

# Dassel, MN

## Regular City Council Meeting

Monday, May 19, 2025 at 6:00 pm

### 1. Call to Order

#### a. Pledge of Allegiance

Led by Mayor Lalone

#### b. Roll Call

Council members Gaertner, Landrus, Suchy, Thurn & Mayor Lalone

### 2. Approval of Minutes for City Council meeting April 21, 2025, and Special City Council meeting May 13, 2025.

#### Attachments:

- **Regular City Council Meeting April 21, 2025** (regular\_\_meeting\_minutes\_04-21-2025\_DRAFT.pdf)
- **Special City Council Meeting May 13, 2025** (special\_meeting\_minutes\_05-13-2025\_DRAFT.pdf)

### 3. Public Hearing(s)

#### 4. Open Forum

(The City Council invites residents to share new ideas or concerns related to city business; however, individual questions and remarks are limited to three (3) minutes per speaker. No City Council action will be taken, although the Council may refer issues to staff for follow up or consideration at a future meeting. The Mayor may use discretion if speakers are repeating views already expressed or ask for a spokesperson for groups of individuals with similar views. Speakers should state their name and home address at the podium before speaking.)

#### a. George Eilertson, Northland Securities, present Debt study

George Eilertson will be presenting the city's current Debt study.

#### Attachments:

- **CIP and Debt Planning Presentation** (5-19-2025\_NSI\_Presentation\_Dassel\_CIP\_and\_Debt\_Planning\_5.14.pdf)

### 5. Additions or Omissions to Agenda

#### 6. Consent Agenda

#### a. Payment of Claims \$263,123.34

#### b. Approve Temporary 1 Day On-Sale Liquor License for Cokato Dassel Lions Club for June 19, 2025, at the Dassel History Center.

#### c. Approve the resignation of Melinda Boltz, Liquor Store Clerk effective April 30, 2025.

#### d. Approve the renewal of the annual contract with the Minnesota Lottery and authorize the City Administrator to sign.

#### Attachments:

- **2025 MN Lottery contract renewal** (2025\_MN\_Lottery\_annual\_contract\_renewal.pdf)

#### e. Approve Lease Agreement with Brian Dahlman for 63 acres at \$125.00 per acre and 20 acres at \$30.00 per acre

Lease agreement has been in place since 2002.

#### Attachments:

- **Lease Agreements with Brian Dahlman** (Lease\_Agreements\_with\_Brian\_Dahlman.pdf)

**f. Approve Lease Agreement with Greg Nelson for 50 acres at \$125.0 per acre.**

Has had a contract since 1995.

**Attachments:**

- **Lease Agreement with Greg Nelson** (Lease\_Agreement\_with\_Greg\_Nelson.pdf)

**7. Council & Committee Reports**

- a. Dassel Area Historical Society Meeting April 21, 2025 - Eckerly**
- b. Red Rooster Committee Meeting, May 6, 2025 - Eckerly**
- c. Special City Council Meeting - Library May 13, 2025 - Mayor Lalone**
- d. Dassel Cokato Trail Meeting May 14, 2025 - Landrus**

**8. Staff Reports**

**a. Museum Director**

**Attachments:**

- **Museum Directors Report** (Museum\_Directors\_Report\_-\_May\_2025.pdf)

**b. Liquor Store Manager**

**Attachments:**

- **Liquor store report April 2025** (Liquor\_Report\_April\_2025.pdf)

**c. Fire Chief**

**Attachments:**

- **April 2025 Fire Calls** (Total\_Calls\_for\_April\_2025.pdf)

**d. Public Works Director**

**e. City Engineer**

**f. City Administrator**

**Attachments:**

- **Monthly Report** (20250519\_City\_Administrator\_Report.pdf)

**g. City Attorney**

**h. Sheriff's Department**

**Attachments:**

- **MCSO April 2025** (MCSO\_Dassel\_Monthly\_Stats\_-\_April\_2025.pdf)

**9. Business Items**

**a. Disconnection of Water Service Due to Delinquent Account**

Motion to shut off water service due to delinquent account (non-payment) at 610 Parker Ave E (past due amount \$708.22; full amount due \$826.59). Last receipt of payment June 11, 2024.

**Attachments:**

- **April 25, 2025, letter to Mark Cheek regarding pending disconnection of water service due to delinquent account** (Mark\_Cheek\_\_610\_Parker\_Ave\_E.pdf)

- b. Motion to repair the curb stop at 610 Parker Ave E and invoice the property owner for the amount not to be greater than \$1,000.**

**Attachments:**

- **April 25, 2025 letter to Mark Cheeks owner of 610 Paker Ave E regarding repair of curb stop** (Mark\_Cheek\_\_610\_Parker\_Ave\_E\_-\_Repair\_Curb\_Stop.pdf)

- c. Discuss Zimmerman lease agreement regarding reimbursement for watering.**

**Attachments:**

- **Zimmerman lease agreement** (2022\_Zimmermann\_Non-Exclusive\_Limited\_Lease\_Agreement\_-with\_MAP.pdf)

**10. Announcements / Dates to Remember**

1. MNDOT Open House – Hwy 12 Construction, Tues. May 20, 2025, at 4:00 pm- 5:30 pm, City Hall
2. Holiday – Memorial Day, Mon. May 26, 2025, City Hall will be closed.
3. DAHS meeting, Tues. May 27, 2025, 10:00 a.m. History Center
4. Dassel Business Group meeting, Mon, June 2, 2025, 12:00 pm at City Hall
5. Dept Head meeting, Tues. June 10, 2025, 7:00 am at City Hall
6. City Council Meeting, Mon., June 16, 2025, at 6:00 p.m. City Hall
7. Red Rooster Committee meeting, Tues. June 17, 2025, at 6:00 pm at City Hall
8. Holiday – Juneteenth, Thurs. June 19, 2025, City Hall will be closed.
9. DAHS meeting, Tues. June 24, 2025, 10:00 a.m. History Center

**11. Closed Session**

Pursuant to Minnesota Statutes Sections 13D.05, subdivision 3(c)(3) to conduct a closed city council discussion concerning the following real property (the "Property"):

Meeker County PID 23-0103000  
465 2nd Street, Dassel, Minnesota

To develop or consider offers or counteroffers for the purchase or sale of real or personal property.

**12. Adjourn**

The agenda packet with all background material is located at the side table for viewing by the public. The agenda is subject to change without notice. Information and materials relating to the above items are available for review at city hall by appointment.

# Dassel, MN

## Regular City Council Meeting

### Minutes

Monday, April 21, 2025 at 6:00 pm

#### 1. Call to Order

**Minutes:**

Meeting called to order by Mayor Lalone at 6:05 pm.

**a. Pledge of Allegiance**

Led by Mayor Lalone

**b. Roll Call**

Council members Gaertner, Landrus, Suchy, Thurn & Mayor Lalone

**Minutes:**

Members present: Gaertner, Landrus, Suchy, Thurn & Mayor Lalone. Members absent:

None

#### 2. Approval of Minutes Approval of Minutes Closed City Council meeting March 27, 2025, DAHS February 25, 2025, City Council meeting March 17, 2025, Minutes Board of Appeal & Equalization Meeting, April 9, 2025, and Special City Council Meeting, April 15, 2025.

**Minutes:**

Motion by Gaertner, seconded by Thurn to approve the minutes as presented. Motion carried.

#### 3. Public Hearing(s)

#### 4. Open Forum

(The City Council invites residents to share new ideas or concerns related to city business; however, individual questions and remarks are limited to three (3) minutes per speaker. No City Council action will be taken, although the Council may refer issues to staff for follow up or consideration at a future meeting. The Mayor may use discretion if speakers are repeating views already expressed or ask for a spokesperson for groups of individuals with similar views. Speakers should state their name and home address at the podium before speaking.)

**Minutes:**

Dave Johnson, 130 Linart Ave. W. addressed the council stating he does not like the idea of taking money out of reserves to be used for the Breeds Park restroom project. Johnson believes reserves are to be used in emergency situation. Johnson also stated city staff is not licensed and bonded to do the type of work needed for the bathroom project and the porta potty is just fine for that location.

**a. Alan Greene with SAFEbuilt**

**Minutes:**

Alan Greene, Tracy Reimann and Tonia Sikorski with SAFEbuilt were present to discuss what options and services SAFEbuilt can provide to the city in regard to ordinance enforcement and building permits.

#### 5. Additions or Omissions to Agenda

**Minutes:**

Motion by Landrus, seconded by Gaertner to approve the agenda with the addition of 6h. Motion

to hire Dale Wright for the Seasonal Public Works position for \$18.00 per hour with a start date of April 22, 2025, pending background check and 6i. Motion to hire Jack Nesseth for the Temporary Seasonal Public Works position for \$18.00 per hour starting May 19, 2025, pending background check to the Consent Agenda. Motion carried.

## 6. Consent Agenda

### Minutes:

Motion by Landrus, seconded by Gaertner to approve the Consent Agenda with the addition of 6h and 6i. Motion carried.

- a. **Payment of Claims in the amount of \$234,213.33**
- b. **Motion to approve hiring Paul Jacobson as Volunteer Firefighter effective April 14, 2025.**
- c. **Motion to approve Seasonal Maintenance Worker Job Description.**
- d. **Motion to approve the purchase of tires for truck 654 from in the amount of \$922.68 and tires from truck 553 in the amount of \$3,736.74 from Flatout Tire from 226-42280-404.**
- e. **Motion to approve the Lawful Gambling Permit for the Cokato Dassel Lions Club for a raffle at 460 3rd St N, Dassel on October 6, 2025.**
- f. **Motion to approve Resolution 2025-013 accepting a donation to the City of Dassel from Dassel Firemans Relief Association Gambling Account in the amount of \$30,000.**
- g. **Motion to Approve Temporary Street Closing Application for Dassel Fall Frolic Craft & Flea Market Festival on Sept 21, 2025 from 7:30 am to 4:30 pm from 2nd Street N to 4th St N on Atlantic Ave W.**
- h. **ADDED Motion to hire Dale Wright for the Seasonal Public Works position for \$18.00 per hour with a start date of April 22, 2025, pending background check.**
- i. **ADDED: Motion to hire Jack Nesseth for the Temporary Seasonal Public Works position for \$18.00 per hour starting May 19, 2025, pending background check.**

## 7. Council & Committee Reports

### a. Dassel Area Historical Society Meeting March 25, 2025 - Eckerly

#### Minutes:

Administrator Eckerly reported at the March 25th meeting Fungus Amungus got 1st alternate at the state competition and will be doing the Book of Mark instead of Annie for their summer play. No tickets will be sold it will be free will offering benefitting the food shelf. A childrens theatre in July at the History Center. The new Ergot project was also discussed, and a tour of the little theatre area and exhibit area was given by Museum Director Holje.

### b. Special Closed City Council Meeting, March 27, 2025 - Mayor Lalone

#### Minutes:

Mayor Lalone reported on the special closed meeting in which the council discussed the option of purchasing the Red Rooster Grocery property. Council decided to not move forward with this purchase due to the cost of the project.

### c. Business Group Luncheon Meeting, April 7, 2025 - Councilmember Gaertner

#### Minutes:

Council member Gaertner reported the business group hosted a luncheon which had 13 participants from 6-7 local businesses. The goal is to do this every 2 month to see what

businesses need help with to keep them moving forward.

**d. Board of Appeal & Equalization Meeting, April 9, 2025 - Mayor Lalone**

**Minutes:**

Mayor Lalone reported all council members were present along with the County Assessor and 3 Appraisers. The Assessor gave a review and discussed what the council could do. Council cannot reduce the amount by more than 1% of the overall valuation for the City of Dassel. 6 properties will be reviewed at the County meeting in June. Several members of the community were present and set appointments to meet with staff from the Assessor's office to have their property looked at.

**8. Staff Reports**

**a. Museum Director**

**Minutes:**

Director Holje reported upcoming events include Abigail Johnson and Isaac Meza, JaneAnn Settergren – Music April 27, 2:00 pm. Vocal, Pianist, Harpist, Super Sleuth – Education Committee. May 10, morning Airborn – June 19, 6-9, Jerry Nelson Concert – June 20, 7:00 pm, Kent Nerburn – speaker, Dassel Library, June 12, 6:00 pm, Book of Mark. Isaacson Olson – Fungus Amongus, June 26-29, Sue Davies – July 19, Airborn – Aug. 7, 6-9, Crow River String Band, Aug. 16, 7:00 pm, Red Rooster Program - Aug. 30, 10 am. Galen Johnson Reading of Our Town –?? Aug. 31, 2:00 pm, Also Exhibit “Our Town”, Lydia Henry – Manhole Cover Rubbings – Sept. 19 Temporary exhibits include Level 1: Sue Davies – July 19- Aug 2., Art exhibit. Program and workshop – July 19 or July 26. 612.501.4434 Level 2: What’s in a Name? Dassel, Minnesota 55325. -- Aug. 16-Sept. 14, Karen and Carolyn, Maps, Germany, US, England (Cottage in Barnstable, Davon), Railroad connection, trains, when were towns named? Cologne Cathedral, brochure, Have you been to Dassel, Germany? Dassel and Kassel, Photos Lydia Henry – Manhole Cover Rubbings – Sept.19 -Oct. 19. Level 3: Kurt Meyer – Sept. 13 – Oct. 25, level 3. Program, Asian. Wall art and fabric, fans, poetry. Can touch. Install Janice and Joyce.

Holje proposed to council the idea of having anyone who would want to plant a stalk of corn in their yard to celebrate the history of seed corn in Dassel. Dahlman seed is willing to donate seed corn to be planted. Dahlman is also willing to plant corn the planters at Breeds Park and maintain them.

**b. Liquor Store Manager**

**Minutes:**

Manager Moy reported that sales were up a little over the month prior. The store had a recent liquor and THC compliance checks done and passed. Moy explained the liquor compliance to the council and is waiting for a copy of the THC compliance report. Moy and Siltala participated in a cyber security webinar through SOPHOS. The fundraiser for shelter pets the store was hoping to be a part of did not happen due to marketing material not being done in time.

**c. Fire Chief**

**Minutes:**

Chief Johnson reported 34 calls for service in March 21 within the city limits. Johnson reminded council of the French Toast Breakfast that is coming up on May 18th starting at 8:00 am.

**d. Public Works Director**

**Minutes:**

Street Department: They have begun street sweeping. They will be continuing as needed. They also will be submitting invoices to MNDOT and Meeker County. They will begin pothole patching in next week or two after hydrant flushing and sweeping is finished. They hung some of the new banners downtown and on 1st St. They are waiting to do the ones on HWY 12 until the sidewalk project is finished. They have been out repairing any damage done to lawns due to plowing snow. They did have to plow snow with the heavy snow we got. IMS was out repairing the 4-storm sewer catch basins that are repaired per year. Graded the gravel areas around town. Water Dept.: They have been out hydrant flushing. This will continue next week until finished. I have included results from our Pfas sampling for water from a month ago. The results show that we do NOT have any recordable levels. I have attached this year's conservation report. This is a report of the water usage and conservation. They have been continuing to sample and test as needed. Will be having Flow Measure out in May to do calibrations on our meters. This is a bi-annual requirement by the state. Sewer Dept.: They are still waiting on the pump to be received for the irrigator. They said they are ordering it from another supplier and should be here within a couple weeks. I did have them come put a blind flange in place so that we can run without that pump for time being. We will be spraying this week. The spray fields are closed and ready for service. All sampling and testing have been completed for this year's irrigation season. They have begun a treatment process to help with sludge build up in the ponds. They are waiting on dates for Team Lab to come out to do a sonar grafting of our ponds. This will give us an idea of the sludge levels in the ponds so that we can work on bringing it down with treatment instead of dredging. Will be having Flow Measure out in May to do calibrations on our meters. This is a bi-annual requirement by the state. Equipment: We did have to replace the under broom on the sweeper. This is just a regular maintenance item. We actually were able to get a longer run time than estimated by the manufacture. Snow equipment is mostly removed, cleaned and put away for the season. We have all summer equipment serviced and ready for the season. Personnel: I have brought Stan back for 4 days a week while we are revving back up for the year. I did receive applications for part time employee. Will be setting up an interview. Parks: I have included bids for removal of some trees at Breeds and Railroad Parks. The one at Railroad is half dead and is a risk to the structure. One of them at Breeds is hollowed out and is a risk to fence around courts. The other is overhanging the restroom. They will also be trimming some other limbs that are issues. We will be leveling and grading Summit Park around playground. We will also be trying to level out at Railroad Park. Will get quotes for hydro seeding for next month. Update on Sellards Park bathroom. We have it completed, when we attempted to turn on water the service line has a leak. I have Norbergs lined up to come repair the line. We have installed

pet waste stations at the parks. Water has been turned on at Breeds. Building/Property: The service line at the Ballfield has a leak also. I am awaiting an estimate for repair. I am also waiting on an estimate to repair the service line for the top city shop.

Council reviewed the bids for tree removal but would like to see another quote for just the trees that are dead.

**e. City Engineer**

**Minutes:**

Engineer Lease reported he was unable to get a meeting with the grant specialist prior to the meeting to see if the library grant could be moved to another publicly owned building but has one scheduled for April 22nd. Lease would like direction from council for approval to move forward with the grant if it can be moved to another city owned building. Council would like to review the layout of the space and have a site visit.

Motion by Suchy, seconded by Landrus to set a special council meeting on May 13th 6:00 pm to discuss the library grant. Motion carried.

Lease reported the total to date amount for engineering fees is \$15,400.00 for the library project and that dates back to the start in the Fall of 2023.

The goal is to get quotes for the Breeds Park restroom project for the next council meeting.

**f. City Administrator**

**Minutes:**

Administrator Eckerly reported upcoming events include DAHS meeting, Tues. April 22, 2025, 10:00 a.m. History Center, Meeker Co Government Center Open House, Tues. April 22, 2025, 4:30 pm – 6:30 pm, 114 North Holcombe Avenue, Litchfield, Red Rooster Committee meeting, Tues. May 6, 2025, 6:00 p.m. City Hall Department Head meeting, Tues, May 13, 2025, 7:00 am at City Hall, City Wide Clean Up Day, Sat. May 17, 2025, 8:00 am to noon at 455 6th St N., City Council Meeting, Monday, May 19, 2025, at 6:00 p.m. City Hall, MNDOT Open House – Hwy 12 Construction, Tues. May 20, 2025, at 3:00 pm-5:30 pm, Linder Financial Open House at 430 3rd St N is April 22nd 3-5 pm., City Hall Holiday – Memorial Day, Mon. May 26, 2025, City Hall will be closed, DAHS meeting, Tues. May 27, 2025, 10:00 a.m. History Center.

If you are planning to go to the LMC Conference in Duluth in June or the Coalition on MN Cities Conference in Bemidji in July please let admin staff know ASAP. Tracey Bergum and Deb Suchy will be attending the LMC Conference in Duluth and Renee Eckerly will be attending the Coalition meeting in Bemidji.

Other items to report: I attended a Social Media webinar regarding the best practices for cities to handle all their social media accounts with Tracey and Janis Rannow. The League of MN Cities did a great job. I had a meeting with MN Cities Loss Control Representative. There will be a report issued of items that the city needs to address to reduce the risk of insurance claims. I attended the following meeting: MN Housing grant webinar and meeting, Meeker in Motion, Special City Council meeting, Dassel Business luncheon meeting, Safety Training with Kyle and Tracey, Board of Appeal, CGMC Legislative Update, Special City Council meeting – Library, and Department Head meeting. Administrative staff launch the H2O Analytics application for residents to monitor their own water usage. See attached

instructions to setup your account. The annual audit with Sara Oberloh was done on March 24-26, 2025. Sara will be at your May Council meeting to present the 2024 audit. Handle a variety of complaints and inquiries especially regarding snow plowing policy and towing. The new City Official Seal is here and ready for use. I got feedback from Sheriff Cruze on revisions to the city noise ordinance about jake braking. Those revisions will be on your May agenda for review. Food Trucks – The Mexican Grill truck will be in the city's parking lot on Mondays and Tuesday from 11:00 am – 2:00 pm (lunch) and from 4:00 pm – 7:00 pm (dinner). The Squeaky Cow will be in the Industrial Park in front of Cretex Medical on May 6th from 11:00 am – 2:00 pm on the 1st & 3rd Tuesday of the month until Sept. The School District and the City of Cokato would like to schedule a joint meeting on Wednesday, June 18th at 5:00 p.m. at the school. There was a couple of Council members able to attend. Council discussed the property located in Summit Hills PID 23-0818000 and whether the City would be interested in selling this parcel. Motion by Gaertner, seconded by Suchy to put the Summit Hills parcel #23-0818000 out for sealed bid. Motion carried.

**g. City Attorney - will not be in attendance**

**h. Sheriff's Department**

**Minutes:**

Deputy Kelly reported 141 calls for service for the month of March. There have been a couple of citations written for the 30-minute parking on 2nd St. to the vehicle owner not the owner of Alman Auto. Council member Landrus is intending to have a conversation with Alman Auto about the parking on 2nd St. N.

**9. Business Items**

**a. Motion to approve JandM Displays fireworks 3 years 2025-2027 contract in the amount of \$4,000.00 per year.**

**Minutes:**

Motion by Gaertner, seconded by Suchy to approve J and M Displays fireworks 3 years 2025-2027 contract in the amount of \$4,000.00 per year. Motion carried.

