J.P. MORGAN CHASE BANK NA	02/18/2026	04/07/2026		47.00	47.00	Open	N
Culligan-12260 FEB 2026	CHOYT						02/18/2026
101-41810-50220	Culligan-12260 FEB 2026			47.00			
J.P. MORGAN CHASE BANK NA	02/18/2026	04/07/2026		196.15	196.15	Open	N
CULLIGAN-13700 Zanzibar Feb 2026	CHOYT						02/18/2026
101-41810-50220	CULLIGAN-13700 Zanzibar Feb 2026			196.15			
J.P. MORGAN CHASE BANK NA	02/18/2026	04/07/2026		49.00	49.00	Open	N
Culligan-18461 Feb 2026	CHOYT						02/18/2026
101-41810-50220	Culligan-18461 Feb 2026			49.00			

J.P. MORGAN CHASE BANK NA Culligan-16471 Feb 2026 101-41810-50220	Culligan-16471 Feb 2026	02/18/2026 CHOYT	04/07/2026	42.00 42.00	42.00	Open	N 02/18/2026
J.P. MORGAN CHASE BANK NA Republic- 13700 Jan-Feb 2026 101-41810-50384	Republic- 13700 Jan-Feb 2026	02/20/2026 CHOYT	04/07/2026	782.99 782.99	782.99	Open	N 02/20/2026
J.P. MORGAN CHASE BANK NA Republic-18461 Jan 2026 101-41810-50384	Republic-18461 Jan 2026	02/20/2026 CHOYT	04/07/2026	162.51 162.51	162.51	Open	N 02/20/2026
J.P. MORGAN CHASE BANK NA Republic-12260 Jan 2026 101-41810-50384	Republic-12260 Jan 2026	02/20/2026 CHOYT	04/07/2026	396.94 396.94	396.94	Open	N 02/20/2026
J.P. MORGAN CHASE BANK NA Republic-16471 Jan-Feb 2026 101-41810-50384	Republic-16471 Jan-Feb 2026	02/20/2026 CHOYT	04/07/2026	211.61 211.61	211.61	Open	N 02/20/2026
NAPA AUTO PARTS PW; REPAIR/MAINT. 101-43100-50220	PW; REPAIR/MAINT.	04/01/2026 CHOYT	04/13/2026	21.32 21.32	21.32	Open	N 03/03/2026
CITY OF MONTICELLO PD; ANIMAL CONTROL JAN/FEB 2026 101-42140-50308	PD; ANIMAL CONTROL JAN/FEB 2026	03/23/2026 CHOYT	04/14/2026	222.00 222.00	222.00	Open	N 02/28/2026
GUIDANCEPOINT TECHNOLOGIES IT; PROFESSIONAL SRVS OFFSITE BACKUP 101-41820-50300	IT; PROFESSIONAL SRVS OFFSITE BACKUP	03/23/2026 CHOYT	04/14/2026	305.00 305.00	305.00	Open	N 03/15/2026
CENTURYLINK PW; 763 323-0023 WATER SYSTEM SCADA/WELL 601-49400-50321 602-49400-50321	PW; 763 323-0023 WATER SYSTEM SCADA PW; 763 323-0975 WELLHOUSE 2 LANDLINE	03/23/2026 CHOYT	04/14/2026	217.85 108.93 108.92	0.00	Paid	Y 03/13/2026

CONNEXUS ENERGY	03/23/2026	04/14/2026	31.92	0.00	Paid	Y
399445-332040 15199 116TH AVE N-IRR FEB/MA CHOYT						02/28/2026
101-45200-50381 399445-332040 15199 116TH AVE N-IRR			31.92			

BOB AND CARL'S AUTO BODY	03/23/2026	04/14/2026	15,210.07	15,210.07	Open	N
PW ACCIDENT; REIMBURSED FROM INSURANCE CHOYT						03/23/2026
101-43100-50220 PW ACCIDENT; REIMBURSED FROM INSURANCE			15,210.07			

TASC	03/23/2026	04/14/2026	180.58	0.00	Paid	Y
COBRA ADMIN FEE/RENEWAL FEE; MAY 2026- AP CHOYT						04/01/2026
101-41810-50205 COBRA ADMIN FEE; MAY 2026			39.59			
101-41810-50205 COBRA-RENEWAL FEE MAY 2026-APR 2027			140.99			

CONNEXUS ENERGY	03/23/2026	04/14/2026	5,691.44	0.00	Paid	Y
ELECTRIC SERVICES; FEB-MAR 2026 CHOYT						03/23/2026
101-43100-50230 172514- ST LIGHTS			42.41			
101-43100-50230 172516- ST LIGHTS			2,711.18			
101-43100-50230 172802- ST LIGHTS			70.27			
101-43100-50230 172803- ST LIGHTS			276.07			
101-42130-50381 173098- SIREN			21.40			
602-49400-50381 178838- 141ST OUTBUILDING			36.48			
601-49400-50381 299049- WELL#2			1,548.90			
602-49400-50381 299195- ROSEWOOD LIFT STATION			67.26			
601-49400-50381 299380- WATER TOWER			173.03			
602-49400-50381 303882- PINEVIEW LIFT STATION			54.87			
602-49400-50381 307062- HACKBERRY LIFT STATION			112.94			
101-42130-50381 309045- 11671 E FRENCH SIREN			17.40			
101-43100-50230 317271- 12600 129TH ST LIGHTS			85.91			
101-43100-50230 324905-14503 KINGSVIEW ST LIGHTS			384.75			
101-43100-50230 325071- 13699 PINEVIEW LANE ST LIGHTS			28.50			
101-43100-50230 331681-14462 ANNAPOLIS LN ST LIGHTS			29.97			
101-43100-50230 331682-11510 PINERIDGE WAY ST LIGHTS			30.10			

MINUTEMAN PRESS	03/23/2026	04/14/2026	2,548.70	2,548.70	Open	N
UTILITY BILLING; MAR 2026 CHOYT						03/23/2026
601-49400-50200 UTILITY BILLING; MAR 2026			1,274.35			
602-49400-50200 UTILITY BILLING; MAR 2026			1,274.35			

CINTAS	03/23/2026	04/14/2026	153.10	153.10	Open	N
PW; UNIFORMS	CHOYT					03/19/2026
101-43100-50217	PW; UNIFORMS		153.10			

TRUE BLUE SERVICES, LLC	03/23/2026	04/14/2026	750.00	750.00	Open	N
BIENNIAL PORTABLE RECORDING SYSTEM AUDIT	CHOYT					03/21/2026
101-42120-50308	BIENNIAL PORTABLE RECORDING SYSTEM AUDIT		750.00			

XCEL ENERGY	03/23/2026	04/14/2026	55.90	0.00	Paid	Y
51-0013348079-5;14430 DAYTON RIVER FEB-MA	CHOYT					02/28/2026
101-45200-50381	51-0013348079-5;14430 DAYTON RIVER		55.90			

XCEL ENERGY	03/23/2026	04/14/2026	4.02	0.00	Paid	Y
51-5815803-3 F SIREN FEB 2026	CHOYT					02/28/2026
101-42130-50381	51-5815803-3 F SIREN		4.02			

MINUTEMAN PRESS	03/23/2026	04/14/2026	6,270.43	6,270.43	Open	N
COMMUNICATOR; SPRING 2026	CHOYT					03/23/2026
226-41900-50350	COMMUNICATOR; SPRING 2026		6,270.43			

HENNEPIN CO CHIEFS OF POLICE	03/23/2026	04/14/2026	400.00	0.00	Paid	Y
ACTIVE MEMBERSHIP-CHIEF	CHOYT					03/23/2026
101-42120-50205	ACTIVE MEMBERSHIP		400.00			

MN FIRE SERVICE CERT BOARD	03/23/2026	04/14/2026	446.50	446.50	Open	N
HAZ MAT OPS; BERGESON, BRINTON	CHOYT					03/23/2026
101-42260-50208	HAZ MAT OPS		446.50			

