



**DUNDAS CITY COUNCIL
REGULAR MEETING AGENDA
Monday, April 22, 2024
7:00 p.m. City Hall**

- 1. Call to Order/Pledge Allegiance**
- 2. Roll Call** Mayor Switzer, Council members Gallagher, LaCroix, Modory, Swartwood
- 3. Public Comment**
- 4. Approval of Agenda**
- 5. Consent Agenda** *(All items on the Consent Agenda are considered routine and have been made available to the City Council at least 2 days in advance of the meeting. The items will be enacted in one motion. There will be no separate discussion of these items unless a council member or citizen requests, then the item will be removed from this agenda and considered in normal sequence.)*
 - a. Regular Minutes of April 8, 2024
 - b. Resolution 2024- 15 Retaining Statutory Tort Limits for Fiscal Year 2024
 - c. Disbursements - \$69,352.08
- 6. Regular Agenda**
 - a. Consider Approving County Road 1 and Trunk Highway 3 Pedestrian Improvement Project Scope and Cost Estimates
- 7. Reports of Officers, Boards and Committees**
 - a. City Engineer
 - b. City Administrator/Clerk
 - c. Mayor, Councilors and Committees
- 8. Announcements**
 - a. City Council Meeting – Monday, May 13 and 28, 2024 at 7 PM City Hall
 - b. Park & Recreation Advisory Board Meeting – Tuesday, May 14, 2024 at 7 PM City Hall
 - c. Planning Commission Meeting – Thursday, May 16, 2024
 - d. Annual Clean Up Day – Saturday, May 11, 2024 7 am to 11 am Mill Towns Trail Parking Lot
- 9. Work Session** – Review and Discuss Proposed Ice Arena Project
- 10. Adjourn**



**DUNDAS CITY COUNCIL
REGULAR MEETING MINUTES
Monday, April 8, 2024
7:00 p.m. City Hall**

Present: Mayor Glenn Switzer Councilors Luke LaCroix, Ashley Gallagher, Grant Modory, Luke Swartwood

Staff: City Engineer Dustin Tipp, Finance Director Jessi Sturtz, City Administrator/Clerk Jenelle Teppen

CALL TO ORDER

Mayor Switzer called the meeting to order at 7:02 PM

APPROVAL OF AGENDA

Motion by Gallagher, second by LaCroix, to approve the agenda. Motion Carried Unanimously (MCU)

CONSENT AGENDA

- a. Regular Minutes of March 25, 2024
- b. Consider Resolution 2024 – 12 Accepting Donations from the Easter Egg Hunt
- c. Disbursements - \$115,544.3

Motion by LaCroix, second by Swartwood, to approve the consent agenda. MCU

PUBLIC HEARING

- d. Consider Approving Resolution 2024-13 Approving a Street Reconstruction Plan and Authorizing the Issuance of General Obligation Street Reconstruction Bonds

Mayor Switzer opened the Public Hearing at 7:05. Doug Green from Baker Tilly explained that this Public Hearing and Resolution are required by Minnesota State Statutes in order for the City to consider the issuance of General Obligation Street Reconstruction Bonds. There was no one in attendance from the public. The Mayor closed the Public Hearing at 7:10 PM.

Motion by LaCroix, second by Gallagher, to approve Resolution 2024-13. MCU

REGULAR AGENDA

- a. Consider Approving Resolution 2024 – 14 Providing for the Issuance and Sale of Approximately \$600,000 General Obligation Bonds Series 2024A

Motion by Swartwood, second by LaCroix to approve Resolution 2024-14 Providing for the Issuance and Sale of Approximately \$600,000 General Obligation Bonds Series 2024A. MCU

- b. Consider Accepting 2023 Financial Audit

Andy Grice from Bergan KDV presented the 2023 Financial Audit. Bergan KDV has again issued a clean, unmodified opinion of the City's financial statements.

Motion by Swartwood, second by Gallagher to approve Accept the 2023 Financial Audit MCU

REPORTS OF OFFICERS, BOARDS AND COMMITTEES

City Engineer – Dustin Tipp

Tipp reported that the RFQ for the parking lot at the dog park is out and responses are due back on May 2 with it coming before the City Council on May 13. He also reported that the contract for the Forest Ave/Depot St reconstruction has been executed with the contractor and a preconstruction meeting is scheduled for April 23. Notification on specific details related to the project will be sent to affected residents following that.

ADJOURN

Motion by LaCroix, second by Swartwood, to adjourn the meeting at 7:29 PM. MCU

Minutes prepared by Jenelle Teppen, City Administrator/City Clerk



REQUEST FOR COUNCIL ACTION

TO: City Council Members

FROM: Jenelle Teppen, City Administrator

SUBJECT: Consider Resolution 2024-15 Retaining Statutory Tort Limits

DATE: For the City Council Meeting of April 22, 2024

PURPOSE/ACTION REQUESTED

Consider Resolution 2024-15 retaining statutory tort limits for 2024.

SUMMARY

The League of Minnesota Cities Insurance Trust (LMCIT) insures the City of Dundas for liability and property damage. Cities obtaining liability coverage from LMCIT must decide whether or not to waive the statutory tort limits to the extent of the coverage purchased. The decisions to waive or not waive the statutory limits has the following effects:

- If the City does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total, which all claimants would be able to recover for a single occurrence to which the statutory limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether or not the city purchases the optional excess liability coverage.
- If the City waives the statutory tort limits and does not purchase excess liability coverage, a single claimant could potentially recover up to \$2,000,000 on a single occurrence. The total which all claimants would be able to recover for a single occurrence to which the statutory limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.
- If the City waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total which all claimants would be able to recover for a single occurrence to which the statutory limits apply would also be limited to the amount of coverage purchase regardless of the number of claimants.

Only about 18% of LMCIT members have chosen to waive the statutory limits. When the city chooses the “waive” option, the city waives the protection of the statutory limits, up to the amount of coverage the city has. In addition, if the city waives the statutory tort limit, LMCIT will charge approximately 3% more in additional premium for the option.

By retaining (not waiving) statutory tort limits the need for excess liability insurance coverage is limited to federal civil rights law violation, claims for tort liability assumed by contract, claims for actions in another state, claims based on liquor sales (risk for on-sale liquor sales is greater than

off-sale) and claims based on land use regulation. The City of Dundas has \$2,000,000 in coverage under our existing insurance.

We are completing the insurance renewal process for 2023 and LMCIT requires action by the City Council.

RECOMMENDATION

Motion to approve Resolution 2024-15 Retaining Statutory Tort Limits for Fiscal Year 2024.

**CITY OF DUNDAS
COUNTY OF RICE
STATE OF MINNESOTA**

RESOLUTION NUMBER 2024 - 15

*A Resolution Retaining Statutory Tort Limits
for Fiscal Year 2024*

WHEREAS, monetary tort limits are established by Minnesota State Statutes §466.04; and

WHEREAS, the City Council of Dundas, MN, must decide whether to waive the statutory tort limits; and

WHEREAS, retaining the statutory tort limits as legislated by Minnesota State Statutes §466.04 limits the City's tort liability to a maximum of \$500,000 per claimant and \$1,500,000 per occurrence;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT the City of Dundas will retain statutory tort limits for fiscal year 2024.

ADOPTED by the City Council of Dundas, Minnesota, on this 22nd day of April 2024.

CITY OF DUNDAS BY:

ATTEST:

Glenn Switzer, Mayor

Jenelle Teppen, Administrator/Clerk

CITY OF DUNDAS DISBURSEMENT REPORT
Council Meeting April 22, 2024

DATE	PAYABLE	AMOUNT
4/18/2024	IRS	\$6,356.21
4/18/2024	PERA	\$4,565.91
4/18/2024	MN Dept of Revenue	\$1,358.71
4/18/2024	State of MN Empower Retirement	\$550.00
4/18/2024	Payroll PP# 8 Employees	\$20,539.21
	Subtotal Paid Payroll Liabilities	<u>\$33,370.04</u>
4/9/2024	Neopost Postage	\$700.00
4/9/2024	Rice County Recorder	\$230.00
4/9/2024	Rice County Property Tax	\$1.65
4/9/2024	MPCA - Training	\$45.00
4/12/2024	PSN - Chargeback	\$77.68
4/22/2024	2024 Invoices - Payment April 22, 2024	\$34,927.71
	Subtotal Paid Claims and Service Liabilities	<u>\$35,982.04</u>
TOTAL	Disbursement for April 22, 2024	<u><u>\$69,352.08</u></u>

CITY OF DUNDAS

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Payments

Current Period: April 2024

Payments Batch 042224AP		\$34,927.71	
Refer	0 AFLAC	-	
Cash Payment	G 101-21710 Other Deductions	Employee Reimbursed HB065	\$257.16
Invoice	617089	4/8/2024	
Transaction Date	4/8/2024	Frandsen Bank 10100	Total \$257.16
Refer	0 AUTOMATIC SYSTEMS CO	-	
Cash Payment	E 602-49450-310 Professional Services	Troubleshooting Lift station communication issues.	\$640.10
Invoice	41387	2/2/2024	
Transaction Date	2/2/2024	Frandsen Bank 10100	Total \$640.10
Refer	0 BERGANKDV	-	
Cash Payment	E 101-41000-301 Auditing and Acct g Serv	Final billing for 2023 Audit	\$5,980.00
Invoice	1225448	4/12/2024	
Cash Payment	E 225-43150-301 Auditing and Acct g Serv	Final billing for 2023 Audit	\$460.00
Invoice	1225448	4/12/2024	
Cash Payment	E 601-49400-301 Auditing and Acct g Serv	Final billing for 2023 Audit	\$1,150.00
Invoice	1225448	4/12/2024	
Cash Payment	E 602-49450-301 Auditing and Acct g Serv	Final billing for 2023 Audit	\$1,150.00
Invoice	1225448	4/12/2024	
Cash Payment	E 603-49500-301 Auditing and Acct g Serv	Final billing for 2023 Audit	\$460.00
Invoice	1225448	4/12/2024	
Transaction Date	4/12/2024	Frandsen Bank 10100	Total \$9,200.00
Refer	0 CALIBRATIONS AND CONTROLS	-	
Cash Payment	E 602-49450-400 Repairs and Maintenanc	Semi-annual Verification of Effluent Flow Meter.	\$550.00
Invoice	42217	4/9/2024	
Transaction Date	4/9/2024	Frandsen Bank 10100	Total \$550.00
Refer	0 CAMPBELL KNUTSON	-	
Cash Payment	E 101-41000-304 Legal Fees	GENERAL MATTERS March 24	\$341.00
Invoice	24-Mar	3/31/2024	
Transaction Date	3/31/2024	Frandsen Bank 10100	Total \$341.00
Refer	0 CAR TIME AUTO SERVICE CENTE	-	
Cash Payment	E 101-42100-400 Repairs and Maintenanc	Oil change & diagnosing USB port issue	\$117.56
Invoice	267864	4/4/2024	
Transaction Date	4/4/2024	Frandsen Bank 10100	Total \$117.56
Refer	0 CORE & MAIN LP	-	
Cash Payment	E 601-49400-400 Repairs and Maintenanc	Ball valve	\$84.08
Invoice	U643442	4/5/2024	
Transaction Date	4/5/2024	Frandsen Bank 10100	Total \$84.08
Refer	0 ECKBERG LAMMERS	-	
Cash Payment	E 101-42100-304 Legal Fees	Prosecution - March 24	\$682.16
Invoice	32024	3/31/2024	
Transaction Date	3/31/2024	Frandsen Bank 10100	Total \$682.16
Refer	0 EPIC ENTERPRISES, INC	-	
Cash Payment	E 101-42100-440 Cleaning Service	PD cleaning	\$26.18
Invoice	16268	3/31/2024	