**b. Motion to approve 3-year land lease agreement with David Fitterer on irrigation land.**

**Minutes:**

Motion by Gaertner, seconded by Landrus to approve 3-year land lease agreement with David Fitterer on land that was formerly proposed for an ice rink with the fee being the amount of taxes due on each parcel for the current year. Motion carried.

**c. Discuss Library grant and funding options**

**Minutes:**

Special meeting scheduled for May 13, 2025, at 6:00 pm to discuss the grant and options moving forward.

**d. Motion to purchase 3 SuperSaver Outdoor Benches from TreeTop Products for \$405.00 each and Traditional Powder-Coated Bike Rack for \$255.00 for Summit Park with funds from 101-45200-500.**

**Minutes:**

Motion by Gaertner, seconded by Lalone to purchase 3 SuperSaver Outdoor Benches from TreeTop Products for \$405.00 each and Traditional Powder-Coated Bike Rack for \$255.00 for Summit Park with funds not to exceed \$1500.00 from 101-45200-500. Motion carried.

**e. Motion to approve Resolution 2025-014 Declaring Dassel Fall Frolic Craft & Flea Market a City Festival**

**Minutes:**

Motion by Landrus, seconded by Gaertner to approve Resolution 2025-014 Declaring Dassel Fall Frolic Craft & Flea Market a City Festival. Motion carried.

**10. Adjourn**

**Minutes:**

Motion by Landrus, seconded by Gaertner to adjourn at 8:26 pm.

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Contact: Renee Eckerly (renee.eckerly@dassel.com 320-275-2454) | Minutes published on 05/08/2025 at 3:00 PM

# Dassel, MN

## Special City Council Meeting

### Minutes

Tuesday, May 13, 2025 at 6:00 pm

#### 1. Call to Order

**Minutes:**

Mayor Lalone called the meeting to order at 6:04 pm

##### a. Roll Call

Council members Gaertner, Landrus, Suchy, Thurn & Mayor Lalone

**Minutes:**

Members present: Gaertner, Landrus, Suchy, Thurn & Mayor Lalone

Others present: Nick Corbin, Bob Wilde, Katie Josephson, Jena Levandowski, Fatima Miller, Emma Miller, Marah Janke, Rodger Pruitt, Levi Janke, Rhiannon Janke, Molly Hovda, Rachel Degn and Becky Nelson

#### 2. Business Items

2024 Library Construction Grant Opportunity

**Minutes:**

Engineer Lease reported that he contacted MN Dept of Education grant administrator and confirmed that the grant could be used at another publicly owned building. This has been received in writing. The letter to the Legislature stating the city is planning to proceed with the project needs to be submitted prior to May 19th.

Administrator Eckerly discussed the financing options with council and stated she spoke with Perennial Bank about the option of a loan for the grant portion of \$187,500, and they would be willing to work with the city on the project. Eckerly explained to council the impacts to the budget this project would have on the cities reserves. It was asked if there was a cost estimate of the project yet and Lease stated it is difficult to get a price when no design has been decided on. Beth Cronk, Regional Librarian with Pioneerland stated the Friends of the Library plan to do fundraising and apply for some grants to help with the cost of some of the furniture and items needed in the space. Cronk also noted that Community Chest would be giving a donation to the library. Eckerly has been in contact with Pro-works about the project and they explained the process they have to go through to have a new location approved. Eckerly gave them the contact information for the new owners of the Red Rooster Foods building as that may be a location they can move into, as it would be nice to keep them in town.

Nick Corbin, owner of the Red Rooster Foods building presented council with a concept idea of moving the library into part of the recently purchased building, Corbin stated they would like to sell approximately 1/3 (approximately 2,880 sq feet) of the building to the city specifically for the library. There is approximately 8,000 square feet of space. They are in the early stages and do not have any figures to present to council. This space would not provide the added storage space for the museum that is on the plans at the liquor store location.

Members of the public voiced their concerns about relocation the library to the same property as

the liquor store and being moved away from the downtown. Other concerns were the traffic on Hwy 12, possible intoxicated people coming and going from the liquor store, lack of crosswalks in the area. Lease had contacted MNDOT about the possibility of adding ped ramps and crosswalks near the location as part of their upcoming project and they stated they are too far along in the planning process to change plans. This is an option the city can look into and would cost around \$30,000.00.

It was a consensus of the Council to add a closed session for potential purchase of real property to the May 19, 2025, City Council agenda at the end.

Motion by Gaertner, seconded by Lalone to approve Resolution 2025-015 Authorizing Grant Acceptance MN Department of Education. Motion carried with 4 voting in favor and 1 opposing (Landrus).

### 3. Adjourn

**Minutes:**

Motion by Gaertner, seconded by Landrus to adjourn at 6:50 pm. Motion carried.

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Contact: Renee Eckerly (renee.eckerly@dassel.com 320-275-2454) | Minutes published on 05/15/2025 at 12:13 PM



# CITY OF DASSEL

## REVIEW OF CURRENT AND FUTURE DEBT

City Council Meeting  
May 19, 2025

**George Eilertson, Northland Public Finance**



# Review of City of Dassel's Existing Debt

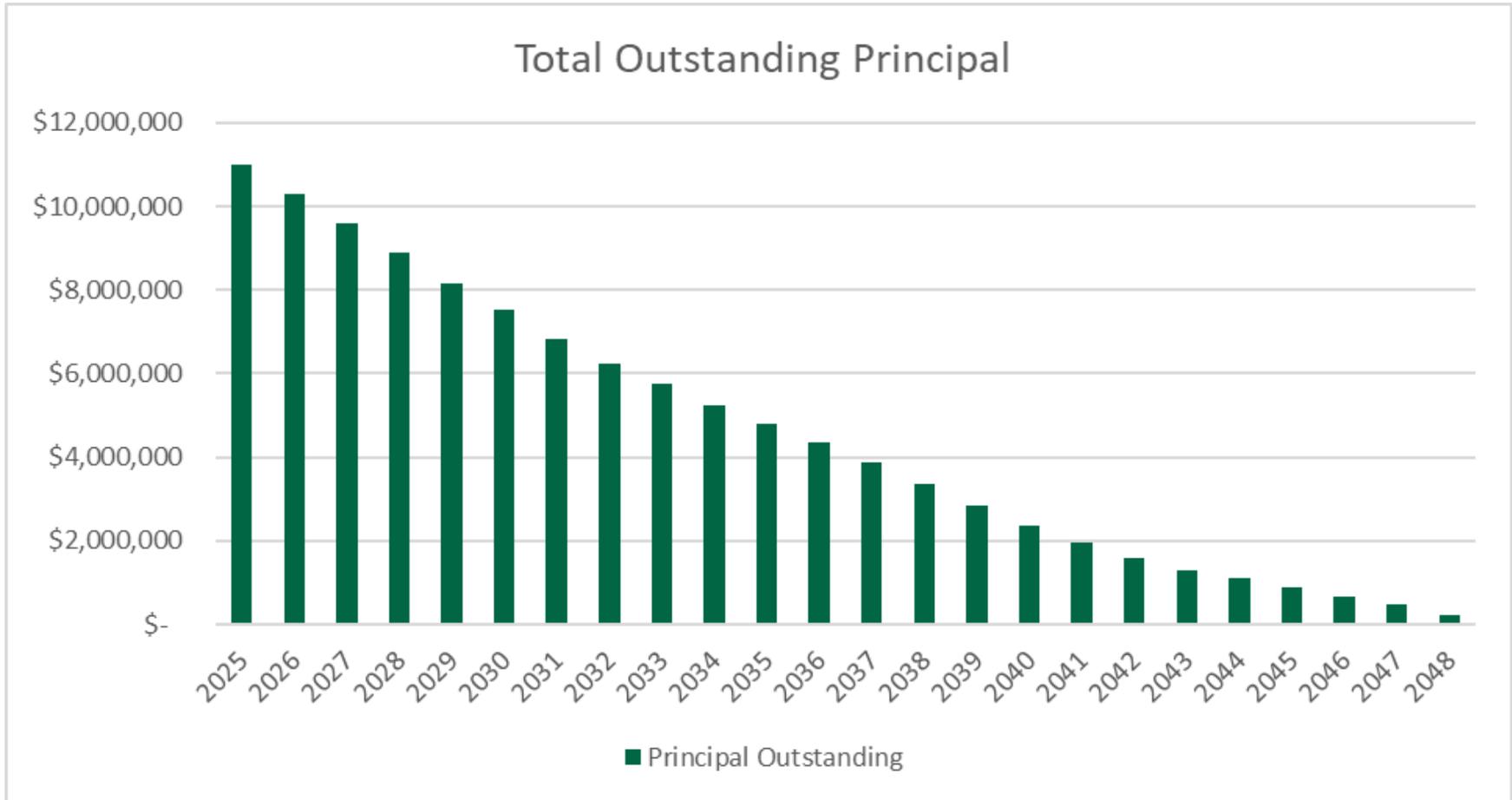
## Statutory Debt Limit<sup>1</sup>

Minnesota Statutes, Section 475.53 states that a city or county may not incur or be subject to a net debt in excess of three percent (3%) of its estimated market value. Net debt is, with limited exceptions, debt paid solely from ad valorem taxes.

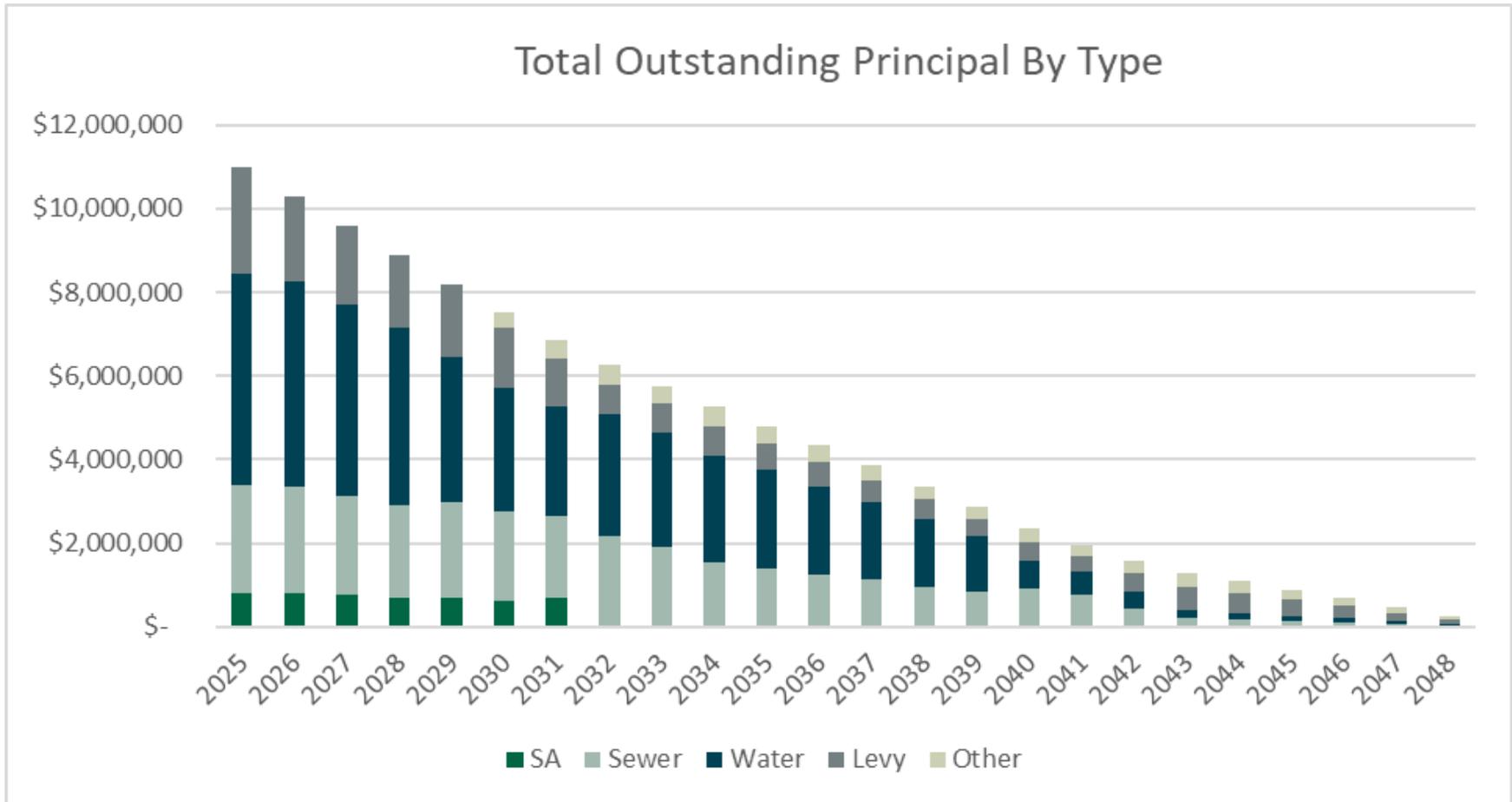
Computation of Legal Debt Margin as of February 2, 2025:

2023/2024 Estimated Market Value	\$143,364,500
Multiplied by 3%	<u>x .03</u>
Statutory Debt Limit	<u>4,300,935</u>
Less outstanding debt applicable to debt limit:	
GO USDA Promissory Note, Series 2010	<u>\$ 29,279</u>
Total Debt applicable to debt limit:	\$ 29,279
Legal debt margin	<u>\$ 4,271,565</u>

