

AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, March 3, 2026
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**
- 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 February 4, 2026
- 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. Comprehensive Plan and Development Update
- 7:45 C. Elsie Stephens Park Canoe/Kayak Bid Award
- 8:30 D. 2026 Park Commission Goals Discussion & Annual Council Update
- NOTICES AND ANNOUNCEMENTS**
- E. Next Park Commission Meeting: Tuesday, April 7th, 2026
- 9:15 **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 FEBRUARY 4, 2026, PARKS COMMISSION MEETING
CITY OF DAYTON, MINNESOTA

CALL TO ORDER

Pikal called the City of Dayton Parks Commission meeting to order for February 4, 2026.

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

Absent: Community Event Specialist, Elizabeth Decker

City Council Member Present: Scott Salonek

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve the agenda made by Chambers, seconded by Senst. Motion passed.

CONSENT AGENDA

A. Approval of Park Commission Minutes from January 6, 2026

Motion to approve the meeting minutes from January 6, 2026 made by Lingard, seconded by Chambers. Motion passed.

OPEN FORUM

No members of the public were present to speak.

COUNCIL UPDATE

Salonek provided updates from the previous meetings.

Farrell announced that the Elsie Stephens boat launch bid opening would take place on Friday, with 23 contractors having requested bid sets, indicating significant interest in the project.

REGULAR MEETING

B. Elsie Stephens Park Master Plan Phase 3 Update

Farrell provided an update on the Elsie Stephens Park Master Plan Phase 3. The master plan was approved by the Parks Commission last year and subsequently adjusted based on Council's requirements.

The Council has prioritized certain elements within the approximately \$2 million project:

- amphitheater improvements, particularly the dance floor area and stage covering.
- splash pad involves complex considerations regarding water supply (municipal vs. well water), drainage systems, and permitting requirements.
- options for restrooms are also being evaluated, with various possibilities depending on sewer and water availability.

The Commission agreed that establishing quality infrastructure should be prioritized before adding amenities like the splash pad. Members expressed that proper restrooms and adequate parking are essential foundational elements for making this a destination park.

C. Project Updates and Park Commission 2026 Goal Setting and Prioritization Discussion

Farrell summarized the 2025 park projects and their status:

- Dayton Farms Park is approximately 80% complete
- Lone Gardens is essentially complete
- Elsie Stephens Master Plan is complete and accepted by Council
- Five irrigation projects were installed
- Replacement trash receptacles were purchased

For 2026 initiatives:

- Additional trash/recycling receptacles will be added to Central Park
- Play equipment boxes will be installed using a \$12,000 Hennepin Youth Sports grant
- The Elsie Stephens canoe/kayak launch bid opening is Friday
- The DNR boat landing reconfiguration is in progress with 90% complete plans
- Territorial Road Rush Creek Parkway Trail connection design will be started soon

Current park dedication fund has approximately \$2.9 million, with \$1.5 million allocated for Elsie Stephens Park, \$1.3 million for a community park, leaving a balance of about \$108,000.

D. Park Commission Council Update

The Commission discussed presenting their annual update to the City Council. They decided to review 2025 accomplishments at the March meeting and then schedule a presentation to Council for April, requesting placement earlier in the agenda to avoid the late-night scheduling issues experienced last year.

NOTICES AND ANNOUNCEMENTS

The next Parks Commission meeting will be held on Tuesday, March 3rd, 2026.

ADJOURNMENT

Motion to adjourn made by Chambers, seconded by Cole. Motion passed.

The meeting was adjourned at 7:11 PM.

ITEM:

Planning Related Items for Park Commission Review

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Several items are on the March 3rd Planning Commission Agenda and March 24th City Council Agenda related to parks & trails. In summary:

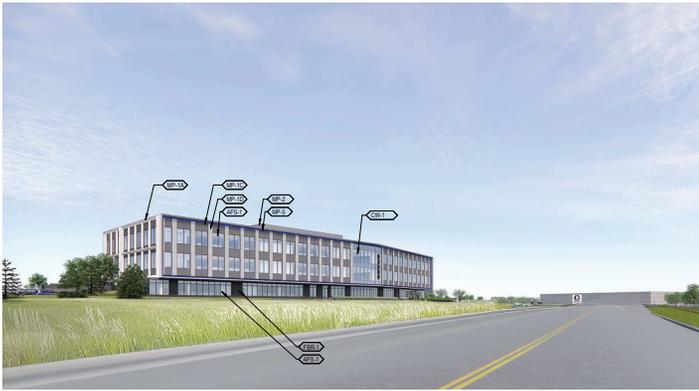
- **GRACO**, Site Plan Review
Three-story office building west of French Lake.
 - Existing trail along east side of West French Lake Road (no questions for Park Commission)

- **RESERVE AT VINEYARD MEADOW**, Variance, Rezoning, Preliminary Plat
12 lot subdivision in NW Dayton.
 - Consider trail easement along Brockton Ln.
 - Park & Trail fee dedication in lieu of land dedication.

- **SUNDANCE GREENS 12TH ADDITION**, PUD/Preliminary Plat Amendment, Final Plat
Amending plat from 58 to 48 lots.
 - Consider land dedication for SW corner of Dayton Farms Park

- **DUBAY LAKE PRESERVE**, Concept Plan
453-478 lots north of 117th Ave (north of Brayburn Trails & DCM Farms).
 - Within search Area for Community Park.
 - Consideration of future Civic Campus wrapping around west & north of Dubai Lake.
Land dedication of NW corner of project.
 - Consider Neighborhood Park north of wetland complex
 - Consider trail north side of 117th Ave
 - Consider trail along overhead powerline (permanent snowmobile trail?).
 - Consider trail around easterly wetland complex

- **STENSLIE-STEARNES**, Concept Plan
172 townhomes off Co Rd 81 & Territorial Road.
 - Consider land dedication toward Area 20 park in NE corner of project. Would require additional land from future developments east and northeast.
 - Consider trail around wetland complex.



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



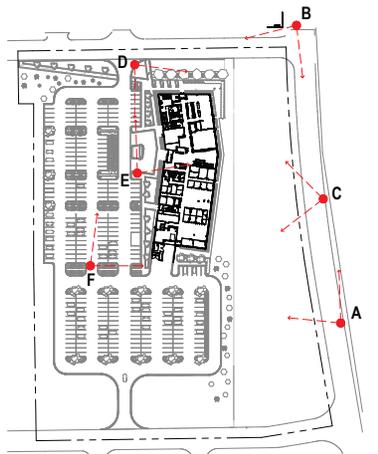
VIEW F

MATERIAL KEYNOTES

#	DESCRIPTION
GLS-1	ALUMINUM STOREFRONT GLAZING SYSTEM
GLS-2	ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS, INTEGRAL MEDIUM GREY COLOR
GLS-3	ALUMINUM CURTAINWALL SYSTEM
BR-1	FACE BRICK, RUNNING BOND, DARK GRAY
ME-1	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, OFF-WHITE
ME-2	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, LIGHT GRAY
ME-3	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, DARK GRAY
ME-4	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, MEDIUM GRAY
ME-5	ARCHITECTURAL METAL WALL PANEL, RIBBED, MEDIUM GRAY
ME-6	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, "GRACO BLUE"
GLS-CL-1	PREFINISHED ALUMINUM SOFFIT PLANKS WITH WOODGRAIN FINISH
GLS-CL-2	PREFINISHED ALUMINUM COFFING