CITY OF DUNDAS

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Payments

Current Period: April 2024

Cash Payment	E 101-43100-440	Cleaning Service	PW cleaning						\$26.18
Invoice	16268		3/31/2024						
Transaction Date	3/31/2024		Frandsen Bank	10100			Total		\$52.36
Refer	0	GREG MALECHA							
Cash Payment	E 101-43100-305	Medical and Dental Fee	DOT physical						\$80.00
Invoice	2024 April		4/2/2024						
Transaction Date	4/2/2024		Frandsen Bank	10100			Total		\$80.00
Refer	0	HAWKINS INC.							
Cash Payment	E 601-49400-200	Supplies	Chemicals						\$2,260.11
Invoice	6724529		4/3/2024						
Transaction Date	4/3/2024		Frandsen Bank	10100			Total		\$2,260.11
Refer	0	KEITH PUMPER PLUMBING & HEA							
Cash Payment	E 101-45200-210	Supplies/Water Meter, E	Ball park -Installing water meters						\$1,693.97
Invoice	53969		4/2/2024						
Transaction Date	4/2/2024		Frandsen Bank	10100			Total		\$1,693.97
Refer	0	KWIK TRIP INC							
Cash Payment	E 101-43100-418	Vehicle Fuels	PW Fuel						\$361.73
Invoice	Mar-23		4/4/2024						
Cash Payment	E 101-42100-418	Vehicle Fuels	PD Fuel						\$730.71
Invoice	Mar-24		4/2/2024						
Transaction Date	4/4/2024		Frandsen Bank	10100			Total		\$1,092.44
Refer	0	LANGUAGE LINE SERVICES INC							
Cash Payment	E 101-42100-310	Professional Services	OVER-THE-PHONE INTERPRETATION						\$12.15
Invoice	11254769		3/31/2024						
Transaction Date	3/31/2024		Frandsen Bank	10100			Total		\$12.15
Refer	0	MENARDS, INC							
Cash Payment	E 601-49400-400	Repairs and Maintenanc	Brass fittings & couplers						\$36.94
Invoice	64102		3/28/2024						
Transaction Date	3/28/2024		Frandsen Bank	10100			Total		\$36.94
Refer	0	METRONET							
Cash Payment	E 101-41000-321	Telephone & Communi	City Hall						\$122.29
Invoice	Apr-24		4/1/2024						
Cash Payment	E 101-42100-321	Telephone & Communi	PD						\$61.58
Invoice	Apr-24		4/1/2024						
Cash Payment	E 602-49450-321	Telephone & Communi	PW						\$135.11
Invoice	Apr-24		4/1/2024						
Transaction Date	4/1/2024		Frandsen Bank	10100			Total		\$318.98
Refer	0	MIDWEST ARMOR INC							
Cash Payment	E 101-42100-580	Equipment	Handheld shields						\$1,221.86
Invoice	45331		3/28/2024						
Transaction Date	3/28/2024		Frandsen Bank	10100			Total		\$1,221.86
Refer	0	MIDWEST WATER SPECIALTY, INC							
Cash Payment	E 101-41000-200	Supplies	Water						\$21.00
Invoice	120049		4/3/2024						
Cash Payment	E 101-42100-200	Supplies	Water						\$7.00
Invoice	120049		4/3/2024						

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Current Period: April 2024

Cash Payment	E 101-43100-200	Supplies	Water						\$7.00
Invoice	120049				4/3/2024				
Transaction Date		4/3/2024	Frandsen Bank	10100		Total			\$35.00
Refer	0	<i>MINNESOTA UNEMPLOYMENT INS</i>							
Cash Payment	E 101-41000-141	Unemploy Comp Insura	2024Q1 Unemployment Benefits Paid and Reimbursable Bill						\$2.20
Invoice	2024Q1				4/9/2024				
Transaction Date		4/9/2024	Frandsen Bank	10100		Total			\$2.20
Refer	0	<i>MINNESOTA VALLEY TESTING LA</i>							
Cash Payment	E 601-49400-310	Professional Services	Water Testing						\$57.50
Invoice	1246795				4/4/2024				
Transaction Date		4/4/2024	Frandsen Bank	10100		Total			\$57.50
Refer	0	<i>MN DEPT OF LABOR & INDUSTRY</i>							
Cash Payment	G 101-20820	Bldg State Surcharge	Quarterly Permit Surcharge Fee						\$700.44
Invoice	2024Q1				4/3/2024				
Transaction Date		4/3/2024	Frandsen Bank	10100		Total			\$700.44
Refer	0	<i>MN PEIP</i>							
Cash Payment	G 101-21706	Hospitalization/Medical Ins	Medical						\$1,591.64
Invoice	1385034				4/10/2024				
Cash Payment	G 101-21711	Dental Insurance	Dental						\$87.15
Invoice	1385034				4/10/2024				
Cash Payment	G 101-21712	Life Insurance	Life						\$14.22
Invoice	1385034				4/10/2024				
Cash Payment	G 101-21706	Hospitalization/Medical Ins	Medical						\$1,591.64
Invoice	1371385				3/10/2024				
Cash Payment	G 101-21711	Dental Insurance	Dental						\$87.15
Invoice	1371385				3/10/2024				
Cash Payment	G 101-21712	Life Insurance	Life						\$14.22
Invoice	1371385				3/10/2024				
Transaction Date		4/10/2024	Frandsen Bank	10100		Total			\$3,386.02
Refer	0	<i>MUNICIPAL INSPECTIONS INC.</i>							
Cash Payment	E 101-42400-311	Bldg Permit Expense	Contracted percentage of fees						\$109.22
Invoice					3/31/2024				
Cash Payment	E 101-42400-312	Plan Review Expense	Contracted percentage of fees						\$276.96
Invoice					3/31/2024				
Cash Payment	E 101-42400-314	Mechanical Permit Expe	Contracted percentage of fees						\$4.50
Invoice					3/31/2024				
Transaction Date		3/31/2024	Frandsen Bank	10100		Total			\$390.68
Refer	0	<i>NCPERS GROUP LIFE INS</i>							
Cash Payment	G 101-21712	Life Insurance	Life Insurance May 24						\$32.00
Invoice	433600052024				4/1/2024				
Transaction Date		4/1/2024	Frandsen Bank	10100		Total			\$32.00
Refer	0	<i>TIMS SMALL ENGINE SERVICE</i>							
Cash Payment	E 101-41000-580	Equipment	Mower, Blower, Trimmer, & oil						\$469.12
Invoice	20240410				4/10/2024				
Cash Payment	E 101-43100-580	Equipment	Mower, Blower, Trimmer, & oil						\$469.11
Invoice	20240410				4/10/2024				

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Payments

Current Period: April 2024

Cash Payment	E 101-45200-580	Equipment	Mower, Blower, Trimmer, & oil	\$469.11
Invoice	20240410	4/10/2024		
Cash Payment	E 601-49400-580	Equipment	Mower, Blower, Trimmer, & oil	\$469.11
Invoice	20240410	4/10/2024		
Transaction Date	4/10/2024	Frandsen Bank	10100	Total \$1,876.45
Refer	0	T-MOBILE	-	
Cash Payment	E 101-43100-321	Telephone & Communi	PW Director Cell	\$64.43
Invoice	Apr-24	4/14/2024		
Transaction Date	4/14/2024	Frandsen Bank	10100	Total \$64.43
Refer	0	TYLER JOHNSON	-	
Cash Payment	E 101-42100-208	Training and Licensing	Reimbursement for expenses (training)	\$425.19
Invoice	24-Apr	4/9/2024		
Cash Payment	E 101-42100-418	Vehicle Fuels	Reimbursement for expenses (training)	\$38.90
Invoice	24-Apr	4/9/2024		
Transaction Date	4/9/2024	Frandsen Bank	10100	Total \$464.09
Refer	0	VALLEY AUTOHAUS	-	
Cash Payment	E 101-43100-400	Repairs and Maintenanc	Oil change - 2013 F-350	\$25.33
Invoice	13828	4/3/2024		
Transaction Date	4/3/2024	Frandsen Bank	10100	Total \$25.33
Refer	0	XCEL ENERGY	-	
Cash Payment	E 101-43124-381	Electricity	Other Recurring Charges	\$2,292.71
Invoice	873577928	4/16/2024		
Cash Payment	E 101-43124-381	Electricity	403 STAFFORD RDN UNIT SIGNAL	\$33.27
Invoice	873577928	4/16/2024		
Cash Payment	E 101-45200-381	Electricity	101 RAILWAY STS	\$11.38
Invoice	873577928	4/16/2024		
Cash Payment	E 101-45200-381	Electricity	214 1ST STS	\$837.62
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	108 HAGERTYST	\$201.13
Invoice	873577928	4/16/2024		
Cash Payment	E 602-49450-381	Electricity	1000 RAILWAY ST N UNIT LIFT/PMP	\$359.23
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	1000 CANNON RD	\$126.19
Invoice	873577928	4/16/2024		
Cash Payment	E 602-49450-381	Electricity	1000 CANNON RD	\$126.18
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	800 COUNTY ROAD 1 UNIT PUMP/PRB	\$205.16
Invoice	873577928	4/16/2024		
Cash Payment	E 602-49450-381	Electricity	1618 PINNACLE ST UNIT LIFT/PMP	\$509.33
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	694 RAILWAY STS UNIT TOWER	\$94.98
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	1189 BRIDGEWATER PKWY	\$10.87
Invoice	873577928	4/16/2024		
Cash Payment	E 101-45200-381	Electricity	215 RAILWAY ST N	\$50.19
Invoice	873577928	4/16/2024		
Cash Payment	E 601-49400-381	Electricity	1185 BRIDGEWATER PKWY UNIT WELLHSE	\$3,105.19
Invoice	873577928	4/16/2024		