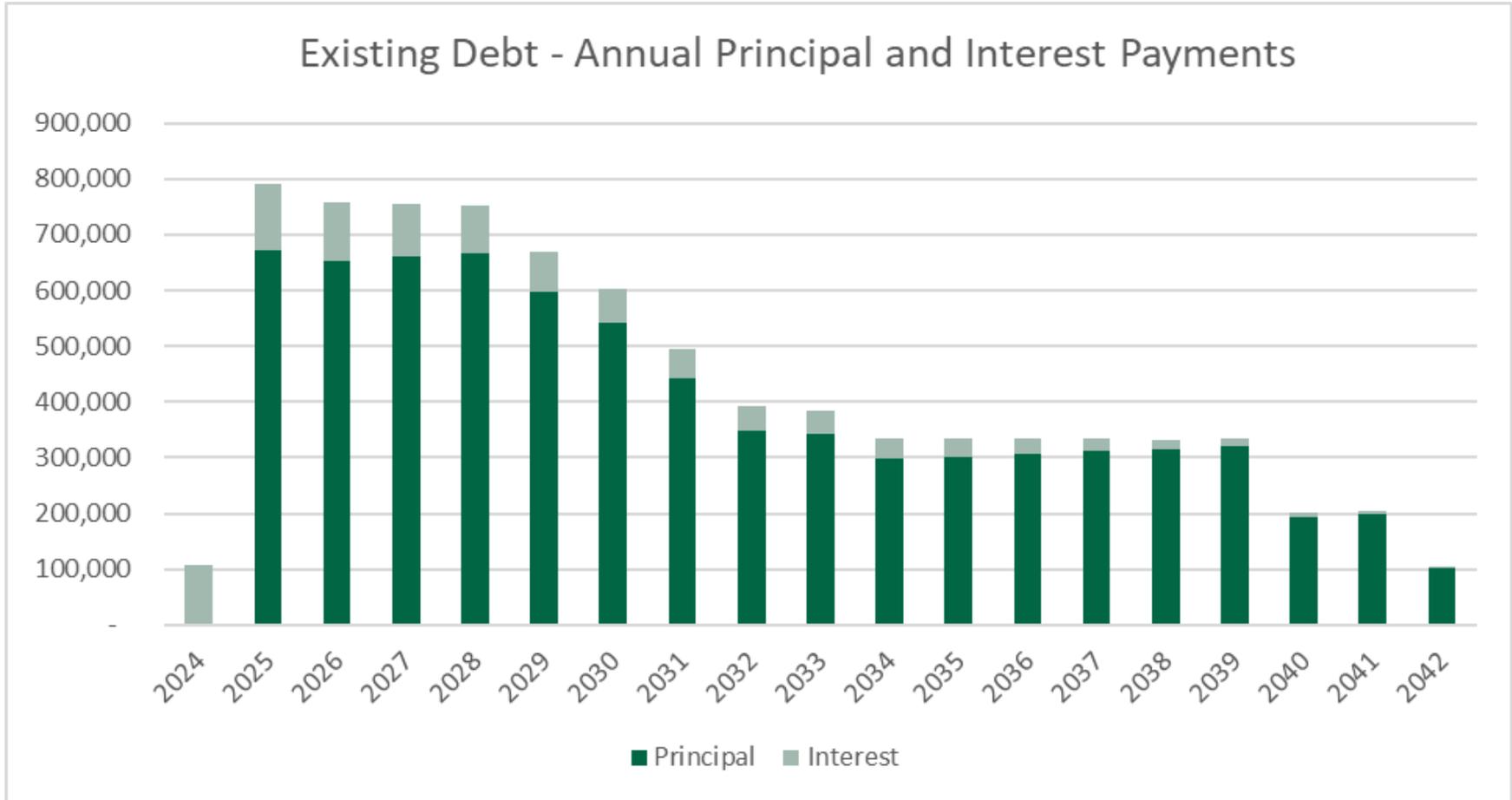
# Total Outstanding Principal



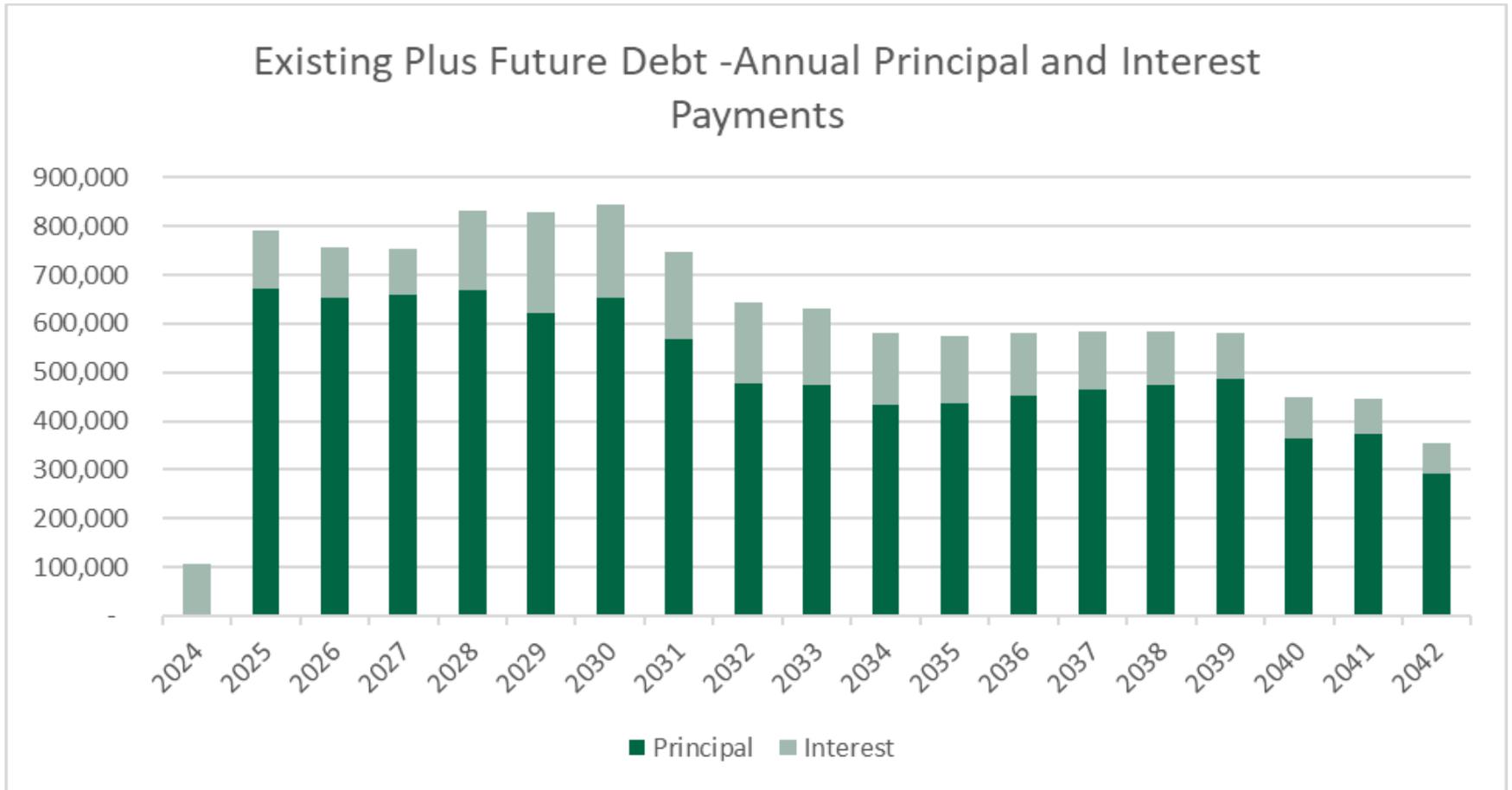
# Total Outstanding Principal by Type



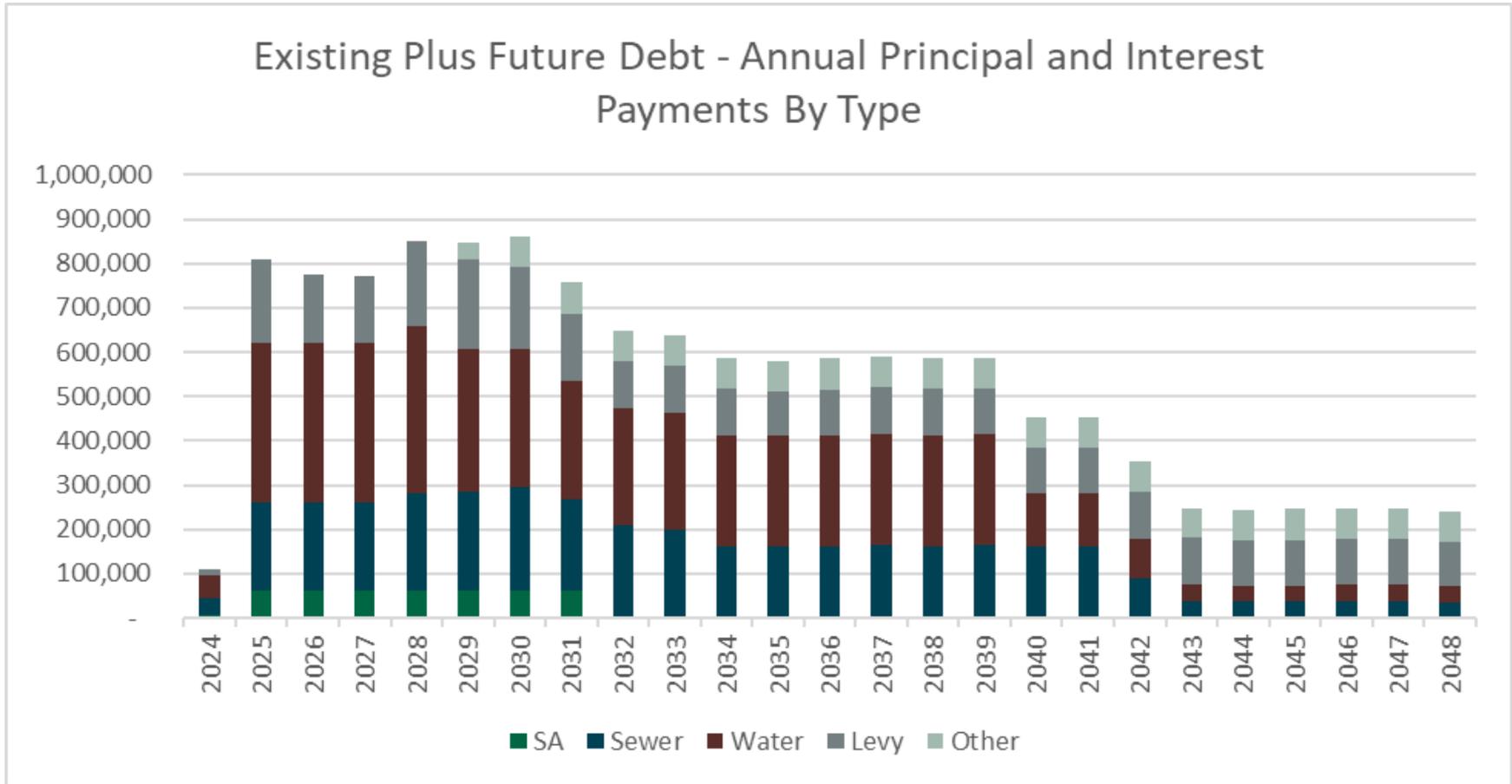
# Existing Debt – Annual Principal and Interest Payments



# Existing Plus Future Debt – Annual Principal and Interest Payments



# Existing Plus Future Debt – Annual Principal and Interest Payments by Type



**CITY OF DASSEL, MINNESOTA**  
**Analysis of Existing Bond Issues (as of 1/01/24)**

*(includes a preliminary 2027 Street and Utility Project and a preliminary 2028 Fire Truck Financing)*

- Annual Debt Service Payment Schedule -								- Annual Revenue Sources -												
Mo.	Year	Principal	Coupor	Interest	Payment	Statutory	Total	Year	Sewer Revenues	Water Revenues	Storm Swr. Revenues	Special Assessment	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance	
						105%	Required							Year	Year	Tax Levies				
																				0
-	2024	680,993	-	135,291	816,283	39,074	855,358	2024	200,136	374,695	9,790	60,089	0	2022	2023	211,400	0	0	753	
-	2025	695,803	-	132,512	828,315	39,145	867,460	2025	201,602	373,928	9,742	60,089	10,617	2023	2024	211,207	0	0	478	
-	2026	695,502	-	127,254	822,756	39,398	862,154	2026	201,672	373,194	9,776	60,089	0	2024	2025	217,249	0	0	304	
-	2027	709,797	-	113,465	823,262	39,423	862,686	2027	201,566	375,191	9,724	60,089	0	2025	2026	216,104	0	0	293	
-	2028	721,049	-	99,304	820,353	39,341	859,694	2028	201,694	373,294	9,755	60,089	0	2026	2027	215,071	0	0	502	
-	2029	649,616	-	232,904	882,520	44,126	926,646	2029	241,508	345,182	9,951	78,972	0	2027	2028	237,088	19,398	0	5,956	
-	2030	682,000	-	207,609	889,609	44,480	934,089	2030	241,337	322,513	9,890	78,972	0	2028	2029	215,514	71,870	0	11,964	
-	2031	588,000	-	194,531	782,531	39,127	821,658	2031	211,663	277,915	0	78,972	0	2029	2030	176,987	74,404	0	10,247	
-	2032	499,000	-	182,465	681,465	34,073	715,539	2032	211,649	276,743	0	18,883	0	2030	2031	130,378	73,118	0	5,479	
-	2033	495,390	-	171,893	667,282	33,364	700,647	2033	201,529	277,659	0	18,883	0	2031	2032	129,601	71,813	0	4,318	
-	2034	457,000	-	161,166	618,166	30,908	649,074	2034	165,482	261,735	0	18,883	0	2032	2033	130,328	74,147	0	5,819	
-	2035	461,000	-	150,482	611,482	30,574	642,056	2035	164,840	261,688	0	18,883	0	2033	2034	129,350	72,631	0	11,155	
-	2036	478,000	-	139,562	617,562	30,878	648,440	2036	165,248	261,610	0	18,883	0	2034	2035	130,925	74,750	0	14,132	
-	2037	494,000	-	127,927	621,927	31,096	653,023	2037	165,642	261,503	0	18,883	0	2035	2036	129,685	73,008	0	9,829	
-	2038	504,000	-	115,695	619,695	30,985	650,679	2038	164,971	261,374	0	18,883	0	2036	2037	131,005	74,919	0	10,301	
-	2039	514,980	-	103,029	618,010	30,900	648,910	2039	165,350	261,194	0	18,883	0	2037	2038	129,517	72,984	0	9,319	
-	2040	397,000	-	89,946	486,946	24,347	511,294	2040	165,715	124,525	0	18,883	0	2038	2039	130,588	74,700	0	12,437	
-	2041	371,000	-	77,687	448,687	22,434	471,121	2041	165,015	124,620	0	18,883	0	2039	2040	92,099	72,565	0	14,498	
-	2042	289,000	-	66,861	355,861	17,793	373,654	2042	91,365	92,695	0	18,883	0	2040	2041	92,748	74,079	0	10,614	
-	2043	195,000	-	57,158	252,158	12,608	264,765	2043	39,200	39,200	0	18,883	0	2041	2042	91,744	71,736	0	6,612	
-	2044	200,000	-	48,773	248,773	12,439	261,211	2044	39,200	39,200	0	18,883	0	2042	2043	92,303	73,041	0	8,028	
-	2045	210,000	-	40,073	250,073	12,504	262,576	2045	39,200	39,200	0	18,883	0	2043	2044	92,782	74,158	0	9,675	
-	2046	220,000	-	30,833	250,833	12,542	263,374	2046	39,200	39,200	0	18,883	0	2044	2045	91,604	71,409	0	6,597	
-	2047	230,000	-	21,043	251,043	12,552	263,595	2047	39,200	39,200	0	18,883	0	2045	2046	91,987	72,304	0	4,577	
-	2048	235,000	-	10,693	245,693	12,285	257,977	2048	39,200	39,200	0	18,883	0	2046	2047	92,287	73,002	0	9,172	
		<b>11,673,129</b>		<b>2,838,152</b>	<b>14,511,281</b>	<b>716,397</b>	<b>15,227,677</b>		<b>3,763,183</b>	<b>5,516,458</b>	<b>68,629</b>	<b>858,381</b>	<b>10,617</b>			<b>3,609,550</b>	<b>1,410,032</b>	<b>0</b>		
		(1)		(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)			(11)	(12)	(13)	(14)	

Note: % of total debt service (column #3) maturing within ten years **55%**

Note: % of principal (column #1) maturing within ten years **55%**

**\$1,203,723.91 G.O. Water Revenue Bonds, Series 200 (Public Facilities Authority loan / Water Tower)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
8	2024	64,000	1.02%	3,312	67,312	3,366	<b>70,678</b>	2024	0	70,678	0	0	0	2022	2023	0	0	0	0
8	2025	65,000	1.02%	2,662	67,662	3,383	<b>71,045</b>	2025	0	71,045	0	0	0	2023	2024	0	0	0	0
8	2026	65,000	1.02%	2,002	67,002	3,350	<b>70,352</b>	2026	0	70,352	0	0	0	2024	2025	0	0	0	0
8	2027	66,000	1.02%	1,341	67,341	3,367	<b>70,708</b>	2027	0	70,708	0	0	0	2025	2026	0	0	0	0
8	2028	66,000	1.02%	671	66,671	3,334	<b>70,004</b>	2028	0	70,004	0	0	0	2026	2027	0	0	0	0
		<b>326,000</b>		<b>9,987</b>	<b>335,987</b>	<b>16,799</b>	<b>352,787</b>		<b>0</b>	<b>352,787</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal water utility are used to pay debt service on the bonds.

**\$420,000 Lease Purchase Bonds, Series 2008** (Financed an addition to the Universal Laboratories, Ergot Museum, 6,700 square foot annex and meeting room)  
**Call Option: Callable on any Date in Increments of \$1,000** (Perennial Bank)

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
10	2024	27,068	5.50%	7,732	34,800	0	<b>34,800</b>	2024	0	0	0	0	0	2022	2023	34,800	0	0	0
10	2025	28,610	5.50%	6,190	34,800	0	<b>34,800</b>	2025	0	0	0	0	0	2023	2024	34,800	0	0	0
10	2026	30,216	5.50%	4,584	34,800	0	<b>34,800</b>	2026	0	0	0	0	0	2024	2025	34,800	0	0	0
10	2027	31,912	5.50%	2,888	34,800	0	<b>34,800</b>	2027	0	0	0	0	0	2025	2026	34,800	0	0	0
10	2028	32,432	5.50%	1,100	33,532	0	<b>33,532</b>	2028	0	0	0	0	0	2026	2027	33,532	0	0	0
		<b>150,238</b>		<b>22,494</b>	<b>172,732</b>	<b>0</b>	<b>172,732</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>172,732</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Lease payments are made quarterly on January 10th, April 10th, July 10th and October 10th. The final payment is schedule for October 10, 2028.

**\$352,662 G.O. Water Revenue Bonds, Series 2009 (Public Facilities Authority loan / Water Main)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
2	2024	19,000	1.28%	1,514	20,514	1,026	<b>21,540</b>	2024	0	21,540	0	0	0	2022	2023	0	0	0	0
2	2025	19,000	1.28%	1,270	20,270	1,014	<b>21,284</b>	2025	0	21,284	0	0	0	2023	2024	0	0	0	0
2	2026	19,000	1.28%	1,026	20,026	1,001	<b>21,028</b>	2026	0	21,028	0	0	0	2024	2025	0	0	0	0
2	2027	20,000	1.28%	783	20,783	1,039	<b>21,822</b>	2027	0	21,822	0	0	0	2025	2026	0	0	0	0
2	2028	20,000	1.28%	526	20,526	1,026	<b>21,552</b>	2028	0	21,552	0	0	0	2026	2027	0	0	0	0
2	2029	21,000	1.28%	269	21,269	1,063	<b>22,333</b>	2029	0	22,333	0	0	0	2027	2028	0	0	0	0
		<b>118,000</b>		<b>5,389</b>	<b>123,389</b>	<b>6,169</b>	<b>129,558</b>		<b>0</b>	<b>129,558</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal water utility are used to pay debt service on the bonds.

**\$336,000 G.O. Equipment Certificates, Series 2010 (USDA loan / Fire Truck)**  
**Call Option: Callable on any date**

- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -												
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
4	2024	28,119	4.125%	2,368	30,487	1,524	<b>32,011</b>	2024	0	0	0	0	0	2022	2023	32,011	0	0	0
4	2025	29,279	4.125%	1,208	30,487	1,524	<b>32,011</b>	2025	0	0	0	0	0	2023	2024	32,011	0	0	0
		<b>57,398</b>		<b>3,575</b>	<b>60,974</b>	<b>3,049</b>	<b>64,022</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>64,022</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**  
 A debt service tax levy is the revenue source to pay debt service on the bonds.

**\$274,742.30 G.O. Water Revenue Bonds, Series 2013 (Public Facilities Authority loan / Water Main / William & 4th St.)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

- Annual Debt Service Payment Schedule -								- Annual Revenue Sources -											
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
8	2024	14,000	1.000%	1,450	15,450	773	16,223	2024	0	16,223	0	0	0	2022	2023	0	0	0	0
8	2025	14,000	1.000%	1,310	15,310	766	16,076	2025	0	16,076	0	0	0	2023	2024	0	0	0	0
8	2026	14,000	1.000%	1,170	15,170	759	15,929	2026	0	15,929	0	0	0	2024	2025	0	0	0	0
8	2027	14,000	1.000%	1,030	15,030	752	15,782	2027	0	15,782	0	0	0	2025	2026	0	0	0	0
8	2028	14,000	1.000%	890	14,890	745	15,635	2028	0	15,635	0	0	0	2026	2027	0	0	0	0
8	2029	15,000	1.000%	750	15,750	788	16,538	2029	0	16,538	0	0	0	2027	2028	0	0	0	0
8	2030	15,000	1.000%	600	15,600	780	16,380	2030	0	16,380	0	0	0	2028	2029	0	0	0	0
8	2031	15,000	1.000%	450	15,450	773	16,223	2031	0	16,223	0	0	0	2029	2030	0	0	0	0
8	2032	15,000	1.000%	300	15,300	765	16,065	2032	0	16,065	0	0	0	2030	2031	0	0	0	0
8	2033	15,000	1.000%	150	15,150	758	15,908	2033	0	15,908	0	0	0	2031	2032	0	0	0	0
		<b>145,000</b>		<b>8,100</b>	<b>153,100</b>	<b>7,655</b>	<b>160,755</b>		<b>0</b>	<b>160,755</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal water utility are used to pay debt service on the bonds.

**\$778,419.82 G.O. Sewer Revenue Bonds, Series 2013 (Public Facilities Authority loan / Sewer Main / William & 4th St.)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -											Fund	
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Balance
														Certified	Year	Year			
8	2024	40,000	1.000%	4,084	44,084	2,204	<b>46,288</b>	2024	46,288	0	0	0	0	2022	2023	0	0	0	0
8	2025	40,000	1.000%	3,684	43,684	2,184	<b>45,868</b>	2025	45,868	0	0	0	0	2023	2024	0	0	0	0
8	2026	41,000	1.000%	3,284	44,284	2,214	<b>46,498</b>	2026	46,498	0	0	0	0	2024	2025	0	0	0	0
8	2027	41,000	1.000%	2,874	43,874	2,194	<b>46,068</b>	2027	46,068	0	0	0	0	2025	2026	0	0	0	0
8	2028	42,000	1.000%	2,464	44,464	2,223	<b>46,687</b>	2028	46,687	0	0	0	0	2026	2027	0	0	0	0
8	2029	42,000	1.000%	2,044	44,044	2,202	<b>46,246</b>	2029	46,246	0	0	0	0	2027	2028	0	0	0	0
8	2030	42,000	1.000%	1,624	43,624	2,181	<b>45,805</b>	2030	45,805	0	0	0	0	2028	2029	0	0	0	0
8	2031	43,000	1.000%	1,204	44,204	2,210	<b>46,414</b>	2031	46,414	0	0	0	0	2029	2030	0	0	0	0
8	2032	43,000	1.000%	774	43,774	2,189	<b>45,963</b>	2032	45,963	0	0	0	0	2030	2031	0	0	0	0
8	2033	34,390	1.000%	344	34,734	1,737	<b>36,470</b>	2033	36,470	0	0	0	0	2031	2032	0	0	0	0
		<b>408,390</b>		<b>22,379</b>	<b>430,769</b>	<b>21,538</b>	<b>452,307</b>		<b>452,307</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal sewer utility are used to pay debt service on the bonds.

**\$2,360,880.33 G.O. Water Revenue Bonds, Series 2019 (Public Facilities Authority loan / Water Treatment Plant rehabilitation)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessments	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
8	2024	111,000	1.00%	19,190	130,190	6,509	<b>136,699</b>	2024	0	136,699	0	0	0	2022	2023	0	0	0	0
8	2025	112,000	1.00%	18,080	130,080	6,504	<b>136,584</b>	2025	0	136,584	0	0	0	2023	2024	0	0	0	0
8	2026	113,000	1.00%	16,960	129,960	6,498	<b>136,458</b>	2026	0	136,458	0	0	0	2024	2025	0	0	0	0
8	2027	115,000	1.00%	15,830	130,830	6,541	<b>137,371</b>	2027	0	137,371	0	0	0	2025	2026	0	0	0	0
8	2028	116,000	1.00%	14,680	130,680	6,534	<b>137,214</b>	2028	0	137,214	0	0	0	2026	2027	0	0	0	0
8	2029	117,000	1.00%	13,520	130,520	6,526	<b>137,046</b>	2029	0	137,046	0	0	0	2027	2028	0	0	0	0
8	2030	118,000	1.00%	12,350	130,350	6,517	<b>136,867</b>	2030	0	136,867	0	0	0	2028	2029	0	0	0	0
8	2031	119,000	1.00%	11,170	130,170	6,508	<b>136,678</b>	2031	0	136,678	0	0	0	2029	2030	0	0	0	0
8	2032	120,000	1.00%	9,980	129,980	6,499	<b>136,479</b>	2032	0	136,479	0	0	0	2030	2031	0	0	0	0
8	2033	122,000	1.00%	8,780	130,780	6,539	<b>137,319</b>	2033	0	137,319	0	0	0	2031	2032	0	0	0	0
8	2034	123,000	1.00%	7,560	130,560	6,528	<b>137,088</b>	2034	0	137,088	0	0	0	2032	2033	0	0	0	0
8	2035	124,000	1.00%	6,330	130,330	6,516	<b>136,846</b>	2035	0	136,846	0	0	0	2033	2034	0	0	0	0
8	2036	125,000	1.00%	5,090	130,090	6,504	<b>136,594</b>	2036	0	136,594	0	0	0	2034	2035	0	0	0	0
8	2037	127,000	1.00%	3,840	130,840	6,542	<b>137,382</b>	2037	0	137,382	0	0	0	2035	2036	0	0	0	0
8	2038	128,000	1.00%	2,570	130,570	6,528	<b>137,098</b>	2038	0	137,098	0	0	0	2036	2037	0	0	0	0
8	2039	128,980	1.00%	1,290	130,270	6,514	<b>136,784</b>	2039	0	136,784	0	0	0	2037	2038	0	0	0	0
		<b>1,918,980</b>		<b>167,217</b>	<b>2,086,197</b>	<b>104,310</b>	<b>2,190,507</b>		<b>0</b>	<b>2,190,507</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal water utility are used to pay debt service on the bonds.