CORNERSTONE	03/23/2026	04/14/2026	1,485.54	1,485.54	Open	N
REPAIR 2023 DODGE DURANGO #2307	CHOYT					03/20/2026
101-42120-50220	REPAIR 2023 DODGE DURANGO #2307		1,485.54			

CMT JANITORIAL SERVICES	03/24/2026	04/14/2026	1,902.00	1,902.00	Open	N
CONTRACT SERVICES-OFC CLEANING APRIL ANI	CHOYT					03/20/2026
101-41910-50308	CONTRACT SERVICES-OFC CLEANING		602.00			
101-41810-50308	CONTRACT SERVICES-OFC CLEANING		1,000.00			
101-41910-50308	CONTRACT SERVICES-ADDITIONAL CLEAN A/C		300.00			

FULLY PROMOTED-MAPLE GROVE CH; UNIFORM/ B BENTING	03/24/2026 CHOYT	04/14/2026	228.66	228.66	Open	N	03/02/2026
101-41500-50200	CH; UNIFORM/ B BENTING		28.66				
601-49400-50200	CH; UNIFORM/ B BENTING		100.00				
602-49400-50200	CH; UNIFORM/ B BENTING		100.00				

FULLY PROMOTED-MAPLE GROVE CH; UNIFORM/ J SEVALD	03/24/2026 CHOYT	04/14/2026	123.00	123.00	Open	N	02/16/2026
101-41710-50200	CH; UNIFORM/ J SEVALD		123.00				

CITY OF MAPLE GROVE 17,934,000 GALLONS WATER USAGE JAN/FEB 2026	03/24/2026 CHOYT	04/14/2026	45,731.70	0.00	Paid	Y	02/28/2026
601-49400-50389	17,934,000 GALLONS WATER USAGE JAN/FEB		45,731.70				

ADAMS PEST CONTROL INC PD; PEST CONTROL	03/24/2026 CHOYT	04/14/2026	163.90	163.90	Open	N	03/20/2026
101-42120-50220	PD; PEST CONTROL		81.95				
101-43100-50220	PW; PEST CONTROL		81.95				

ADAMS PEST CONTROL INC AC; PEST CONTROL	03/24/2026 CHOYT	04/14/2026	118.96	118.96	Open	N	03/20/2026
101-41910-50220	AC; PEST CONTROL		118.96				

HAWKINS, INC PW; CHEMICALS	03/24/2026 CHOYT	04/14/2026	4,531.75	4,531.75	Open	N	03/16/2026
601-49400-50216	PW; CHEMICALS		4,531.75				

JOEL PARK TRAINING PD; TRAINING- B CURRENT	03/25/2026 CHOYT	04/14/2026	525.00	525.00	Open	N	03/18/2026
101-42120-50208	PD; TRAINING; B CURRENT		525.00				

WRIGHT COUNTY FINANCE AND TAXPAYER AUDIT VERIFICATION FORM	03/25/2026 CHOYT	04/14/2026	150.00	150.00	Open	N	03/10/2026
101-41500-50320	AUDIT VERIFICATION FORM		150.00				

C. VISION PRODUCTION VIDEO TECH; MAR 2026	03/25/2026 CHOYT	04/14/2026	3,525.00	3,525.00	Open	N	03/25/2026
226-41900-50430	VIDEO TECH; MAR 2026		3,525.00				

ISATA SEWAH	03/25/2026	04/14/2026	450.00	450.00	Open	N
DAC RENTAL DEPOSIT REFUND:EVENT 3.21.2026 CHOYT						03/21/2026
101-00000-21716 DAC RENTAL DEPOSIT REFUND:EVENT 3.21			450.00			

BEAUDRY	03/25/2026	04/14/2026	2,434.28	2,434.28	Open	N
PW; UNLEADED 87 -775.00	CHOYT					03/23/2026
101-43100-50212 PW; UNLEADED 87 -775.00			2,434.28			

BEAUDRY	03/25/2026	04/14/2026	2,181.50	2,181.50	Open	N
ULS2 DYED KODIAK WINTER B5- 500.00	CHOYT					03/23/2026
101-43100-50212 ULS2 DYED KODIAK WINTER B5- 500.00			2,181.50			

FORCE AMERICA DISTRIBUTING LLC	03/25/2026	04/14/2026	340.00	340.00	Open	N
PW; 5MB FLAT DATA PLAN- FEB 2026	CHOYT					02/28/2026
101-43100-50210 PW; 5MB FLAT DATA PLAN- FEB 2026			340.00			

JEFFERSON FIRE & SAFETY, INC	03/25/2026	04/14/2026	690.00	690.00	Open	N
FD; SUPPLIES	CHOYT					03/12/2026
101-42260-50200 FD;SUPPLIES			690.00			

METRO WEST INSPECTION	03/26/2026	04/14/2026	12,464.00	12,464.00	Open	N
155.80 BLDG INSPECTIONS; FEB 2026	CHOYT					03/26/2026
101-41660-50300 155.80 BLDG INSPECTIONS; FEB 2026			12,464.00			

ECM PUBLISHERS, INC	03/26/2026	04/14/2026	70.00	70.00	Open	N
PHN; ORD NO. 2026-07	CHOYT					03/26/2026
101-41110-50352 PHN; ORD NO. 2026-07			70.00			

XCEL ENERGY	03/26/2026	04/14/2026	156.53	0.00	Paid	Y
51-4585810-2 LAWNSDALE	CHOYT					03/24/2026
602-49400-50381 51-4585810-2 LAWNSDALE			156.53			

ECM PUBLISHERS, INC	03/26/2026	04/14/2026	70.00	70.00	Open	N
LEGAL NOTICE PROJ #6214	CHOYT					03/26/2026
411-43100-50351-6214 LEGAL NOTICE PROJ #6214			70.00			

HP GROUP HEALTH NON-PATIENT A/R	03/30/2026	04/14/2026	106.20	0.00	Paid	Y

EAP (CUST#12750101); MAR 2026	CHOYT						03/30/2026
101-41810-50205	34 EAP NON MEMBER(CUST# 12750101); MAR			66.30			
101-41810-50205	42 EAP MEMBER (CUST# 12750101); MAR			39.90			

XCEL ENERGY	03/30/2026	04/14/2026		23.36	0.00	Paid	Y
51-0012400696-3;RUSH CR; FEB-MAR 2026	CHOYT						03/22/2026
101-45200-50381	51-0012400696-3;RUSH CR; FEB-MAR			23.36			

THE STANDARD	03/30/2026	04/14/2026		309.03	0.00	Paid	Y
#00 173153 LIFE INS-DAYTON MN	CHOYT						03/17/2026
101-00000-21711	INSURANCE-STANDARD			309.03			

MUTUAL OF OMAHA	03/30/2026	04/14/2026		1,117.06	0.00	Paid	Y
G000CL6X: STD/LTD PREMIUM APR 2026	CHOYT						03/19/2026
101-00000-21705	G000CL6X: STD/LTD PREMIUM APR 2026			1,117.06			

CENTURYLINK	03/30/2026	04/14/2026		49.76	0.00	Paid	Y
PW; 763 428-7345 MAR-APR 2026	CHOYT						03/21/2026
101-41810-50321	PW; 763 428-7345			49.76			

MSA PROFESSIONAL SERVICES, INC.	03/30/2026	04/14/2026		2,401.60	2,401.60	Open	N
ELSIE STEPHENS CANOE/MISSISSIPPI BOAT LAU	CHOYT						03/27/2026
408-45300-50300-2006	ELSIE STEPHENS CANOE/MISSISSIPPI BOAT			2,401.60			

CINTAS	03/30/2026	04/14/2026		153.10	153.10	Open	N
PW; UNIFORMS	CHOYT						03/26/2026
101-43100-50217	PW; UNIFORMS			153.10			

READY WATT ELECTRIC	03/31/2026	04/14/2026		2,800.00	0.00	Paid	Y
REPLACE NEW LED HEADS -CHECK REISSUE ALR	CHOYT						03/31/2026
101-43100-50230	REPLACE NEW LED HEADS			2,800.00			