Payments

Current Period: April 2024

Cash Payment	E 101-45200-381	Electricity	1205 BRIDGEWATER PKWY		\$41.37
Invoice	873577928	4/16/2024			
Cash Payment	E 101-42100-381	Electricity	108 DEMANN CT		\$160.76
Invoice	873577928	4/16/2024			
Cash Payment	E 101-43100-381	Electricity	108 DEMANN CT		\$160.75
Invoice	873577928	4/16/2024			
Cash Payment	E 101-43124-381	Electricity	6156 110TH ST E UNIT RAB LGHTS		\$83.47
Invoice	873577928	4/16/2024			
Cash Payment	E 101-41000-381	Electricity	RAB 100 RAILWAY ST N UNIT CITY HALL		\$401.88
Invoice	873577928	4/16/2024			
Cash Payment	E 101-41000-381	Electricity	100 RAILWAY ST N		\$371.55
Invoice	873577928	4/16/2024			
Cash Payment	E 101-43124-381	Electricity	Non-Recurring Charges / Credits		-\$0.51
Invoice	873577928	4/16/2024			
Transaction Date	4/16/2024		Frandsen Bank	10100	Total \$9,182.70
Refer	0 FRANDSEN BANK & TRUST		-		
Cash Payment	G 101-21708	H.S.A. Withholdings	HSA PP#8 - M SUMMER		\$70.00
Invoice					
Transaction Date	4/17/2024		Frandsen Bank	10100	Total \$70.00

Fund Summary

	10100 Frandsen Bank	
101 GENERAL FUND		\$22,736.50
225 STORM SEWER		\$460.00
601 WATER		\$7,801.26
602 SEWER		\$3,469.95
603 REFUSE		\$460.00
		<u>\$34,927.71</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$34,927.71
Total	<u>\$34,927.71</u>

CITY OF DUNDAS

Payments

Current Period: April 2024

Payments Batch 040924Recorder1				\$230.00
Refer	0 RICE COUNTY RECORDER	-		
Cash Payment	E 235-46500-430 Miscellaneous	Filing Fees - Dundas/EDA Purchase of CFS Property		\$46.00
Invoice				
Transaction Date	4/9/2024	Frandsen Bank	10100	Total \$46.00
Refer	0 RICE COUNTY RECORDER	-		
Cash Payment	E 235-46500-430 Miscellaneous	Filing Fees - Dundas/EDA Purchase of CFS Property		\$46.00
Invoice				
Transaction Date	4/9/2024	Frandsen Bank	10100	Total \$46.00
Refer	0 RICE COUNTY RECORDER	-		
Cash Payment	E 235-46500-430 Miscellaneous	Filing Fees - Dundas/EDA Purchase of CFS Property		\$46.00
Invoice				
Transaction Date	4/9/2024	Frandsen Bank	10100	Total \$46.00
Refer	0 RICE COUNTY RECORDER	-		
Cash Payment	E 235-46500-430 Miscellaneous	Filing Fees - Dundas/EDA Purchase of CFS Property		\$46.00
Invoice				
Transaction Date	4/9/2024	Frandsen Bank	10100	Total \$46.00

Fund Summary

	10100 Frandsen Bank	
235 ECONOMIC DEVELOPMENT AUTHORITY	\$230.00	
		\$230.00

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$230.00
Total	\$230.00

CITY OF DUNDAS

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Payments

Current Period: April 2024

Payments Batch 040824mpca \$45.00

Refer 0 MPCA

Cash Payment E 601-49400-208 Training and Licensing - Class SC Certification Fee \$45.00

Invoice

Transaction Date 4/8/2024 Frandsen Bank 10100 Total \$45.00

Fund Summary

601 WATER 10100 Frandsen Bank \$45.00 \$45.00

Table with 2 columns: Description, Amount. Rows: Pre-Written Checks (\$0.00), Checks to be Generated by the Computer (\$45.00), Total (\$45.00)

CITY OF DUNDAS

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Payments

Current Period: April 2024

Payments Batch 040924DEEDTAX \$1.65

Refer 0 RICE CO. PROPERTY TAX & ELEC -

Cash Payment E 235-46500-430 Miscellaneous Deed Tax - Dundas/EDA Purchase of CFS Property \$1.65

Invoice

Transaction Date 4/9/2024 Frandsen Bank 10100 Total \$1.65

Fund Summary

	10100 Frandsen Bank	
235 ECONOMIC DEVELOPMENT AUTHORITY	\$1.65	
	<u>\$1.65</u>	

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$1.65
Total	<u>\$1.65</u>

MEMORANDUM

To: Honorable Mayor and City Council
Dundas, Minnesota

From: Dustin M. Tipp, P.E.
City Engineer

Date: April 22, 2024

Re: Approve County Road 1 and Trunk Highway 3 Pedestrian Improvement Project
Scope and Costs Estimates

Project Scope

The project consists of the following elements to provide pedestrian/bicycle facilities and improve safety at the intersection of Trunk Highway 3 and County Road 1 (CR 1), see attached figure.

- Trail along CR 1 from Schilling Drive to North Stafford Road
- Connection to existing trail at the northeast corner of TH 3 and CR 1
- Pedestrian Crossing improvements at CR 1 and TH 3
 - Crosswalks
 - Pedestrian ramps
 - APS push buttons
- Designed according to meet American Disability Act (ADA) standards

Based on Council direction, the concrete sidewalk was added to the project scope on Schilling Drive, south of CR 1.

Funding for concrete sidewalk improvements is identified in the CIP for the extension of the walk, north of the Dundas Dome entrance to the City limits and has been added to the project scope.

Funding

Funding, in the amount of \$370,000, has been allocated to the project in the State's 2023 Capital Budget under Grants to Political Subdivisions. This funding is being distributed through State Aid, so the design and construction will need to follow state aid standards.

Funding for sidewalk improvements is also identified in the Capital Improvement Plan for 2024.

The total cost of the improvements shown in the attached exhibit are shown below:

Construction Costs	\$355,000
Consultant Fees – Design	\$55,000
Consultant Fees – Construction	\$60,000
Total Project Costs	\$470,000

The project scope and estimated project costs were reviewed by the Public Works Committee.

Alternatives

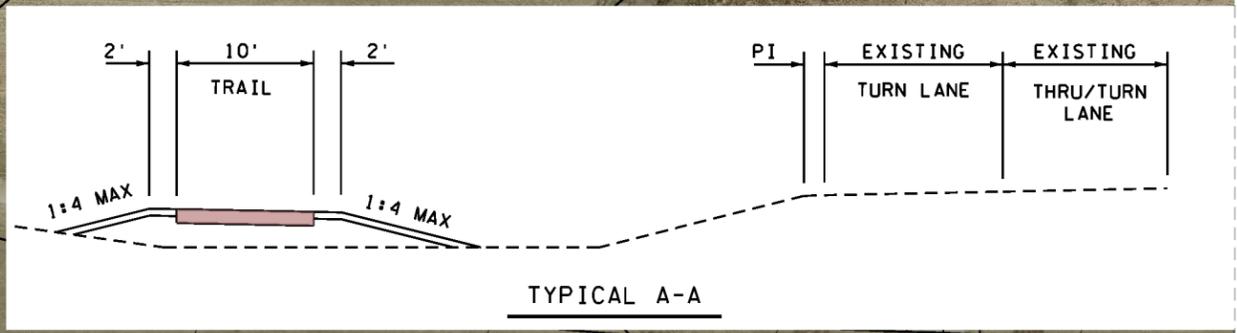
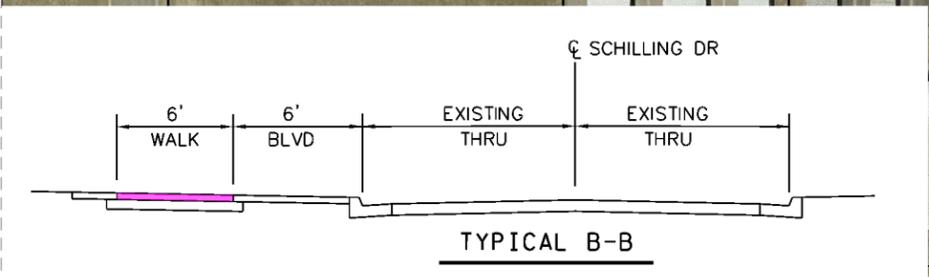
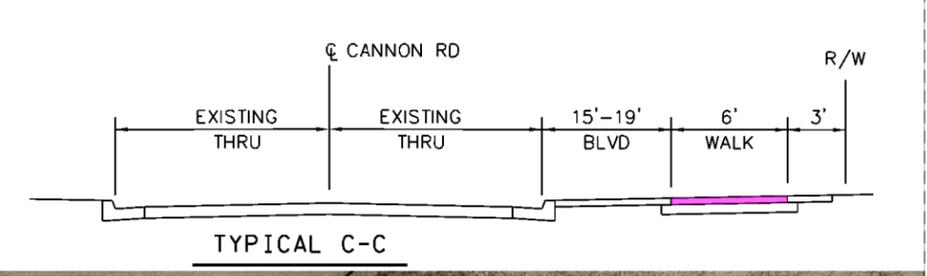
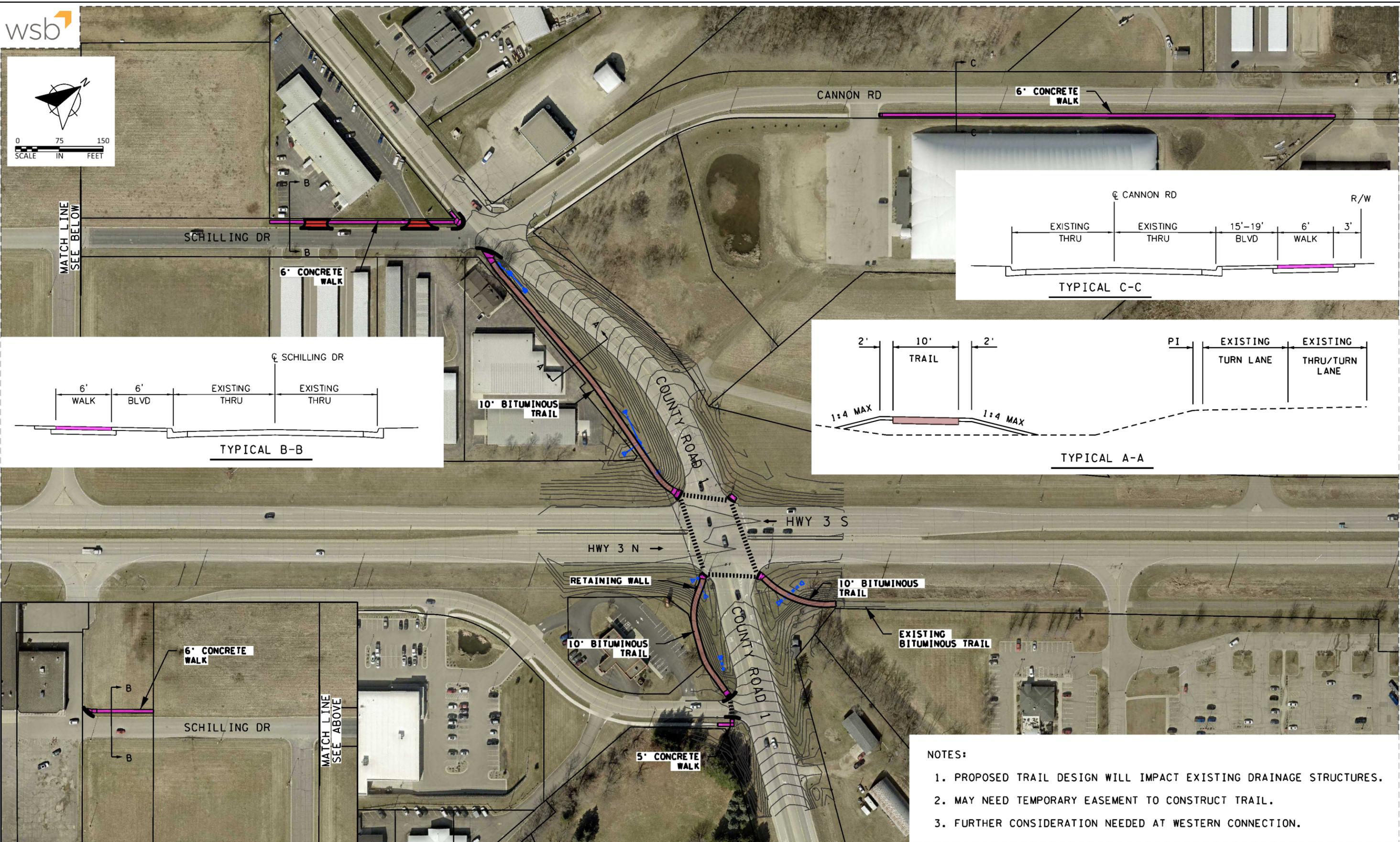
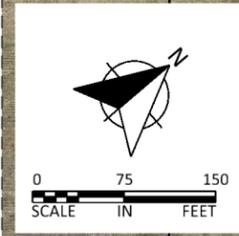
1. Motion to Approve County Road 1 and Trunk Highway 3 Pedestrian Improvement Project Scope and Costs Estimates.
2. Do not Approve County Road 1 and Trunk Highway 3 Pedestrian Improvement Project Scope and Costs Estimates.