**\$2,605,000 G.O. Improvement and Utility Revenue Bonds, Series 2020A (First Independent Bank - Russell, MN)**

**Call Option: 2/1/30 and any date thereafter @ 100**

- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -												
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessments	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Certified	Year Collected	Year Tax Levies			
2	2024		1.90%	40,204	40,204	2,010	<b>42,214</b>	2024	74,000	32,000	0	60,089	0	2022	2023	47,000	0	0	170,875
2	2025	163,000	1.90%	40,204	203,204	10,160	<b>213,364</b>	2025	74,000	32,000	0	60,089	0	2023	2024	47,000	0	0	170,600
2	2026	166,000	1.90%	37,107	203,107	10,155	<b>213,262</b>	2026	74,000	32,000	0	60,089	0	2024	2025	47,000	0	0	170,426
2	2027	169,000	1.90%	33,953	202,953	10,148	<b>213,101</b>	2027	74,000	32,000	0	60,089	0	2025	2026	47,000	0	0	170,415
2	2028	172,000	1.90%	30,742	202,742	10,137	<b>212,879</b>	2028	74,000	32,000	0	60,089	0	2026	2027	47,000	0	0	170,625
2	2029	175,000	1.90%	27,474	202,474	10,124	<b>212,598</b>	2029	74,000	32,000	0	60,089	0	2027	2028	47,000	0	0	171,116
2	2030	179,000	1.90%	24,149	203,149	10,157	<b>213,306</b>	2030	74,000	32,000	0	60,089	0	2028	2029	47,000	0	0	170,898
2	2031	182,000	1.90%	20,748	202,748	10,137	<b>212,885</b>	2031	74,000	32,000	0	60,089	0	2029	2030	47,000	0	0	171,102
2	2032	84,000	1.90%	17,290	101,290	5,065	<b>106,355</b>	2032	74,000	32,000	0	0	0	2030	2031	0	0	0	170,747
2	2033	85,000	1.90%	15,694	100,694	5,035	<b>105,729</b>	2033	74,000	32,000	0	0	0	2031	2032	0	0	0	171,019
2	2034	87,000	1.90%	14,079	101,079	5,054	<b>106,133</b>	2034	74,000	32,000	0	0	0	2032	2033	0	0	0	170,886
2	2035	88,000	1.90%	12,426	100,426	5,021	<b>105,447</b>	2035	74,000	32,000	0	0	0	2033	2034	0	0	0	171,439
2	2036	90,000	1.90%	10,754	100,754	5,038	<b>105,792</b>	2036	74,000	32,000	0	0	0	2034	2035	0	0	0	171,647
2	2037	92,000	1.90%	9,044	101,044	5,052	<b>106,096</b>	2037	74,000	32,000	0	0	0	2035	2036	0	0	0	171,551
2	2038	93,000	1.90%	7,296	100,296	5,015	<b>105,311</b>	2038	74,000	32,000	0	0	0	2036	2037	0	0	0	172,240
2	2039	95,000	1.90%	5,529	100,529	5,026	<b>105,555</b>	2039	74,000	32,000	0	0	0	2037	2038	0	0	0	172,684
2	2040	97,000	1.90%	3,724	100,724	5,036	<b>105,760</b>	2040	74,000	32,000	0	0	0	2038	2039	0	0	0	172,924
2	2041	99,000	1.90%	1,881	100,881	5,044	<b>105,925</b>	2041	74,000	32,000	0	0	0	2039	2040	0	0	0	172,999
		<b>2,116,000</b>		<b>352,298</b>	<b>2,468,298</b>	<b>123,415</b>	<b>2,591,713</b>		<b>1,332,000</b>	<b>576,000</b>	<b>0</b>	<b>480,712</b>	<b>0</b>			<b>376,000</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Consists of (1) the \$1,687,000 Utility portion which is 70% sewer and 30% water and (2) the \$918,000 assessment portion which is paid by special assessments (\$515,199 assessed over 10 years at 2.90%) and the balance paid by a debt service tax levy.

**\$947,000 G.O. Note, Series 2021A** (the 2021A Note financed the City's water meter and SCADA projects and refinanced the 2018 General  
**Call Option: 2/1/27 and any date thereafter @ 100** Obligation Street Reconstruction and Utility Revenue Note)

- Annual Debt Service Payment Schedule -								- Annual Revenue Sources -											
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
																			0
2	2024	105,000	1.50%	11,550	116,550	5,828	<b>122,378</b>	2024	29,371	44,056	9,790	0	0	2022	2023	39,161	0	0	0
2	2025	106,000	1.50%	9,975	115,975	5,799	<b>121,774</b>	2025	29,226	43,839	9,742	0	0	2023	2024	38,968	0	0	0
2	2026	108,000	1.50%	8,385	116,385	5,819	<b>122,204</b>	2026	29,329	43,994	9,776	0	0	2024	2025	39,105	0	0	0
2	2027	109,000	1.50%	6,765	115,765	5,788	<b>121,553</b>	2027	29,173	43,759	9,724	0	0	2025	2026	38,897	0	0	0
2	2028	111,000	1.50%	5,130	116,130	5,807	<b>121,937</b>	2028	29,265	43,897	9,755	0	0	2026	2027	39,020	0	0	0
2	2029	115,000	1.50%	3,465	118,465	5,923	<b>124,388</b>	2029	29,853	44,780	9,951	0	0	2027	2028	39,804	0	0	0
2	2030	116,000	1.50%	1,740	117,740	5,887	<b>123,627</b>	2030	29,670	44,506	9,890	0	0	2028	2029	39,561	0	0	0
		<b>770,000</b>		<b>47,010</b>	<b>817,010</b>	<b>40,851</b>	<b>857,861</b>		<b>205,887</b>	<b>308,830</b>	<b>68,629</b>	<b>0</b>	<b>0</b>			<b>274,515</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

The Series 2021A Bonds are paid by a combination of the following revenue sources: water revenues (36% of annual revenues), sewer revenues (24% of annual revenues), storm water (8% of annual revenues) and tax levy (32% of annual revenues). Loan from First Independent Bank - Russell, MN.

**\$844,937.05 G.O. Sewer Revenue Bonds, Series 2022 (Public Facilities Authority loan / 1st Street Sewer collection rehabilitation)**

**Call Option: Callable on any Date at the discretion of the Public Facilities Authority**

- Annual Debt Service Payment Schedule -								- Annual Revenue Sources -											
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer					Tax Levy Cycle		Other Payments	Transfer	Fund Balance	
									Revenues	Water Revenues	Storm Swr	Special Revenues	Capitalized Interest	Year	Year				Tax Levies
8	2024	36,646	1.39%	11,428	48,074	2,404	50,477	2024	50,477	0	0	0	0	2022	2023	0	0	0	0
8	2025	39,089	1.39%	10,919	50,008	2,500	52,508	2025	52,508	0	0	0	0	2023	2024	0	0	0	0
8	2026	39,000	1.39%	10,376	49,376	2,469	51,845	2026	51,845	0	0	0	0	2024	2025	0	0	0	0
8	2027	40,000	1.39%	9,834	49,834	2,492	52,326	2027	52,326	0	0	0	0	2025	2026	0	0	0	0
8	2028	40,000	1.39%	9,279	49,279	2,464	51,742	2028	51,742	0	0	0	0	2026	2027	0	0	0	0
8	2029	41,000	1.39%	8,723	49,723	2,486	52,209	2029	52,209	0	0	0	0	2027	2028	0	0	0	0
8	2030	42,000	1.39%	8,153	50,153	2,508	52,661	2030	52,661	0	0	0	0	2028	2029	0	0	0	0
8	2031	42,000	1.39%	7,570	49,570	2,479	52,049	2031	52,049	0	0	0	0	2029	2030	0	0	0	0
8	2032	43,000	1.39%	6,987	49,987	2,499	52,486	2032	52,486	0	0	0	0	2030	2031	0	0	0	0
8	2033	43,000	1.39%	6,389	49,389	2,469	51,859	2033	51,859	0	0	0	0	2031	2032	0	0	0	0
8	2034	44,000	1.39%	5,792	49,792	2,490	52,282	2034	52,282	0	0	0	0	2032	2033	0	0	0	0
8	2035	44,000	1.39%	5,181	49,181	2,459	51,640	2035	51,640	0	0	0	0	2033	2034	0	0	0	0
8	2036	45,000	1.39%	4,570	49,570	2,478	52,048	2036	52,048	0	0	0	0	2034	2035	0	0	0	0
8	2037	46,000	1.39%	3,945	49,945	2,497	52,442	2037	52,442	0	0	0	0	2035	2036	0	0	0	0
8	2038	46,000	1.39%	3,306	49,306	2,465	51,771	2038	51,771	0	0	0	0	2036	2037	0	0	0	0
8	2039	47,000	1.39%	2,667	49,667	2,483	52,150	2039	52,150	0	0	0	0	2037	2038	0	0	0	0
8	2040	48,000	1.39%	2,014	50,014	2,501	52,515	2040	52,515	0	0	0	0	2038	2039	0	0	0	0
8	2041	48,000	1.39%	1,347	49,347	2,467	51,815	2041	51,815	0	0	0	0	2039	2040	0	0	0	0
8	2042	49,000	1.39%	681	49,681	2,484	52,165	2042	52,165	0	0	0	0	2040	2041	0	0	0	0
		<b>822,735</b>		<b>119,160</b>	<b>941,895</b>	<b>47,095</b>	<b>988,989</b>		<b>988,989</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**  
Revenues from the municipal sewer utility are used to pay debt service on the bonds.

**\$818,925 G.O. Water Revenue Bonds, Series 2022** (Public Facilities Authority loan / Watermain replacement - 1st Street)

Call Option: Callable on any Date at the discretion of the Public Facilities Authority

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance	
														Certific	Year	Year				Tax Levies
8	2024	35,703	1.90%	15,249	50,952	2,548	53,500	2024	0	53,500	0	0	0	0	2022	2023	0	0	0	0
8	2025	36,000	1.90%	14,573	50,573	2,529	53,101	2025	0	53,101	0	0	0	0	2023	2024	0	0	0	0
8	2026	37,000	1.90%	13,890	50,890	2,545	53,435	2026	0	53,435	0	0	0	0	2024	2025	0	0	0	0
8	2027	38,000	1.90%	13,189	51,189	2,559	53,749	2027	0	53,749	0	0	0	0	2025	2026	0	0	0	0
8	2028	38,000	1.90%	12,469	50,469	2,523	52,993	2028	0	52,993	0	0	0	0	2026	2027	0	0	0	0
8	2029	39,000	1.90%	11,749	50,749	2,537	53,286	2029	0	53,286	0	0	0	0	2027	2028	0	0	0	0
8	2030	40,000	1.90%	11,010	51,010	2,550	53,560	2030	0	53,560	0	0	0	0	2028	2029	0	0	0	0
8	2031	41,000	1.90%	10,252	51,252	2,563	53,815	2031	0	53,815	0	0	0	0	2029	2030	0	0	0	0
8	2032	41,000	1.90%	9,475	50,475	2,524	52,999	2032	0	52,999	0	0	0	0	2030	2031	0	0	0	0
8	2033	42,000	1.90%	8,698	50,698	2,535	53,233	2033	0	53,233	0	0	0	0	2031	2032	0	0	0	0
8	2034	43,000	1.90%	7,902	50,902	2,545	53,447	2034	0	53,447	0	0	0	0	2032	2033	0	0	0	0
8	2035	44,000	1.90%	7,087	51,087	2,554	53,642	2035	0	53,642	0	0	0	0	2033	2034	0	0	0	0
8	2036	45,000	1.90%	6,254	51,254	2,563	53,816	2036	0	53,816	0	0	0	0	2034	2035	0	0	0	0
8	2037	45,000	1.90%	5,401	50,401	2,520	52,921	2037	0	52,921	0	0	0	0	2035	2036	0	0	0	0
8	2038	46,000	1.90%	4,548	50,548	2,527	53,075	2038	0	53,075	0	0	0	0	2036	2037	0	0	0	0
8	2039	47,000	1.90%	3,676	50,676	2,534	53,210	2039	0	53,210	0	0	0	0	2037	2038	0	0	0	0
8	2040	48,000	1.90%	2,786	50,786	2,539	53,325	2040	0	53,325	0	0	0	0	2038	2039	0	0	0	0
8	2041	49,000	1.90%	1,876	50,876	2,544	53,420	2041	0	53,420	0	0	0	0	2039	2040	0	0	0	0
8	2042	50,000	1.90%	948	50,948	2,547	53,495	2042	0	53,495	0	0	0	0	2040	2041	0	0	0	0
		<b>804,703</b>		<b>161,031</b>	<b>965,734</b>	<b>48,287</b>	<b>1,014,021</b>		<b>0</b>	<b>1,014,021</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**BOND INFORMATION:**

Revenues from the municipal water utility are used to pay debt service on the bonds.

-\$282,678 Lease Purchase Bond, Series 2023							(Loan from Perennial Bank / Street Sweeper)											
Call Option:																		
- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -											
Mo. Year	Principal	Coupon	Interest	Payment	Statutory %	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special Assessmen	Capitalized Interest	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
													Year	Year	Tax Levies			
2 2024	41,457	5.50%	14,189	55,646	2,782	58,428	2024	0	0	0	0	0	2022	2023	58,428	0	0	0
2 2025	43,825	5.50%	11,821	55,646	2,782	58,428	2025	0	0	0	0	0	2023	2024	58,428	0	0	0
2 2026	46,286	5.50%	9,360	55,646	2,782	58,428	2026	0	0	0	0	0	2024	2025	58,428	0	0	0
2 2027	48,885	5.50%	6,762	55,646	2,782	58,428	2027	0	0	0	0	0	2025	2026	58,428	0	0	0
2 2028	51,617	5.50%	4,029	55,646	2,782	58,428	2028	0	0	0	0	0	2026	2027	58,428	0	0	0
2 2029	40,616	5.50%	1,119	41,735	2,087	43,821	2029	0	0	0	0	0	2027	2028	43,821	0	0	0
	272,685		47,280	319,965	15,998	335,963		0	0	0	0	0			335,963	0	0	

**BOND INFORMATION:**

Quarterly loan payments are made on February 3rd, May 3rd, August 3rd and November 3rd. The final payment is scheduled for August 3, 2029. A debt service tax levy is the revenue source to pay debt service on the bonds.

**\$364,000 General Obligation Tax Abatement Bonds, Series 2024/ (Downtown parking lot and sidewalk improvements)**

**Call Option: 2/1/31 and any date thereafter @ 100**

- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -													
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	City contributi	Tax Levy Cycle			Abatement Levy	Transfer	Fund Balance	
														Year	Year	Tax Levies				
2	2024	0	0.00%	0	0	0	0	2024	0	0	0	0	0	0	2022	2023	0	0	0	0
2	2025	0	0.00%	10,617	10,617	0	10,617	2025	0	0	0	0	10,617	0	2023	2024	0	0	0	0
2	2026	17,000	5.25%	19,110	36,110	1,806	37,916	2026	0	0	0	0	0	0	2024	2025	37,916	0	0	0
2	2027	17,000	5.25%	18,218	35,218	1,761	36,978	2027	0	0	0	0	0	0	2025	2026	36,978	0	0	0
2	2028	18,000	5.25%	17,325	35,325	1,766	37,091	2028	0	0	0	0	0	0	2026	2027	37,091	0	0	0
2	2029	19,000	5.25%	16,380	35,380	1,769	37,149	2029	0	0	0	0	0	0	2027	2028	37,149	0	0	0
2	2030	20,000	5.25%	15,383	35,383	1,769	37,152	2030	0	0	0	0	0	0	2028	2029	37,152	0	0	0
2	2031	21,000	5.25%	14,333	35,333	1,767	37,099	2031	0	0	0	0	0	0	2029	2030	37,099	0	0	0
2	2032	23,000	5.25%	13,230	36,230	1,812	38,042	2032	0	0	0	0	0	0	2030	2031	38,042	0	0	0
2	2033	24,000	5.25%	12,023	36,023	1,801	37,824	2033	0	0	0	0	0	0	2031	2032	37,824	0	0	0
2	2034	25,000	5.25%	10,763	35,763	1,788	37,551	2034	0	0	0	0	0	0	2032	2033	37,551	0	0	0
2	2035	26,000	5.25%	9,450	35,450	1,773	37,223	2035	0	0	0	0	0	0	2033	2034	37,223	0	0	0
2	2036	28,000	5.25%	8,085	36,085	1,804	37,889	2036	0	0	0	0	0	0	2034	2035	37,889	0	0	0
2	2037	29,000	5.25%	6,615	35,615	1,781	37,396	2037	0	0	0	0	0	0	2035	2036	37,396	0	0	0
2	2038	31,000	5.25%	5,093	36,093	1,805	37,897	2038	0	0	0	0	0	0	2036	2037	37,897	0	0	0
2	2039	32,000	5.25%	3,465	35,465	1,773	37,238	2039	0	0	0	0	0	0	2037	2038	37,238	0	0	0
2	2040	34,000	5.25%	1,785	35,785	1,789	37,574	2040	0	0	0	0	0	0	2038	2039	37,574	0	0	0
		<b>364,000</b>		<b>181,872</b>	<b>545,872</b>	<b>26,763</b>	<b>572,634</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,617</b>			<b>562,018</b>	<b>0</b>	<b>0</b>		

**BOND INFORMATION:**

The bond proceeds were used to finance downtown sidewalk along 3rd Street and parking lot improvements at City Hall, the liquor store and Public Works buildings.

**\$1,960,000 General Obligation Bonds, Series 2027A** (Preliminary 2027 Steet and Utility Project)  
**Call Option: 2/1/36 and any date thereafter @ 100**

- Annual Debt Service Payment Schedule -							- Annual Revenue Sources -													
Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessmen	City contributio	Tax Levy Cycle			batement Levy	Transfer	Fund Balance	
														Year	Year	Tax Levies				
															2022	2023	0	0	0	0
2	2024	0	0.00%	0	0	0	0	2024	0	0	0	0	0	0	2022	2023	0	0	0	0
2	2025	0	0.00%	0	0	0	0	2025	0	0	0	0	0	0	2023	2024	0	0	0	0
2	2026	0	0.00%	0	0	0	0	2026	0	0	0	0	0	0	2024	2025	0	0	0	0
2	2027	0	0.00%	0	0	0	0	2027	0	0	0	0	0	0	2025	2026	0	0	0	0
2	2028	0	0.00%	0	0	0	0	2028	0	0	0	0	0	0	2026	2027	0	0	0	0
2	2029	25,000	3.45%	121,020	146,020	7,301	153,321	2029	39,200	39,200	0	18,883	0	0	2027	2028	61,000	0	0	4,962
2	2030	65,000	3.45%	79,818	144,818	7,241	152,058	2030	39,200	39,200	0	18,883	0	0	2028	2029	61,000	0	0	11,188
2	2031	75,000	3.50%	77,575	152,575	7,629	160,204	2031	39,200	39,200	0	18,883	0	0	2029	2030	61,000	0	0	9,267
2	2032	80,000	3.55%	74,950	154,950	7,748	162,698	2032	39,200	39,200	0	18,883	0	0	2030	2031	61,000	0	0	4,853
2	2033	80,000	3.65%	72,110	152,110	7,606	159,716	2033	39,200	39,200	0	18,883	0	0	2031	2032	61,000	0	0	3,421
2	2034	80,000	3.75%	69,190	149,190	7,460	156,650	2034	39,200	39,200	0	18,883	0	0	2032	2033	61,000	0	0	5,055
2	2035	80,000	3.85%	66,190	146,190	7,310	153,500	2035	39,200	39,200	0	18,883	0	0	2033	2034	61,000	0	0	9,839
2	2036	85,000	3.95%	63,110	148,110	7,406	155,516	2036	39,200	39,200	0	18,883	0	0	2034	2035	61,000	0	0	12,607
2	2037	95,000	4.00%	59,753	154,753	7,738	162,490	2037	39,200	39,200	0	18,883	0	0	2035	2036	61,000	0	0	8,400
2	2038	95,000	4.05%	55,953	150,953	7,548	158,500	2038	39,200	39,200	0	18,883	0	0	2036	2037	61,000	0	0	8,184
2	2039	100,000	4.10%	52,105	152,105	7,605	159,710	2039	39,200	39,200	0	18,883	0	0	2037	2038	61,000	0	0	6,757
2	2040	100,000	4.15%	48,005	148,005	7,400	155,405	2040	39,200	39,200	0	18,883	0	0	2038	2039	61,000	0	0	9,635
2	2041	105,000	4.20%	43,855	148,855	7,443	156,298	2041	39,200	39,200	0	18,883	0	0	2039	2040	61,000	0	0	11,621
2	2042	115,000	4.25%	39,445	154,445	7,722	162,167	2042	39,200	39,200	0	18,883	0	0	2040	2041	61,000	0	0	7,737
2	2043	120,000	4.30%	34,558	154,558	7,728	162,285	2043	39,200	39,200	0	18,883	0	0	2041	2042	61,000	0	0	3,735
2	2044	120,000	4.35%	29,398	149,398	7,470	156,867	2044	39,200	39,200	0	18,883	0	0	2042	2043	61,000	0	0	5,151
2	2045	125,000	4.40%	24,178	149,178	7,459	156,636	2045	39,200	39,200	0	18,883	0	0	2043	2044	61,000	0	0	6,798
2	2046	135,000	4.45%	18,678	153,678	7,684	161,361	2046	39,200	39,200	0	18,883	0	0	2044	2045	61,000	0	0	3,720
2	2047	140,000	4.50%	12,670	152,670	7,634	160,304	2047	39,200	39,200	0	18,883	0	0	2045	2046	61,000	0	0	1,700
2	2048	140,000	4.55%	6,370	146,370	7,319	153,689	2048	39,200	39,200	0	18,883	0	0	2046	2047	61,000	0	0	6,295
		<b>1,960,000</b>		<b>1,048,928</b>	<b>3,008,928</b>	<b>150,446</b>	<b>3,159,374</b>		<b>784,000</b>	<b>784,000</b>	<b>0</b>	<b>377,669</b>	<b>0</b>			<b>1,220,000</b>	<b>0</b>	<b>0</b>		

**BOND INFORMATION:**  
 The preliminary 2027 street project is based on a financing need of \$1,886,000. The preliminary revenue sources are special assessments against benefitting property (Page 34) (\$235,740 over 20 years), debt service tax levy (approximately \$61,000 / yr), water revenues (approximately \$39,200 / yr) and sewer revenues (approximately \$39,200 / yr).