COORDINATED BUSINESS SYSTEMS	03/31/2026	04/14/2026		134.89	0.00	Paid	Y
ENGINEER PRINTER-KYOCERA COPIER FEB-MAR	CHOYT						03/22/2026
101-41810-50308	ENGINEER PRINTER-KYOCERA COPIER			134.89			

T MOBILE	03/31/2026	04/14/2026		1,032.62	0.00	Paid	Y
CH/PW CELL SVC FEB-MAR 2026	CHOYT						03/31/2026

101-43100-50321	PW; CELL SVC			590.03			
601-49400-50321	PW; CELL SVC			53.23			
602-49400-50321	PW; CELL SVC			53.24			
101-41910-50321	AC; CELL SVC			110.97			
101-41710-50321	PLANNING; CELL SVC			82.91			
101-41310-50320	CH;ADMINISTRATOR CELL SVC			39.77			
101-41420-50320	CH; CLERK CELL SVC			39.77			
101-41500-50320	CH; HOT SPOT			62.70			

T MOBILE		03/31/2026	04/14/2026	1,336.88	0.00	Paid	Y
PD; 990673330 CELL SVC FEB-MAR 2026		CHOYT					03/20/2026
101-42120-50320	PD; 990673330 CELL SVC			1,336.88			

FULLY PROMOTED-MAPLE GROVE		03/31/2026	04/14/2026	142.90	142.90	Open	N
CH; UNIFORM/ K JOHANSEN		CHOYT					03/31/2026
101-41660-50200	UNIFORM/ K JOHANSEN			142.90			

FULLY PROMOTED-MAPLE GROVE		03/31/2026	04/14/2026	235.08	235.08	Open	N
CH; UNIFORM/ C HOYT		CHOYT					03/31/2026
101-41500-50200	CH; UNIFORM/ C HOYT			235.08			

CARSON, CLELLAND & SCHREDER		03/31/2026	04/14/2026	2,400.00	2,400.00	Open	N
CRIMINAL PROSECUTION; MAR 2026		CHOYT					03/31/2026
101-41640-50305	CRIMINAL PROSECUTION; MAR 2026			2,400.00			

JESSICA HARTFIEL THURSTON		04/01/2026	04/14/2026	2,334.00	2,334.00	Open	N
EMBEDDED SOCIAL WORKER- MAR 2026		CHOYT					03/31/2026
101-42120-50300	EMBEDDED SOCIAL WORKER- MAR 2026			2,334.00			

FULLY PROMOTED-MAPLE GROVE		04/01/2026	04/14/2026	199.61	199.61	Open	N
PW; UNIFORM / N MATHIS		CHOYT					03/02/2026
101-43100-50217	PW; UNIFORM / N MATHIS			199.61			

FULLY PROMOTED-MAPLE GROVE		04/01/2026	04/14/2026	72.66	72.66	Open	N
PW; UNIFORM / S JOHNSON		CHOYT					03/02/2026
101-43100-50217	PW; UNIFORM / S JOHNSON			72.66			

FULLY PROMOTED-MAPLE GROVE		04/01/2026	04/14/2026	130.56	130.56	Open	N

PW; UNIFORM / S JOHNSON	CHOYT						03/31/2026
101-43100-50217	PW; UNIFORM / S JOHNSON			130.56			

KENNETH SPRINGER	04/01/2026	04/14/2026		225.49	225.49	Open	N
PW; REIMBURSEMENT BOOTS K SPRINGER	CHOYT						03/30/2026
101-43100-50217	PW; REIMBURSEMENT BOOTS K SPRINGER			225.49			

CORE & MAIN	04/01/2026	04/14/2026		6,332.64	6,332.64	Open	N
PW; METERS	CHOYT						03/02/2026
601-49400-50259	PW; METERS			6,332.64			

CORE & MAIN	04/01/2026	04/14/2026		100.13	100.13	Open	N
PW; OPERATING SUPPLIES	CHOYT						03/25/2026
601-49400-50210	PW; OPERATING SUPPLIES			100.13			

ZIEGLER INC	04/01/2026	04/14/2026		642.45	642.45	Open	N
PW; REPAIR/MAINT	CHOYT						03/26/2026
101-43100-50220	PW; REPAIR/MAINT			642.45			

TRANSWEST TRUCK ST MICHAEL	04/01/2026	04/14/2026		102.05	102.05	Open	N
PW; REPAIR/MAINT	CHOYT						03/05/2026
101-43100-50220	PW; REPAIR/MAINT			102.05			

CENTRAL HYDRAULICS, INC	04/01/2026	04/14/2026		32.22	32.22	Open	N
PW; REPAIR/MAINT	CHOYT						03/06/2026
101-43100-50220	PW; REPAIR/MAINT			32.22			

A-1 OUTDOOR POWER INC	04/01/2026	04/14/2026		364.85	364.85	Open	N
PARKS; BLADES	CHOYT						03/16/2026
101-45200-50220	PARKS; BLADES			364.85			

MINNESOTA EQUIPMENT	04/01/2026	04/14/2026		183.96	183.96	Open	N
PARKS; REPAIR/MAINT-MOWER	CHOYT						03/16/2026
101-45200-50220	PARKS; REPAIR/MAINT-MOWER			183.96			

CRAFCO, INC.	04/01/2026	04/14/2026		5,339.50	5,339.50	Open	N
PW; STREET MAINT-REPAIR	CHOYT						03/23/2026
101-43100-50224	PW; STREET MAINT-REPAIR			5,339.50			

MINNESOTA EQUIPMENT PW; OTHER EQUIPMENT 101-43100-50580	PW; OTHER EQUIPMENT	04/01/2026 CHOYT	04/14/2026	540.00	540.00	Open	N 03/16/2026

FORCE AMERICA DISTRIBUTING LLC PW; POWER CONTRACTOR 101-43100-50220	PW; POWER CONTRACTOR	04/01/2026 CHOYT	04/14/2026	85.05	85.05	Open	N 03/11/2026

ECONO SIGNS LLC PW; OPERATING SUPPLIES 101-43100-50210	PW; OPERATING SUPPLIES	04/01/2026 CHOYT	04/14/2026	1,317.14	1,317.14	Open	N 03/31/2026

TOLL GAS AND WELDING SUPPLY PW; SUPPLIES-PROPANE 101-43100-50210	PW; SUPPLIES	04/01/2026 CHOYT	04/14/2026	106.58	106.58	Open	N 03/28/2026

CROW RIVER FARM EQUIPMENT PW; BROOM HANDLE 101-43100-50210	PW; BROOM HANDLE	04/01/2026 CHOYT	04/14/2026	52.72	52.72	Open	N 03/28/2026

COLLINS BROTHERS TOWING OF ST.CLOUD PW; TOW 2019 FREIGHTLINER 101-43100-50220	PW; TOW 2019 FREIGHTLINER	04/01/2026 CHOYT	04/14/2026	500.00	500.00	Open	N 03/19/2026

ROGERS TRUE VALUE PW; OPERATING SUPPLIES 101-43100-50210	PW; OPERATING SUPPLIES	04/01/2026 CHOYT	04/14/2026	61.74	61.74	Open	N 03/25/2026

REINDERS INC PARKS; OPERATING SUPPLIES 101-45200-50210	PARKS; OPERATING SUPPLIES	04/01/2026 CHOYT	04/14/2026	352.50	352.50	Open	N 03/25/2026

SITE ONE LANDSCAPE SUPPLY OPERATING SUPPLIES-FIELD CHALK 101-45200-50210	OPERATING SUPPLIES-FIELD CHALK	04/01/2026 CHOYT	04/14/2026	1,029.34	1,029.34	Open	N 03/24/2026

A-1 OUTDOOR POWER INC		04/01/2026	04/14/2026	205.26	205.26	Open	N

PW; OPERATING SUPPLIES	CHOYT						03/26/2026
101-43100-50210 PW; OPERATING SUPPLIES				205.26			

WESTSIDE WHOLESALE, INC	04/01/2026	04/14/2026		302.00	302.00	Open	N
PW; REPAIR/MAINT	CHOYT						03/05/2026
101-45200-50220 PW; REPAIR/MAINT				302.00			