Staff Recommendation

Alternative No. 1: Approve County Road 1 and Trunk Highway 3 Pedestrian Improvement Project Scope and Costs Estimates.

Attachments:

Trail Connection Exhibit



- NOTES:
1. PROPOSED TRAIL DESIGN WILL IMPACT EXISTING DRAINAGE STRUCTURES.
 2. MAY NEED TEMPORARY EASEMENT TO CONSTRUCT TRAIL.
 3. FURTHER CONSIDERATION NEEDED AT WESTERN CONNECTION.

TRAIL CONNECTION EXHIBIT
PRELIMINARY CONCEPT
 DATE: 1-22-2024

City of Dundas
Public Works Staff Meeting / City Engineer Update 4/17/24
April 18, 2024
Agenda

The City Administrator, Public Works Director, and City Engineer meet at least monthly to plan and review projects and tasks, and to discuss public works matters of all types. The agenda used for the most recent Public Works staff meeting forms the basis for the updates that are provided to the City Council. Following is the most recent Public Works staff meeting agenda with notes added.

1. 2024 Street Lighting
 - On Railway Street down to West Avenue; and including lights at each end of the pedestrian bridge over the Cannon River.
 - Council approved the removal of the concrete walk just north of Bridge Street to Hester Street. The concrete walk will be removed at the light pole locations. The remaining walk will be removed after the light installation.
 - Staff have received a revised quote for the work to be done in 2024 and are currently working to receive an additional quote.

2. Comprehensive Transportation Planning
 - 4-13-22 Staff prepared a Joint Road Policy, and the policy was reviewed with Bridgewater Township officials. Staff is waiting on comments from BWT officials with regards to the JRP. Staff met with BWT representatives on 6-21-2023 and 7-26-23 to discuss the Joint Road Policy. A follow-up meeting was held 9-13-23.
 - Staff prepared a preliminary road design and estimate of project costs for street improvements for a portion of 115th Street between CSAH 20 and CSAH 22. Staff have begun internal discussions on the future alignment between Highland Parkway and Cannon City Boulevard.
 - The Decker Avenue Corridor Study kickoff meeting was held 1-25-24 with Rice County and the County's consultant.

3. CSAH 1/TH 3 Pedestrian Crossing
 - The scope of work includes installing a trail along CSAH 1, connecting to the existing sidewalks on Schilling Drive, Cannon Road, and North Stafford Road. A trail connection would also be made to the existing trail along TH 3. Pedestrian crossing improvements would be made to the intersection of TH 3 and CSAH 1. Ditch grading and storm sewer improvements would be made to accommodate the trails.
 - Funding in the amount of \$370,000 has been allocated to the project in the State's 2023 Capital Budget under Grants to Political Subdivisions.
 - Staff have revised the scope of work to include the concrete walk along Schilling Drive and from the Dundas Dome to the City limits on Cannon Road.
 - ***Staff reviewed the project scope and costs with the Public Works Committee on 4-17-24. The project details will be brought to Council on 4-22-24.***

4. ECRT Parking Lot and Dog Park Relocation

- Caron Fence completed the fence work for the dog park and will finish the gate in 2024. The entrance has been closed off to restrict access until the gates have been completed.
- ***Request for quotes was sent out on 4-5-17. Quotes will be brought to Council for consideration on 5-13-24.***

5. Forest Avenue and Depot Street

- A neighborhood meeting was held on 1-25-24 to discuss the improvements with the residents on the project.
- Council awarded the contract to BCM Construction, Inc on 3-25-24.
- ***BCM delivered contract documents and a preconstruction meeting is scheduled for 4-23-24. The tentative start date for construction is mid-May.***

6. Northfield Wastewater Treatment

- Northfield received written approval from the PCA for the permit amendment. The City of Northfield will approve future sanitary sewer extension permits and the surcharge will be discontinued while the City's flows remain within the revised limits.

7. Public Works Tasks

- The storm water code and fees are under review, including sump pump connection requirements.

8. Regional Storm Water and Wetland

- The work in the pond south of County Road 1, within Schilling Park, will be completed in 2025 to allow time for the dog park to be moved and the existing fence to be removed. The project will include the pond slope grading in the Menard Pond south of Hester.

9. Stoneridge Hills 2nd

- 6-13-22 Preliminary Plat, Final Plat and Developer's Agreement were approved by Council.
- Because the plat was not recorded within the required 100 days of approval, the Developer will need to reapply for final plat approval.
- The City will require a signed Developer's Agreement with securities, signed mylars and the final revised construction and landscape plans to move forward with the development.

10. West Avenue Apartments

- Grading and excavation began on the site on 5/2/22.
- Council approved an amendment to the Developer's agreement to extend the completion date to May 30, 2024.

11. Public Works Cold Storage

- The preliminary site plan and building details were presented to Council on 2-27-23.
- Estimated project costs and available funding were reviewed by the Public Works Committee on 10-4-23.
- 10-18-23 Staff met to review and discuss the project scope to work towards finalizing building details.

12. Sanitary Sewer and Water Comprehensive Plan

- Staff are working to schedule an internal review of the draft comp plans.

13. 2024 Schilling Drive Sanitary Sewer Repairs

- 10-9-23 Council authorized staff to proceed with project.
- The scope of work includes a sanitary sewer connection between two manholes at the intersection of Hester Street and Schilling Drive. The project will redirect sanitary sewer flows from the north and east to bypass the sanitary sewer line on Schilling Drive that has settlement issues.
- ***Staff have begun discussions with Menards about access during construction, as Schilling Drive will be closed during construction.***

14. Lead Service Inventory

- The Minnesota Department of Health is requiring all Cities to create an inventory of water services in their efforts to address lead services. Staff are working to create an inventory of the City's water services to submit to the Minnesota Department of Health by July 15, 2024. Dundas does not have any lead services but are still required to report.
- Proposal for consultant services to inventory the City's water services was submitted to the State.
- ***The City has received approval from the Minnesota Department of Health to begin work on the lead service inventory.***

15. Mill Towns State Trail

- ***The DNR is targeting late 2024 or spring of 2025 to construct the trail from the pedestrian bridge in Mill Park to 118th Street, terminating at the railroad tracks.***