**\$1,280,000 General Obligation Equipment Certificates, Series 2C (Preliminary Fire Truck Financing)**

**Call Option: 2/1/37 and any date thereafter @ 100**

**- Annual Debt Service Payment Schedule -**

**- Annual Revenue Sources -**

Mo.	Year	Principal	Coupon	Interest	Payment	Statutory 5%	Total Required	Year	Sewer Revenues	Water Revenues	Storm Swr Revenues	Special assessments	City contributions	Tax Levy Cycle			Other Payments	Transfer	Fund Balance
														Year	Year	Tax Levies			
2	2024	0	0.00%	0	0	0	0	2024	0	0	0	0	0	2022	2023	0	0	0	0
2	2025	0	0.00%	0	0	0	0	2025	0	0	0	0	0	2023	2024	0	0	0	0
2	2026	0	0.00%	0	0	0	0	2026	0	0	0	0	0	2024	2025	0	0	0	0
2	2027	0	0.00%	0	0	0	0	2027	0	0	0	0	0	2025	2026	0	0	0	0
2	2028	0	0.00%	0	0	0	0	2028	0	0	0	0	0	2026	2027	0	0	0	0
2	2029	0	0.00%	26,391	26,391	1,320	27,711	2029	0	0	0	0	0	2027	2028	8,313	19,398	0	0
2	2030	45,000	3.45%	52,783	97,783	4,889	102,672	2030	0	0	0	0	0	2028	2029	30,801	71,870	0	0
2	2031	50,000	3.50%	51,230	101,230	5,062	106,292	2031	0	0	0	0	0	2029	2030	31,887	74,404	0	0
2	2032	50,000	3.55%	49,480	99,480	4,974	104,454	2032	0	0	0	0	0	2030	2031	31,336	73,118	0	0
2	2033	50,000	3.65%	47,705	97,705	4,885	102,590	2033	0	0	0	0	0	2031	2032	30,777	71,813	0	0
2	2034	55,000	3.75%	45,880	100,880	5,044	105,924	2034	0	0	0	0	0	2032	2033	31,777	74,147	0	0
2	2035	55,000	3.85%	43,818	98,818	4,941	103,758	2035	0	0	0	0	0	2033	2034	31,128	72,631	0	0
2	2036	60,000	3.95%	41,700	101,700	5,085	106,785	2036	0	0	0	0	0	2034	2035	32,036	74,750	0	0
2	2037	60,000	4.00%	39,330	99,330	4,967	104,297	2037	0	0	0	0	0	2035	2036	31,289	73,008	0	0
2	2038	65,000	4.05%	36,930	101,930	5,097	107,027	2038	0	0	0	0	0	2036	2037	32,108	74,919	0	0
2	2039	65,000	4.10%	34,298	99,298	4,965	104,262	2039	0	0	0	0	0	2037	2038	31,279	72,984	0	0
2	2040	70,000	4.15%	31,633	101,633	5,082	106,714	2040	0	0	0	0	0	2038	2039	32,014	74,700	0	0
2	2041	70,000	4.20%	28,728	98,728	4,936	103,664	2041	0	0	0	0	0	2039	2040	31,099	72,565	0	0
2	2042	75,000	4.25%	25,788	100,788	5,039	105,827	2042	0	0	0	0	0	2040	2041	31,748	74,079	0	0
2	2043	75,000	4.30%	22,600	97,600	4,880	102,480	2043	0	0	0	0	0	2041	2042	30,744	71,736	0	0
2	2044	80,000	4.35%	19,375	99,375	4,969	104,344	2044	0	0	0	0	0	2042	2043	31,303	73,041	0	0
2	2045	85,000	4.40%	15,895	100,895	5,045	105,940	2045	0	0	0	0	0	2043	2044	31,782	74,158	0	0
2	2046	85,000	4.45%	12,155	97,155	4,858	102,013	2046	0	0	0	0	0	2044	2045	30,604	71,409	0	0
2	2047	90,000	4.50%	8,373	98,373	4,919	103,291	2047	0	0	0	0	0	2045	2046	30,987	72,304	0	0
2	2048	95,000	4.55%	4,323	99,323	4,966	104,289	2048	0	0	0	0	0	2046	2047	31,287	73,002	0	0
		<b>1,280,000</b>		<b>638,411</b>	<b>1,918,411</b>	<b>95,921</b>	<b>2,014,332</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>604,300</b>	<b>1,410,032</b>	<b>0</b>	

**BOND INFORMATION:**

The preliminary fire truck financing is based on a \$1,226,135 project need (plus costs of issuance) financed over a 20-year term. The assumed sources of revenue are City levy (30% of debt service) and revenues from other municipalities (70% of debt service).

# Thank you

**George Eilertson**  
**612-851-5906**  
**geilertson@northlandsecurities.com**

**Northland Public Finance**  
**The public finance group of**  
**Northland Securities, Inc.**  
**150 South Fifth Street, Suite 3300**  
**Minneapolis, Minnesota 55402**  
**800-851-2920**  
**[www.northlandsecurities.com/public\\_finance](http://www.northlandsecurities.com/public_finance)**

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TO: Retailer

FROM: Retailer Contracting

SUBJECT: **Annual Contract Renewal**

**Renewal Date: JUNE 15<sup>TH</sup>, 2025**

Enclosed are the materials needed to renew your contract to sell lottery tickets for the next year. Please complete and return the forms before your renewal date.

These forms must be signed by an authorized OWNER or OFFICER of the business.

**WHAT YOU NEED TO DO:**

1. Complete and sign the “Retailer Renewal Application”.
2. Sign the “Retailer Contract”.
3. Once the application and contract are completed, click on the “Click to Sign” button in the bottom right corner of your screen. This will automatically return the documents to the MN Lottery.

**WHAT WE WILL DO:**

- Once we receive your documents, and your annual security check is completed, we will email you a copy of your new approved, signed contract.
- After your renewal date, we will sweep your EFT account \$20 for the annual renewal fee. Please be sure that you have the funds to cover this transaction.
- Lottery retailers must have a Lottery Certificate posted in an area visible to your customers. If you need a new certificate, please call Retailer Contracts at the below number.

**QUESTIONS, COMMENTS, CONCERNS?**

If you have any questions or concerns about the renewal process, please call Retailer Contracts at (651) 635-8119 or toll free at 1-888-LOTTERY (1-888-568-8379) ext 8119.



**MINNESOTA STATE LOTTERY  
RETAILER RENEWAL APPLICATION**

Retailer Number  
189894

Renewal Date: June 15, 2025

**SECTION I – Retailer Name and Physical Address**

CITY OF DASSEL-DASSEL LIQUORS

800 PARKER AVE WEST/PO BOX 391

DASSEL MN 55325

**SECTION II – Tax Information**

Please check business type, list business name, and fill in tax ID numbers:

Sole Proprietor     Partnership     Corporation

Legal Business Name: City of Dassel

Federal Tax ID: \_\_\_\_\_ State Tax ID: \_\_\_\_\_

**SECTION III – Ownership**

Please include: (1) Anyone owning more than 5% of business; (2) all directors of the business; (3) all officers of the business; and (4) If a sole proprietorship, the sole proprietor's spouse (optional).

Type owner information     Attach separate owner file     Municipal/Tribal owned entity

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_ MIDDLE NAME \_\_\_\_\_ M/F \_\_\_\_\_ BIRTH DATE \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_ MIDDLE NAME \_\_\_\_\_ M/F \_\_\_\_\_ BIRTH DATE \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_ MIDDLE NAME \_\_\_\_\_ M/F \_\_\_\_\_ BIRTH DATE \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_ MIDDLE NAME \_\_\_\_\_ M/F \_\_\_\_\_ BIRTH DATE \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

**The \$20.00 renewal fee will be withdrawn from your EFT Account after your renewal date.**

**SECTION IV - Compliance**

Please answer the following questions and check appropriate box.

- 1) Is anyone on the list above in Section III, under the age of eighteen (18)?  YES  NO
- 2) Is the business solely in the business of selling Lottery tickets or a currency exchange?  YES  NO
- 3) Does the business, or anyone on the list above, owe more than \$500 in delinquent taxes to the State of Minnesota?  
 YES  NO
- 4) Within the last five (5) years, has anyone on the list above been convicted of a felony, gross misdemeanor, or any crime involving fraud, misrepresentation, or gambling?  YES  NO
- 5) Is anyone on the list above an immediate family member (residing in the same household) of the Director of the Lottery or an employee of the Lottery?  YES  NO
- 6) Is the business owned in whole or in part by the Director of the Lottery or an employee of the Lottery, or an immediate family member (residing in the same household) of the Director of the Lottery or an employee of the Lottery?  YES  NO
- 7) Has anyone on the list above ever owned five percent (5%) or more of a business that has had a Lottery contract canceled or suspended by the Minnesota State Lottery?  YES  NO
- 8) Has the business, or anyone on the list above, been bankrupt or in receivership within the past seven (7) years?  
 YES  NO

IF ANY OF THE ABOVE QUESTIONS HAVE BEEN ANSWERED YES, PLEASE ATTACH A SEPARATE DETAILED EXPLANATION.

**SECTION V – Next Annual Renewal**

How would you like to complete your next annual Retailer Renewal paperwork?

- Complete electronically
- Complete paper copy

Email Address: renee.eckery@dassel.com

**DISCLOSURE OF SOCIAL SECURITY NUMBERS / NOTICE OF INTENDED USE OF PRIVATE DATA**

Pursuant to Minnesota statutes, section 13.04, subdivision 2, you are hereby informed that the social security number(s) provided in this application will be used by the Minnesota State Lottery to verify your eligibility to be a Lottery Retailer. You have the right to refuse to supply your social security number(s). However, if you refuse to supply your social security number(s), the Minnesota State Lottery may not be able to verify your application, and as a consequence, may refuse to enter into a contract with you authorizing you to sell lottery tickets in Minnesota. If you supply the information requested, the Minnesota State Lottery will be able to process your application promptly.

After you have supplied your social security number(s), the social security number(s) will be considered private data on individuals under the state law and will be available only to the following persons without your permission: employees or agents of the Minnesota State Lottery whose work assignment requires that they have access to the information; parties to judicial proceedings pursuant to a court order; other individuals or agencies that may be specifically authorized by state statute or federal law to have access to such information; and individuals and agencies for which law or legal order authorizes a new use or sharing of the information after this Notice was given.

I am the owner or person authorized to continue our contract with the Minnesota State Lottery as a retail outlet for the sale of lottery games. I certify that the information I have provided to the Minnesota State Lottery is true and complete. I UNDERSTAND THAT MAKING A MATERIALLY FALSE OR MISLEADING STATEMENT OR MATERIAL OMISSION IN INFORMATION SUBMITTED TO THE MINNESOTA STATE LOTTERY IS A FELONY. I authorize a State Agency to conduct investigations into criminal history, financial and credit information, delinquent taxes and other matters pertaining to the authenticity of statements made in this renewal. I understand this Application and the resulting Retailer Contract may be executed electronically or handwritten in two or more counterparts. I agree my electronic signature is the legal equivalent of my handwritten signature.

Renee Eckery  
Print Full Name

\_\_\_\_\_  
Signature

5-20-25  
Date



Retailer Number  
189894

## MINNESOTA STATE LOTTERY RETAILER CONTRACT

THIS AGREEMENT is entered into this 15<sup>th</sup> day of June, 2025, by and between the MINNESOTA STATE LOTTERY (hereinafter referred to as the "MSL" or the "Lottery") and, DASSEL LIQUORS-CITY OF DASSEL, DBA CITY OF DASSEL-DASSEL LIQUORS a Corporation, whose business address is 800 PARKER AVE WEST/PO BOX 391, DASSEL, MIN 55825 (hereinafter referred to as the "Retailer").

In signing this agreement, the parties acknowledge that they have read and understood the terms of this Contract and agree to be bound thereby.

THE MINNESOTA STATE LOTTERY

DASSEL LIQUORS-CITY OF DASSEL

By: \_\_\_\_\_  
Lottery Signature

By: \_\_\_\_\_  
Retailer Signature

Title: Lottery Director

Title: City Administrator

Date: June 15, 2025

Date: 5-20-25

### 1. Definitions

- a. "Accounting Week" - The start of business on Tuesday through the end of business on the subsequent Monday.
- b. "Business Location" – The site, as described by the address stated in this Contract, where the Retailer is authorized to sell Lottery Tickets.
- c. "Contract" – This agreement between the Retailer and the MSL authorizing the Retailer to sell Lottery Tickets.
- d. "Director" - The Director of the Minnesota State Lottery or the Director's designee.
- e. "Lottery Games" - Lotto Games and Scratch Games.
- f. "Lottery Tickets" - Lotto Game Tickets and Scratch Game Tickets.
- g. "MSL" - The Minnesota Lottery.
- h. "Lotto Game" - A lottery game sold to the public through the use of a Lotto Game Terminal.
- i. "Lotto Game Terminal" - A terminal installed by the MSL at the Retailer's Business Location that is connected to a MSL system for the purpose of selling and redeeming Lotto Game Tickets and Scratch Game Tickets.
- j. "Lotto Game Ticket" - A ticket purchased for participation in a Lotto Game.
- k. "Retailer" - The business authorized by the MSL to sell Lottery Tickets.
- l. "Scratch Game" - A lottery game sold to the public on pre-printed tickets containing play data under a latex coating.
- m. "Scratch Game Ticket" - A pre-printed ticket purchased for participation in a Scratch Game.

**2. Scope of the Contract; Term**

This Contract authorizes the Retailer to sell Lottery Tickets for the MSL according to the terms of this Contract. The Retailer agrees to only sell Lottery Tickets at the Retailer's Business Location. This Contract is subject to the terms and provisions of Minnesota Statutes, chapter 349A, Minnesota Rules, chapter 7856, and the game procedures adopted by the Director for each Lottery Game and the Retailer agrees to comply and be bound by any applicable law, rule, instruction and order issued by the Lottery. This Contract is effective on the date it is finally executed by both parties and shall remain in effect for one year, from June 15, 2025 until midnight on June 14, 2026 unless canceled or suspended by either party. This Contract is not assignable or transferable to any person or entity, nor is it transferable to any location. The Retailer shall not conduct any business or hold itself out as a Lottery Retailer unless a renewal Contract has been timely granted.

**3. Sale and Redemption of Lottery Tickets**

- a. The Retailer must offer for sale all Lotto Games offered by the MSL and must offer for sale a minimum number of Scratch Games set by the MSL.
- b. The Retailer may not sell Lottery Tickets to any person under the age of 18 years or redeem a prize for a person under the age of 18 years.
- c. The Retailer must prominently display the most current odds posters for Lottery Games supplied by the MSL.
- d. The Retailer must display the problem gambling helpline sticker supplied by the MSL at or near the point where Lottery Tickets are sold.
- e. The Retailer must display at its Business Location, the certificate to sell Lottery Tickets issued by the MSL.
- f. The Retailer must mount a decal provided by the MSL in a prominent place near the entrance to its Business Location.
- g. The Retailer must sell Lottery Tickets only for coin, currency, money orders, debit/check cards or checks.
- h. The Retailer must only sell Lottery Tickets at a price set by the Director pursuant to the game procedures adopted for each Lottery Game.
- i. The Retailer must not condition the sale of Lottery Tickets on the purchase of any other item or service or impose any similar restriction upon the sale of a Lottery Ticket.
- j. The Retailer must make the purchase of Lottery Tickets convenient and readily accessible to the public and make Lottery Tickets available for purchase during normal business hours.
- k. The Retailer must begin the sale of Scratch Game Tickets on the date set by the MSL for each Scratch Game and must cease selling Scratch Game Tickets for a particular Scratch Game on the date set by the MSL.
- l. The Retailer must validate and pay all prizes from winning Lottery Tickets up to \$600, consistent with the Retailer's normal business hours and cash on hand policies or as agreed to between the MSL and the Retailer. The Retailer may be responsible for redeemed Lottery Tickets that are not validated prior to payment to a player.
- m. The Retailer must settle packs of Scratch Game Tickets to activate billing according to procedures established by the MSL.
- n. The Retailer acknowledges that funds received from the sale of Lottery Tickets constitute a trust fund until paid to the MSL and that the Retailer is personally liable for those funds.
- o. The Retailer must maintain a bank account for payment of proceeds to the MSL.
- p. The Retailer must deposit in its designated bank account all funds due the MSL from the previous Accounting Week prior to the Thursday following the end of the accounting week. The amount due to the MSL will be electronically taken from this bank account by the MSL each Thursday.
- q. Failure to timely pay the MSL all amount due from a particular Accounting Week may subject the Retailer to a penalty of \$20 and interest as designated by rule. The Retailer agrees that it may be liable for costs incurred by the MSL to collect any amount due to the MSL under this Contract, including attorney's fees.

**4. Compensation/Payments to Retailers**

The MSL will pay the Retailer a commission of 5½% for lotto sold by the Retailer, a 6% commission for each pack of scratch tickets sold by the Retailer, and pay the Retailer a commission of 1½% of the value of Lottery Tickets redeemed and validated by the Retailer. The MSL will reimburse the Retailer for all prizes paid by the Retailer according to the procedures established by the MSL.

**5. Marketing Requirements**

The Retailer agrees to comply with all MSL marketing requirements and to display MSL provided point-of-purchase materials and signage in a prominent area of its Business Location according to instructions issued by the MSL. Retailer agrees to utilize Scratch ticket dispensers (including any in-counter dispensers) provided by the MSL in the manner prescribed by the MSL. The Retailer agrees to abide by all promotional guidelines adopted by the MSL.

**6. Security Deposit**

The MSL may require the Retailer to maintain a security deposit in the amount set by the Director if the Retailer does not have a favorable credit history, has repeated accounting problems and/or NSF's, or has no credit history. The security deposit must be in a form as set out in Minnesota Statutes, section 349A.06, subdivision 3.

**7. Minimum Sales**

The MSL has the right to set a minimum sales level for a Retailer. If the MSL sets a minimum sales level for a retailer, the Retailer must maintain that sales level in order to remain a Lottery Retailer.

**8. Property Provided by MSL**

All property provided to the Retailer by the MSL, or a vendor under Contract with the MSL, is, and shall remain the property of the MSL or its vendors. The MSL or its vendors shall have the right to enter the property of the Retailer during regular business hours to install and remove any and all such property at any time. The Retailer agrees not to relocate, repair, or modify any property of the MSL or its vendors without the prior written agreement of the MSL. The MSL will provide the Retailer with dispensers to be utilized to sell Scratch Game Tickets and a Lotto Game Terminal. The Retailer must provide sufficient counter space for the Lotto Terminal and Scratch Game Ticket dispensers. The Retailer must provide appropriate electrical utilities for MSL provided equipment. Upon expiration of this Contract, the Retailer shall return, or allow MSL employees or vendors to remove, all MSL property.

**9. Responsibility for Tickets**

The Retailer agrees that all Scratch Game Tickets accepted from the MSL or its distributor are deemed to have been purchased by the Retailer at the price established by the MSL less appropriate Retailer commission, unless the unsold tickets are returned to the MSL according to procedures established by the MSL. The Retailer agrees that all Lotto Game Tickets issued by the Retailer's Lotto Game Terminal are deemed to have been purchased by the Retailer unless canceled as authorized by the MSL game procedures. The Retailer will exercise diligence in the storage of Lotto Game Ticket stock and to provide physical security and control of the Lotto Game Ticket stock. The Retailer agrees not to borrow or lend Lotto Game Ticket stock or Scratch Game Tickets to/or from another Retailer or location. The Retailer is responsible for lost, stolen, or missing Lottery Tickets.

**10. Audit of Retailers**

The Retailer must maintain current and accurate records of all lottery transactions and make them available for inspection or audit by employees of the MSL and to employees of the Department of Public Safety, Alcohol and Gambling Enforcement Division. The Director may select an auditor to perform the audit and the Retailer may be required to pay the costs of the audit.

**11. Cancellation, Suspension and Refusal to Renew Contract**

- A. This Contract may be cancelled by the Retailer at any time upon notice to the MSL.
- B. The Director must cancel this Contract or prohibit the sale of Lottery Tickets if the Retailer has:
  - a) been convicted of a felony, gross misdemeanor, or a gambling related offense;
  - b) a person that owns more than 5% of the Retailer, or an officer or director of the Retailer that has been convicted of a felony, gross misdemeanor, or gambling related offense;
  - c) committed fraud, misrepresentation, or deceit;
  - d) provided false or misleading information to the MSL;
  - e) acted in a manner prejudicial to the public confidence in the integrity of the MSL;
  - f) owes \$500 or more in delinquent taxes to the State of Minnesota; or
  - g) been conducting business solely to sell Lottery Tickets.

