

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Wednesday, November 5, 2025
REGULAR MEETING OF THE PARKS COMMISSION: 6:30 P.M.

To Participate in the Meeting, Please see www.daytonmn.gov Calendar for Zoom Invitation.

- 6:30 **CALL TO ORDER**
- 6:30 **PLEDGE OF ALLEGIANCE**
- 6:30 **APPROVAL OF AGENDA**
- 6:30 **CONSENT AGENDA** *These routine or previously discussed items are enacted with one motion. Minutes can be approved by those absent from meeting.*
- A. Approval of Park Commission Minutes from October 7th, 2025
- 6:35 **OPEN FORUM** *Limited to 3 minutes for non-agenda items; state your name and address; No action will be taken and items will be referred back to staff and/or Council.*
- COUNCIL UPDATE**
- REGULAR MEETING**
- 7:00 B. Budget Check In
- 7:20 C. Diamond Lake Diamonds Discussion
- 7:40 D. Park Updates Presentation
- NOTICES AND ANNOUNCEMENTS**
- E. Next Park Commission Meeting: Tuesday, December 2nd, 2025
- 8:15 **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.

MINUTES OF THE OCTOBER 7, 2025, PARKS COMMISSION MEETING
CITY OF DAYTON, MINNESOTA

CALL TO ORDER

Pikal called the City of Dayton Parks Commission meeting to order for October 7, 2025.

Present: David Pikal, Luke Senst, Brad Cole, Kaia Chambers (remote), and Keri Lingard

Absent: Scott Salonek

Also in attendance: Public Works Superintendent, Marty Farrell; Community Event Specialist, Elizabeth Decker; Community Development Director, Jon Sevald

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve the agenda made by Lingard, seconded by Senst. Motion carried unanimously.

CONSENT AGENDA

A. Approval of Park Commission Minutes from September 2nd, 2025

Motion to approve the Park Commission minutes from September 2nd, 2025 made by Lingard, seconded by Senst. Motion carried unanimously.

OPEN FORUM

Dan Williams from MSA was present online but indicated he was part of the presentation scheduled for later in the meeting.

COUNCIL UPDATE

Farrell provided updates on park projects.

Lingard asked about the status of naming the Area 21 Park. Decker responded they have received approximately 75 submissions. Decker explained that submissions will be accepted until October 15, after which staff will select the top three options for a public vote.

REGULAR MEETING

B. Elsie Stephen's Park Master Plan

Eleanor Brandt from MSA presented the refined Elsie Stephens Park master plan, which incorporated feedback from the September meeting. Brandt emphasized that the plan maintains the unique character of the park while creating a destination experience.

Brandt presented the master plan in sections, highlighting key features:

Northwest Portion:

- Historic silo foundations redeveloped into a splash pad and playground experience
- Pathways connecting to a proposed kayak launch
- Pavilion area with adjacent parking for approximately 117 vehicles
- Roll curb around parking to facilitate events like car shows and maintenance
- Central destination experience with interactive art and seating areas with river views
- Mowed pathways through expanded native planting areas

- Aggregate path along the river with boardwalks and overlooks for fishing access

Southeast Portion:

- Continued aggregate pathway connections along the river
- Boardwalk connection to the southern portion of the park
- Ninja Warrior style ropes course
- Expanded parking, picnic pavilion, and restroom facilities

Brandt presented Enlargement Area 1 (Historical Features) and Enlargement Area 2 (Central Area) in more description.

Brandt then presented the phasing and cost estimates that could be completed in any order preferred by commission and council.

Cole inquired about the possibility of creating revenue through the pavilion space. Brandt confirmed that the higher-end option could include an enclosed event space suitable for weddings and events with river views, which could generate rental income.

Senst expressed appreciation for incorporating historical elements and asked about cost estimates. Brandt acknowledged that some numbers would be refined as the design develops and explained that they had included robust contingencies.

Chambers commented that the unique features like bioluminescent pathways and interactive art would attract visitors from beyond Dayton and create a destination experience.