HGA
 420 North 5th Street, Suite 100
 Minneapolis, Minnesota 55401
 Telephone 612.758.4000

Graco
Graco Minnesota Inc.
Project Gray
 French Lake Road West
 Dayton, MN 55327



RENDERING KEY
 NOTE: RENDERINGS FOR REFERENCE ONLY (NOT FOR CONSTRUCTION)

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

REVISIONS HISTORY - THIS SHEET
 HGA NO: 0892-010-00
RENDERINGS - EXTERIOR

DATE: FEBRUARY 2, 2026
 LAND USE APPLICATION

A5

3/23/2026 1:13:37 AM C:\Users\matt\OneDrive\Local Files\HGA\Graco_Minnesota\City_082025\082025_14

Preliminary Plat of RESERVE AT VINEYARD MEADOW

CITY OF DAYTON
HENNEPIN COUNTY, MN

Bearings are based on the Hennepin County coordinate system (NAD83 86adj). For the purpose of this plat, the East-West Quarter line is assumed to bear North 89 degrees 54 minutes 15 seconds East

- Denotes found iron monument
- Denotes set iron monument
- ⊙ Denotes 1/2 inch by 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ⊙ Denotes found Hennepin County R/W cast iron monument
- ⊙ Denotes found cast iron monument
- ⊙ PK Denotes found PK nail
- △ Denotes set nail

REFERENCE BENCHMARK:
MNDOT Geodetic Monument *OTSEGO
MN 053"
Elevation = 906.36 feet (NAVD 88)

PLAT BENCHMARK:
Top nut hydrant easterly of the existing building on PID:061202210001
Elevation = 894.59 feet (NAVD 88)

DEVELOPER:
Christian Builders
21000 Rogers Dr Suite
110, Rogers, MN 55374

OWNER:
John Berners Revocable Trust
14770 Thicket Ln.
Dayton, MN 55327

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 119.60% Acres

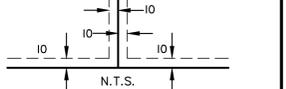
EXISTING ZONING: A-1 and A-2
Agricultural Districts

PROPOSED ZONING: A-3

MINIMUMS:
140' Width
200' Depth
1.5 Ac.

DENOTES BUILDING SETBACKS:
30' Front
10' Side
30' Rear

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

DATE: 11/19/25
FIELD DATE: July 1st, 2025
BK/PG: 27.5/Pg.41-42
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 25-0232Prelim
FILE NO: 25-0232.00

REVISIONS:

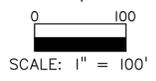
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: _____
Craig A. Wensmann
Date: 12/5/25 Lic. No. 47466

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

PRELIMINARY PLAT
for
Christian Builders
RESERVE AT VINEYARD MEADOW
City of Dayton
Hennepin County, MN

SEE SHEET 3



SCALE: 1" = 100'

LEGEND:

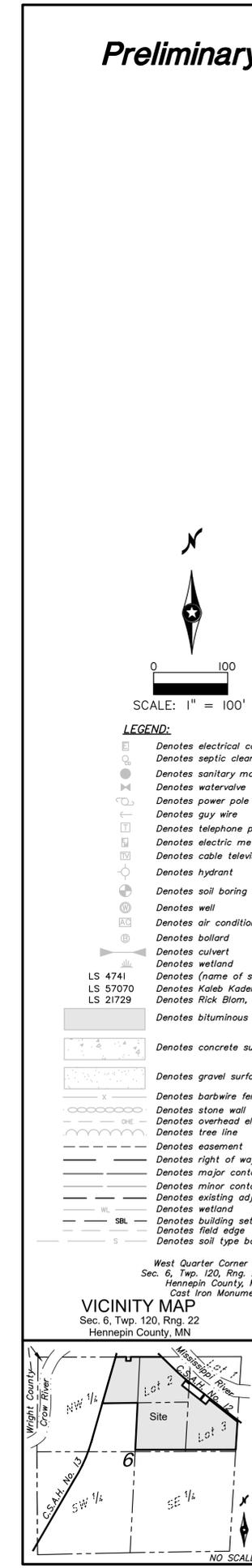
- Denotes electrical cabinet
- Denotes septic cleanout
- Denotes sanitary manhole
- Denotes water valve
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes electric meter
- Denotes cable television box
- Denotes hydrant
- Denotes soil boring
- Denotes well
- Denotes air conditioning
- Denotes ballard
- Denotes culvert
- Denotes wetland
- Denotes (name of surveyor), LS
- Denotes Caleb Kadelbach, LS
- Denotes Rick Blom, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes barbwire fence
- Denotes stone wall
- Denotes overhead electric
- Denotes tree line
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjoiners
- Denotes wetland
- Denotes building setback line
- Denotes field edge
- Denotes soil type boundary

West Quarter Corner of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN Cast Iron Monument

VICINITY MAP
Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN



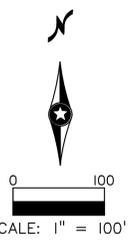
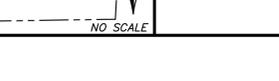
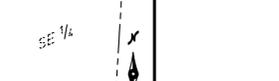
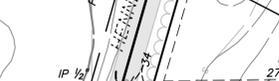
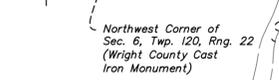
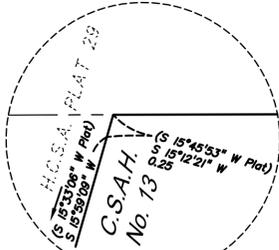
NO SCALE



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HENNEPIN COUNTY, MN

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REFERENCE BENCHMARK:
MNDOT Geodetic Monument "OTSEGO MN 053"
Elevation = 906.36 feet (NAVD 88)

PLAT BENCHMARK:
Top nut hydrant easterly of the existing building on PID:061202210001
Elevation = 894.59 feet (NAVD 88)

DEVELOPER:
Christian Builders
21000 Rogers Dr Suite 110, Rogers, MN 55374

OWNER:
John Bernens Revocable Trust
14770 Thicket Ln.
Dayton, MN 55327

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

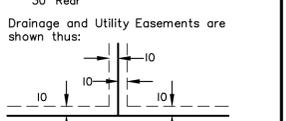
TOTAL AREA: 119.60% Acres

EXISTING ZONING: A-1 and A-2 Agricultural Districts

PROPOSED ZONING: A-3

MINIMUMS:
140' Width
200' Depth
1.5 Ac.