- C. The Director may cancel, suspend, or non-renew this Contract, or prohibit the sale of Lottery Tickets if the Retailer has:
  - a) ceased conducting business at the Business Location;
  - b) failed to comply with any provision of this Contract;
  - c) failed to accurately account for the proceeds from the sale of Lottery Tickets;
  - d) failed to remit to the MSL on a timely basis the proceeds from the sale of Lottery Tickets;
  - e) failed to account for Lottery Tickets received from the MSL;
  - f) acted in a manner such that the Retailer's participation as a Retailer is inconsistent with the public interest, convenience and necessity;
  - g) experienced a material change in any factor considered by the Director in entering into this Contract;
  - h) failed to maintain a security deposit as required by the MSL;
  - i) failed to maintain a minimum level of Lottery Ticket sales as set by the MSL;
  - j) retained an employee involved in the sale of Lottery Tickets who has been convicted of a gambling-related offense or a crime involving moral turpitude;
  - k) bartered, furnished, or given alcoholic beverages to a person under 21 years of age in violation of Minnesota law, two or more times within a two-year period;
  - l) experienced a change so that it no longer has the financial stability or responsibility to act as a Retailer;
  - m) experienced a substantial change in ownership;
  - n) committed an act which impairs the Retailer's reputation for honesty and integrity;
  - o) sold Lottery Tickets to a person that the Retailer knows or has reason to know will re-sell the Lottery Tickets to another person;
  - p) conducted illegal gambling at the Business Location or has allowed illegal gambling to be conducted by others at the Business Location;
  - q) violated a provision of Minnesota Statutes, chapter 349A or Minnesota Rules, chapter 7856, game procedures, order or directive issued by the Director; or
  - r) experienced any material change in any of the qualifications for a Retailer under Minnesota Statutes, section 349A.06, subdivision 2 or Minnesota Rules part 7856.2020.
- D. The Director may temporarily suspend this Contract or prohibit the sale of Lottery Tickets at the Business Location without prior notice to the Retailer, for any reason specified in this Contract, provided that pursuant to Minnesota Statutes, section 349A.06, subdivision 11(e), a hearing is conducted within seven days after a request for a hearing is made by the Retailer.
- E. The cancellation, suspension, or non-renewal of this Contract, or the prohibition of the sale of Lottery Tickets is a contested case under the Administrative Procedures Act (Minnesota Statutes, Chapter 14).

**12. Liability and Indemnification**

The Retailer agrees that in its capacity as a contractor to sell Lottery Tickets, the Retailer is not acting on behalf of the MSL or the State of Minnesota as an agent, officer, or employee, but is acting in the capacity of an independent contractor. The Retailer agrees to release, indemnify and hold harmless the MSL and the State of Minnesota, its officers, directors, employees and agents from and against any and all loss, claims, damages, expenses and costs (including attorney fees) arising out of or resulting from any and all acts or omissions of the Retailer, its owners, employees or agents arising in the connection with conducting the sale of Lottery Tickets. The Retailer further agrees that any contractual or tortious liability incurred by the Retailer in connection with the sale of Lottery Tickets shall be the Retailer's sole responsibility.

**13. Miscellaneous**

The Retailer agrees that if they fail to comply with any term of this Contract, the Lottery may temporarily stop delivery of additional Scratch Game Tickets and prohibit the use of the Retailer's Lotto Game Terminal and pursue any other appropriate remedy to protect its interests and property.

**14. Applicable Law and Venue**

This Contract and all matters related to it shall be governed by and interpreted by the laws of the State of Minnesota. Any matter arising under this Contract shall be brought in a court of competent jurisdiction in Ramsey County, Minnesota.

## LEASE AGREEMENT

WHEREAS, the City of Dassel owns certain real-estate located in Part of the North half (N1/2) of the Southeast Quarter (SW1/4) of Section Twenty-eight (28), Township One Hundred Nineteen North (119 N), Range Twenty-nine West (29 W).

The City of Dassel as Lessor agrees to lease 63 acres of this real estate, legally described as:

to: Brian Dahlman as Lessee.

This lease shall be effective May 1, 2025, and continue for a three (3) year period, expiring on April 30, 2028. The duration of this lease may be shortened or extended only by mutual written agreement of the parties.

As consideration for this lease, Lessee shall pay to Lessor \$ 125.00 per acre per year. One half of the annual lease payments shall be due on or before May 1st of each year, and the second half due on or before November 1st of each year.

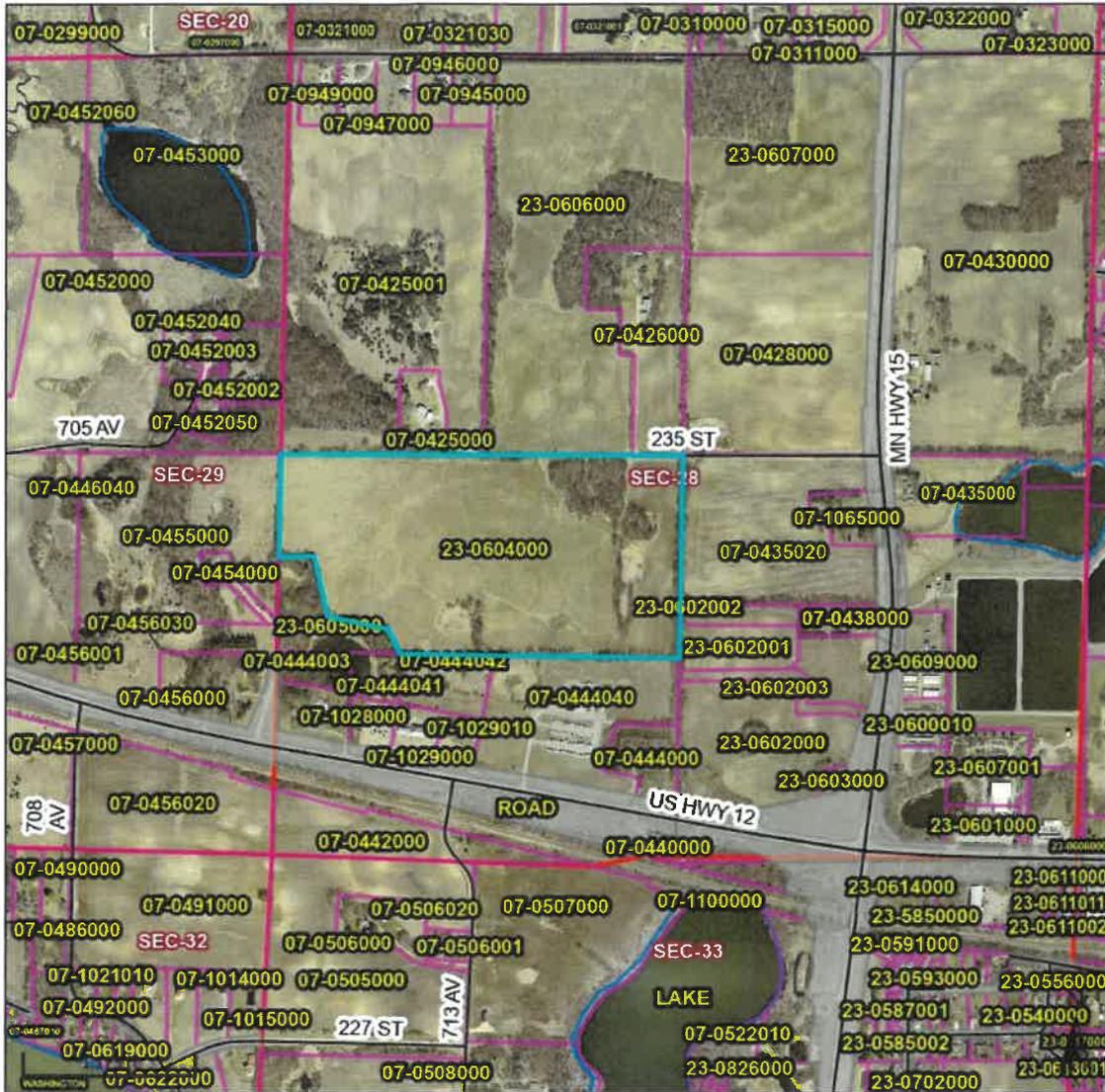
As further consideration for this lease, Lessee agrees to maintain the leased real-estate in good condition by using best cropping practices to prevent erosion on the leased real-estate. Lessee shall have the right to harvest and use for its own benefit the crops it grows on this real estate.

Notwithstanding the above provisions, If Lessee breaches any of the terms of this lease then Lessor shall give written notice of the breach to Lessee, and Lessor may thereafter terminate this lease if Lessee fails to cure the breach within thirty (30) days of the written notice. Termination of the lease does not preclude Lessor from recovering unpaid lease payments or damages to the leased real estate caused by actions or inactions of Lessee or persons under Lessee's control.

If Lessee complies with all terms of this lease agreement, then Lessee shall have the first right of acceptance for renewal of, or for a new lease of this real-estate on terms offered by Lessor.

Lessor, by \_\_\_\_\_ Lessee, by \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_



**Overview**



**Legend**

- Parcels**
- DITCH
  - GAP
  - LAKE
  - OVERLAP
  - RAILROAD
  - ROAD
  - <all other values>
  - Sections
  - Lakes
  - Local Roads

<b>Parcel ID</b>	23-0604000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	CITY OF DASSEL
<b>Sec/Twp/Rng</b>	28-119-29	<b>Class</b>	MUNICIPAL PROP ALL OTHER		PO BOX 391
<b>Property Address</b>	DASSEL	<b>Acreage</b>	73.66		DASSEL MN 55325-0391
<b>District</b>	n/a	<b>Lot/Block</b>	0/0		
<b>Brief Tax Description</b>	PT N 1/2 SW 1/4 LYING N OF LI, SAID LI BEG NW COR N 1/2 SW 1/4, SLY1305.56' POB OF LI TH E2639.18' TO PT ON E LI N 1/2 SW 1/4 & LI END EX 6.34 AC 73.66 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/17/2025  
 Last Data Uploaded: 4/16/2025 7:30:20 PM

Developed by **SCHNEIDER**  
 GEOSPATIAL

## LEASE AGREEMENT

WHEREAS, the City of Dassel owns certain real-estate that is a portion of the Southeast Quarter (SW1/4) of Section Twenty-eight (28), Township One Hundred Nineteen North (119 N), Range Twenty-nine West (29 W).

The City of Dassel, as Lessor agrees to lease 20 acres of this real estate, legally described as:

to: Brian Dahlman as Lessee.

This lease shall be effective May 1, 2025, and continue for a three (3) year period, expiring on April 30, 2028. The duration of this lease may be shortened or extended only by mutual written agreement of the parties.

As consideration for this lease, Lessee shall pay to Lessor \$ 30.00 per acre per year. One half of the annual lease payments shall be due on or before May 1st of each year, and the second half due on or before November 1st of each year.

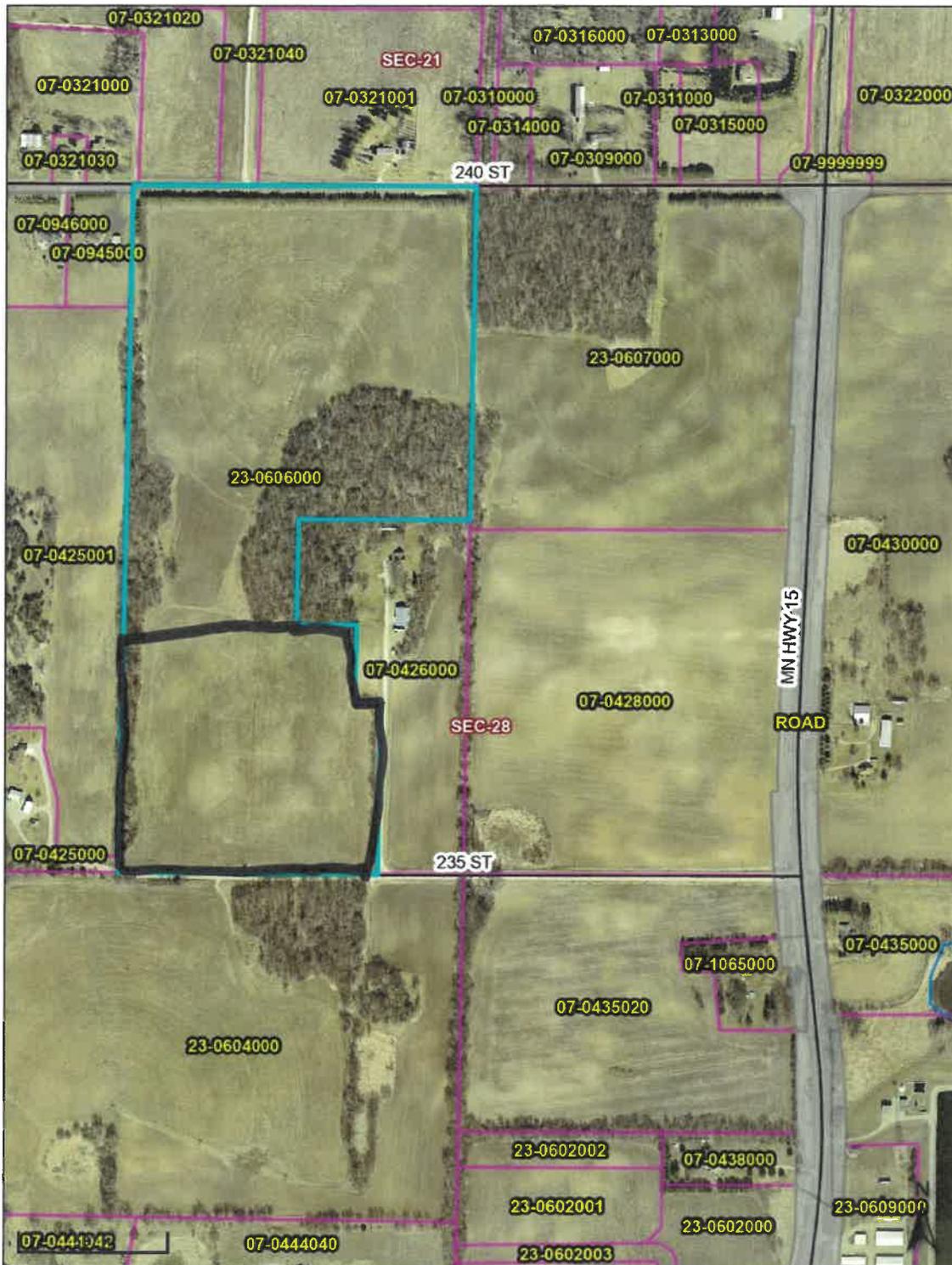
As further consideration for this lease, Lessee agrees to maintain the leased real-estate in good condition by using best cropping practices to prevent erosion on the leased real-estate. Lessee shall have the right to harvest and use for its own benefit the crops it grows on this real estate.

Notwithstanding the above provisions, If Lessee breaches any of the terms of this lease then Lessor shall give written notice of the breach to Lessee, and Lessor may thereafter terminate this lease if Lessee fails to cure the breach within thirty (30) days of the written notice. Termination of the lease does not preclude Lessor from recovering unpaid lease payments or damages to the leased real estate caused by actions or inactions of Lessee or persons under Lessee's control.

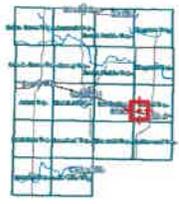
If Lessee complies with all terms of this lease agreement, then Lessee shall have the first right of acceptance for renewal of, or for a new lease of this real-estate on terms offered by Lessor.

Lessor, by \_\_\_\_\_ Lessee, by \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_



Overview



Legend

- Parcels
- DITCH
- GAP
- LAKE
- OVERLAP
- RAILROAD
- ROAD
- <all other values>
- Sections
- Lakes
- Local Roads

## LEASE AGREEMENT

WHEREAS, the City of Dassel owns certain real estate located in Section Twenty-Eight (28), Township One Hundred Nineteen North (119 N), Range Twenty-Nine West (29 W).

The City of Dassel as Lessor agrees to lease for crop farming purposes a portion of this real estate, specifically the **50 (Fifty)** acres of this real estate, identified as parcel 23-0607000, as depicted and highlighted on the attached Exhibit E (the "leased real estate") legally described as:

Part of the East half of the Southeast Quarter (E ½ of SE ¼) of Section Twenty-Eight (28) Township One Hundred Nineteen North (119-N), Range Twenty-Nine West (29-W)

to: Greg Nelson, 800 CJ Moe Boulevard, Dassel, MN 55325 as Lessee.

This lease shall be effective November 1, 2025, and continue for a three (3) year period, expiring on November 1, 2028. The duration of this lease may be shortened by mutual written agreement of the parties.

As consideration for this lease, Lessee shall pay to Lessor **\$125.00** (One Hundred Twenty-Five Dollars) per acre per year. One half of the annual lease payments shall be due on or before May 1st of each year, and the second half due on or before November 1st of each year.

As further consideration for this lease, Lessee agrees to maintain the leased real estate in good condition and use best cropping practices to prevent erosion on the leased real-estate. Lessee also agrees to maintain liability insurance with the minimum amount of \$500,000.00 (Five Hundred Thousand Dollars) for any loss or damage to persons or property arising out of or relating to the use of the leased real estate by Lessee.

Notwithstanding the above provisions, If Lessee breaches any of the terms of this lease, then Lessor shall give written notice of the breach to Lessee, and Lessor may thereafter terminate this lease if Lessee fails to cure the breach within 30 (Thirty) days of the written notice.

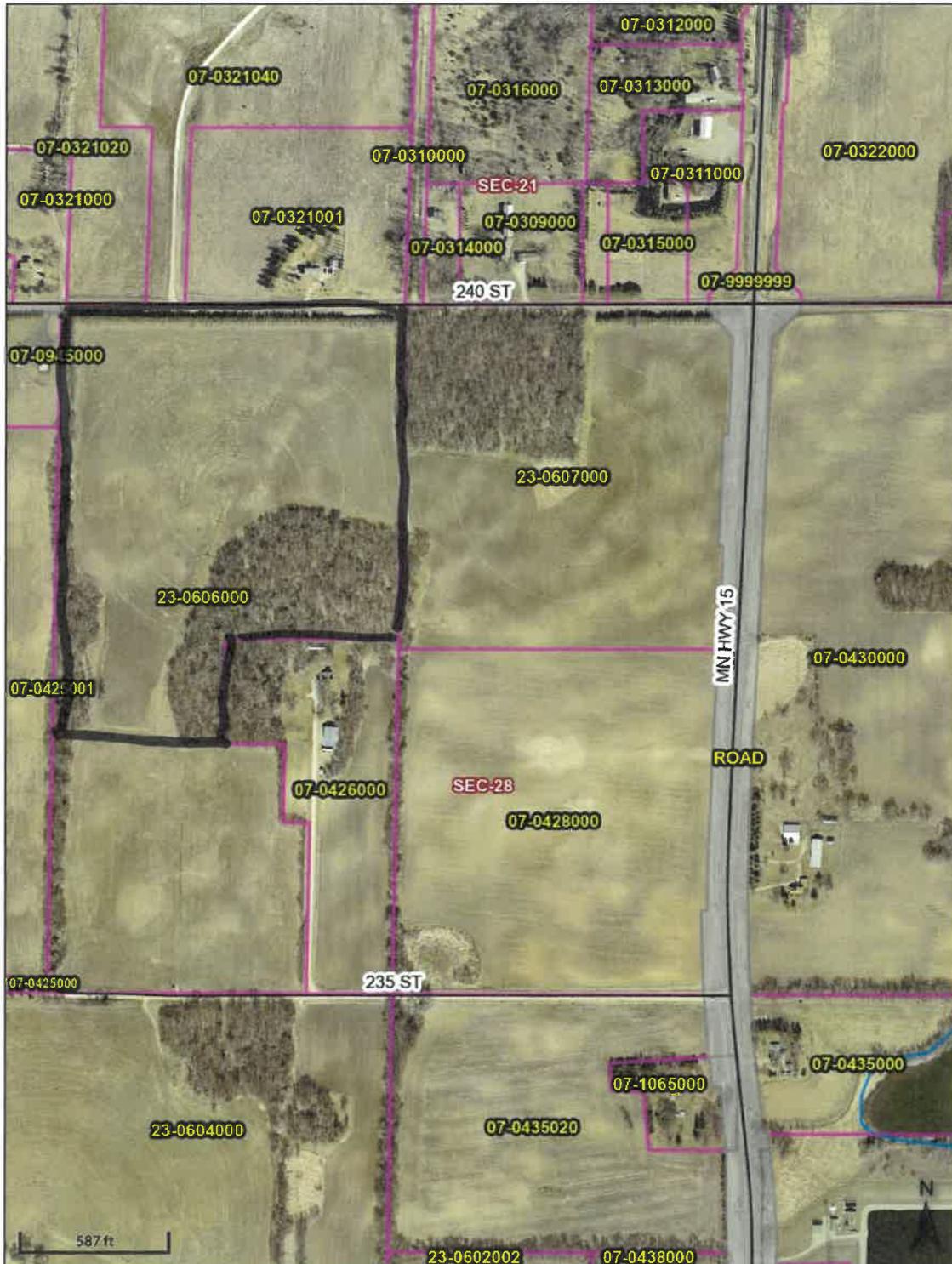
Termination of the lease does not preclude Lessor from recovering unpaid lease payments or damages to the leased real estate caused by actions or inactions of Lessee or persons under Lessee's control.

If Lessee complies with all terms of this lease agreement, then Lessee shall have the first right of acceptance/right of first refusal for any renewal of this lease, or for a revised lease of this real estate on terms made available by Lessor to any third party or to the general public.