Lingard asked about the playground at Cloquet being replaced with the ropes course. Farrell explained that the existing playground is approaching its 20-25 year lifespan (installed around 2008) and is already in the Capital Improvement Plan for replacement around 2028.

Pikal mentioned concerns about the hefty price tag and potential conflicts with the sports complex project. Farrell explained that this would be a different type of park than a community or sports park and funding would likely involve grants and possibly a referendum. Farrell added the total cost estimate was in line with his expectations.

Commission members discussed potential funding sources, including corporate sponsorships and naming rights for different areas of the park. Farrell mentioned that MSA has a grant expert and that Three Rivers Park District had directed him to a potential grant of up to \$500,000 that could be renewed annually.

Motion to recommend the Elsie Stephens Park Master Plan to the City Council made by Senst, seconded by Pikal. Motion carried unanimously.

NOTICES AND ANNOUNCEMENTS

C. Next Park Commission Meeting: Tuesday, November 4th, 2025

The commission discussed and agreed to reschedule the meeting to Wednesday, November 5th, 2025 due to Election Day on November 4th.

Farrell mentioned potential agenda items for upcoming meetings.

The commission also discussed upcoming events.

ADJOURNMENT

Motion to adjourn the meeting made by Senst, seconded by Lingard. Motion carried unanimously.

The meeting was adjourned at 7:29 PM.

PRESENTER: Martin Farrell

ITEM: Budget Update

PREPARED BY: Martin Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: N/A

BACKGROUND: Park Commission at the October 7th 2025 regular meeting requested an update on Finances.

CRITICAL ISSUES: None

BUDGET IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENT(S): Long term plan worksheet

Item Number:

PRESENTER: Martin Farrell

ITEM: Diamond Lake Diamonds Discussion

PREPARED BY: Martin Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: None

BACKGROUND: Staff have been working with MSA to develop concept plans for improving the Diamond Lake Diamonds ball field at 16471 South Diamond Lake Road. Staff have heard from CDAA about the lack of facilities in Dayton, and the Park Commissions interest in using existing facilities, to accommodate the CDAA's needs.

Staff have a meeting with CDAA scheduled for Monday November 3rd to discuss concepts so we are anticipating presenting an updated Concept at the meeting.