MTI DISTRIBUTING	04/01/2026	04/14/2026		349.87	349.87	Open	N
PARKS; REPAIR/MAINT.	CHOYT						03/11/2026
101-45200-50220 PARKS; REPAIR/MAINT				349.87			

MTI DISTRIBUTING	04/01/2026	04/14/2026		381.38	381.38	Open	N
PARKS; REPAIR/MAINT.	CHOYT						03/11/2026
101-45200-50220 PARKS; REPAIR/MAINT				381.38			

HASSAN SAND & GRAVEL, INC	04/01/2026	04/14/2026		1,471.66	1,471.66	Open	N
PARKS; IMPROVEMENTS-SAND	CHOYT						03/02/2026
101-45200-50530 PARKS; IMPROVEMENTS-SAND				1,471.66			

COLLINS BROTHERS TOWING OF ST.CLOUD	04/01/2026	04/14/2026		220.00	220.00	Open	N
PD; TOW 2024 FORD F-350	CHOYT						03/18/2026
101-42120-50220 PD; TOW				220.00			

MINNESOTA EQUIPMENT	04/01/2026	04/14/2026		675.00	675.00	Open	N
PW; OTHER EQUIPMENT	CHOYT						03/16/2026
101-43100-50580 PW; OTHER EQUIPMENT				675.00			

MENARDS - MAPLE GROVE	04/01/2026	04/14/2026		96.13	96.13	Open	N
PW; SUPPLIES	CHOYT						03/18/2026
101-41910-50210 PW; SUPPLIES				96.13			

NAPA AUTO PARTS	04/01/2026	04/14/2026		181.02	181.02	Open	N
PW; REPAIR/MAINT.	CHOYT						03/03/2026
101-43100-50220 PW; REPAIR/MAINT.				181.02			

NAPA AUTO PARTS	04/01/2026	04/14/2026		15.17	15.17	Open	N
PW; REPAIR/MAINT.	CHOYT						03/11/2026
101-43100-50220 PW; REPAIR/MAINT.				15.17			

NAPA AUTO PARTS PW; REPAIR/MAINT. 101-43100-50220	PW; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	90.75	90.75	Open	N 03/11/2026	
				90.75				
NAPA AUTO PARTS PW; REPAIR/MAINT. 101-43100-50220	PW; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	74.65	74.65	Open	N 03/11/2026	
				74.65				
NAPA AUTO PARTS PW; REPAIR/MAINT.-FILTERS 101-43100-50220	PW; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	144.30	144.30	Open	N 03/11/2026	
				144.30				
NAPA AUTO PARTS PD; REPAIR/MAINT. RETURN 101-42120-50220	PD; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	(3.15)	(3.15)	Open	N 03/09/2026	
				(3.15)				
NAPA AUTO PARTS PD; REPAIR/MAINT. 101-42120-50220	PD; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	32.04	32.04	Open	N 03/24/2026	
				32.04				
NAPA AUTO PARTS PD; REPAIR/MAINT. 101-42120-50220	PD; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	32.04	32.04	Open	N 03/17/2026	
				32.04				
NAPA AUTO PARTS PD; REPAIR/MAINT. 101-42120-50220	PD; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	196.71	196.71	Open	N 03/16/2026	
				196.71				
NAPA AUTO PARTS PW; REPAIR/MAINT. 101-43100-50220	PW; REPAIR/MAINT.	04/01/2026 CHOYT	04/14/2026	3,097.91	3,097.91	Open	N 03/02/2026	
				3,097.91				
NASEEM CAPLETTE MEDALLION HUNT WINNER-DAYTON EVENT 101-41910-50210	MEDALLION HUNT WINNER; DAYTON EVENT	04/01/2026 CHOYT	04/14/2026	250.00	250.00	Open	N 03/30/2026	
				250.00				
TRANSWEST TRUCK ST MICHAEL		04/01/2026	04/14/2026	789.25	789.25	Open	N	

PW; REPAIR/MAINT. 101-43100-50220	PW; REPAIR/MAINT	CHOYT		789.25				03/18/2026
FULLY PROMOTED-MAPLE GROVE CH; NAME TAG-S HENDERSON 101-41110-50210	CH; NAME TAG-S HENDERSON	CHOYT	04/01/2026 04/14/2026	10.75	10.75	Open	N	03/27/2026
BLACK & VEATCH WELL 4 & 5 FILTRATION DET DES; FEB 2026 601-00000-16500	WELL 4 & 5 FILTRATION DET DES; FEB 2026	CHOYT	04/01/2026 04/14/2026	19,226.35	19,226.35	Open	N	03/04/2026
GUIDANCEPOINT TECHNOLOGIES IT; OFFSITE BACKUP REMOTE SUPPORT 101-41820-50300	IT; OFFSITE BACKUP REMOTE SUPPORT	CHOYT	04/01/2026 04/14/2026	277.50	277.50	Open	N	04/01/2026
BETHANY BENTING MILEAGE-MCFOA CONFERENCE 601-49400-50331 602-49400-50208	MILEAGE-MCFOA CONFERENCE MILEAGE-MCFOA CONFERENCE	CHOYT	04/01/2026 04/14/2026	104.40 52.20 52.20	104.40	Open	N	04/01/2026
MACQUEEN EMERGENCY GROUP OTHER EQUIPMENT; UNIT 2615 401-42120-50580	OTHER EQUIPMENT; UNIT 2615	CHOYT	04/01/2026 04/14/2026	30,134.17	30,134.17	Open	N	03/31/2026
HENNEPIN COUNTY ACCOUNTS RECEIVABLE 2025 SNOW REMOVAL & ICE AGREEMENT 101-43100-50224	2025 SNOW REMOVAL & ICE AGREEMENT	CHOYT	04/01/2026 04/14/2026	12,184.00	12,184.00	Open	N	03/24/2026
LEVANDER, GILLEN & MILLER, P.A. LEGAL FEES FEB-MAR 2026 411-43100-50304-6182 411-43100-50304-6203 101-41640-50304	LEGAL FEES FEB-MAR PROJ 6182 LEGAL FEES FEB-MAR PROJ 6203 LEGAL FEES	CHOYT	04/01/2026 04/14/2026	11,232.00 234.00 117.00 10,881.00	11,232.00	Open	N	03/30/2026
XCEL ENERGY 51-0014502550-6 118TH & WFLR 101-43100-50381	51-0014502550-6 118TH & WFLR	CHOYT	04/01/2026 04/14/2026	19.61	0.00	Paid	Y	03/11/2026

KEVIN ASTRUP MILEAGE; Q1 2026 101-42260-50212	MILEAGE; Q1 2026	04/01/2026 CHOYT	04/14/2026	288.55 288.55	288.55	Open	N 03/26/2026
ZACH DOUD MILEAGE; Q1 2026 101-41310-50331	MILEAGE; Q1 2026	04/01/2026 CHOYT	04/14/2026	225.48 225.48	225.48	Open	N 03/31/2026
ECM PUBLISHERS, INC PHN; EVENT SUPPORT 101-41110-50352	PHN; EVENT SUPPORT	04/06/2026 CHOYT	04/14/2026	398.77 398.77	398.77	Open	N 03/29/2026
BADGER STATE INSPECTION, LLC CIP REPAIR PROJECT-WATER TOWER REPAIRS 601-49400-50220	CIP REPAIR PROJECT-WATER TOWER REPAIRS	04/06/2026 CHOYT	04/14/2026	20,300.00 20,300.00	20,300.00	Open	N 03/11/2026
CLIFTONLARSONALLEN LLP AUDITING SERVICES 101-41620-50301	AUDITING SERVICES	04/06/2026 CHOYT	04/14/2026	4,042.50 4,042.50	4,042.50	Open	N 04/01/2026
BLACK & VEATCH WELL 4 & 5 FILTRATION DET DES; MAR 2026 601-00000-16500	WELL 4 & 5 FILTRATION DET DES; MAR 2026	04/06/2026 CHOYT	04/14/2026	17,964.92 17,964.92	17,964.92	Open	N 03/31/2026
CINTAS PW; EYEWASH SERVICE AGREEMENT 101-43100-50580	PW; EYEWASH SERVICE AGREEMENT	04/06/2026 CHOYT	04/14/2026	198.36 198.36	198.36	Open	N 03/31/2026
CENTERPOINT ENERGY CH GAS UTILITIES; 8000014132-7 FEB 2026 101-41810-50383	CH GAS UTILITIES; 8000014132-7 FEB	04/06/2026 CHOYT	04/14/2026	2,389.12 2,389.12	0.00	Paid	Y 03/31/2026
ENTERPRISE FM TRUST MOTOR VEHICLES LEASING PROGRAM-APR 2026 401-42120-50550	MOTOR VEHICLES LEASING PROGRAM-APR 2026	04/06/2026 CHOYT	04/14/2026	19,684.73 19,684.73	19,684.73	Open	N 04/03/2026
CINTAS PW; EYEWASH SERVICE AGREEMENT		04/06/2026 CHOYT	04/14/2026	36.90	36.90	Open	N 03/31/2026