DENOTES BUILDING SETBACKS:
30' Front
10' Side
30' Rear



Drainage and Utility Easements are shown thus:
Being 10 feet in width and adjoining right-of-way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

DATE: 11/19/25
FIELD DATE: July 1st, 2025
BK/PG: 27.5/Pg.41-42
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 25-0232Prelim
FILE NO: 25-0232.00

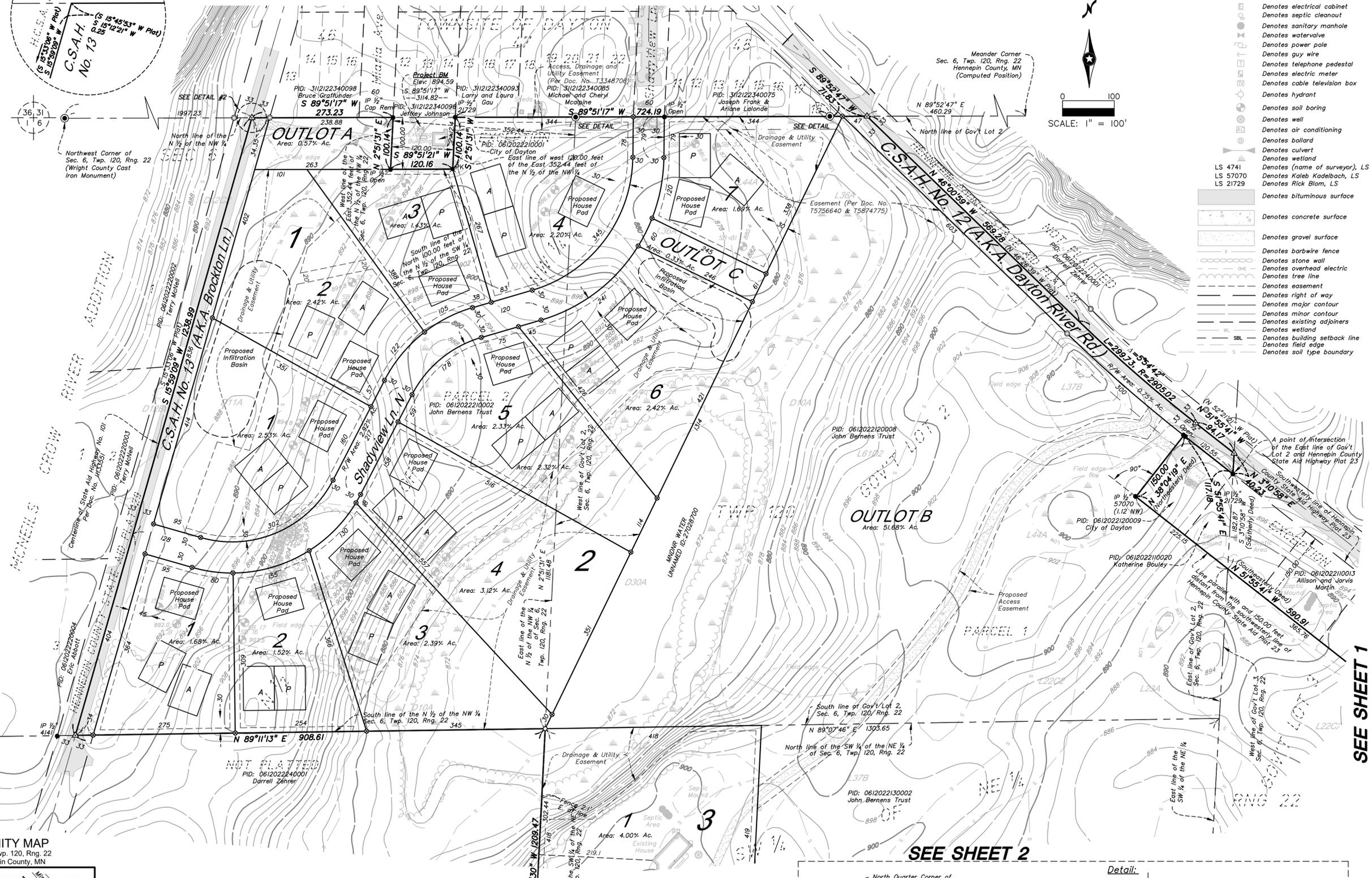
REVISIONS:

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

Signed: _____
Craig A. Wensmann
Date: 12/5/25 Lic. No. 47466

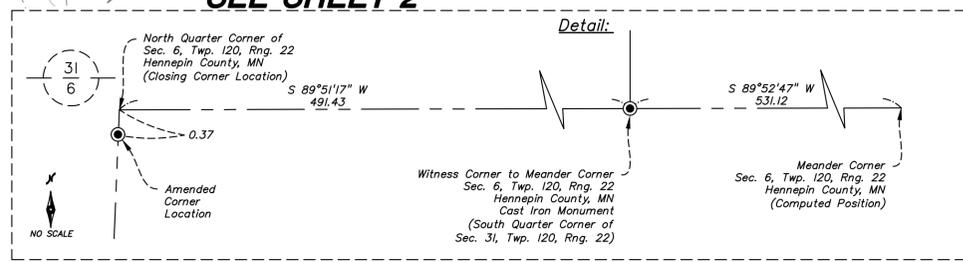


PRELIMINARY PLAT
for
Christian Builders
RESERVE AT VINEYARD MEADOW
City of Dayton
Hennepin County, MN
SHEET 3 OF 3 SHEETS

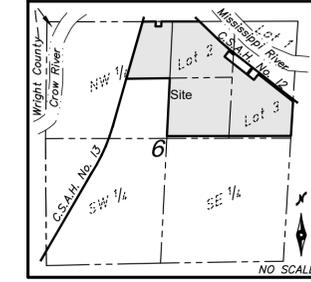


SEE SHEET 1

SEE SHEET 2



VICINITY MAP
Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN

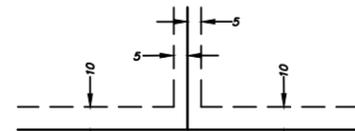


SURVEYOR:
 JEFF RAUSCH
 PELLINEN LAND SURVEYING, INC
 P O BOX 35
 HUTCHINSON, MN 55350
 PHONE: 320-587-4789
 EMAIL: JRAUSCH@HUTCHTEL.NET

NOTES:

- EXISTING CONDITIONS PER PELLINEN LAND SURVEYING, MARKHURD TOPOGRAPHY AND LIDAR

DRAINAGE AND UTILITY EASEMENTS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, AND 20' IN WIDTH OVER STORM AND SANITARY SEWER AS INDICATED ON PLAT

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- X-X-X- EXISTING FENCE
- ⊙ EXISTING ELEVATION.
- ⊙ SOIL BORING
- ⊙ ELECTRIC METER/BOX
- ⊙ GAS METER/BOX
- ⊙ REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- DELINEATED WETLAND
- - - PROPOSED BUILDING SETBACK
- - - PROPOSED DRAINAGE & UTILITY EASEMENT
- ▨ PROPOSED 5' WIDE CONCRETE SIDEWALK
- ▨ PROPOSED 10' BITUMINOUS TRAIL
- ▨ PROPOSED 10' WOODCHIP TRAIL, LOCATION TO BE DETERMINED IN FIELD
- ▨ PROVIDED WETLAND BUFFER AREA
- ▨ REQUIRED WETLAND BUFFER AREA
- ▨ WETLAND IMPACTED AREA