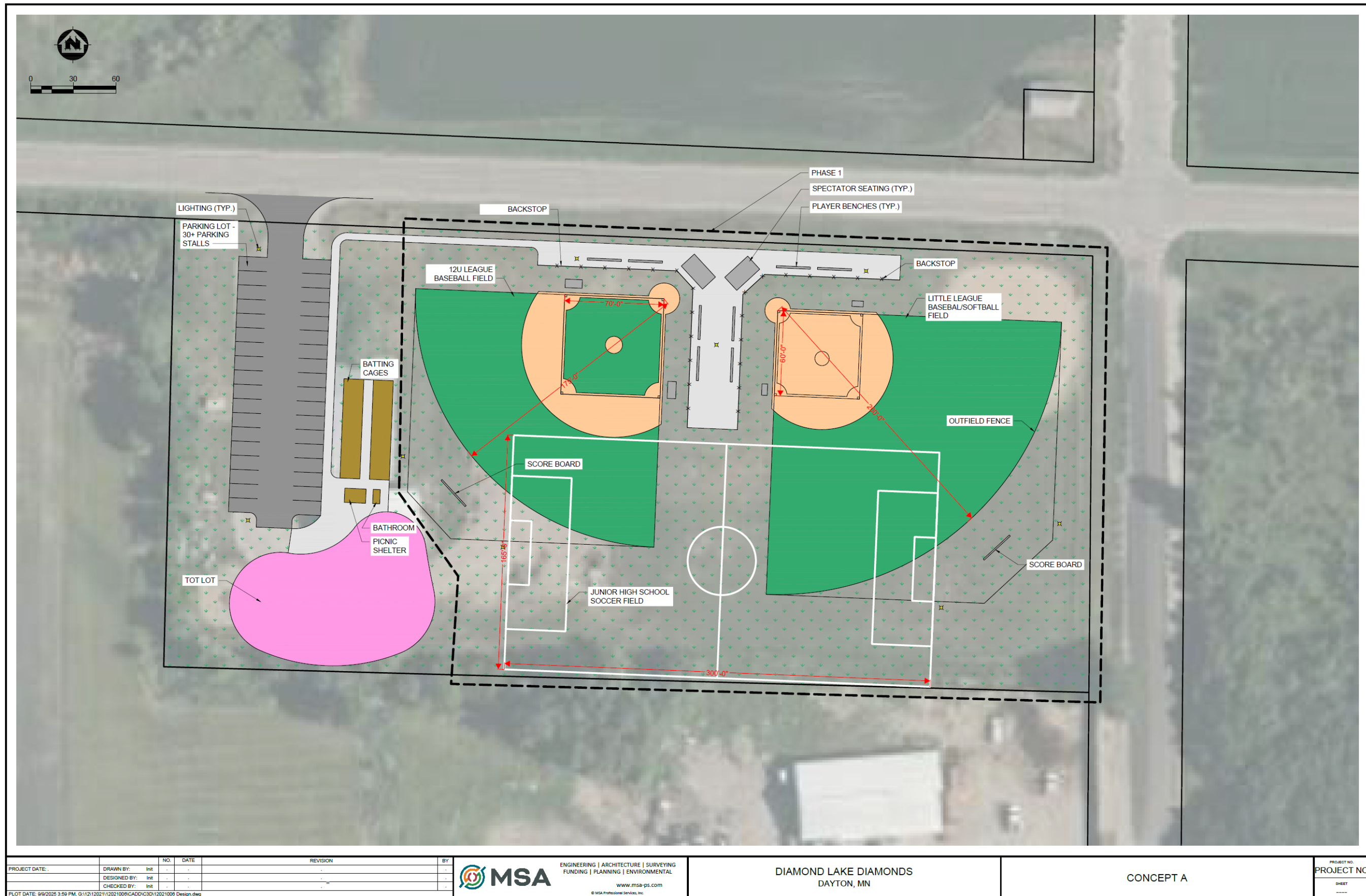
CRITICAL ISSUES: None

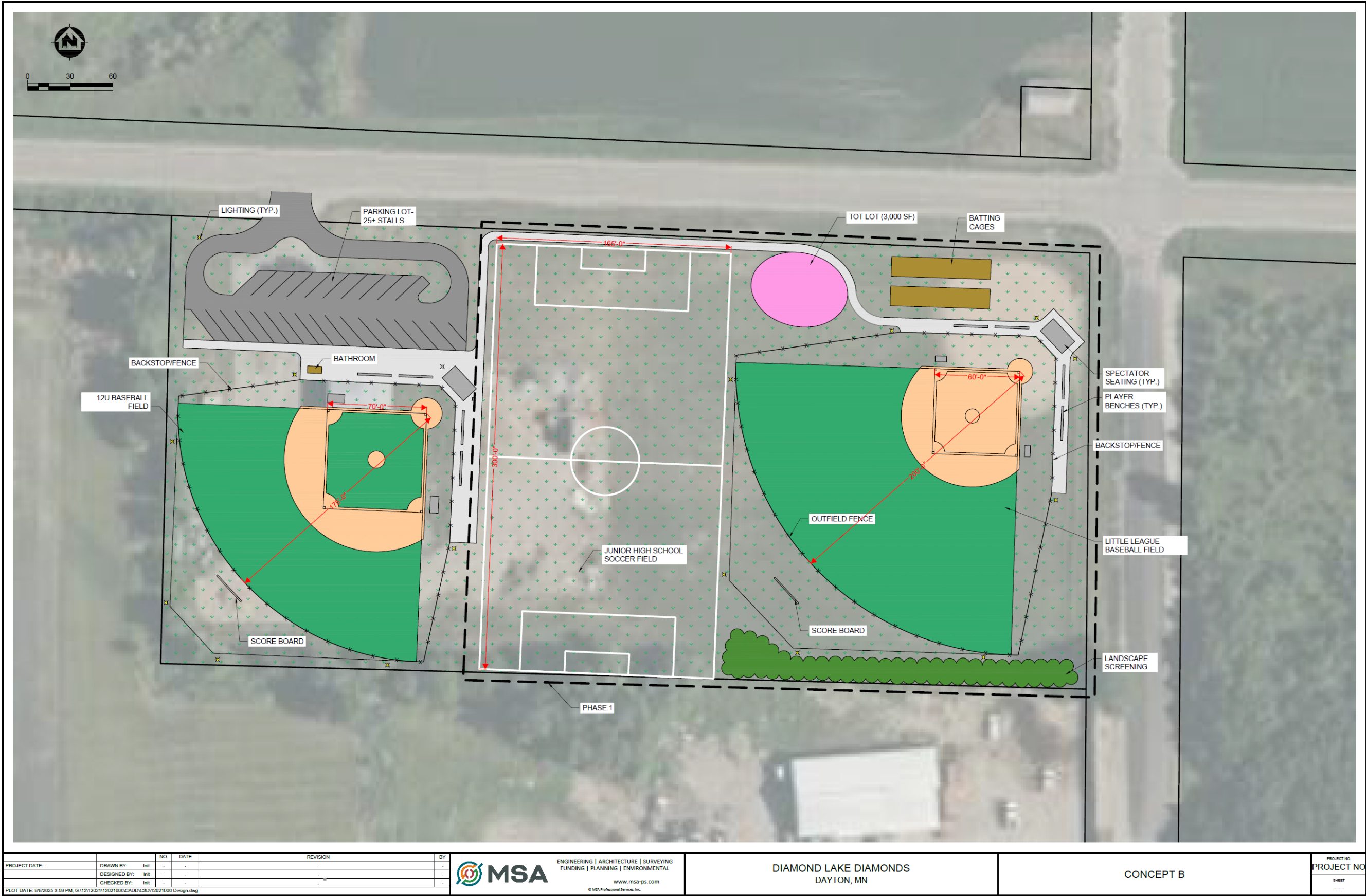
BUDGET IMPACT: Funded from Capital Fund 404

RECOMMENDATION: None

ATTACHMENT(S): Concept Plans

Meeting Date: 11-05-2025
Item Number:





PRESENTER: Martin Farrell

ITEM: Park Improvements Update Discussion

PREPARED BY: Martin Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: None

BACKGROUND: The Park improvements construction project was approved by the City Council at the April 8 2025 regular meeting. The scope of the project was limited to the lone Gardens and Area 21 Parks.

At the 10-06-25 Park Commission commissioners requested an update on the Status of the project from Staff.

CRITICAL ISSUES: None

BUDGET IMPACT: Funded from Capital Fund 405, and Fund 601

RECOMMENDATION: None

ATTACHMENT(S): Project photographs, project spreadsheet, plan sheets



Area 21 Playground



Area 21 Basketball Court



Area 21 Sand volleyball court



Area 21 Playground



Area 21 Playground shelter



Area 21 Playground



lone Gardens open space irrigation installed 2025





lone Gardens landscaping and tree installed 2025

Meeting Date: 11-05-2025
Item Number:

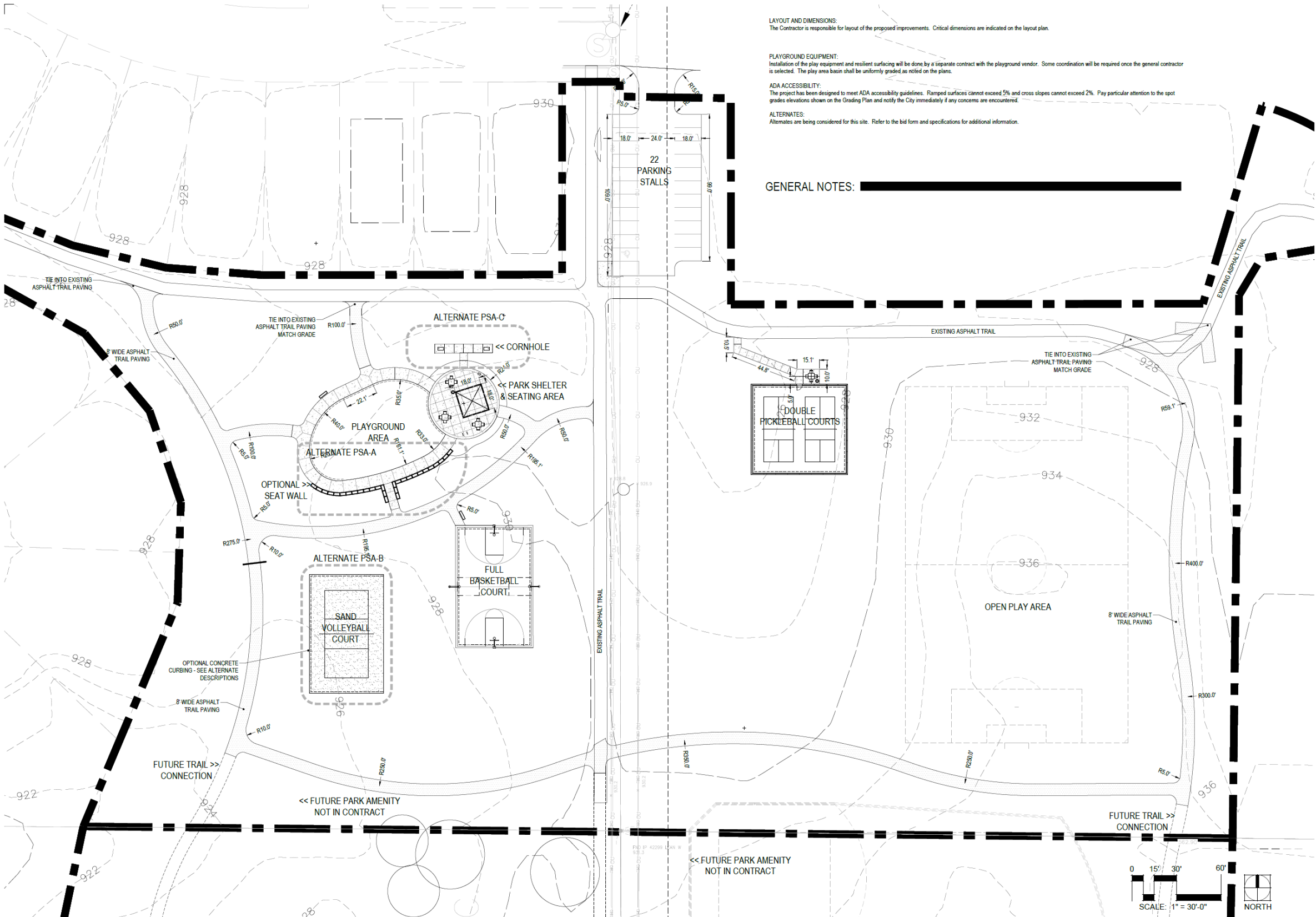
Project Financial Breakdown		CUSTOM BUILDERS		
Date	Pay Application/Change Order	Custom Builders Pay App Amount	Custom Builders Change Orders	Custom Builders Contract Balance
	Starting Balance			\$ 1,026,918.68
7/8/2025	Pay Application #1	\$ 170,750.45		\$ (170,750.45)
8/8/2025	Pay Application #2	\$ 96,558.81		\$ (96,558.81)
9/9/2025	Pay Application #3	\$ 177,951.09		\$ (177,951.09)
9/9/2025	Change Order 1		\$ 36,430.89	\$ 36,430.89
	Pay Application #4	\$ 272,037.63		\$ (272,037.63)
	Change Order 2		\$ 5,628.00	\$ 5,628.00