101-43100-50580	PW; EYEWASH SERVICE AGREEMENT			36.90			
CINTAS		04/06/2026	04/14/2026	153.10	153.10	Open	N
PW; UNIFORMS		CHOYT					04/02/2026
101-43100-50217	PW; UNIFORMS			153.10			
MALACHI MOSER		04/06/2026	04/14/2026	238.48	238.48	Open	N
PW; UNIFORM REIMBURSEMENT- M MOSER		CHOYT					04/02/2026
101-42120-50217	PW; UNIFORM- M MOSER			238.48			
JOHN HIRSCH'S CAMBRIDGE MOTORS LLC		04/06/2026	04/14/2026	1,383.90	1,383.90	Open	N
REPAIR/MAINT 23 DODGE DURANGO		CHOYT					04/06/2026
101-42120-50220	REPAIR/MAINT 23 DODGE DURANGO			1,383.90			
CENTERPOINT ENERGY		04/06/2026	04/14/2026	30.68	0.00	Paid	Y
RH WELLHOUSE; 11429952-2		CHOYT					03/31/2026
601-49400-50383	RH WELLHOUSE; 11429952-2			30.68			
CENTERPOINT ENERGY		04/06/2026	04/14/2026	3,594.73	0.00	Paid	Y
PW/PD GAS UTILITIES; 10662228-5 MAR 2026		CHOYT					03/31/2026
101-41810-50383	PW/PD GAS UTILITIES; 10662228-5			3,594.73			
LEIGHTRONIX, INC.		04/06/2026	04/14/2026	4,776.00	4,776.00	Open	N
VIEBIT L-750/VIEBIT V-500 4/19/2026-4/19/2027		CHOYT					03/05/2026
226-41900-50430	VIEBIT L-750 ANNUAL/VIEBIT V-500			4,776.00			
GOPHER STATE ONE-CALL		04/06/2026	04/14/2026	259.20	259.20	Open	N
192 BILLABLE TICKETS; MAR 2026		CHOYT					03/31/2026
601-49400-50220	96 BILLABLE TICKETS; MAR 2026			129.60			
602-49400-50220	96 BILLABLE TICKETS; MAR 2026			129.60			
NORTH MEMORIAL HEALTH CARE		04/06/2026	04/14/2026	1,155.00	1,155.00	Open	N
FD; EMR REFRESHER 4 HR		CHOYT					04/06/2026
101-42260-50208	FD; EMR REFRESHER 4 HR			1,155.00			
MONTICELLO ANIMAL CONTROL		04/06/2026	04/14/2026	55.00	55.00	Open	N
PD; ANIMAL CONTROL 2.27.2026 149TH/LAWND.		CHOYT					04/02/2026
101-42140-50308	PD; ANIMAL CONTROL 2.27.2026 149TH			55.00			

TOSHIBA BUSINESS SYSTEMS	04/07/2026	04/14/2026	123.30	0.00	Paid	Y
CH; ESTUDIO 4525 BACK PRINTER MAR 2026	CHOYT					04/02/2026
101-41820-50308	CH; ESTUDIO 4525 BACK PRINTER MAR 2026		123.30			

TOSHIBA BUSINESS SYSTEMS	04/07/2026	04/14/2026	13.14	0.00	Paid	Y
FD; ESTUDIO MAR-APR 2026	CHOYT					04/02/2026
101-42260-50200	FD; ESTUDIO MAR-APR 2026		13.14			

ENTERPRISE FM TRUST	03/31/2026	04/14/2026	8,247.66	8,247.66	Open	N
MOTOR VEHICLES LEASING PROGRAM-MAR 2026	CHOYT					03/31/2026
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM-MAR 2026		8,247.66			

LEAGUE OF MN CITIES-INSURANCE	04/07/2026	04/14/2026	5,954.00	5,954.00	Open	N
GENERAL & WKR COMP INS 1ST HALF 2ND PAYM	CHOYT					04/06/2026
101-42120-50361	GENERAL & WKR COMP INS 1ST HALF 2ND PAY		5,954.00			

HENNEPIN COUNTY ACCOUNTS RECEIVABLE	04/07/2026	04/14/2026	2.50	2.50	Open	N
VIEW RECORDED PLAT; H STENSGARD	CHOYT					04/01/2026
101-41710-50205	VIEW RECORDED PLAT; H STENSGARD		2.50			

XCEL ENERGY	04/07/2026	04/14/2026	92.91	0.00	Paid	Y
51-0013433058-1; BROCKTON SIGNAL; MAR 202	CHOYT					03/31/2026
101-43100-50230	51-0013433058-1; BROCKTON SIGNAL; MAR		92.91			

XCEL ENERGY	04/07/2026	04/14/2026	31.69	0.00	Paid	Y
51-5420841-2; 12260 S DIAMOND MAR 2026	CHOYT					03/31/2026
101-43100-50230	51-5420841-2; 12260 S DIAMOND		31.69			

XCEL ENERGY	04/07/2026	04/14/2026	826.21	0.00	Paid	Y
51-6111142-2;16471 S. DIAMOND/S.L. MAR 2026	CHOYT					03/31/2026
101-43100-50230	51-6111142-2;16471 S. DIAMOND/S.L.		826.21			

XCEL ENERGY	04/07/2026	04/14/2026	68.86	0.00	Paid	Y
51-9348440-7 TROY ST LGT; MAR 2026	CHOYT					03/31/2026
101-43100-50230	51-9348440-7 TROY ST LGT; MAR 2026		68.86			