OUTLOT AREA TABLE	
OUTLOT	Area (ACRES)
OUTLOT A	79.80
OUTLOT B	1.30
OUTLOT C	9.02
OUTLOT D	1.81
OUTLOT E	1.01
OUTLOT F	1.93
OUTLOT G	2.63
OUTLOT H	4.52
OUTLOT I	9.67
OUTLOT J	0.74
OUTLOT K	0.77
OUTLOT L	16.17
OUTLOT M	3.18
OUTLOT N	5.25
OUTLOT O	0.61
OUTLOT P	3.79
OUTLOT Q	0.33
OUTLOT R	2.58
OUTLOT S	1.92

EXISTING ZONING = A-1, P-R
 PROPOSED ZONING = PUD

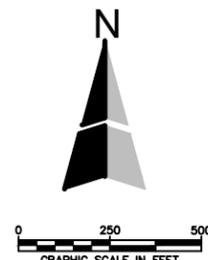
TOTAL PROPERTY 310.32 AC

EXISTING WETLAND AREA	35.1 AC
EXISTING WETLAND AREA - TO REMAIN	34.1 AC
COLLECTOR ROAD RIGHT OF WAY	
RUSH CREEK PARKWAY	4.34 AC
FERNBROOK LANE	2.61 AC
GOLF COURSE PARCEL (UPLAND - EXCLUDES WETLANDS)	53.12 AC
NET DEVELOPABLE AREA	216.1 AC
GROSS DENSITY	2.34 U/A
NET DENSITY	3.08 U/A
PARK	2.58 AC
RESIDENTIAL OPEN SPACE	55.1 AC

LOT STANDARDS - PUD ZONING

SETBACKS	
FRONT	25'
REAR	20'
SIDE	7.5'
SIDE - STREET	20'
SETBACK FROM WETLAND BUFFER	15'
SETBACK FROM COUNTY ROAD	35'

BLOCK	75' WIDE	65' WIDE	55' WIDE	50' WIDE	TWIN HOME	QUAD HOME	EXIST HOME	SENIOR HOUSING	EXIST CLUBHOUSE	TOTAL
1	19	7								26
2		26								26
3		12	12							24
4			9							9
5			21							21
6			10							10
7	10									10
8			13							13
9		20	12						1	33
10		12								12
11		6	4							10
12		11								11
13	5	4								9
14	8	6								14
15		14								14
16		19								19
17		9								9
18					28					28
19		6	28							34
20			18							18
21			16							16
22		5	18							23
23		9								9
24				10						10
25	7									7
26			12							12
27				18						18
28				26						26
29		9								9
30		8								8
31	4									4
32-44						52				52
48							1			1
TOTAL	53	195	161	54	28	52	1	100	1	645



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166



• Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS
 SUNDANCE DEVELOPMENT, LLC
 DAYTON, MINNESOTA

OVERALL PRELIMINARY PLAT

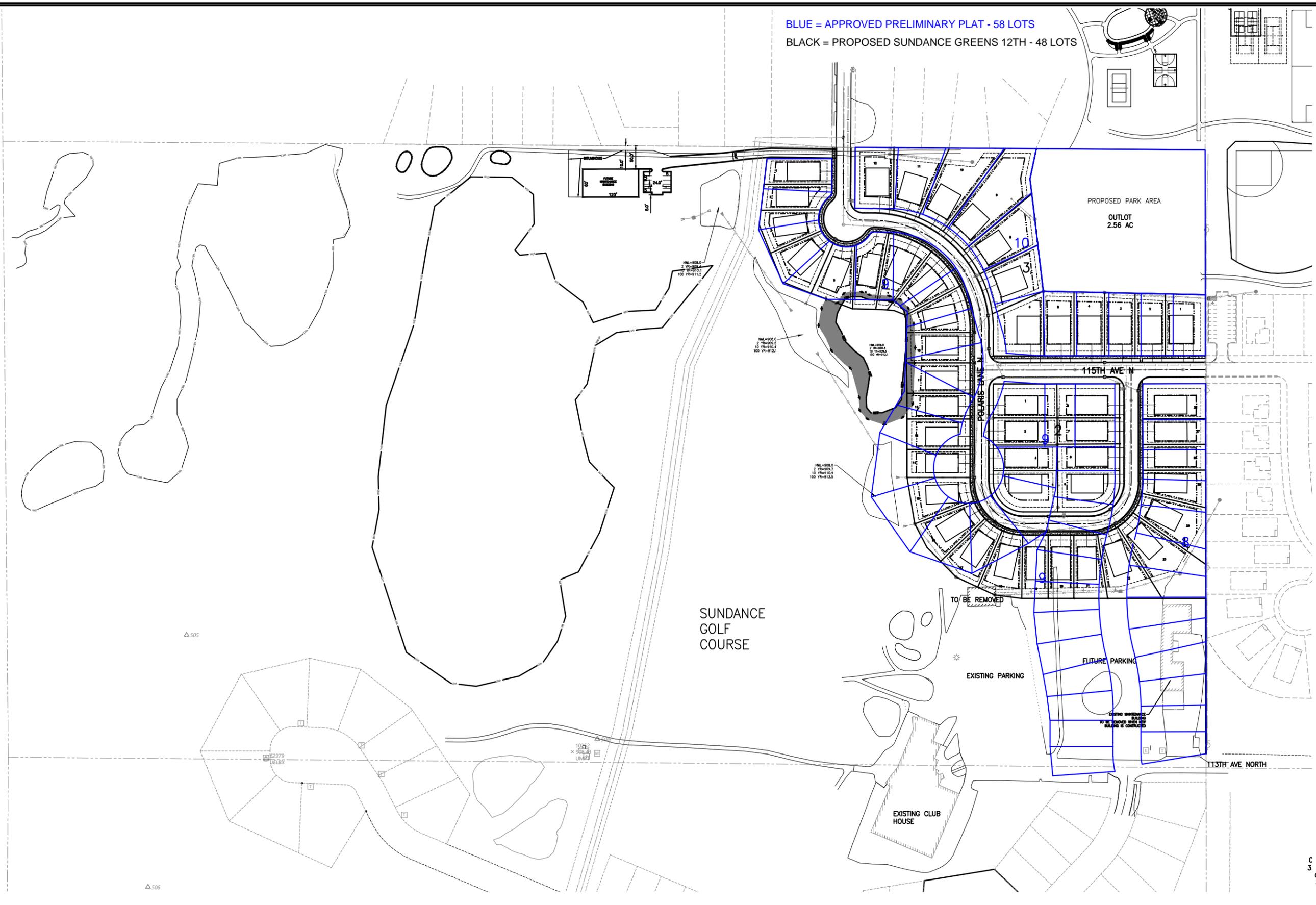
PROJECT NO:
 17-014

SHEET NO. 8 OF 45 SHEETS

DATE:
 01/05/2018

REVISIONS

BLUE = APPROVED PRELIMINARY PLAT - 58 LOTS
 BLACK = PROPOSED SUNDANCE GREENS 12TH - 48 LOTS



NO.	REVISIONS

CAMPION ENGINEERING SERVICES, INC.