	\$ 717,297.98	\$ 42,058.89	\$ 351,679.59
		Project Starting Balance incl 6% Contingency	\$ 1,153,533.68
		Minus Total Pay Apps	\$ (717,297.98)
Expenditure (total Pay Apps) Total	\$ 717,297.98	Remaining Project Balance	\$ 436,235.70

AS OF 09-18-25	
Contract Balances to Project Close Out	
Custom Builders	\$ 351,679.59
Construction Management	\$ 61,615.00
Remaining Contract Balances Total	\$ 413,294.59
Project Starting Balance	\$ 1,153,533.68
Minus total pay apps to date	\$ (717,297.98)
Remaining Project Balance	\$ 436,235.70
Remaining Project Balance	\$ 436,235.70
Minus remaining Contract Balances	\$ (413,294.59)
Contingency	\$ 22,941.11

BOE Electrical not in contract	
INV 30227 Irrigation Electrics	\$ 1,216.00

		IAI		
Date	Pay Application/Change Order	IAI Invoice Amount	IAI Change Orders	IAI Balance
	Starting Balance			\$ 61,615.00



14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
**DAYTON 2025
PARK IMPROVEMENT
PACKAGE**

Dayton, Minnesota

COPYRIGHT 2025 ©

This plan is copyrighted and shall be used only for the project shown and shall not be copied or reproduced without written permission from Inside Outside Architecture, Inc.

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

Name: **Paul Kangas**
Registration #: **26017**

Paul Kangas
Signature

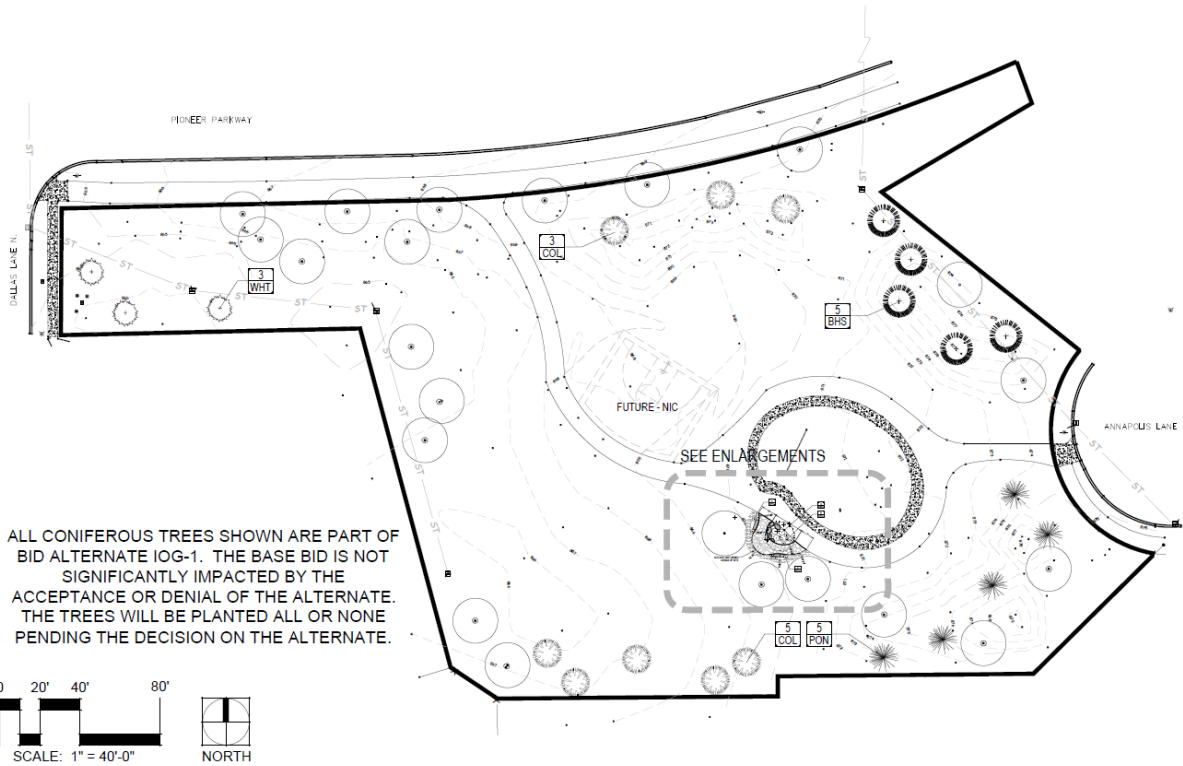
Project #:	24-103
Date:	03-03-2025
Revision:	
Drawn By:	PK
Checked By:	PK