XCEL ENERGY	04/07/2026	04/14/2026	78.53	0.00	Paid	Y

51-8932050-3 CR81; MAR 2026	CHOYT						03/31/2026
101-43100-50230	51-8932050-3 CR81; MAR 2026			78.53			
XCEL ENERGY	04/07/2026	04/14/2026		398.08	0.00	Paid	Y
51-8556975-3;17780 TERRITORIAL/S.L.MAR 2026	CHOYT						03/31/2026
101-43100-50230	51-8556975-3;17780 TERRITORIAL/S.L.			398.08			
ABDO LLP	04/07/2026	04/14/2026		12,150.00	12,150.00	Open	N
PROFESSIONAL SRVS HR ASSISTANCE QTR 2 APR	CHOYT						03/31/2026
101-41500-50300	PROFESSIONAL SRVS HR ASSISTANCE			12,150.00			
REPUBLIC SERVICES, INC.	04/07/2026	04/14/2026		20,986.70	0.00	Paid	Y
CITY RECYCLING- MAR 2026	CHOYT						03/31/2026
101-41650-50386	CITY RECYCLING- MAR 2026			20,986.70			
BAN-KOE SYSTEMS, INC	04/07/2026	04/14/2026		239.50	239.50	Open	N
DOOR ACCESS CONTROL SYSTEMS 06.01.2026-(CHOYT						04/07/2026
101-41810-50223	DOOR ACCESS CONTROL SYSTEMS			239.50			
LYNDE & MCLEOD INC	04/07/2026	04/14/2026		442.36	442.36	Open	N
YARD WASTE SITE RENTAL	CHOYT						04/02/2026
101-41650-50387	YARD WASTE SITE RENTAL			442.36			
HAWKINS, INC	04/08/2026	04/14/2026		3,952.33	3,952.33	Open	N
PW; CHEMICALS	CHOYT						03/30/2026
601-49400-50216	PW; CHEMICALS			3,952.33			
HEALTH STRATEGIES	04/08/2026	04/14/2026		768.00	768.00	Open	N
FD; MEDICAL/DRUG SCREENING	CHOYT						04/02/2026
101-42260-50300	FD; MEDICAL/DRUG SCREENING			768.00			
ELITE SANITATION	04/08/2026	04/14/2026		330.00	330.00	Open	N
PW; PORTABLE RENTAL X2	CHOYT						04/03/2026
101-45200-50410	PW; PORTABLE RENTAL X2			330.00			
TOLL GAS AND WELDING SUPPLY	04/08/2026	04/14/2026		145.00	145.00	Open	N
PW; SUPPLIES-ACETYLENE LEASE	CHOYT						04/03/2026
101-43100-50210	PW; SUPPLIES-ACETYLENE LEASE			145.00			

BEAUDRY		04/08/2026	04/14/2026	2,436.88	2,436.88	Open	N
PW; UNLEADED 87 -830.00		CHOYT					04/02/2026
101-43100-50212	PW; UNLEADED 87 -830.00			2,436.88			

TOLL GAS AND WELDING SUPPLY		04/08/2026	04/14/2026	777.39	0.00	Paid	Y
PW; SUPPLIES		CHOYT					03/02/2026
101-43100-50210	PW; SUPPLIES			777.39			

LANO EQUIPMENT INC		04/08/2026	04/14/2026	186.14	0.00	Paid	Y
PW; REPAIR/MAINT		CHOYT					03/11/2026
101-43100-50220	PW; REPAIR/MAINT			186.14			

LANO EQUIPMENT INC		04/08/2026	04/14/2026	423.20	423.20	Open	N
PW; REPAIR/MAINT		CHOYT					03/10/2026
101-43100-50220	PW; REPAIR/MAINT			423.20			

NAPA AUTO PARTS		04/08/2026	04/14/2026	21.45	21.45	Open	N
PW; REPAIR/MAINT FUEL FILTER		CHOYT					03/31/2026
101-43100-50220	PW; REPAIR/MAINT FUEL FILTER			21.45			

LANO EQUIPMENT INC		04/08/2026	04/14/2026	139.30	139.30	Open	N
PW; REPAIR/MAINT		CHOYT					03/31/2026
101-43100-50220	PW; REPAIR/MAINT			139.30			

LANO EQUIPMENT INC		04/08/2026	04/14/2026	483.09	483.09	Open	N
PW; REPAIR/MAINT		CHOYT					03/31/2026
101-43100-50220	PW; REPAIR/MAINT			483.09			

STANTEC CONSULTING SERVICES INC.		04/08/2026	04/14/2026	120,233.99	120,233.99	Open	N
ENGINEERING SVCS; FEB 2026		CHOYT					02/28/2026
101-41630-50303	GEN. ENGINEERING RETAINER; FEB			4,800.00			
101-41630-50303	GEN. ENGINEERING; FEB			4,925.00			
101-41660-50308	BUILDING PERMIT ACTIVITIES; FEB			5,446.00			
601-49400-50303	WATER SUPPLY & DISTRIBUTION; FEB			2,066.40			
602-49400-50303	SANITARY SEWER SYSTEM; FEB			2,267.00			
415-41900-50300	STORMWATER; FEB			4,012.80			
414-41900-50303	TRANSPORTATION; FEB			12,126.00			

408-45300-50303	TRAILS; FEB	3,060.20
601-49400-50303	GIS/MAPPING; FEB	730.80
602-49400-50303	GIS/MAPPING; FEB	730.80
411-43100-50303-1006	RIVER HILLS-M/I HOMES; FEB	264.00
411-43100-50303-6065	BRAYBURN TRAILS; FEB	3,736.00
411-43100-50303-6098	SUNDANCE GREENS; FEB	11,265.92
411-43100-50303-6105	IONE GARDENS; FEB	49.25
411-43100-50303-6120	SUNDANCE GREENS-LENNAR; FEB	86.75
411-43100-50303-6143	RIVERWALK; FEB	1,289.88
411-43100-50303-6147	BRAYBURN TRLS /LEE PROPERTY; FEB	3,312.13
411-43100-50303-6165	INTERCHANGE/OPUS; FEB	1,400.50
411-43100-50303-6198	TERRITORIAL GROVE; FEB	652.67
411-43100-50303-6203	DCM FARMS; FEB	8,292.17
411-43100-50303-6204	SCANY PROPERTY (NORTH); FEB	171.75
408-45300-50303	ELSIE STEPHENS CANOE/KAYAK; FEB	568.09
414-41900-50303	2025 S DIAMOND LK IMPROV; FEB	380.00
411-43100-50303-6182	BERNENS; FEB	5,555.00
411-43100-50303-6223	GRACO HEADQUARTERS; FEB	4,495.50
411-43100-50303-6224	SUITE LIVING; FEB	586.25
411-43100-50303-6227	ADESA/CARVANA; FEB	98.50
411-43100-50303-6228	STENSILE-DAVID WEEKLY; FEB	1,648.00
411-43100-50303-6229	DUBAY LAKE-DEHN; FEB	2,212.50
414-41900-50303	DAYTON PKWY TRAFFIC SIGNALS; FEB	121.40
602-49400-50303	113TH AVE TRUNK SEWER EXTENSION; FEB	6,203.93
414-41900-50303	2025 MILL & OVERLAY; FEB	590.40
601-49400-50303	HISTORIC VILLAGE UTILITY PLAN; FEB	39.50
602-49400-50303	HISTORIC VILLAGE UTILITY PLAN; FEB	39.50
414-41900-50303-2007	FERNBROOK CORRIDOR STUDY	9,742.40
601-00000-16500	NORTHWEST WATER TOWER	1,678.40
414-41900-50303	2026 MILL & OVERLAY IMPROV.; FEB	8,641.20
415-41900-50300	CULVERT IMPROV.; FEB	1,184.20
415-41900-50300	BMP-U1 FEASIBILITY STUDY; FEB	115.60
415-41900-50300	BMP-U4 IMPLEMENTATION SVC; FEB	4,611.60
415-41900-50300	GRASS LAKE ASSESSMENT; FEB	1,036.00

KELLY THELEN	04/08/2026	04/14/2026	55.25	55.25	Open	N
MILEAGE; MAR 2026	CHOYT					04/08/2026
101-41420-50331	MILEAGE; MAR 2026		55.25			

METROPOLITAN COUNCIL SAC FEE; 2025/ROGERS 601-49400-50300	04/08/2026 CHOYT SAC FEE; 2025 ROGERS	04/14/2026	49,715.00	49,715.00	Open	N 12/31/2025

ECKBERG LAMMERS PC LEGAL SVCS MAR 2026 225-41710-50300	04/08/2026 CHOYT PROFESSIONAL SRVS; EDA WORK	04/14/2026	344.50	344.50	Open	N 03/31/2026
101-41640-50304	LEGAL FEES- EMINENT DOMAIN		180.00			

KIRCHOFF CONSTRUCTION, INC PAY 2: 113TH AVE TRUNK SEWER EXTENTION 602-00000-16500	04/08/2026 CHOYT PAY 2: 113TH AVE TRUNK SEWER EXTENTION	04/14/2026	115,140.62	115,140.62	Open	N 04/08/2026
602-00000-20600	RETAINAGE PAYABLE		(6,060.03)			