Lessor, by \_\_\_\_\_ Lessee, by \_\_\_\_\_

Mayor Bob Lalone Greg Nelson

Date: \_\_\_\_\_ Date: \_\_\_\_\_



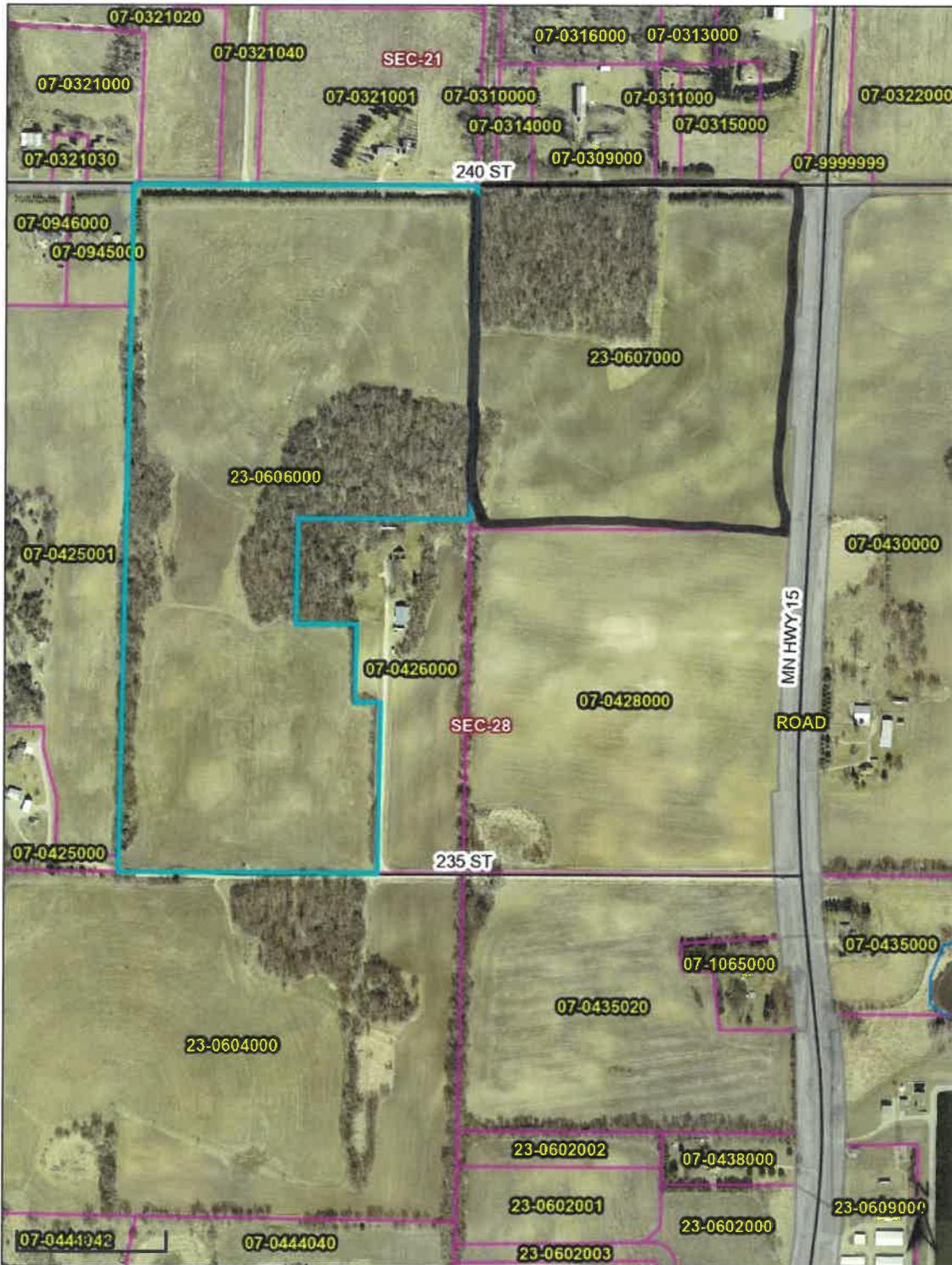
Overview



Legend

Parcels

- DITCH
- GAP
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Overview



Legend

- Parcels
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**Directors Report  
Dassel History Center  
Dassel Area Historical Society**

**May 2025**

It is more than History at the History Center. Programming, music and theatre bring visitors to Dassel and the History Center. It is a partnership between DAHS and City

Working on evaluation of the spaces in the building for exhibits

Landskaping will be doing the spring and fall work around building

**Programs, Music, Theatre  
Scheduled**

**\*Super Sleuth – Education Committee. May 10, 9:15 am. No Charge**

**Memorial Day Coffee, May 26 following service at cemetery**

**Kent Nerburn – speaker, Dassel Library, June 12, 6:00 pm. No Charge**

**Airborn – June 19, 6-9. Food, Cash Bar. \$10  
Cost: \$600**

**Jerry Nelson Concert – June 20, 7:00 pm, \$15  
720.346.5312**

**Book of Mark. Isaacson Olson – Fungus Amongus, June 26-29. Donation to be given to  
local food shelves**

**Sue Davies – July 19, Art program. No Charge**

**Airborn – Aug. 7, 6-9, Food and Cash Bar. Cost \$10.  
Cost \$600**

**Crow River String Band, Aug. 16, 7:00 pm. \$10-\$15  
Cost**

**Red Rooster Program - Aug. 30, 10 am. Galen Johnson. Food. No Charge**

**Reading of *Our Town* – Aug. 31, 2:00 pm. No Charge  
140% two sides.  
Also Exhibit “Our Town”**

**Kurt Meyer – Sept 14 or Oct 5. 2:00 pm. No Charge**  
**Tea, Saki, Poetry – another time.**

**Lydia Henry – Manhole Cover Rubbings – Sept. 21. 2:00 No Charge**

### **Exhibits – Temporary**

We work to have changing exhibits to bring new information so that visitors will come often.

#### **Scheduled**

##### **Level 1**

**Sue Davies – July 19- Aug 2.**

Art exhibit. Program and workshop – July 19 or July 26.

612.501.4434

##### **Level 2**

**Berkey – Star Wars artist, June and July or Level 4**

**What's in a Name? Dassel, Minnesota 55325. -- Aug. 16-Sept. 14**

Karen and Carolyn

Maps

Germany, US, England (Cottage in Barnstable, Davon)

Railroad connection, trains

When were towns named

Cologne Cathedral, brochure

Have you been to Dassel, Germany?

Dassel and Kassel

Photos

**Lydia Henry – Manhole Cover Rubbings – Sept.19 -Oct. 19.**

909.908.3765

##### **Level 3**

**Kurt Meyer – Sept. 13 – Oct. 25, level 3. Program**

Asian. Wall art and fabric, fans, poetry. Can touch. Install Janice and

Joyce. Tea. Saki, Poetry

Liquor Store											
2025	Gross Sales	Cost of Good Sold	Gross Profit	Gross Profit %	Growth %	2024	2023	2022	2021	2020	2019
Jan	\$ 79,068.15	\$ 57,285.85	\$ 21,782.30	28%	0%	\$ 78,902.39	\$ 83,519.07	\$ 86,497.18	\$ 103,006.56	\$ 84,851.41	\$ 83,468.67
Feb	\$ 74,933.06	\$ 53,787.42	\$ 21,145.64	28%	-5%	\$ 79,114.27	\$ 88,229.64	\$ 88,822.30	\$ 93,595.13	\$ 84,679.83	\$ 77,335.16
Mar	\$ 83,986.37	\$ 60,276.87	\$ 23,709.50	28%	-6%	\$ 89,400.77	\$ 96,207.42	\$ 94,419.40	\$ 105,366.78	\$ 125,469.96	\$ 93,680.21
Apr	\$ 90,944.43	\$ 65,505.31	\$ 25,439.12	28%	1%	\$ 89,932.83	\$ 101,729.09	\$ 101,990.20	\$ 111,477.81	\$ 135,457.28	\$ 95,525.43
May			\$ -	#DIV/0!	-100%	\$ 125,343.99	\$ 133,711.11	\$ 125,300.13	\$ 137,816.79	\$ 166,196.43	\$ 119,647.00
Jun			\$ -	#DIV/0!	-100%	\$ 112,939.87	\$ 146,918.07	\$ 143,156.80	\$ 142,970.10	\$ 152,792.72	\$ 124,815.85
Jul			\$ -	#DIV/0!	-100%	\$ 125,446.41	\$ 135,529.73	\$ 148,990.37	\$ 157,498.35	\$ 170,289.30	\$ 134,229.90
Aug			\$ -	#DIV/0!	-100%	\$ 114,273.28	\$ 121,073.47	\$ 121,411.40	\$ 126,696.75	\$ 146,544.48	\$ 133,046.50
Sep			\$ -	#DIV/0!	-100%	\$ 86,769.92	\$ 117,082.11	\$ 125,522.69	\$ 118,904.19	\$ 126,685.79	\$ 97,976.90
Oct			\$ -	#DIV/0!	-100%	\$ 89,274.25	\$ 98,507.27	\$ 106,315.17	\$ 114,317.15	\$ 122,201.79	\$ 96,634.58
Nov			\$ -	#DIV/0!	-100%	\$ 91,941.22	\$ 100,091.46	\$ 104,464.97	\$ 105,407.93	\$ 117,977.05	\$ 97,387.40
Dec			\$ -	#DIV/0!	-100%	\$ 105,066.39	\$ 113,228.84	\$ 117,422.03	\$ 122,868.03	\$ 139,890.73	\$ 111,026.33
YTD	\$328,932.01	\$ 236,855.45	\$ 92,076.56	28%	100%	\$1,188,405.59	\$ 1,335,827.28	\$ 1,364,312.64	\$1,439,925.57	\$ 1,573,036.77	\$1,264,773.93
Annual % Growth							-2%	-6%	-8%	24%	5%
<p>April 9th Office of Cannabis Management Inspection Report came back</p> <p>One of our Employees put in her notice of Resignation so we advertised the open position and have had some interest from the community</p> <p>We have been doing seasonal product and display rearranging</p> <p>Looking forward to the warmer weather and seeing our Summer customers again</p> <p>Please contact me with any question and concerns</p> <p>Thank you</p> <p>Heather Moy</p>											

# Total Calls for April 2025

## Incident Type Report (Summary) with Zones

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
<b>Incident Type Category (FD1.21): 1 - Fire</b>						
111 - Building fire	1	3.23%	36,800.00	11,000.00	47,800.00	89.68%
131 - Passenger vehicle fire	1	3.23%	5,000.00	500.00	5,500.00	10.32%
141 - Forest, woods or wildland fire	1	3.23%	0.00		0.00	0.00%
<b>Total: 3    Total: 9.68%    Total: 41,800.00    Total: 11,500.00    Total: 53,300.00    Total: 100.00%</b>						
<b>Incident Type Category (FD1.21): 3 - Rescue &amp; Emergency Medical Service Incident</b>						
321 - EMS call, excluding vehicle accident with injury	24	77.42%				
322 - Motor vehicle accident with injuries	1	3.23%				
341 - Search for person on land	1	3.23%				
<b>Total: 26    Total: 83.87%    Total: 0.00    Total: 0.00    Total: 0.00    Total: 0.00%</b>						
<b>Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)</b>						
444 - Power line down	1	3.23%				
<b>Total: 1    Total: 3.23%    Total: 0.00    Total: 0.00    Total: 0.00    Total: 0.00%</b>						
<b>Incident Type Category (FD1.21): 6 - Good Intent Call</b>						
6111 - EMS Dispatched and cancelled en route	1	3.23%				
<b>Total: 1    Total: 3.23%    Total: 0.00    Total: 0.00    Total: 0.00    Total: 0.00%</b>						
<b>Total: 31    Total: 100.00%    Total: 41,800.00</b>						

## **City Administrator Monthly Report**

### **Upcoming Events:**

1. Now listed on the front of your agenda

### **Other Events: NEED TO BOOK HOTELS ASAP**

1. League of MN Cities – Annual Conference, June 25 – 27, 2025 Duluth
2. Coalition of Greater MN Cities – Summer Conference, July 23 – 25, 2025 Bemidji

### **Other Items**

1. I filed the Housing grant application. Sarah Swedburg reported the grant cost will be much less than approved.
2. I had a meeting with MNDOT with Chuck DeWolf and Mitchell Lease regarding the Hwy 12 project. We pleaded not to close the road but due to the concrete road slabs that need to be replaced from Dassel to Cokato the road has to be closed. It will be posted open to through traffic and Businesses are open. The project will start June 9, 2025, and completed by the first part of August 2025.
3. I attended the following meeting: DAHS meeting, Linder Financial Open House with Tracey, Meeker in Motion, Special City Council meeting – Library, Trail meeting and Trail Grant – Kick Off meeting.
4. I attended a Coalition webinar meeting with Explore MN and learned a lot about how the organization can help small communities in greater Minnesota. Explore MN reports to Governor Walz.
5. I met with Wright Hennepin Security on better cameras at city hall and around the community and also fob access to City Hall.
6. Cross training with Tracey Bergum, City Clerk – Treasurer on payroll processing.
7. I spent time with Mr. Zimmerman regarding cutting brush as a volunteer at the stormwater pond and the city's coverage.
8. I researched past housing developments for a future project.
9. Tracey Bergum, Kyle Moy and I met Jenna Levandowski at the Mushroom building to improve the landscape and at city hall.
10. I graduated from Meeker in Motion on May 8, 2025.
11. Food Trucks – The Mexican Grill truck will be in the city's parking lot on Mondays and Tuesday from 11:00 am – 2:00 pm (lunch) and from 4:00 pm – 7:00 pm (dinner). The Squeaky Cow will be in the Industrial Park in front of Cretex Medical on May 6<sup>th</sup> from 11:00 am – 2:00 pm on the 1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the month until Sept.

### **Questions:**

1. **Would you like me to put dates on your next council agenda for a Strategic Planning Session. This was mentioned at the April 15, 2025, meeting.**
2. **Any further action after the Safebuilt presentation.**



# Meeker County Sheriff's Office

Brian Cruze, Sheriff ★ Bill Hudson, Chief Deputy

326 North Ramsey Avenue • Litchfield, MN 55355 • Phone 320-693-5400 • Fax 320-693-5424 • www.co.meeker.mn.us

Dassel Monthly Stats - City Council Report

Printed on May 2, 2025

CFS Date/Time	CFS #	Street Name	Deputy	Call/Complaint	Disposition
<b>Agency Standby / Assist Total: 1</b>					
04/11/25 09:27:11	CFS25004591		104JD	Agency Standby / Assist	Gone On Arrival (GOA)/Unable to Locate (UTL)
<b>Alarm Total: 1</b>					
04/13/25 00:10:00	CFS25004695		128SB	Alarm	False Alarm
<b>Animal - Dog Total: 1</b>					
04/17/25 14:25:52	CFS25004873		816AM	Animal - Dog	Handled By Officer / Deputy
<b>Arrest Warrant Total: 2</b>					
04/12/25 20:20:57	CFS25004684		128SB	Arrest Warrant	Arrest
04/24/25 14:52:18	CFS25005225		CEEVI, 105IC	Arrest Warrant	Report Taken
<b>ATV Complaint Total: 1</b>					
04/30/25 16:08:57	CFS25005535		128SB	ATV Complaint	Warning
<b>Child Abuse - Neglect - Maltreatment Total: 3</b>					
04/01/25 13:27:25	CFS25004124		115SL	Child Abuse - Neglect - Maltreatment	Report Taken
04/11/25 12:14:06	CFS25004600		112JC	Child Abuse - Neglect - Maltreatment	Report Taken
04/29/25 10:29:13	CFS25005464		113TO	Child Abuse - Neglect - Maltreatment	Clear
<b>Civil Total: 2</b>					
04/20/25 18:57:20	CFS25005053		125JK	Civil	Clear
04/24/25 09:34:33	CFS25005215		125JK	Civil	Clear
<b>Criminal Damage to Property Total: 8</b>					
04/12/25 10:47:20	CFS25004651		114RM	Criminal Damage to Property	Report Taken
04/14/25 00:10:16	CFS25004727		122EA	Criminal Damage to Property	Report Taken
04/14/25 04:57:24	CFS25004731		116BS	Criminal Damage to Property	Report Taken
04/14/25 05:03:14	CFS25004732		116BS	Criminal Damage to Property	Clear
04/14/25 05:30:51	CFS25004734		116BS	Criminal Damage to Property	Report Taken
04/14/25 08:56:44	CFS25004743		125JK	Criminal Damage to Property	Report Taken
04/15/25 17:44:47	CFS25004799		120ND	Criminal Damage to Property	Report Taken

CFS Date/Time	CFS #	Street Name	Deputy	Call/Complaint	Disposition
04/28/25 19:54:02	CFS25005444		128SB	Criminal Damage to Property	Report Taken
<b>Disabled Vehicle Total: 1</b>					
04/10/25 14:06:51	CFS25004559		110TB	Disabled Vehicle	Clear
<b>Disturbance Total: 1</b>					
04/22/25 13:15:50	CFS25005135		105IC	Disturbance	Clear
<b>Domestic Total: 1</b>					
04/26/25 14:52:51	CFS25005344		115SL	Domestic	Report Taken
<b>Driving Complaint Total: 1</b>					
04/17/25 15:32:31	CFS25004881		122EA	Driving Complaint	Gone On Arrival (GOA)/Unable to Locate (UTL)
<b>Found Property Total: 2</b>					
04/21/25 16:54:21	CFS25005100		125JK	Found Property	Clear
04/30/25 14:58:30	CFS25005533		125JK	Found Property	Clear
<b>Harassment Total: 1</b>					
04/03/25 07:55:03	CFS25004212		105IC	Harassment	Clear
<b>Hit &amp; Run Total: 1</b>					
04/19/25 19:08:36	CFS25005006		125JK	Hit & Run	Report Taken
<b>HRO Violation Total: 2</b>					
04/15/25 15:21:29	CFS25004789		125JK	HRO Violation	Report Taken
04/16/25 16:23:36	CFS25004834		117JI	HRO Violation	Report Taken
<b>Info Total: 2</b>					
04/14/25 05:49:14	CFS25004736		116BS	Info	No Report Taken
04/21/25 16:50:42	CFS25005099		125JK	Info	Report Taken
<b>Juvenile Trouble Total: 1</b>					
04/13/25 22:05:44	CFS25004721		128SB	Juvenile Trouble	Clear
<b>Motorist Assist Total: 1</b>					
04/01/25 23:10:09	CFS25004147		125JK	Motorist Assist	Clear
<b>Motor Vehicle Accident Total: 1</b>					
04/11/25 17:25:27	CFS25004615		128SB	Motor Vehicle Accident	Report Taken
<b>Ordinance Violation Total: 7</b>					
04/03/25 05:17:46	CFS25004209		116BS	Ordinance Violation	Handled By Officer / Deputy
04/03/25 06:39:03	CFS25004210		804CK	Ordinance Violation	Clear
04/16/25 17:09:49	CFS25004835		117JI	Ordinance Violation	Clear
04/17/25 11:28:44	CFS25004866		163MS	Ordinance Violation	Warning
04/18/25 18:58:35	CFS25004953		125JK	Ordinance Violation	Clear
04/22/25 17:44:48	CFS25005144		128SB	Ordinance Violation	Clear
04/25/25 22:55:49	CFS25005303		128SB	Ordinance Violation	No Report Taken

CFS Date/Time	CFS #	Street Name	Deputy	Call/Complaint	Disposition
<b>Parking Total: 3</b>					
04/01/25 16:16:34	CFS25004138		125JK	Parking	Citation Issued
04/26/25 16:09:49	CFS25005348		128SB	Parking	Clear
04/29/25 21:14:57	CFS25005495		125JK	Parking	Clear
<b>Public Assist Total: 1</b>					
04/02/25 00:18:51	CFS25004148		118JO	Public Assist	Clear
<b>Public Works / Utilities Total: 1</b>					
04/02/25 07:41:29	CFS25004157		128SB	Public Works / Utilities	Clear
<b>Repossession Total: 1</b>					
04/10/25 18:55:49	CFS25004574		118JO	Repossession	Clear
<b>Runaway Total: 1</b>					
04/02/25 15:27:57	CFS25004196		125JK	Runaway	Report Taken
<b>Scam Total: 2</b>					
04/24/25 13:30:04	CFS25005223		125JK	Scam	Report Taken
04/25/25 15:46:10	CFS25005278		128SB	Scam	Assisted
<b>Sex Offense Total: 1</b>					
04/11/25 16:24:44	CFS25004611		128SB	Sex Offense	Report Taken
<b>Suspicious Activity Total: 5</b>					
04/05/25 06:26:53	CFS25004303		110TB	Suspicious Activity	Handled By Officer / Deputy
04/13/25 00:06:44	CFS25004694		128SB	Suspicious Activity	Clear
04/17/25 05:38:41	CFS25004857		127DW	Suspicious Activity	Unfounded
04/27/25 17:15:42	CFS25005395		128SB	Suspicious Activity	Assisted
04/29/25 08:51:10	CFS25005460		127DW	Suspicious Activity	Handled By Officer / Deputy
<b>Suspicious Person Total: 5</b>					
04/03/25 17:56:27	CFS25004239		128SB	Suspicious Person	Report Taken
04/07/25 16:30:18	CFS25004432		128SB	Suspicious Person	Clear
04/15/25 14:04:52	CFS25004785		125JK	Suspicious Person	Clear
04/15/25 21:09:32	CFS25004807		118JO	Suspicious Person	Clear
04/19/25 08:38:00	CFS25004984		127DW	Suspicious Person	Unfounded
<b>Suspicious Vehicle Total: 1</b>					
04/06/25 20:59:14	CFS25004403		125JK	Suspicious Vehicle	Clear
<b>Theft Total: 2</b>					
04/16/25 14:51:34	CFS25004830		117JI	Theft	Report Taken
04/18/25 12:38:29	CFS25004930		128SB	Theft	Report Taken
<b>Traffic Stop Total: 44</b>					
04/01/25 14:18:31	CFS25004127	LAKE AV	125JK	Traffic Stop	Warning
04/01/25 14:35:31	CFS25004130	2 ST N	125JK	Traffic Stop	Warning
04/01/25 14:41:04	CFS25004131	PARKER AV E	125JK	Traffic Stop	Warning