Sheet Title:
**PSA #21
LAYOUT PLAN**

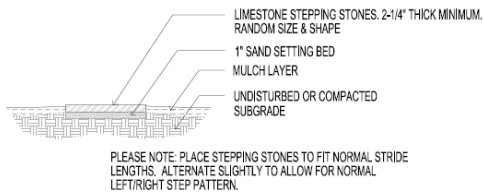
Sheet Number:

#21-1

LAYOUT AND GRADING PLAN:



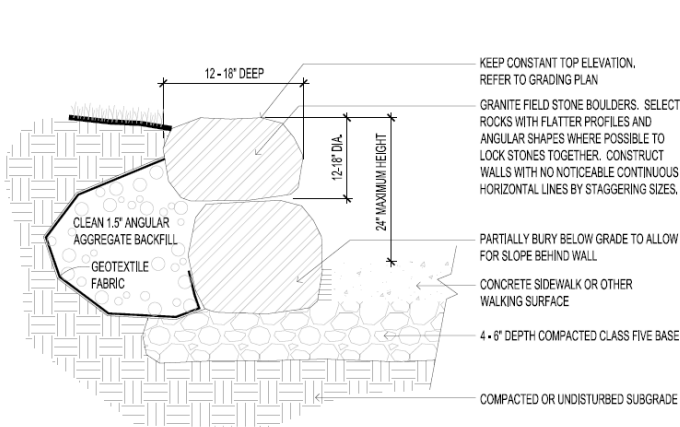
IONE GARDENS OVERALL PROJECT LOCATION & TREE PLANTING:



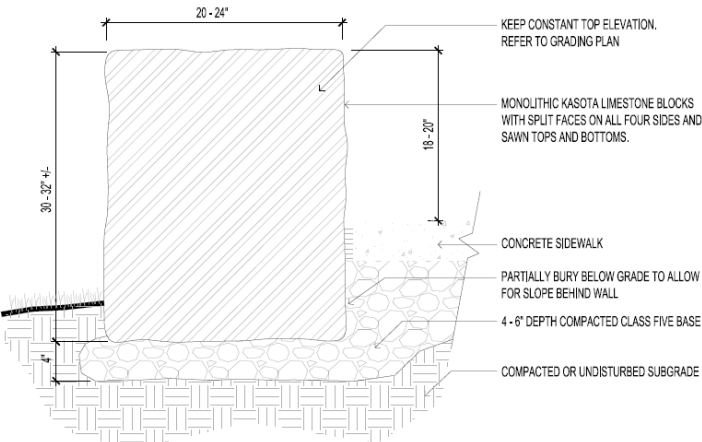
1 Limestone Stepping Stones
SCALE: 1/2\"/>

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
EVERGREEN TREES						
BHS	5	BLACK HILLS SPRUCE	Picea glauca densata	5-6' HGT	B&B	FULL FORM
COL	8	COLORADO SPRUCE	Picea pungens	5-6' HGT	B&B	FULL FORM
PON	5	PONDEROSA PINE	Pinus ponderosa	5-6' HGT	B&B	FULL FORM
WHT	3	WHITE PINE	Pinus strobus	5-6' HGT	B&B	FULL FORM