• Civil Engineering • Land Planning

PO BOX 41486
 PLYMOUTH, MN 55441
 PHONE: (763)486.3799
 EMAIL: MCAMPION@CAMPIONENG.COM

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

Martin P. Campion 01/08/2026
 Martin P. Campion - Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
 DAYTON, MINNESOTA

PROJECT NO: 25-010
EXHIBIT
SHEET NO. 1 OF 1 SHEETS
DATE: 01/08/2026

Dubay Lake Preserve
Dayton, Minnesota

Sundance Woods, LLC

Dubay Lake

117th Street



Dubay Lake Preserve
Dayton, Minnesota

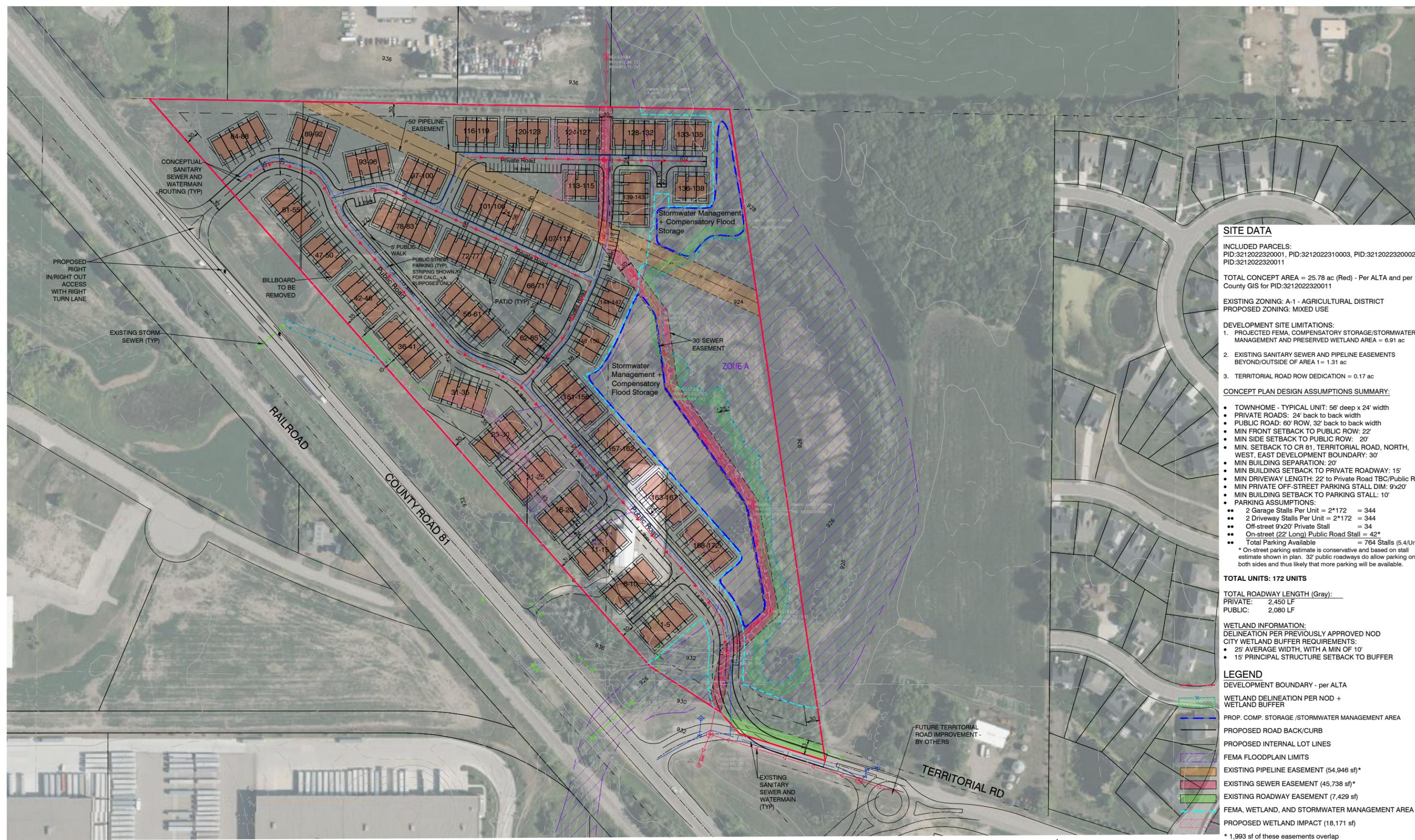
Sundance Woods, LLC

Dubay Lake

117th Street



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.

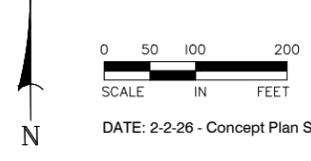
TOTAL UNITS: 172 UNITS
TOTAL ROADWAY LENGTH (Gray):
PRIVATE: 2,450 LF
PUBLIC: 2,080 LF

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

PRESENTER: Marty Farrell

ITEM: Water Trails Approval of bid award to Sunram Construction, Inc for \$386,637.00

PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Approval of bid from Sunram Construction, Inc for \$386,637.00.

BACKGROUND:

Park Commissioners and Staff expressed a desire to enhance the accessibility for residents, to the natural resources that we have available in the City of Dayton. One opportunity that has been discussed is how to best access the Mississippi and Crow Rivers, for the residents of the Dayton. One idea was to design a water trail system that would tie in with projects funded by Three Rivers Park District such as the Diamond Lake Regional Trail which would possibly have a trail head in the Goodin Park Area. The ultimate goal would be to build the water trail out incorporating our neighboring City's into the project, while also trying to invite support from other agencies that have an interest in improving access to the Mississippi and Crow Rivers.

Council approved the Water Trail Study in October of 2021. There have been numerous meetings with Stakeholder groups, Steering committee, presentations to the City Council and Park Commission, and an Open House for resident input. This has been an exhaustive process, that has taken a significant amount of time but has garnered a significant amount of interest from Agencies that have an interest and a presence in Dayton, such as the DNR, Three Rivers Park District, Friends of the Mississippi and the National Parks Service.

Some of the interest from these agencies includes; DNR have reviewed plans and see no issues with getting permits for the project and they want to actively start promoting the project on their web site, TRPD are very interested in incorporating the water trail into their location next to Goodin Park, which will serve as a trail head for the Mississippi Trail and Diamond Lake Trail, we have been working collaboratively on a concept. The National Parks Service have received grant funding for this project, and have indicated that they will be able to support Dayton in applying for other Federal Grant opportunities, NPS also wants to use the Dayton Water Trail as the starting point for their relaunch of their 72 miles of Mississippi Water Trail.

The Parks Commission voted unanimously for Council acceptance of the Water Trails Study. The Study was accepted by the council at the February 28th meeting in 2023.

Staff were notified in July of 2023 that our finding request was going to be \$850,000, significantly lower than the \$3,900,000 that we had asked for. With this in mind it was decided that we needed to limit the scope of the project, to the Elsie Stephens launch as this would fit within the revised funding that we received. Staff have been working with the Federal agencies to ensure that we meet all of the criteria to be able to access the funding once the project begins construction.

Staff have been working with the Department of Natural Resources to partner on a project at the existing DNR landing at the confluence of the Crow and Mississippi Rivers. The DNR are

planning to realign their launch site to use the Crow river side as their access point, and potentially allow the City to use the existing Mississippi ramp as a Canoe/Kayak launch site. This would allow the City to have a put in point and a take-out point creating a significant stretch of the water trail. The DNR have a \$574,000 budget for this project, Staff is currently negotiating a cooperative agreement and a project scope with the Agency.