Public Works Department

City of Northfield

Ice Arena Partnership and Tax Impacts

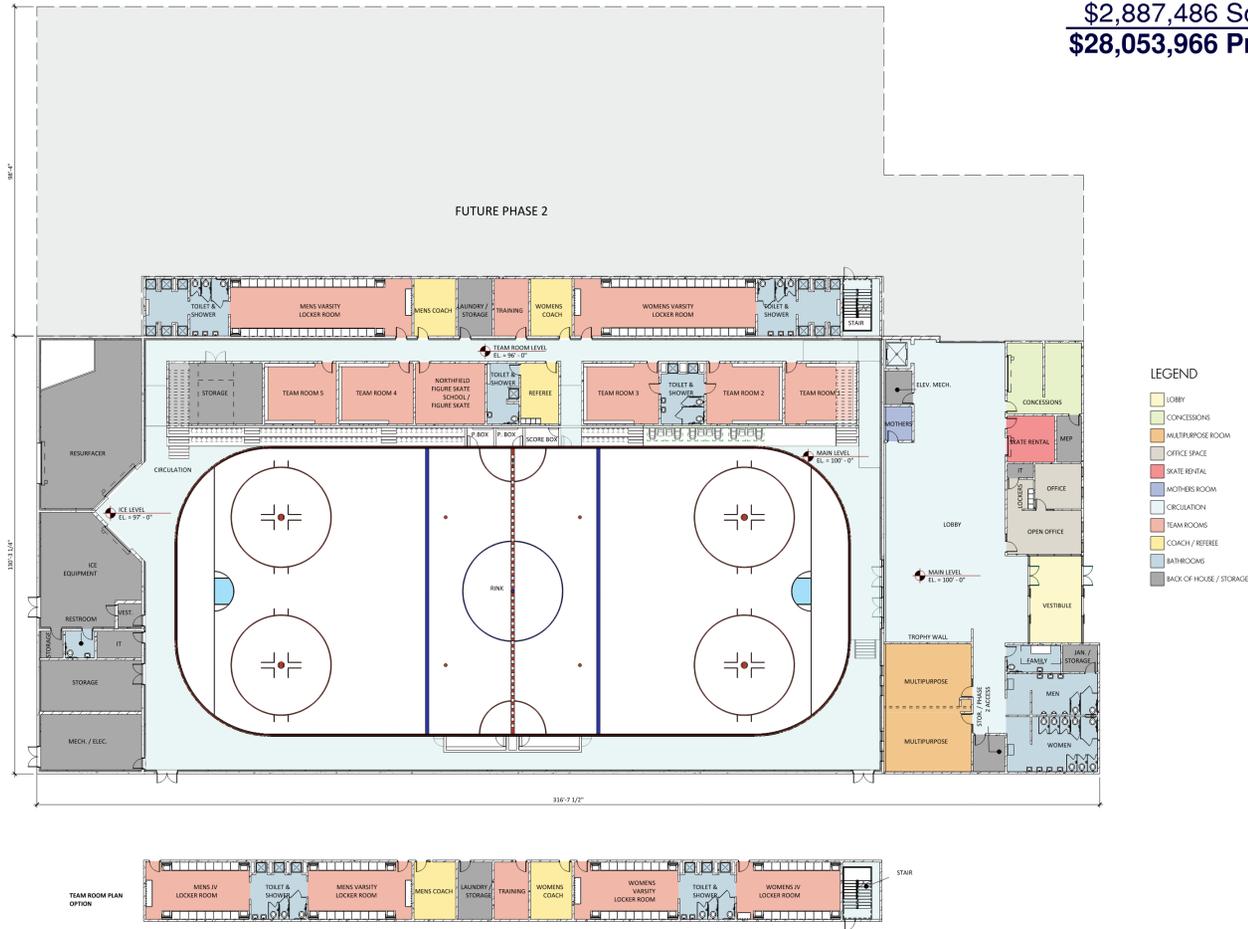
Dundas City Council
April 22, 2024



Option 1 – New 52,000 SF Ice Arena

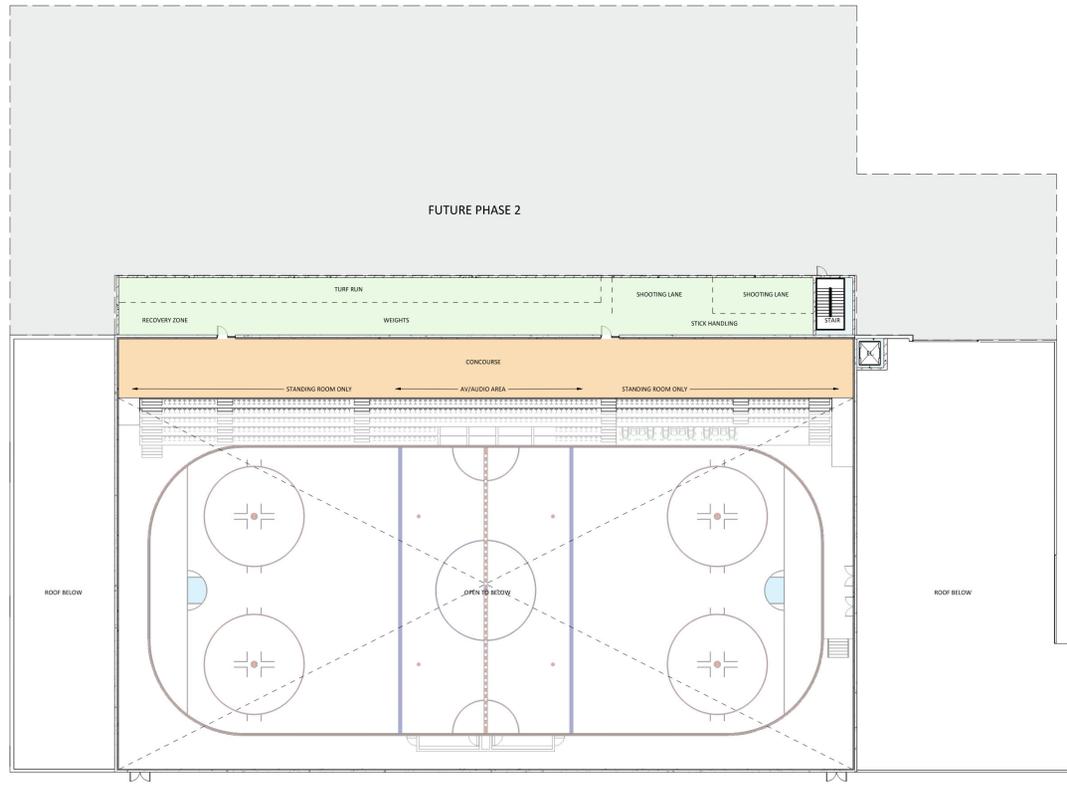
\$25,166,480 Construction Cost
 \$2,887,486 Soft Costs

\$28,053,966 Project Cost



NORTHFIELD, MN ICE ARENA
 MAIN LEVEL FLOOR PLAN
 12/06/23 | JLG 23397 | © 2023 JLG ARCHITECTS



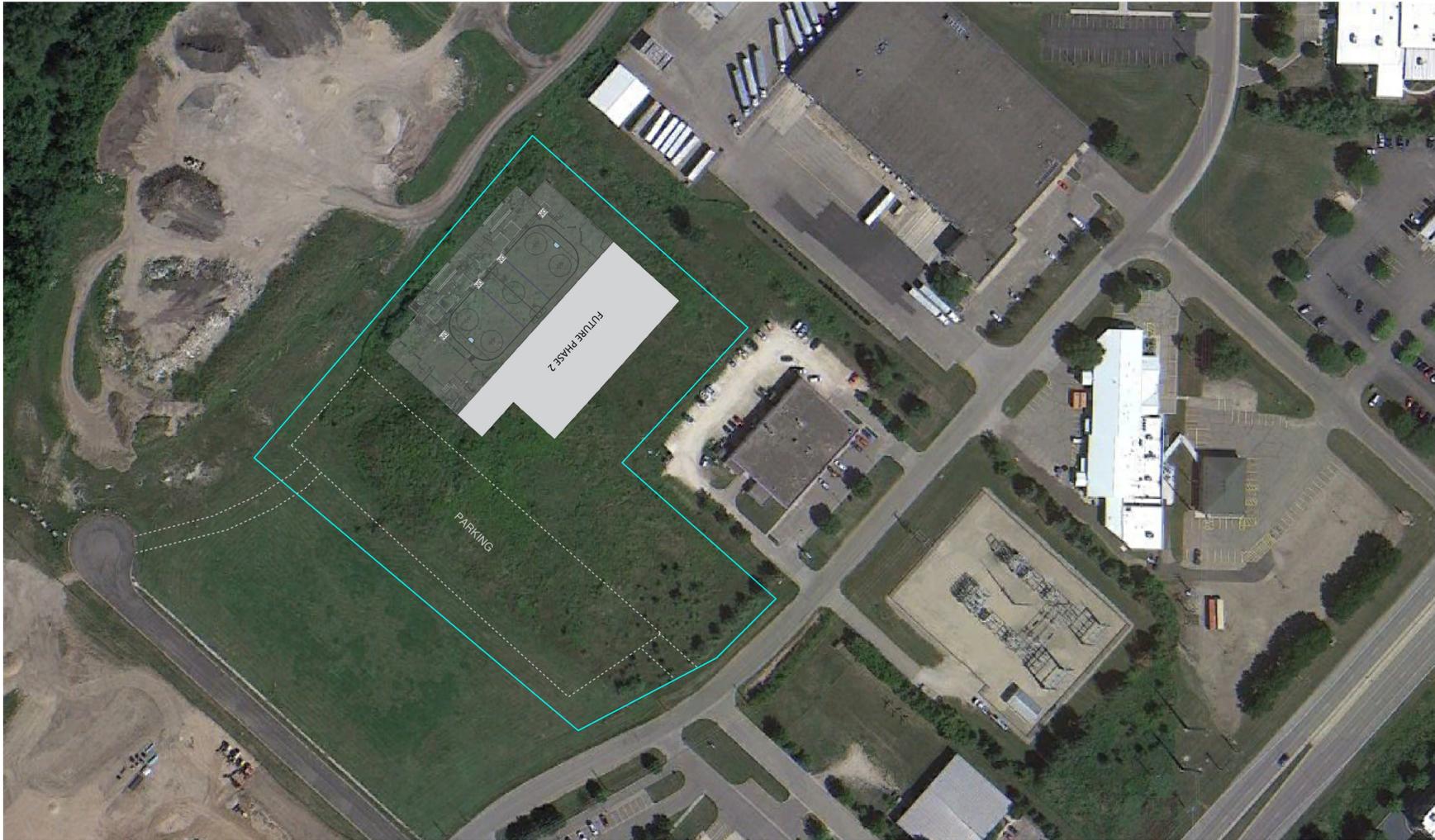


- LEGEND
- CIRCULATION
 - CONCOURSE
 - SPECIAL TRAINING

NORTHFIELD, MN ICE ARENA
 CONCOURSE LEVEL FLOOR PLAN
 12/06/23 | JLG 23397 | © 2023 JLG ARCHITECTS







NORTHFIELD, MN ICE ARENA
SITE PLAN
11/14/23 | JLG 23397 | © 2023 JLG ARCHITECTS



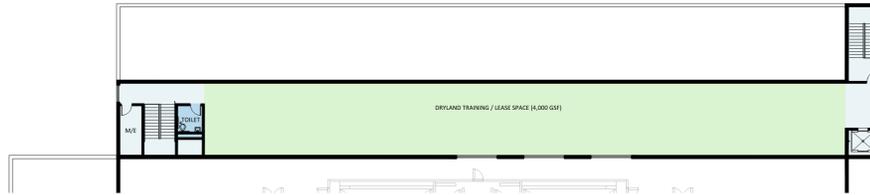
Option 2 – New 45,800 SF Ice Arena

Base Project

\$18,843,254 Construction Cost

\$2,053,244 Soft Costs

\$20,896,498 Project Cost



UPPER LEVEL FLOOR PLAN - DRYLAND TRAINING / LEASE SPACE ALTERNATE (5,300 GSF)

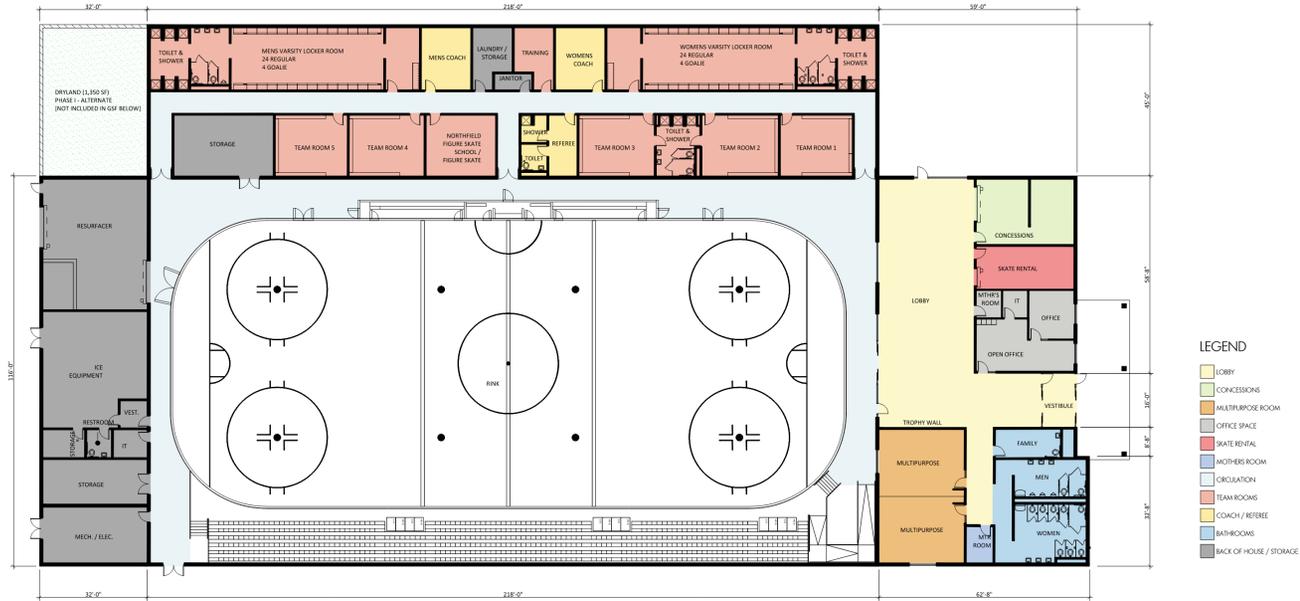
Optional Upgrades

\$382,951 1st Floor Dryland

\$1,307,785 UL Dryland/Lease Space

\$2,361,439 Precast Stadia

\$24,948,673 Total with all Options:



NORTHFIELD, MN ICE ARENA

MAIN LEVEL FLOOR PLAN (45,800 GSF)

02/26/24 | JLG 23397 | © 2024 JLG ARCHITECTS



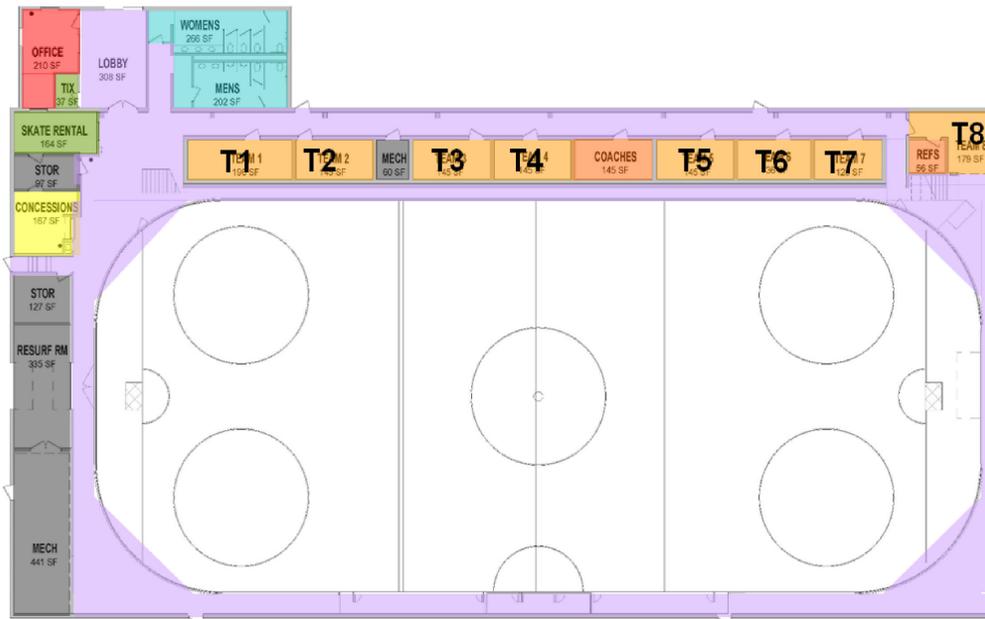


Option 3 - Renovate/Expand

\$4,545,998 Improvements/Renovation

Northfield Ice Arena - Long Range Facility Analysis

Existing Building
25,620 S.F.



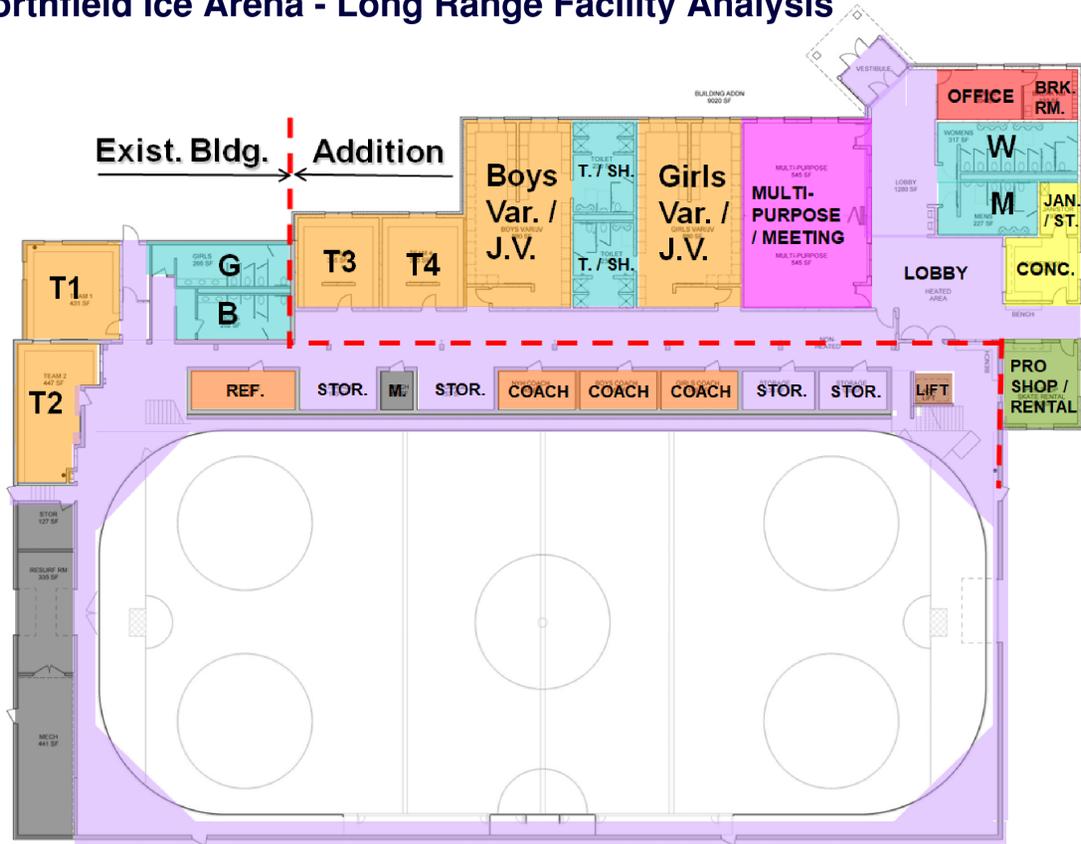
Main Level Floor Plan - Existing

June 1, 2017

Option 3 - Renovate/Expand

Northfield Ice Arena - Long Range Facility Analysis

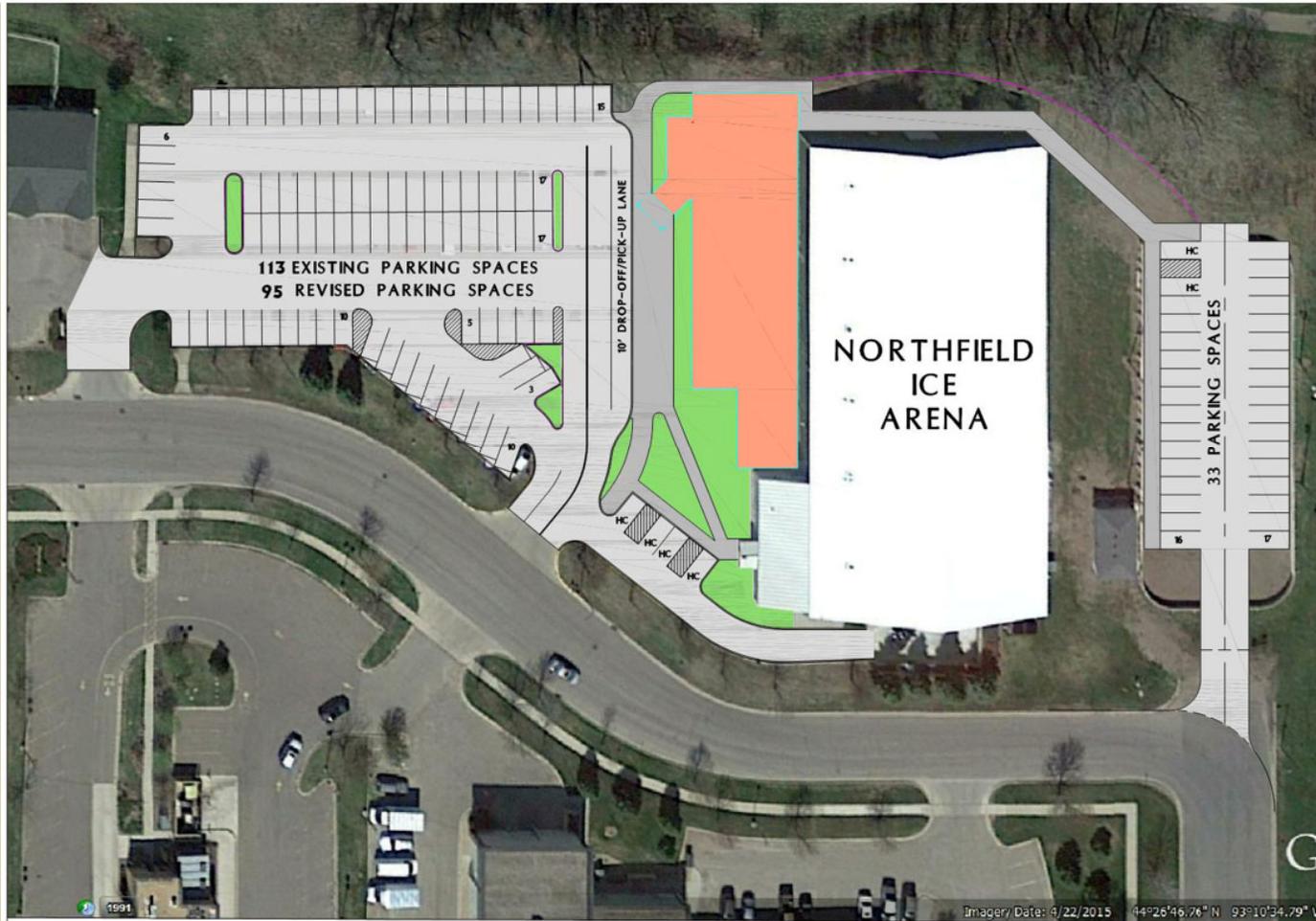
\$10,528,983 New Addition
 \$4,545,998 Improvements/Renovation
\$15,074,981 Project Cost



Main Level Floor Plan - Proposed

July 12, 2017

Northfield Ice Arena – Long Range Facility Analysis



Context Aerial Plan

July 17, 2017

Option 2 – New 45,800 SF Ice Arena

New Ice Arena Financing Partnership

- Sale Proceed from Existing Arena go to New Arena
- Northfield Hockey Association – Fundraising ~\$2Million
- **Estimated Tax Impacts – Ice Arena Bonding**
 - \$1,390,928 average annual debt service needed
- **Example Bond Repayment Sources:**
 - Annual School District Lease Levy
 - City of Dundas participation
 - City of Northfield participation