METROPOLITAN COUNCIL SAC FEE; MAR 2026 602-00000-20801	04/08/2026 CHOYT SAC FEE; MAR 2026	04/14/2026	44,282.70	44,282.70	Open	N 03/31/2026
602-49450-37270	LESS PROMPT PAYMENT FEE;		(447.30)			

MIDWEST WASH SYSTEMS LLC PW; OPERATING SUPPLIES 101-43100-50210	04/08/2026 CHOYT PW; OPERATING SUPPLIES	04/14/2026	969.78	969.78	Open	N 03/18/2026

MAGNEY CONSTRUCTION INC PAY APP 23;WELL HEAD TREATMENT 4 & 5 601-00000-16500	04/09/2026 CHOYT PAY APP 23;WELL HEAD TREATMENT 4 & 5	04/14/2026	28,322.77	28,322.77	Open	N 04/09/2026
601-00000-20600	RETAINAGE PAYABLE		(1,490.67)			

# of Invoices:	266 # Due: 233	Totals:	736,570.67	647,573.84		
# of Credit Memos:	4 # Due: 4	Totals:	(1,479.30)	(1,479.30)		
Net of Invoices and Credit Memos:			735,091.37	646,094.54		
* 3 Net Invoices have Credits Totalling:			(7,998.00)			

--- TOTALS BY PAYMENT CARD ACCOUNT ---						
0843			272.01			
0983			1,265.66			
2363			850.26			

2499	18.68
3028	4,058.81
3212	65.26
3356	2,031.61
3926	865.39
4473	2,096.80
4971	446.00
4983	2,303.83
5639	840.42
8767	150.00
9053	279.30

--- TOTALS BY FUND ---

101 - GENERAL FUND	192,017.00	151,256.88
225 - EDA	164.50	164.50
226 - CABLE	14,571.43	14,571.43
401 - CAPITAL EQUIPMENT	58,066.56	58,066.56
408 - PARK TRAIL DEVELOPMENT	6,029.89	6,029.89
411 - DEVELOPER ESCROWS	45,537.77	45,537.77
414 - PAVEMENT MANAGEMENT AND IMPROVEMENTS	31,601.40	31,601.40
415 - STORMWATER	10,960.20	10,960.20
601 - WATER FUND	205,023.53	157,377.06
602 - SEWER FUND	171,119.09	170,528.85

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	228,939.15	227,513.06
41110 - Council	555.04	555.04
41310 - Administration	674.05	634.28
41420 - City Clerk	115.02	75.25
41500 - Finance	12,678.53	12,615.83
41620 - Audit Services	4,042.50	4,042.50
41630 - Engineering Services	9,725.00	9,725.00
41640 - Legal Services	13,461.00	13,461.00
41650 - Recycling Services	21,429.06	442.36

41660 - Inspection Service	18,052.90	18,052.90
41710 - Plannning & Economic Dev	818.91	736.00
41810 - Central Services	12,612.83	6,157.55
41820 - Information Technology	1,393.81	1,270.51
41900 - General Govt	57,133.03	57,133.03
41910 - Activity Center	2,159.06	2,048.09
42120 - Patrol and Investigate	74,712.71	72,975.83
42130 - Emergency Mgmt	42.82	0.00
42140 - Animal Control	277.00	277.00
42260 - Fire Suppression	4,505.88	4,492.74
43100 - Public Works	111,211.85	101,683.24
45200 - Parks	5,441.77	5,330.59
45300 - Trail Development	6,029.89	6,029.89
49400 - Utilities	149,526.86	101,290.15
49450 - Sewer	(447.30)	(447.30)

ITEM:

Approval of Large Assembly Application for Heritage Days and Request for all Fees to be Waived

PREPARED BY:

Amy Benting, Assistant City Administrator/City Clerk

BACKGROUND:

New this year Kim Jansen and Paula Mom are requesting all of the following fees/services:

Saturday

- Police/Fire and PW Maintenance support time
- Sue McLean and McNeil Park rental
- Activity Center reservation fee
- Use of City generator, flatbed, sound system and if needed heaters.

Sunday

- PW maintenance support for cleanup

This comes up every year and the new applicant has turned in all the information needed for approval. This is not a City event and it is coordinated, organized and run by individuals. The Council has a budget of \$22,000.00 that was designated for waiving fees for events within the City as the Council sees fit. The budgeted amount remaining is \$20,000.00 at this time. High level estimate for all of this work and equipment for Heritage Day is somewhere around \$7,000 roughly.

RECOMMENDATION:

Approval of large assembly application

ATTACHMENT(S):

None.

ITEM:

Approving the Agreement of Action Steps Between the City of Dayton and WME

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approving Agreement of Action Steps

BACKGROUND:

The Parkway Neighborhood Developer (WME) is trying to close on the property for the project which is currently owned by Gordy and Kathy Roberg. As the developer, he needs reasonable assurance that access will be brought to him from a public street prior to closing on the property. This agreement will provide that re-assurance needed to close on the property.

City staff is encouraging the council to have dialogue related to this at the council meeting to ensure all things are being thought of.

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

RECOMMENDATION:

Staff recommends approving the agreement for action steps and authorizing the City Administrator to sign pursuant to conversation amongst the council.

ATTACHMENT(S):

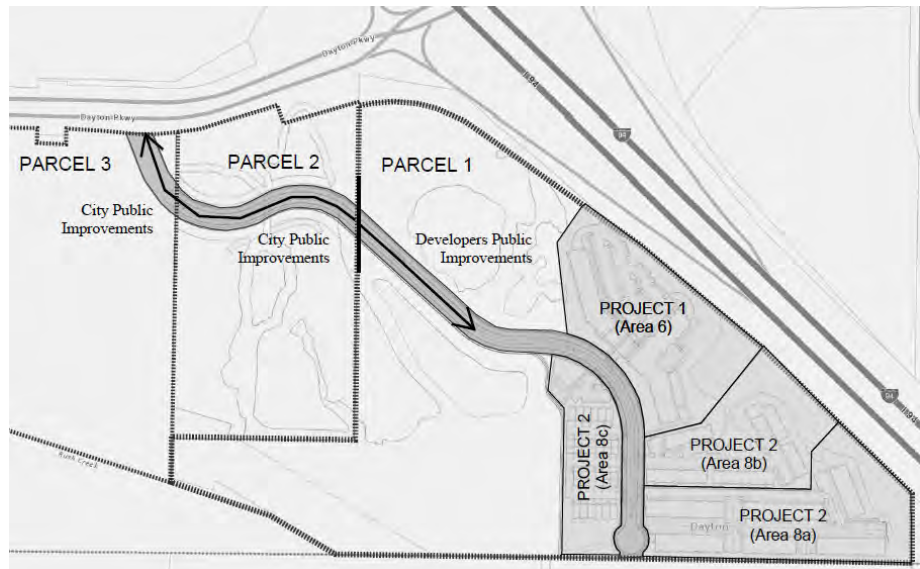
WME Elzufon Agreement

This **AGREEMENT** (“Agreement”) dated April 10th, 2026 (the “Effective Date”), is by and between the City of Dayton, Minnesota (“City”), and Gordon and Katherine Roberg, Minnesota residents (“Roberg”) and WME Real Estate Holdings LLC, a Minnesota limited liability company, whose principal place of business is located at 11326 Red Stem Court, Maple Grove, MN 55311 (“WME”), collectively (the “Parties”).