Three Rivers Park have been awarded \$500,000 grant funding for a canoe kayak launch at their property adjoining Goodin Park.

Staff have also commissioned Stantec to conduct an environmental review of the site, which is a requirement of being able to access the funding from the Federal government, the study will be funded from the grant funding.

The Environmental review of the site has been completed and given a “No Historic Properties Affected” designation.

MSA presented the 90% plan set to the Parks Commission at their 4-1-2025 meeting for comments and questions. The Parks Commission recommended approval of the project to go out to bid.

The project was approved by the City Council to go out to bid at the 04-08-2025. There were significant delays in getting the bid package posted due to additional permitting requirements from State Agencies due to the protected status of this stretch of the Mississippi. These permits have been granted and the bid was posted in January of 2026. Bids were opened on February 6th 2026 with 8 companies submitting bids. There were 6 Alternates included in the bid documentation of which staff are recommending A2 Underground Electrical Service, A3 Shelter structure, A4 Electrical upgrades, and A5 picnic tables. A6 trees were removed from the bid at this time as this is a significant number of trees that need planting based on the City requirement of 2” of trees to be planted for every 1” of trees removed. Staff intend to distribute the trees around the park as there is not enough room around the boat launch to accommodate the volume of trees.

CRITICAL ISSUES: Works toward achieving a Strategic Initiative identified by the City Council to “Maintain and Enhance the Natural and Rural Community Connection”.

BUDGET IMPACT: Funded from CIP Park and Trail Development Fund 408, National Park Service Grant \$100,000, Federal Grant \$850,000, Department of Natural Resources \$574,000.

RECOMMENDATION: Approve awarding bid to Sunram Construction Inc for \$386,637.00.

ATTACHMENT(S): MSA memo, bid tabulation, Notice of Award document.



MSA Memo

To: Dayton City Council
From: Christian Moring, PE
Subject: Elsie Stephens Canoe/Kayak Launch Bid Results
Date: February 17, 2026

On Friday, February 6th, we opened bids for the Elsie Stephens Canoe/Kayak Launch Project.

The base project scope includes construction of a trail down to the Mississippi river, to a stepped canoe/kayak launch, as well as associated retaining wall system, canoe/kayak staging area, and parking lot improvements.

In addition to the base bid, the project included several additive bid alternatives in an effort to provide the City with flexibility in determining total scope/cost of the project. These alternates are described below:

1. Alternate 1 (A1) – Pole mounted overhead utility electrical service. Include allowance of \$19,055 for bid price for alternate (A1).
2. Alternate 2 (A2) – Underground utility electrical service. Include allowance of \$24,205 for bid price for alternate (A2).
3. Alternate 3 (A3) – Prefabricated shelter
4. Alternate 4 (A4) – On-site electrical
 - a. This alternate shall include all electrical work within the project site, beyond the private utility company connection and private utility electrical meter installation as described by alternates (A1) or (A2). See electrical drawings for break line between “off-site” and “on-site (alternate A4)” work.
5. Alternate 5 (A5) – Picnic tables
6. Alternate 6 (A6.1-A6.6) – Trees

The bid results were favorable and through discussions with Martin Farrell, we have prepped the following draft notice of award for City Council’s use. If a different combination of alternatives from what has been provided is chosen, MSA will draft the necessary notice of award documents for City approval.

Scope of Work	Bid Total	Low Bidder
Base Bid plus alternates A2, A3, A4, A5	\$386,637.00	Sunram Construction, Inc.

Should the City choose not to include the shelter and its associated alternatives (A3, A4, A5), then Blackstone Contractors LLC would be the lowest responsible bidder. But with the favorable prices received we have assumed that the shelter and associated improvements will be awarded. Please let us know if that is not the case and we will adjust award letters accordingly. As of the date of this Memo, MSA has reached out to Sunram, requesting project and client references. Received information will be shared with City as it is submitted.

The bid tabulation is attached to this memo for reference.
Thank you,

City of Dayton - Elsie Stephens Canoe/Kayak Launch (#9628348)
 Owner: Dayton MN, City of
 Solicitor: MSA Professional Services - St Paul
 02/06/2026 10:00 AM CST