<u>Ice Arena - Estimated Repayment Components</u>	<u>Bond Amount</u>	<u>Levy Need</u>	<u>Estimated Tax Impact - \$350,000 Res Hmstead</u>
New Arena: 100% City	18,055,000	1,390,928	\$204
New Arena: Partner with School and Dundas	18,055,000		
School District Lease Levy		250,000	\$19
City of Dundas		138,347	\$147
City of Northfield		<u>1,002,581</u>	\$147
Total:		1,390,928	
<i>Combined Resident Impact (School + City):</i>			\$166

\$14/Month

Option 3– Renovate/Expand

Renovate/Expand Existing Arena Financing

- **Estimated Tax Impacts – Ice Arena Bonding**
 - \$1,190,091 average annual debt service needed
- **Example Bond Repayment Sources:**
 - Annual School District Lease Levy – in discussion with school reduced to \$125K
 - City of Northfield participation
 - No Dundas participation

Renovation of Current Arena:
School District Lease Levy
City of Northfield

15,445,000

125,000

1,065,091

Total:

1,190,091

Combined Resident Impact (School + City):

\$10

\$156

\$166

\$14/Month

Sale Option of Existing Arena

- Prospective Buyers Tyler Westman and Brett Anderson exploring private recreation re-use (not conditioned on re-use for sale)
- Summary Tentative Terms
 - \$1,225,000 Purchase Price
 - \$20,000 earnest money
 - *Note: tax base “growth” estimate \$1.225M = \$41,549 total annual property taxes after City lease completed.*
 - Tentative closing tentative July 31, 2024 (due diligence may take longer)



New Ice Arena Project Schedule

Tasks/Actions	2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Architect Updated Cost Estimating for Options																
Sale Terms on Existing Ice Arena																
School District																
School Board Intorduction on Partnership						22-Apr-24										
School Board Action of Partnership						13-May-24										
Northfield Council - Ice Arena Update						7-May-24										
City of Dundas																
Dundas Council Introduction of Partnership						22-Apr-24										
Dundas Council Action						28-May-24										
Northfield Council - Partnership & Contract for Architect						4-Jun-24										
Architect Design Plans																
Northfield Council- Approve Sale of Ex Arena and Lease								9-Jul-24								
Northfield Hockey - Fundraising Consultant Study Complete								5-Aug-24								
EDA - Conduit Financing Final Action								26-Aug-24								
School Board 20-Year Partnership Agreement								23-Sep-24								
Northfield Council - Approve CM Contract									1-Oct-24							
City of Dundas 20-Year Partnership Agreement									14-Oct-24							
Northfield Hockey - Fundraising/Donation Commitments									12-Nov-24							
EDA - Conduit Financing										6-Jan-25						
Ice Arena Construction																
Ice Arena Opens August 2026																
City of Northfield																
Northfield School District																
City of Dundas																
Northfield Hockey Association																

Draft April 16, 2024

Questions

City of Northfield, Minnesota
Project Financing - Estimated Tax Impacts
 March 6, 2024

Lease Revenue Bonds - \$20.9 MM Ice Arena Capital Investment (Public Ownership)

BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$18,055,000
Number of Years	20
Average Interest Rate	4.00%
Estimated Bond Rating	S&P AA-
PROPERTY TAX INFORMATION	
Proposed Net Tax Capacity - Payable 2024	\$23,447,206
Estimated Debt Levy @ 105% - Stabilized	1,002,581
City Net Tax Capacity Rate:	
Payable - 2024	66.795%
Payable - 2024 With New Debt Levy	71.071%
Estimated City Tax Rate Increase	4.276%

Total Issuance amount net of estimated donations and land sale proceeds

Includes 0.35% rate planning factor to account for potential market increases

20 year level repayment; net of ISD 659 and Dundas lease payments

6.40% Overall Levy Increase

TAX IMPACT ANALYSIS							
Sample Types of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Debt Levy Tax Increase*	Total City Tax
Residential Homestead	\$ 200,000	\$ 19,240	\$ 180,760	\$ 1,808	\$ 1,207.39	\$ 77.29	\$ 1,284.68
	250,000	14,740	235,260	2,353	1,571.42	100.59	1,672.01
	300,000	10,240	289,760	2,898	1,935.45	123.90	2,059.35
	317,300	8,683	308,617	3,086	2,061.41	131.96	2,193.37
	350,000	5,740	344,260	3,443	2,299.48	147.20	2,446.69
	382,100	2,851	379,249	3,792	2,533.19	162.16	2,695.36
	400,000	1,240	398,760	3,988	2,663.52	170.51	2,834.02
450,000	-	450,000	4,500	3,005.78	192.42	3,198.19	
Commercial/Industrial	\$ 300,000	\$ -	\$ 300,000	\$ 5,250	\$ 3,506.74	\$ 224.49	\$ 3,731.22
	500,000	-	500,000	9,250	6,178.54	395.52	6,574.06
	1,000,000	-	1,000,000	19,250	12,858.04	823.11	13,681.15
	2,500,000	-	2,500,000	49,250	32,896.54	2,105.88	35,002.42
	5,000,000	-	5,000,000	99,250	66,294.04	4,243.84	70,537.87
10,000,000	-	10,000,000	199,250	133,089.04	8,519.74	141,608.78	
Market Apartments (4 or more units)	\$ 500,000	\$ -	\$ 500,000	\$ 6,250	\$ 4,174.69	\$ 267.24	\$ 4,441.93
	2,500,000	-	2,500,000	31,250	20,873.44	1,336.22	22,209.66
	10,000,000	-	10,000,000	125,000	83,493.75	5,344.88	88,838.63

** The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.*

City of Northfield, Minnesota
Project Financing - Estimated Tax Impacts (ISD 659)
 March 6, 2024

Lease Revenue Bonds - \$20.9 MM Ice Arena Capital Investment (Public Ownership)

PROPERTY TAX INFORMATION	
Proposed Net Tax Capacity - Payable 2024	\$45,133,145
Estimated Lease Levy - Stabilized	250,000
ISD Net Tax Capacity Rate:	
Payable - 2024	20.276%
Payable - 2024 With New Lease Levy	20.830%
Estimated Tax Rate Increase	0.554%

20 year level repayment; net of \$50,000 lease payment for operations

2.73% Overall Levy Increase

TAX IMPACT ANALYSIS							
Sample Types of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Lease Levy Tax Increase*	Total City Tax
Residential Homestead	\$ 200,000	\$ 19,240	\$ 180,760	\$ 1,808	\$ 366.51	\$ 10.01	\$ 376.52
	250,000	14,740	235,260	2,353	477.01	13.03	490.04
	300,000	10,240	289,760	2,898	587.52	16.05	603.57
	317,300	8,683	308,617	3,086	625.75	17.09	642.85
	350,000	5,740	344,260	3,443	698.02	19.07	717.09
	382,100	2,851	379,249	3,792	768.97	21.01	789.97
	400,000	1,240	398,760	3,988	808.53	22.09	830.61
450,000	-	450,000	4,500	912.42	24.93	937.35	
Commercial/Industrial	\$ 300,000	\$ -	\$ 300,000	\$ 5,250	\$ 1,064.49	\$ 29.08	\$ 1,093.57
	500,000	-	500,000	9,250	1,875.53	51.24	1,926.77
	1,000,000	-	1,000,000	19,250	3,903.13	106.63	4,009.76
	2,500,000	-	2,500,000	49,250	9,985.93	272.80	10,258.73
	5,000,000	-	5,000,000	99,250	20,123.93	549.76	20,673.69
10,000,000	-	10,000,000	199,250	40,399.93	1,103.68	41,503.61	
Market Apartments (4 or more units)	\$ 500,000	\$ -	\$ 500,000	\$ 6,250	\$ 1,267.25	\$ 34.62	\$ 1,301.87
	2,500,000	-	2,500,000	31,250	6,336.25	173.10	6,509.35
	10,000,000	-	10,000,000	125,000	25,345.00	692.40	26,037.40

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

City of Northfield, Minnesota
Project Financing - Estimated Tax Impacts (Dundas)
 March 6, 2024

Lease Revenue Bonds - \$20.9MM Ice Arena Capital Investment (Public Ownership)

NORTHFIELD BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$18,055,000
Number of Years	20
Average Interest Rate	4.00%
Estimated Bond Rating	S&P AA-
DUNDAS PROPERTY TAX INFORMATION	
Proposed Net Tax Capacity - Payable 2024	\$3,235,510
Estimated Lease Levy @ 105% - Average	138,347
City Net Tax Capacity Rate:	
Payable - 2024	52.696%
Payable - 2024 With New Lease Levy	56.972%
Estimated City Tax Rate Increase	4.276%

Total Issuance amount net of estimated donations and land sale proceeds

Includes 0.50% rate planning factor to account for potential market increases

20 year level repayment; share of debt service net of ISD 659 lease payments

8.11% Overall Levy Increase

2023 TAX IMPACT ANALYSIS							
Sample Types of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Example Lease Tax Increase*	Total City Tax
Residential Homestead	\$ 200,000	\$ 19,240	\$ 180,760	\$ 1,808	\$ 952.53	\$ 77.29	\$ 1,029.82
	250,000	14,740	235,260	2,353	1,239.73	100.59	1,340.32
	300,000	10,240	289,760	2,898	1,526.92	123.90	1,650.82
	317,300	8,683	308,617	3,086	1,626.29	131.96	1,758.25
	350,000	5,740	344,260	3,443	1,814.11	147.20	1,961.31
	382,100	2,851	379,249	3,792	1,998.49	162.16	2,160.65
	400,000	1,240	398,760	3,988	2,101.31	170.51	2,271.81
	450,000	-	450,000	4,500	2,371.32	192.42	2,563.74
Commercial/Industrial	\$ 300,000	\$ -	\$ 300,000	\$ 5,250	\$ 2,766.54	\$ 224.49	\$ 2,991.03
	500,000	-	500,000	9,250	4,874.38	395.52	5,269.90
	1,000,000	-	1,000,000	19,250	10,143.98	823.11	10,967.09
	2,500,000	-	2,500,000	49,250	25,952.78	2,105.88	28,058.66
	5,000,000	-	5,000,000	99,250	52,300.78	4,243.84	56,544.62
	10,000,000	-	10,000,000	199,250	104,996.78	8,519.74	113,516.52
Market Apartments (4 or more units)	\$ 500,000	\$ -	\$ 500,000	\$ 6,250	\$ 3,293.50	\$ 267.24	\$ 3,560.74
	2,500,000	-	2,500,000	31,250	16,467.50	1,336.22	17,803.72
	10,000,000	-	10,000,000	125,000	65,870.00	5,344.88	71,214.88

* The figures in the table are based on taxes for new lease obligations only, and do not include tax levies for other purposes. Example tax increases shown above are gross increases based on the City's 2023 tax information, not including the impact of recent legislative changes to the Homestead market value exclusion or the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

Northfield EDA, Minnesota

\$18,055,000 Lease Revenue Bonds, Series 2025
Assumes Current Market Non-BQ "AA-" Rates plus 35bps

Sources & Uses

Dated 02/01/2025 | Delivered 02/01/2025

Sources Of Funds

Par Amount of Bonds	\$18,055,000.00
Land Sale Proceeds	1,225,000.00
Cash Contribution	2,000,000.00