RECITALS

- A. This Agreement is entered into for the purpose of setting forth and memorializing for the Parties and subsequent owners the understandings and agreements of the Parties concerning the *Southwest Dayton Infrastructure Project* described below and memorialize in writing that Parcels 1, 2, and 3 described below have access to and from publicly dedicated roadways.
- B. Roberg is the fee owner of approximately 50.92 acres, PID: 3112022340009, that is situated in the City of Dayton, County of Hennepin, State of Minnesota, and is legally described as set forth on **Exhibit A** as Parcel 1 (the “Property”); and
- C. Roberg, as Seller, has signed a purchase agreement for the Property with WME. as a condition to close, Seller must deliver the Property with right of access to and from the Property to a publicly dedicated roadway.
- D. The City is the fee owner of a parcel of land consisting of approximately 16.42 acres, PID: 3112022340007, that is situated in the City of Dayton, County of Hennepin, State of Minnesota, and is legally described as set forth on **Exhibit A** as Parcel 2 (the “City Property”); and
- E. SCHANY GROUP LLC, a Minnesota limited liability company (“Schany”), is the fee owner of a parcel of land consisting of approximately 23.42 acres, PID: 3112022330009, that is situated in the City of Dayton, County of Hennepin, State of Minnesota, and is legally described as set forth on **Exhibit A** as Parcel 3 (the “Schany Property”); and

For purposes of this Agreement, where applicable, the Property, the City Property, and the Schany Property are collectively referred to as the “Development Site” as shown at right:



F. On February 24th, 2026, the City adopted Resolution No. 06- 2026, approving Plans and Specifications for the *Southwest Dayton Infrastructure Project* as defined below beginning at Dayton Parkway, thru Parcel 3 and to the east property line of Parcel 2 as shown above (the “SWDIP”); and the City adopted Resolution 06-2026 Authorizing Eminent Domain for Public Purposes and Offer of Just Compensation to Owner (for a very small portion of Parcel 3). The City Council authorized eminent domain proceedings for that the portion of Parcel 3 necessary for the public road and other public infrastructure improvements if it cannot be acquired expeditiously through a voluntary sale and purchase.

NOW THEREFORE, the Parties agree as follows:

Schany Property. The City shall acquire expeditiously (either by voluntary sale and purchase or by use of its powers of eminent domain) such portion of the Schany Property as is necessary for completion of the SWDIP and the Public ROW.

Public Right Of Way. The City shall provide the Property right of access to and from the Property to Dayton Parkway (the “Public ROW”).

SWDIP. The City shall pay all costs incurred in conjunction with the SWDIP and the Public ROW extending from Dayton Parkway to the eastern boundary of the City Property (collectively, the “SWDIP”):

Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their respected successors and assigns, including without limitation, any and all future and present owners, tenants, occupants, licensee, mortgagee and any other parties with any interest in the Property.

Counterparts. This Agreement may be simultaneously executed in any number of counterparts, each of which shall be an original, and all of which together shall constitute but one and the same instrument.

Notices. All notices provided for in this Agreement must be in writing and shall be hand delivered; by United States mail via prepaid certified mail; or by prepaid overnight mail delivery service providing written evidence of delivery, and addressed as follows:

If to the City:

City of Dayton
[12260 South Diamond Lake Road](#)
Dayton, MN 55327
Attn: Zach Doud

If to Roberg:

Gordon and Katherine Roberg
16160 45th Street NE
St. Michael, MN 55376

If to WME:

WME Real Estate Holdings LLC
11326 Red Stem Court
Maple Grove, MN 55311

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

Authority. The undersigned each represent and warrant that they are authorized to act for and bind their respective parties.

IN WITNESS WHEREOF, the City have executed this Agreement as of the Effective Date first written above.

CITY:

By: _____
Zach, Doud, City Administrator

IN WITNESS WHEREOF, Roberg, and WME have executed this Agreement as of the Effective Date first written above.

**ROBERG:
Gordon and Katherine Roberg**

By: _____
Gordon Roberg

By: _____
Katherine Roberg

**WME:
WME Real Estate Holdings LLC**

By: _____
Michael Elzufon, Manager

EXHIBIT A

Legal Descriptions of Property and the City Property Prior to Final Plat, and Legal Description of the City Property

Parcel 1 Property:

That part of the West Half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East Half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and Northerly of the center line of Rush Creek except that part of the West 639.57 feet lying North of the South 400 feet thereof; and except that part lying Northerly of the following described line: Commencing at the intersection of the East line of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating, Hennepin County, Minnesota

Abstract Property

Parcel 2 City Property:

That part of the West Half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of Highway No. 94; also that part of the East Half of the Southwest Quarter of Section 31, Township 120, Range 22, lying Southwesterly of Highway No. 94 and Northerly of centerline of Rush Creek.

EXCEPT:

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of the Southwesterly right of way line of Interstate Highway No. 94, also, the West 639.57 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

AND Except:

That part of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 31; thence South 01 degree 09 minutes 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter and the point of beginning; thence continuing the last curve along an arc with length of 62.23 feet, and central angle of 5 degrees 19 minutes 18 seconds; thence 139.09 feet along a non-tangential curve concave to the Northwest which has a radius of 646.00 feet, central angle of 12 degrees 20 minutes 11 seconds, chord bearing of North 71 degrees 56 minutes 42 seconds East, and chord length of 138.82 feet; thence North 65 degrees 46 minutes 36 seconds East, a distance of 96.54 feet; thence North 21 degrees 20 minutes 58 seconds West, a distance of 749.42 feet to said West line of the Northeast Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 786.13 feet to the point of beginning.

Being that part of said described property lying Northerly of a line described as commencing at the intersection of the East line of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in Brockton Crossing, according to the recorded plat

thereof; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to Southwesterly line of said Highway No. 94 and there terminating.

Hennepin County, Minnesota
Abstract Property

Parcel 3 Schany Property:

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, which lies Southwesterly of the Southwesterly right of way line of Interstate Highway 94 and which lies Southerly of the following described line:

Commencing at the West Quarter corner of said Section 31; thence South 01 degree 09 minutes 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 155.16 feet to the point of beginning of the line to be described; thence 149.63 feet along a non-tangential curve concave to the North which has a radius of 740.00 feet, central angle of 11 degrees 35 minutes 08 seconds, chord bearing of North 77 degrees 34 minutes 53 seconds East, and chord length of 149.38 feet; thence North 71 degrees 47 minutes 19 seconds East, a distance of 215.18 feet; thence South 18 degrees 12 minutes 41 seconds East, a distance of 68.22 feet; thence North 74 degrees 16 minutes 41 seconds East, a distance of 279.76 feet to the East line of said West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence North 0 degrees 40 minutes 07 seconds East, along said East line, a distance of 97.59 feet, more or less to said Southwesterly right of way line of Interstate Highway 94 and there terminating.

AND

The West 639.57 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

Parcel 3A:

A 16.5 foot easement for roadway purposes, the center line of which is described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31; thence on an assumed bearing of North 0 degrees 28 minutes 52 seconds East, along the West line of said Southeast Quarter of the Southwest Quarter a distance of 400.01 feet to the North line of the South 400.00 feet of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 55 minutes 12 seconds East, along said North line a distance of 325.78 feet to the point of beginning of the line to be described; thence South 13 degrees 31 minutes 43 seconds West, a distance of 190.45 feet; thence North 61 degrees 20 minutes 27 seconds West, a distance of 55.78 feet; thence Southwesterly a distance of 75.03 feet along a tangential curve concave to the Southeast, having a radius of 42.00 feet and a central angle of 102 degrees 21 minutes 25 seconds; thence South 16 degrees 18 minutes 08 seconds West, a distance of 51.38 feet; thence Southwesterly a distance of 67.53 feet along a tangential curve concave to the Northwest, having a radius of 120.00 feet and a central angle of 32 degrees 14 minutes 36 seconds; thence South 48 degrees 32 minutes 44 seconds West, a distance of 46.23 feet; thence South 57 degrees 43 minutes 07 seconds West, a distance of 121.65 feet; thence Southwesterly a distance of 21.39 feet along a tangential curve concave to the Southeast, having a radius of 50.00 feet and a central angle of 24 degrees 31 minutes 0 seconds, to the intersection of the South line of the Southwest Quarter of said Section 31, and said centerline there terminating. The side lines of said easement shall be prolonged or shortened to terminate at said South line.

Parcel 3B:

A 66-foot easement for roadway purposes over the North 66 feet of the Northwest Quarter of the Northwest Quarter of Section 6, Township 119 North, Range 22 West of the 5th Principal Meridian.

Hennepin County, Minnesota

Abstract Property

EXHIBIT B

Depiction of the Development Site