Section Title	Line Item	Item Description	UofM	Quantity	Engineer Estimate		Blackstone Contractors LLC		Vada Contracting, LLC		Sunram Construction, Inc.		JL Theis, Inc.		Pember Companies, Inc.	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General	1	MOBILIZATION	LS	1	\$29,000.00	\$29,000.00	\$32,350.00	\$32,350.00	\$24,220.00	\$24,220.00	\$15,200.00	\$15,200.00	\$20,000.00	\$20,000.00	\$44,830.00	\$44,830.00
	2	CANOE/KAYAK LAUNCH, COMPLETE	LS	1	\$180,250.00	\$180,250.00	\$79,760.00	\$79,760.00	\$87,916.00	\$87,916.00	\$88,725.00	\$88,725.00	\$105,000.00	\$105,000.00	\$132,500.00	\$132,500.00
	3	REMOVE BITUMINOUS PAVEMENT	SY	150	\$16.00	\$2,400.00	\$18.93	\$2,839.50	\$12.00	\$1,800.00	\$2.50	\$375.00	\$20.00	\$3,000.00	\$7.00	\$1,050.00
	4	LIMESTONE SEAT WALL	LF	22	\$258.00	\$5,676.00	\$297.73	\$6,550.06	\$367.00	\$8,074.00	\$241.00	\$5,302.00	\$327.27	\$7,199.94	\$275.00	\$6,050.00
	5	HANDRAILS AND RAILINGS	LF	140	\$309.00	\$43,260.00	\$322.50	\$45,150.00	\$300.00	\$42,000.00	\$316.00	\$44,240.00	\$319.00	\$44,660.00	\$340.00	\$47,600.00
	6	SIGN POST & SIGNS	EA	1	\$515.00	\$515.00	\$884.00	\$884.00	\$814.00	\$814.00	\$900.00	\$900.00	\$1,000.00	\$1,000.00	\$860.00	\$860.00
	7	CANOE/KAYAK STORAGE RACK	EA	1	\$7,210.00	\$7,210.00	\$4,920.00	\$4,920.00	\$7,750.00	\$7,750.00	\$7,100.00	\$7,100.00	\$7,500.00	\$7,500.00	\$7,550.00	\$7,550.00
	8	CLEARING AND GRUBBING	LS	1	\$10,300.00	\$10,300.00	\$8,400.00	\$8,400.00	\$8,150.00	\$8,150.00	\$17,150.00	\$17,150.00	\$8,800.00	\$8,800.00	\$9,325.00	\$9,325.00
	9	GRADING	LS	1	\$41,200.00	\$41,200.00	\$15,985.00	\$15,985.00	\$8,800.00	\$8,800.00	\$13,250.00	\$13,250.00	\$12,000.00	\$12,000.00	\$20,800.00	\$20,800.00
	10	EROSION CONTROL	LS	1	\$15,450.00	\$15,450.00	\$6,430.00	\$6,430.00	\$5,375.00	\$5,375.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00	\$7,000.00	\$7,000.00
	11	RANDOM RIPRAP CLASS III	CY	90	\$129.00	\$11,610.00	\$152.44	\$13,719.60	\$135.00	\$12,150.00	\$141.00	\$12,690.00	\$3.00	\$270.00	\$163.25	\$14,692.50
	12	AGGREGATE BASE COURSE	CY	120	\$37.00	\$4,440.00	\$68.80	\$8,256.00	\$43.50	\$5,220.00	\$65.00	\$7,800.00	\$3.00	\$360.00	\$81.45	\$9,774.00
	13	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TON	25	\$206.00	\$5,150.00	\$315.00	\$7,875.00	\$202.00	\$5,050.00	\$250.00	\$6,250.00	\$322.00	\$8,050.00	\$245.00	\$6,125.00
	14	CONCRETE MULTI-USE PATH, 5-INCH	SF	1800	\$21.00	\$37,800.00	\$9.10	\$16,380.00	\$7.35	\$13,230.00	\$8.00	\$14,400.00	\$12.00	\$21,600.00	\$10.90	\$19,620.00
	15	TRUNCATED DOMES	SF	12	\$83.00	\$996.00	\$84.00	\$1,008.00	\$100.00	\$1,200.00	\$100.00	\$1,200.00	\$66.00	\$792.00	\$68.00	\$816.00
	16	PAVEMENT MARKINGS	LS	1	\$1,545.00	\$1,545.00	\$472.50	\$472.50	\$1,365.00	\$1,365.00	\$1,500.00	\$1,500.00	\$1,250.00	\$1,250.00	\$500.00	\$500.00
	17	BLOCK RETAINING WALL (MODULAR UNITS)	VSF	500	\$181.00	\$90,500.00	\$66.36	\$33,180.00	\$126.00	\$63,000.00	\$144.00	\$72,000.00	\$165.20	\$82,600.00	\$147.00	\$73,500.00
	18	TURF RESTORATION	LS	1	\$20,600.00	\$20,600.00	\$15,650.00	\$15,650.00	\$7,500.00	\$7,500.00	\$7,650.00	\$7,650.00	\$8,000.00	\$8,000.00	\$6,000.00	\$6,000.00
Base Bid Total:						\$507,902.00		\$299,809.66		\$303,614.00		\$319,232.00		\$338,081.94		\$408,592.50
ALTERNATE 1 (ALLOWANCE)																
	A1	POLE MOUNTED OVERHEAD UTILITY ELECTRICAL SERVICE	LS	1	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00
ALTERNATE 2 (ALLOWANCE)																
	A2	UNDERGROUND UTILITY ELECTRICAL SERVICE	LS	1	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00
ALTERNATE 3																
	A3	PREFABRICATED SHELTER	LS	1	\$56,650.00	\$56,650.00	\$67,680.00	\$67,680.00	\$60,911.00	\$60,911.00	\$5,700.00	\$5,700.00	\$56,000.00	\$56,000.00	\$68,800.00	\$68,800.00
ALTERNATE 4																
	A4	ON-SITE ELECTRICAL	LS	1	\$30,900.00	\$30,900.00	\$25,200.00	\$25,200.00	\$15,000.00	\$15,000.00	\$23,500.00	\$23,500.00	\$20,000.00	\$20,000.00	\$22,600.00	\$22,600.00
ALTERNATE 5																
	A5	PICNIC TABLES	EA	4	\$1,236.00	\$4,944.00	\$1,309.00	\$5,236.00	\$2,472.00	\$9,888.00	\$3,500.00	\$14,000.00	\$2,300.00	\$9,200.00	\$1,465.00	\$5,860.00
ALTERNATE 6																
	A6.1	TREE (TYPE 1)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$676.00	\$27,040.00	\$675.00	\$27,000.00	\$700.00	\$28,000.00	\$655.00	\$26,200.00
	A6.2	TREE (TYPE 2)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$685.00	\$27,400.00	\$685.00	\$27,400.00	\$700.00	\$28,000.00	\$660.00	\$26,400.00
	A6.3	TREE (TYPE 3)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$730.00	\$29,200.00	\$730.00	\$29,200.00	\$700.00	\$28,000.00	\$704.00	\$28,160.00
	A6.4	TREE (TYPE 4)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$676.00	\$27,040.00	\$675.00	\$27,000.00	\$700.00	\$28,000.00	\$655.00	\$26,200.00
	A6.5	TREE (TYPE 5)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$665.00	\$26,600.00	\$675.00	\$27,000.00	\$700.00	\$28,000.00	\$660.00	\$26,400.00
	A6.6	TREE (TYPE 6)	EA	40	\$310.00	\$12,400.00	\$661.50	\$26,460.00	\$6,567.00	\$262,680.00	\$655.00	\$26,200.00	\$700.00	\$28,000.00	\$633.00	\$25,320.00
						\$74,400.00		\$158,760.00		\$399,960.00		\$163,800.00		\$168,000.00		\$158,680.00
							A1,A3,A4,A5,A6	\$575,740.66		\$808,428.00		\$545,287.00		\$610,336.94		\$683,587.50
							A2,A3,A4,A5,A6	\$580,890.66		\$813,578.00		\$550,437.00		\$615,486.94		\$688,737.50
						Base Bid Plus Alternatives	A1,A6	\$477,624.66		\$722,629.00		\$502,087.00		\$525,136.94		\$586,327.50
						(Various Scenarios)	A1,A3,A4,A5	\$416,980.66		\$408,468.00		\$381,487.00		\$442,336.94		\$524,907.50
							A2,A3,A4,A5	\$422,130.66		\$413,618.00		\$386,637.00		\$447,486.94		\$530,057.50
							A2, A6	\$482,774.66		\$727,779.00		\$507,237.00		\$530,286.94		\$591,477.50

City of Dayton - Elsie Stephens Canoe/Kayak Launch (#9628348)
 Owner: Dayton MN, City of
 Solicitor: MSA Professional Services - St Paul
 02/06/2026 10:00 AM CST