Total Sources **\$21,280,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	216,660.00
Costs of Issuance	162,000.00
Deposit to Project Construction Fund	20,900,000.00
Rounding	1,340.00

Total Uses **\$21,280,000.00**

Northfield EDA, Minnesota

\$18,055,000 Lease Revenue Bonds, Series 2025

Assumes Current Market Non-BQ "AA-" Rates plus 35bps

Pay '24 Prelim. Net Tax Capacity

Northfield	23,447,206	87.9%
Dundas	3,235,510	12.1%
Total	26,682,716	100.0%

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105%	Less: ISD 659 Lease	Less: Dundas Lease	Northfield Levy
02/01/2025	-	-	-	-	-	-	-	-
02/01/2026	640,000.00	3.750%	686,217.50	1,326,217.50	1,392,528.38	250,000.00	138,541.44	1,003,986.93
02/01/2027	660,000.00	3.550%	662,217.50	1,322,217.50	1,388,328.38	250,000.00	138,032.16	1,000,296.22
02/01/2028	685,000.00	3.350%	638,787.50	1,323,787.50	1,389,976.88	250,000.00	138,232.05	1,001,744.82
02/01/2029	710,000.00	3.250%	615,840.00	1,325,840.00	1,392,132.00	250,000.00	138,493.38	1,003,638.62
02/01/2030	730,000.00	3.250%	592,765.00	1,322,765.00	1,388,903.25	250,000.00	138,101.87	1,000,801.38
02/01/2031	755,000.00	3.250%	569,040.00	1,324,040.00	1,390,242.00	250,000.00	138,264.20	1,001,977.80
02/01/2032	780,000.00	3.250%	544,502.50	1,324,502.50	1,390,727.63	250,000.00	138,323.09	1,002,404.54
02/01/2033	805,000.00	3.250%	519,152.50	1,324,152.50	1,390,360.13	250,000.00	138,278.52	1,002,081.60
02/01/2034	830,000.00	3.300%	492,990.00	1,322,990.00	1,389,139.50	250,000.00	138,130.51	1,001,008.99
02/01/2035	860,000.00	3.300%	465,600.00	1,325,600.00	1,391,880.00	250,000.00	138,462.82	1,003,417.18
02/01/2036	890,000.00	3.400%	437,220.00	1,327,220.00	1,393,581.00	250,000.00	138,669.08	1,004,911.92
02/01/2037	920,000.00	3.700%	406,960.00	1,326,960.00	1,393,308.00	250,000.00	138,635.98	1,004,672.02
02/01/2038	950,000.00	3.800%	372,920.00	1,322,920.00	1,389,066.00	250,000.00	138,121.60	1,000,944.40
02/01/2039	990,000.00	3.950%	336,820.00	1,326,820.00	1,393,161.00	250,000.00	138,618.15	1,004,542.85
02/01/2040	1,025,000.00	4.050%	297,715.00	1,322,715.00	1,388,850.75	250,000.00	138,095.50	1,000,755.25
02/01/2041	1,070,000.00	4.150%	256,202.50	1,326,202.50	1,392,512.63	250,000.00	138,539.59	1,003,973.09
02/01/2042	1,115,000.00	4.300%	211,797.50	1,326,797.50	1,393,137.38	250,000.00	138,615.29	1,004,522.09
02/01/2043	1,160,000.00	4.450%	163,852.50	1,323,852.50	1,390,045.13	250,000.00	138,240.33	1,001,804.80
02/01/2044	1,215,000.00	4.500%	112,232.50	1,327,232.50	1,393,594.13	250,000.00	138,670.67	1,004,923.45
02/01/2045	1,265,000.00	4.550%	57,557.50	1,322,557.50	1,388,685.38	250,000.00	138,075.45	1,000,609.93
Total	\$18,055,000.00	-	\$8,440,390.00	\$26,495,390.00	\$27,820,159.50	\$5,000,000.00	\$2,767,141.63	\$20,053,017.87

Yield Statistics

Bond Year Dollars	\$210,760.00
Average Life	11.673 Years
Average Coupon	4.0047400%
Net Interest Cost (NIC)	4.1075394%
True Interest Cost (TIC)	4.1025784%
Bond Yield for Arbitrage Purposes	3.9671003%
All Inclusive Cost (AIC)	4.2054473%

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Net Interest Cost	4.0047400%
Weighted Average Maturity	11.673 Years

City of Northfield, Minnesota
Project Financing - Estimated Tax Impacts
 March 6, 2024

Lease Revenue Bonds - \$13.8 MM Ice Arena Renovation (Public Ownership)

BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$14,125,000
Number of Years	20
Average Interest Rate	4.00%
Estimated Bond Rating	S&P AA-
PROPERTY TAX INFORMATION	
Proposed Net Tax Capacity - Payable 2024	\$23,447,206
Estimated Debt Levy @ 105% - Stabilized	838,233
City Net Tax Capacity Rate:	
Payable - 2024	66.795%
Payable - 2024 With New Debt Levy	70.370%
Estimated City Tax Rate Increase	3.575%

Total Issuance amount; no donations or land sale proceeds

Includes 0.35% rate planning factor to account for potential market increases

20 year level repayment; net of ISD 659 lease payments

5.35% Overall Levy Increase

TAX IMPACT ANALYSIS							
Sample Types of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Debt Levy Tax Increase*	Total City Tax
Residential Homestead	\$ 200,000	\$ 19,240	\$ 180,760	\$ 1,808	\$ 1,207.39	\$ 64.62	\$ 1,272.01
	250,000	14,740	235,260	2,353	1,571.42	84.10	1,655.52
	300,000	10,240	289,760	2,898	1,935.45	103.59	2,039.04
	317,300	8,683	308,617	3,086	2,061.41	110.33	2,171.74
	350,000	5,740	344,260	3,443	2,299.48	123.07	2,422.56
	382,100	2,851	379,249	3,792	2,533.19	135.58	2,668.77
	400,000	1,240	398,760	3,988	2,663.52	142.56	2,806.07
450,000	-	450,000	4,500	3,005.78	160.87	3,166.65	
Commercial/Industrial	\$ 300,000	\$ -	\$ 300,000	\$ 5,250	\$ 3,506.74	\$ 187.69	\$ 3,694.42
	500,000	-	500,000	9,250	6,178.54	330.69	6,509.22
	1,000,000	-	1,000,000	19,250	12,858.04	688.18	13,546.22
	2,500,000	-	2,500,000	49,250	32,896.54	1,760.68	34,657.21
	5,000,000	-	5,000,000	99,250	66,294.04	3,548.17	69,842.20
10,000,000	-	10,000,000	199,250	133,089.04	7,123.15	140,212.18	
Market Apartments (4 or more units)	\$ 500,000	\$ -	\$ 500,000	\$ 6,250	\$ 4,174.69	\$ 223.44	\$ 4,398.12
	2,500,000	-	2,500,000	31,250	20,873.44	1,117.18	21,990.62
	10,000,000	-	10,000,000	125,000	83,493.75	4,468.72	87,962.47

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

Northfield EDA, Minnesota

\$14,125,000 Lease Revenue Bonds, Series 2025
Assumes Current Market Non-BQ "AA-" Rates plus 35bps

Sources & Uses

Dated 02/01/2025 | Delivered 02/01/2025

Sources Of Funds

Par Amount of Bonds	\$14,125,000.00
Total Sources	\$14,125,000.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	169,500.00
Costs of Issuance	154,000.00
Deposit to Project Construction Fund	13,800,000.00
Rounding	1,500.00
Total Uses	\$14,125,000.00

Northfield EDA, Minnesota

\$14,125,000 Lease Revenue Bonds, Series 2025

Assumes Current Market Non-BQ "AA-" Rates plus 35bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105%	Less: ISD Lease	Less: Dundas	Northfield Levy
02/01/2025	-	-	-	-	-	-	-	-
02/01/2026	500,000.00	3.750%	536,877.50	1,036,877.50	1,088,721.38	250,000.00	-	838,721.38
02/01/2027	520,000.00	3.550%	518,127.50	1,038,127.50	1,090,033.88	250,000.00	-	840,033.88
02/01/2028	535,000.00	3.350%	499,667.50	1,034,667.50	1,086,400.88	250,000.00	-	836,400.88
02/01/2029	555,000.00	3.250%	481,745.00	1,036,745.00	1,088,582.25	250,000.00	-	838,582.25
02/01/2030	570,000.00	3.250%	463,707.50	1,033,707.50	1,085,392.88	250,000.00	-	835,392.88
02/01/2031	590,000.00	3.250%	445,182.50	1,035,182.50	1,086,941.63	250,000.00	-	836,941.63
02/01/2032	610,000.00	3.250%	426,007.50	1,036,007.50	1,087,807.88	250,000.00	-	837,807.88
02/01/2033	630,000.00	3.250%	406,182.50	1,036,182.50	1,087,991.63	250,000.00	-	837,991.63
02/01/2034	650,000.00	3.300%	385,707.50	1,035,707.50	1,087,492.88	250,000.00	-	837,492.88
02/01/2035	670,000.00	3.300%	364,257.50	1,034,257.50	1,085,970.38	250,000.00	-	835,970.38
02/01/2036	695,000.00	3.400%	342,147.50	1,037,147.50	1,089,004.88	250,000.00	-	839,004.88
02/01/2037	720,000.00	3.700%	318,517.50	1,038,517.50	1,090,443.38	250,000.00	-	840,443.38
02/01/2038	745,000.00	3.800%	291,877.50	1,036,877.50	1,088,721.38	250,000.00	-	838,721.38
02/01/2039	775,000.00	3.950%	263,567.50	1,038,567.50	1,090,495.88	250,000.00	-	840,495.88
02/01/2040	805,000.00	4.050%	232,955.00	1,037,955.00	1,089,852.75	250,000.00	-	839,852.75
02/01/2041	835,000.00	4.150%	200,352.50	1,035,352.50	1,087,120.13	250,000.00	-	837,120.13
02/01/2042	870,000.00	4.300%	165,700.00	1,035,700.00	1,087,485.00	250,000.00	-	837,485.00
02/01/2043	910,000.00	4.450%	128,290.00	1,038,290.00	1,090,204.50	250,000.00	-	840,204.50
02/01/2044	950,000.00	4.500%	87,795.00	1,037,795.00	1,089,684.75	250,000.00	-	839,684.75
02/01/2045	990,000.00	4.550%	45,045.00	1,035,045.00	1,086,797.25	250,000.00	-	836,797.25
Total	\$14,125,000.00	-	\$6,603,710.00	\$20,728,710.00	\$21,765,145.50	\$5,000,000.00	-	\$16,765,145.50

Yield Statistics

Bond Year Dollars	\$164,890.00
Average Life	11.674 Years
Average Coupon	4.0049184%
Net Interest Cost (NIC)	4.1077142%
True Interest Cost (TIC)	4.1027685%
Bond Yield for Arbitrage Purposes	3.9672903%
All Inclusive Cost (AIC)	4.2279447%

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Net Interest Cost	4.0049184%
Weighted Average Maturity	11.674 Years