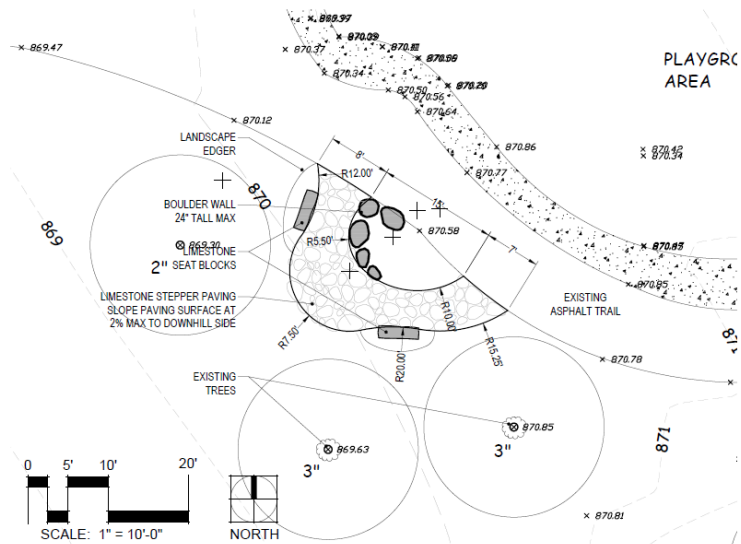
ALTERNATE IOG-1 PLANTING SCHEDULE (THIS PAGE ONLY):



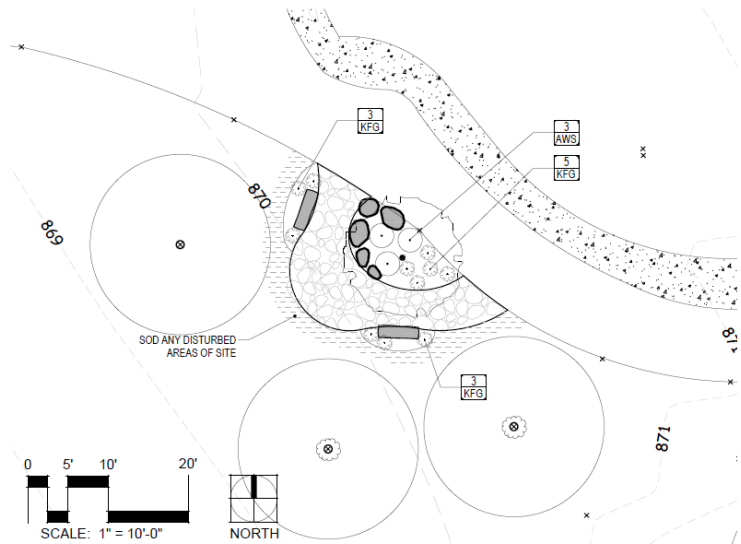
2 Short Granite Fieldstone Retaining Wall
SCALE: 1 1/2\"/>



3 Monolithic Limestone Seat Wall
SCALE: 1 1/2\"/>



SEATING AREA LAYOUT:



SEATING AREA LANDSCAPING:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
ORNAMENTAL TREES						
SSC	1	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5\"/>	B&B	FULL FORM
ORNAMENTAL TREES						
AWS	3	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	18\"/>	POT	48\"/>
PERENNIALS AND GRASSES						
KFG	11	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24\"/>

BASE BID PLANTING SCHEDULE (THIS PAGE ONLY):

GRAPHIC	COMMON NAME	MIX	RATE
SEED & SOD			
SOD	BLUEGRASS BLEND - SEE SPECS		
HYDROSEEDED TURF	MNDOT #25-131 - COMMERCIAL TURF MIX		200 lbs PER ACRE

TURF SCHEDULE:



14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
DAYTON 2025
PARK IMPROVEMENT
PACKAGE

Dayton, Minnesota

COPYRIGHT 2025 ©

This plan is copyrighted and shall be used
only for the project shown and
shall not be copied or reproduced without written
permission from Inside Outside Architecture, Inc.

I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
Registered Landscape Architect under the laws
of the State of Minnesota.

Name: Paul Kangas
Registration #: 26017

Signature:

Project #: 24-103
Date: 03-03-2025
Revision:
Drawn By: PK
Checked By: PK

Sheet Title:
IONE GARDENS PARK
LANDSCAPE
PLAN

Sheet Number:

IOG-1