CFS Date/Time	CFS #	Street Name	Deputy	Call/Complaint	Disposition
04/01/25 15:20:30	CFS25004132	LAKE ST E	125JK	Traffic Stop	Warning
04/01/25 15:58:14	CFS25004134	PARKER AV W	125JK	Traffic Stop	Warning
04/01/25 16:02:40	CFS25004135	PARKER AV W	125JK	Traffic Stop	Warning
04/01/25 16:08:33	CFS25004136	PARKER AV W	125JK	Traffic Stop	Warning
04/01/25 23:04:27	CFS25004146	PARKER AV E	125JK	Traffic Stop	Warning
04/02/25 14:03:52	CFS25004182	PARKER AV W	125JK	Traffic Stop	Warning
04/02/25 14:15:45	CFS25004184	PARKER AV W	125JK	Traffic Stop	Warning
04/02/25 21:37:11	CFS25004202	PARKER AV W	125JK	Traffic Stop	Warning
04/02/25 21:50:33	CFS25004203	PACIFIC AV W	117JI	Traffic Stop	Warning
04/02/25 21:54:29	CFS25004204	US HWY 12	125JK	Traffic Stop	Citation Issued
04/03/25 16:30:48	CFS25004235	PARKER AV W	128SB	Traffic Stop	Warning
04/03/25 22:07:24	CFS25004251	PARKER AV E	128SB	Traffic Stop	Citation Issued
04/04/25 15:59:58	CFS25004276	PARKER AV E	125JK	Traffic Stop	Citation Issued
04/04/25 18:23:31	CFS25004286	GUY ST	125JK	Traffic Stop	Citation Issued
04/05/25 18:23:52	CFS25004328	PARKER AV W	125JK	Traffic Stop	Warning
04/05/25 18:40:08	CFS25004331	PARKER AV W	125JK	Traffic Stop	Warning
04/05/25 18:57:30	CFS25004333	MN HWY 15	125JK	Traffic Stop	Warning
04/06/25 18:04:04	CFS25004388	US HWY 12	125JK	Traffic Stop	Warning
04/06/25 18:15:50	CFS25004390	MN HWY 15	125JK	Traffic Stop	Warning
04/06/25 18:23:30	CFS25004394	MN HWY 15	125JK	Traffic Stop	Citation Issued
04/06/25 23:21:44	CFS25004411	US HWY 12	125JK	Traffic Stop	Clear
04/07/25 13:09:44	CFS25004426	5 ST N	117JI	Traffic Stop	Citation Issued
04/07/25 16:53:22	CFS25004436	US HWY 12	125JK	Traffic Stop	Warning
04/07/25 17:23:42	CFS25004438	PARKER AV E	125JK	Traffic Stop	Warning
04/07/25 22:04:34	CFS25004451	US HWY 12	125JK	Traffic Stop	Citation Issued
04/07/25 22:38:57	CFS25004455	US HWY 12	125JK	Traffic Stop	Warning
04/11/25 21:03:32	CFS25004631	US HWY 12	128SB	Traffic Stop	Warning
04/13/25 20:22:44	CFS25004717	5 ST N	128SB	Traffic Stop	Warning
04/14/25 00:57:17	CFS25004728	PARKER AV W	122EA	Traffic Stop	Warning
04/18/25 18:36:10	CFS25004951	SIMON AV W	125JK	Traffic Stop	Warning
04/18/25 20:52:32	CFS25004963	4 ST N	125JK	Traffic Stop	Warning
04/18/25 22:38:49	CFS25004968	PARKER AV W	125JK	Traffic Stop	Warning
04/18/25 23:45:12	CFS25004973	PACIFIC AV W	125JK	Traffic Stop	Warning
04/22/25 18:05:24	CFS25005147	2 ST N	128SB	Traffic Stop	Citation Issued
04/22/25 22:34:30	CFS25005158	2 ST N	128SB	Traffic Stop	Citation Issued
04/24/25 07:49:00	CFS25005210	PARKER AV W	125JK	Traffic Stop	Warning
04/25/25 22:36:08	CFS25005301	US HWY 12	117JI	Traffic Stop	Warning
04/30/25 13:58:47	CFS25005525	MN HWY 15	125JK	Traffic Stop	Warning
04/30/25 15:20:31	CFS25005534	1 ST N	128SB	Traffic Stop	Warning
04/30/25 18:20:42	CFS25005543	4 ST N	125JK	Traffic Stop	Citation Issued
04/30/25 19:26:59	CFS25005549	PARKER AV E	125JK	Traffic Stop	Warning

**Unsecure Building Total: 1**

04/28/25 20:47:28	CFS25005446		128SB	Unsecure Building	Assisted
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**Vacation / Security Check Total: 1**

04/12/25 17:16:00	CFS25004669		128SB	Vacation / Security Check	Assisted
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CFS Date/Time	CFS #	Street Name	Deputy	Call/Complaint	Disposition
<b>Vandalism Total: 3</b>					
04/14/25 04:23:59	CFS25004729		116BS	Vandalism	Report Taken
04/14/25 05:13:36	CFS25004733		116BS	Vandalism	Report Taken
04/14/25 15:33:02	CFS25004753		128SB	Vandalism	Report Taken
<b>Vehicle Off Roadway Total: 1</b>					
04/02/25 13:52:54	CFS25004180		128SB	Vehicle Off Roadway	Report Taken
<b>Vulnerable Adult Total: 1</b>					
04/25/25 09:52:19	CFS25005263		113TO	Vulnerable Adult	Clear
<b>Welfare Check Total: 2</b>					
04/18/25 19:55:05	CFS25004956		125JK	Welfare Check	Clear
04/24/25 12:17:13	CFS25005221		125JK	Welfare Check	Clear
<b>Total Records: 117</b>					



April 25, 2025

Mark Cheek  
341 4<sup>th</sup> St N  
Watkins, MN 55389

**RE: Notice of Pending Disconnection of Water Service Due to Delinquent Account; Right to Public Hearing**

Dear Mr. Cheek,

The City of Dassel is required by the City Ordinance to follow the procedure under Chapter 51.32 for the disconnection of water service due to a delinquent account. This procedure requires that a notice be mailed to the property owner of the water supplied property the amount that must be paid to avoid disconnection of water service, when it must be paid, and the date when the water service will be disconnected if the overdue amount is not paid. The Notice shall also state that the property owner and any tenants may before such termination date request a hearing before the City Council on the matter, in which case the water supply will not be terminated until after the hearing.

**Amount to pay to avoid disconnection: \$708.22**  
**Must be paid by: May 20, 2025 by 2:00 p.m.**

3826.59 May  
7 2025

**If not paid, water connection will be disconnected with no further notice on May 21, 2025.**

**You would need to contact Renee Eckerly, City Administrator by May 14, 2025 at 1:00 p.m. that you would like to request a public hearing at the Monday, May 21, 2025 City Council meeting at 6:00 p.m. Renee Eckerly, City Administrator can be contacted at [renee.eckerly@dassel.com](mailto:renee.eckerly@dassel.com) or by telephone (320) 275-2454.**

**Dassel City Codes § 51.32 DISCONNECTION OF WATER SERVICE TO DELINQUENT ACCOUNTS; RIGHT TO A HEARING (A) Procedure for Disconnection of City Water Services.** Water services shall not be disconnected under § 51.31 above for nonpayment of the billing and associated charges until a Notice and opportunity for a hearing has first been given or mailed to the property owner. Whenever possible, Notice shall be given or mailed to the tenant(s) if not the owner(s) of the 16 water supplied property. The Notice shall state the amount that must be

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## CITY OF DASSEL

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paid to avoid disconnection of water service, when it must be paid, and the date when the water service will be disconnected if the overdue amount is not paid. The Notice shall also state that the property owner and any tenants may before such termination date request a hearing before the City Council on the matter, in which case the water supply will not be terminated until after the hearing. (B)The Hearing and Post-Hearing Procedure. If the property owner or any tenant of the water supplied property requests a hearing, the hearing shall be held at the next regularly scheduled Council meeting or at a special meeting of the Council. If as a result of the hearing the Council finds that the amount claimed to be owing is actually due and unpaid and that there is no legal reason why the water supply of the delinquent property owner may not be disconnected in accordance with this ordinance, the City may disconnect the water supply to the property. When water supply to any property has been disconnected, the water supply shall not be restored until the City has received full payment of all overdue bills for supplying the property and the fee for disconnecting and turning on the water supply have been paid.

**This letter serves as your official notification. A copy of your most recent utility bill is attached for your reference. The last payment on your utility account 01-00000008-02-5 was April 29, 2024 for \$641.37.**

If you have any questions, you may contact me at 320-275-2454 x 1.

Respectfully,

Renee Eckerly  
City Administrator

Attachment

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# CITY OF DASSEL

460 3RD ST  
PO BOX 391  
DASSEL, MN 55325

320-275-2454

## Account Summary Statement

Current Amount Due **\$708.22**

Account Payoff Amount **\$708.22**

Account 01-00000008-02-5

MARK CHEEK  
341 4TH ST N  
WATKINS MN 55389



01-00000008-02-5 CHEEK, MARK at 610 PARKER AVE E

Type	Charge	Amount	Date	Prev Read	Curr Read	Usage	Bill Per	Year
Prev Bal		\$600.61	4/2/2025				4	2025
Late Fee	WATER	\$50.94	4/2/2025				4	2025
Late Fee	SEWER	\$8.04	4/2/2025				4	2025
Late Fee	SURFACE WT	\$1.09	4/2/2025				4	2025
Service	WATER	\$19.97	4/2/2025	114910	114910	0	4	2025
Service	SEWER	\$24.28	4/2/2025			0	4	2025
Service	SURFACE WT	\$3.29	4/2/2025				4	2025
Cur Charges		\$47.54	4/2/2025				4	2025
Total		\$708.22	4/2/2025				4	2025

*Current Transactions: Changes to Account Since Last Bill. (These may be shown on the next bill)*

Current Amount Due **\$708.22**

Account Payoff Amount **\$708.22**



April 25, 2025

Mark Cheek  
341 4<sup>th</sup> St N  
Watkins, MN 55389

**RE: Notice of Repair of Leaks or Damages on Water Service Lines - Repair of Curb Stop**

Dear Mr. Cheek,

The City of Dassel is required by the City Ordinance to follow the procedure under Chapter 51.08 for the repair of a curb stop. According to Chapter 51.08 the property owner must be notified of repair that is needed from the inlet side of the curb-stop into the property owner's building. According to Kyle Moy, Public Works Supervisor, the curb stop at 610 Parker Ave E is inoperable. Kyle has contacted Nordberg Excavating Inc (320-275-3045), 23658 700<sup>th</sup> Ave, Dassel for a quote on the repair of the curb stop. The estimate was \$1,000.

The City Ordinance states that the property owner must repair the leak or damage within 48 hours of becoming aware of the condition. I am letting you know so you can find your own contractor to repair the curb stop.

If either Kyle Moy, Public Works Supervisor or I do not hear from you by **May 14, 2025, 1:00 p.m.**, we will proceed with contacting Nordberg Excavating and will bill you for the repairs.

Dassel City Codes **§ 51.08 REPAIR OF LEAKS OR DAMAGES ON SERVICE LINES**. The owner of property being served by the Dassel public water supply system is responsible for maintaining the service line from the inlet side of the curb-stop into the property owner's building to the water meter. If the property owner or occupant has actual knowledge of a leak or other damage to the service line, or if the City gives notice to the property owner of such a condition, the property owner must repair the leak or damage within 48 hours after becoming aware of this condition. If the property owner fails to repair a leak or damage to the service line within this 48-hour period, the water supply to the service line may be turned off by the City. If immediate emergency repairs are necessary to prevent excessive water loss, or to protect the public or neighboring properties and immediate repairs have not been initiated by the property owner, the City may cause the repair work to be done at the property owner's expense. The City will be responsible for the repairs from the city main up to the inlet side of the curb stop

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## CITY OF DASSEL

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and will repair the street up to the back of the curb. The property owner will be responsible for repair of driveways and restoration of lawns and landscaping. In either case the water service to the property will not be turned back on until the leak or damage has been properly repaired and inspected by the City, and a reconnection charge has been paid to the City.

**This letter serves as your official notification.**

If you have any questions, you may contact Kyle Moy, Public Works Supervisor (612) 716-0686 or me at 320-275-2454 x 1.

Respectfully,

A handwritten signature in black ink that reads "Renee Eckerly".

Renee Eckerly  
City Administrator

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## LIMITED, NON-EXCLUSIVE LEASE AGREEMENT

WHEREAS, the City of Dassel owns certain real-estate identified on the attached **EXHIBIT 1** as OUTLOT B, SUMMIT HILLS. This Limited, Non-Exclusive Lease Agreement applies only to a portion of OUTLOT B. Specifically, this Lease Agreement applies only to that part of OUTLOT B, SUMMIT HILLS, described as follows:

Beginning at the southeast corner of Lot 1,Block 2, said SUMMIT Hills; thence on an assumed bearing of South 74 degrees 39 minutes 57 seconds West, along the south line of said Lot 1, a distance of 138.14 feet, to the most southerly corner of said Lot 1; thence South 40 degrees 38 minutes 28 seconds East, a distance of 97.81 feet; thence South 47degrees 17 minutes 42 seconds East, a distance of 72.89 feet; thence North 89 degrees 25 minutes 49 seconds East, a distance of 17.54 feet, to the east line of said OUTLOT B; thence North 00 degrees 34 minutes 11 seconds West, along said east line, a distance of 160.02 feet to the point of beginning, containing approximately 12,195 SQ.FT. +/- (hereinafter the "Leased Area.")

The Leased Area is currently unimproved vacant land

WHEREAS, Raymond H. Zimmermann, hereafter "**Lessee**," resides at 1294 Summit Cove, Dassel, Minnesota. Lessee's residence location is contiguous to the Leased Area. Lessee desires to enter this Limited Non-Exclusive Lease Agreement for the purpose of allowing him to enter onto the Leased Area for the purpose of maintaining this Area in a well-groomed and attractive condition, visually benefiting Lessee, other local residents., as well as the City of Dassel.

WHEREAS, The City of Dassel, hereafter "**Lessor**," as owner of the Leased Area, in consideration of the undertakings by Lessee, is willing to enter this Limited Non-Exclusive Lease Agreement on the following terms and conditions.

Lessee may install and maintain, at Lessee's sole expense, an underground sprinkler system for the purpose of irrigating the Leased Area. Similarly, Lessee shall mow and trim the Leased Area as necessary and appropriate to maintain the Area in a well-groomed and attractive condition.

Lessee shall not construct any building or other structure on the Leased Area and shall not undertake any action or activity that may interfere in any way with Lessor's full access to and use of the Leased Area.

This Lease is Non-Exclusive and Lessor maintains the right to full access and use of the Leased Area including the right to authorize contractors or other third parties to enter the Leased Area in order to perform any city related activities on or in the Leased Area.

Lessee recognizes that Lessor or other parties under the direction of Lessor may have cause to enter the Leased Area to carry out city related activities, and that this activity could cause damage to the underground sprinkler system installed or to be installed by Lessee. Lessee hereby assumes all risk of damage to this sprinkler system that could result from such city related

activity, and agrees to hold the Lessor, its employees, agents and third parties harmless from any damage caused thereby to the sprinkler system.

Lessee shall obtain general liability insurance coverage, or extend existing home owners liability insurance coverage to cover Lessee's activities on the Leased Area. This coverage shall be in the amount of at least \$250,000.00. Within 20 days of signing this Lease Agreement, Lessee shall provide to Lessor appropriate documents verifying existence of this liability insurance coverage.

Lessor shall not charge Lessee with any rental fee.

Lessor and Lessee agree that this Lease Agreement is supported by good and sufficient mutual consideration including but not limited to the terms and conditions set forth herein and the mutual benefits to each.

This Limited, Non-Exclusive Lease Agreement is an at will arrangement and may be terminated by either party by giving to the other party a 30-day written Notice of Termination.

Lessor, by \_\_\_\_\_

James Hallquist, Acting Mayor

Lessor, by \_\_\_\_\_

Terri Boese, Dassel City Clerk/Treasurer

Date: 12/21/2022

Lessee, by \_\_\_\_\_

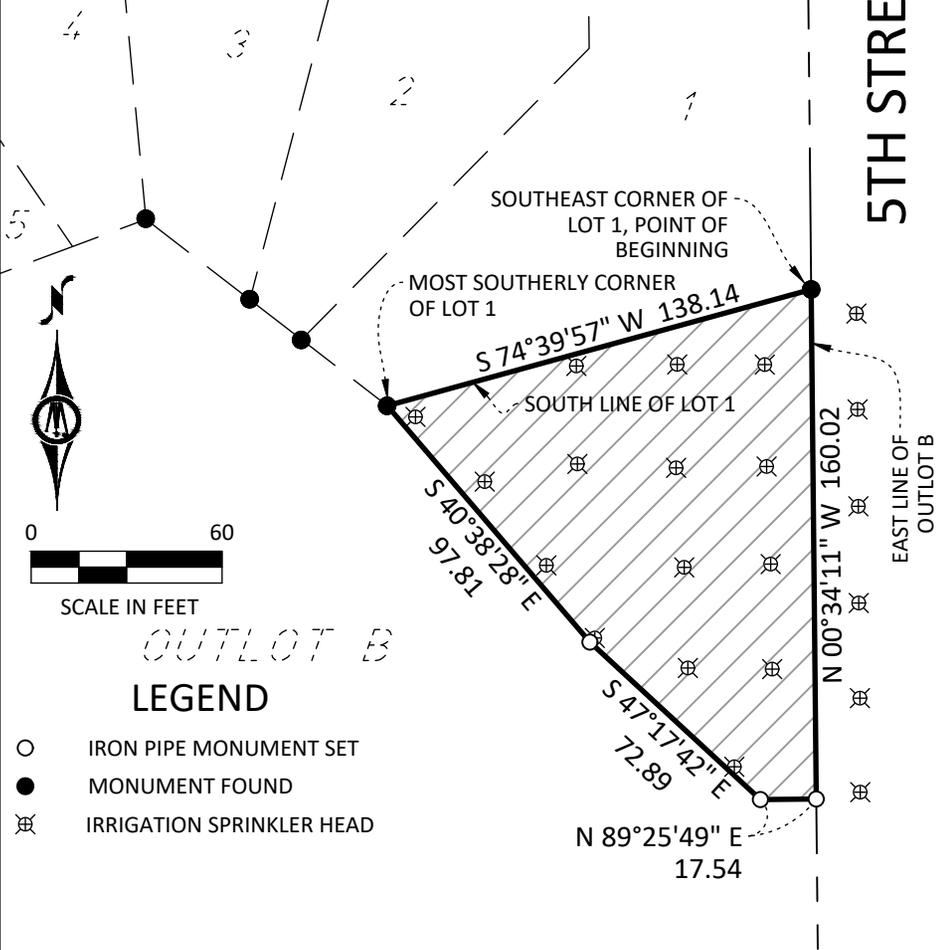
Raymond H. Zimmermann

Date: \_\_\_\_\_

# SUMMIT COVE

## 5TH STREET

SUMMIT HILLS  
BLOCK 2



### PROPOSED DESCRIPTION:

That part of OUTLOT B, SUMMIT HILLS, according to the recorded plat thereof, Meeker County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 1, Block 2, said SUMMIT HILLS; thence on an assumed bearing of South 74 degrees 39 minutes 57 seconds West, along the south line of said Lot 1, a distance of 138.14 feet, to the most southerly corner of said Lot 1; thence South 40 degrees 38 minutes 28 seconds East, a distance of 97.81 feet; thence South 47 degrees 17 minutes 42 seconds East, a distance of 72.89 feet; thence North 89 degrees 25 minutes 49 seconds East, a distance of 17.54 feet, to the east line of said OUTLOT B; thence North 00 degrees 34 minutes 11 seconds West, along said east line, a distance of 160.02 feet to the point of beginning.

Together with a perpetual easement for drainage and utility purposes over, under and across that part of the above described OUTLOT B.

### SURVEYOR'S NOTES:

1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.
3. Bearings shown on this survey assume the south line of Lot 1 bears South 74 degrees 39 minutes 57 seconds West.
4. Field survey was completed November 8th, 2022.

### SURVEYOR'S CERTIFICATION

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.

*Andrew Hill*  
 Andrew Hill  
 License Number 57632

11/17/2022  
Date

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## CERTIFICATE OF SURVEY

1298 SUMMIT COVE, DASSEL, MINNESOTA

OUTLOT B, SUMMIT HILLS, MEEKER COUNTY, MINNESOTA



2040 HIGHWAY 12 EAST  
WILLMAR, MINNESOTA 56201  
(320) 231-3956

FOR: CITY OF DASSEL

PROPOSED AREA TO BE TRANSFERRED CONTAINING APPROXIMATELY 12,195 SQ. FT. +/-



- LEGEND**
- IRON PIPE MONUMENT SET
  - MONUMENT FOUND
  - ⊠ IRRIGATION SPRINKLER HEAD