Section Title	Line Item	Item Description	Johnson Companies LLC		Boulder Creek, Inc		Parkstone Contracting, LLC	
			Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General								
	1	MOBILIZATION	\$24,000.00	\$24,000.00	\$75,000.00	\$75,000.00	\$95,000.00	\$95,000.00
	2	CANOE/KAYAK LAUNCH, COMPLETE	\$95,000.00	\$95,000.00	\$220,000.00	\$220,000.00	\$235,000.00	\$235,000.00
	3	REMOVE BITUMINOUS PAVEMENT	\$18.00	\$2,700.00	\$4.00	\$600.00	\$18.00	\$2,700.00
	4	LIMESTONE SEAT WALL	\$380.00	\$8,360.00	\$275.00	\$6,050.00	\$285.00	\$6,270.00
	5	HANDRAILS AND RAILINGS	\$540.00	\$75,600.00	\$255.00	\$35,700.00	\$365.00	\$51,100.00
	6	SIGN POST & SIGNS	\$800.00	\$800.00	\$285.00	\$285.00	\$900.00	\$900.00
	7	CANOE/KAYAK STORAGE RACK	\$6,500.00	\$6,500.00	\$5,300.00	\$5,300.00	\$10,000.00	\$10,000.00
	8	CLEARING AND GRUBBING	\$27,000.00	\$27,000.00	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00
	9	GRADING	\$42,000.00	\$42,000.00	\$27,000.00	\$27,000.00	\$20,000.00	\$20,000.00
	10	EROSION CONTROL	\$6,000.00	\$6,000.00	\$18,000.00	\$18,000.00	\$15,000.00	\$15,000.00
	11	RANDOM RIPRAP CLASS III	\$160.00	\$14,400.00	\$135.00	\$12,150.00	\$265.00	\$23,850.00
	12	AGGREGATE BASE COURSE	\$34.00	\$4,080.00	\$44.00	\$5,280.00	\$95.00	\$11,400.00
	13	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	\$250.00	\$6,250.00	\$213.00	\$5,325.00	\$280.00	\$7,000.00
	14	CONCRETE MULTI-USE PATH, 5-INCH	\$11.00	\$19,800.00	\$15.50	\$27,900.00	\$12.00	\$21,600.00
	15	TRUNCATED DOMES	\$115.00	\$1,380.00	\$125.00	\$1,500.00	\$85.00	\$1,020.00
	16	PAVEMENT MARKINGS	\$3,500.00	\$3,500.00	\$1,400.00	\$1,400.00	\$500.00	\$500.00
	17	BLOCK RETAINING WALL (MODULAR UNITS)	\$158.00	\$79,000.00	\$155.00	\$77,500.00	\$200.00	\$100,000.00
	18	TURF RESTORATION	\$9,350.00	\$9,350.00	\$5,550.00	\$5,550.00	\$5,000.00	\$5,000.00
Base Bid Total:				\$425,720.00		\$549,540.00		\$626,340.00
ALTERNATE 1 (ALLOWANCE)								
	A1	POLE MOUNTED OVERHEAD UTILITY ELECTRICAL SERVICE	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00	\$19,055.00
ALTERNATE 2 (ALLOWANCE)								
	A2	UNDERGROUND UTILITY ELECTRICAL SERVICE	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00	\$24,205.00
ALTERNATE 3								
	A3	PREFABRICATED SHELTER	\$32,000.00	\$32,000.00	\$47,000.00	\$47,000.00	\$90,000.00	\$90,000.00
ALTERNATE 4								
	A4	ON-SITE ELECTRICAL	\$31,000.00	\$31,000.00	\$28,000.00	\$28,000.00	\$33,500.00	\$33,500.00
ALTERNATE 5								
	A5	PICNIC TABLES	\$1,242.00	\$4,968.00	\$2,100.00	\$8,400.00	\$2,500.00	\$10,000.00
ALTERNATE 6								
	A6.1	TREE (TYPE 1)	\$790.00	\$31,600.00	\$700.00	\$28,000.00	\$740.00	\$29,600.00
	A6.2	TREE (TYPE 2)	\$790.00	\$31,600.00	\$710.00	\$28,400.00	\$750.00	\$30,000.00
	A6.3	TREE (TYPE 3)	\$790.00	\$31,600.00	\$750.00	\$30,000.00	\$800.00	\$32,000.00
	A6.4	TREE (TYPE 4)	\$790.00	\$31,600.00	\$700.00	\$28,000.00	\$740.00	\$29,600.00
	A6.5	TREE (TYPE 5)	\$790.00	\$31,600.00	\$700.00	\$28,000.00	\$750.00	\$30,000.00
	A6.6	TREE (TYPE 6)	\$790.00	\$31,600.00	\$680.00	\$27,200.00	\$715.00	\$28,600.00
				\$189,600.00		\$169,600.00		\$179,800.00
				\$702,343.00		\$821,595.00		\$958,695.00
				\$707,493.00		\$826,745.00		\$963,845.00
				\$634,375.00		\$738,195.00		\$825,195.00
				\$512,743.00		\$651,995.00		\$778,895.00
				\$517,893.00		\$657,145.00		\$784,045.00
				\$639,525.00		\$743,345.00		\$830,345.00

NOTICE OF AWARD

Date of Issuance: March 24, 2026

Owner: City of Dayton

Owner's Contract No.:

Engineer: MSA Professional Services, Inc

Engineer's Project No.:12021001

Contract: City of Dayton - Elsie Stephens Canoe/Kayak Launch

Bidder: Sunram Construction, Inc.

Bidder's Address: 20010 75th Avenue North, Corcoran, MN 55340

You are notified that your Bid dated 02/06/2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for Elsie Stephens Canoe/Kayak Launch.

Base Bid plus alternates A2, A3, A4, A5

The Contract Price of your Contract is Three hundred eighty-six thousand; six hundred thirty-seven dollars and no/100 Dollars (\$386,637.00). Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

One unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **one** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Dayton

By (*signature*): _____

Name (printed): _____

Title: _____

Copy to Engineer

PRESENTER: Marty Farrell

ITEM: Park Commission 2025 Project Updates, 2026 Goal Setting & Prioritization, Preparation for Council Update meeting discussion.

PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: None.

BACKGROUND: Staff would like guidance from the Park Commissions on their goals for 2026 specifically, and longer-term projects for consideration.

Park Improvement projects from 2025 status update.

Dayton Farms Park, sport court seal and painting, complete sport court hardware installation, irrigation system completion, tree installation, final completion walk through and acceptance of project.

Ione Gardens, landscaping improvements completed, additional trees installed, final completion walk through and acceptance of project.

Elsie Stephens Canoe/Kayak Launch, design, permitting and bid documentation completed.

DNR boat landing reconfiguration, this project is at the Design and planning stage.

Elsie Stephens Master Plan Update, Master Plan is completed and accepted by the City Council.

Irrigation projects, Elsie Stephens Park, River Hills play area, Hayden Hills, Ione Gardens and Sundance Woods, all of the irrigation system installations are complete, we have a Spring start up and acceptance of the projects to complete in 2026.

Replacement trash receptacles, receptacles have been purchased to replace the existing ones at Cloquet Park, these will be replaced in Spring of 2026.

Park Improvement projects 2026

Trash and recycling containers replace/installation, Central Park

Install play equipment boxes, these boxes were funded from a grant with HCYSG, they will contain equipment appropriate to the park that they are located in, anticipated located. Anticipated locations, Central, Riversbend, Sundance Woods, Hayden Hills, River Hills.

Elsie Stephens Park Phase 3, this project is being coordinated currently based on Council direction. Currently at design refinement, need to get required permits and complete bid documentation for Bid and build in 2026.

Elsie Stephens Park entry, there is funding allocated for signage at the entrance to the Park.

Elsie Stephens Canoe/Kayak, bid opening in February 2026 for construction in the Summer of 2026.

DNR boat landing reconfiguration, design refinement, bid documentation and permitting expecting to be completed in 2026 with construction in 2027.

Territorial Road/Rush Creek Parkway trail connection, trail connection design, bid and construction 2026.

Current fund balances, Park Dedication \$2,908,909 of this \$1,300,000 is reserved for the community Park, and \$1,500,000 is reserved for Elsie Stephens Phase 3 leaving a balance of \$108,909. Trail Dedication \$3,155,047 balance.

CRITICAL ISSUES: None

BUDGET IMPACT: None

RECOMMENDATION: Discussion only.

ATTACHMENT(S): None