

CITY OF DELLWOOD

CITY COUNCIL MEETING

TUESDAY, MAY 12, 2026

5:30 PM

NEXT MEETING DATE – TUESDAY JUNE 9, 2026

NOTE MEETING AT CITY OFFICE 111 Wildwood Road Willernie MN 55090

CALL MEETING TO ORDER / PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF LAST MONTH'S MINUTES

APPROVAL OF LAST MONTH'S BOR MINUTES

1. Update on Hwy 244, Cara Geheren
2. Consideration of Legal Description, 245 Dwinnell
3. Consideration of CD Renewals, City Clerk and City Treasurer

APPROVAL OF PAYMENT OF APRIL CLAIMS

REPORTS FROM COMMISSIONERS

ADJOURN

**City of Dellwood
Council Meeting Minutes
April 14, 2026**

The regular meeting of the Council of the City of Dellwood was held on April 14, 2026, at the city offices located at 111 Wildwood Road, Willernie, MN. The meeting was held in person. Non-council persons were able to access this meeting by way of ZOOM.

Mayor Mike McGill called the meeting to order at 5:35 PM.

Council Members Present

- Greg Boosalis
- Karen Quaday
- Melissa Peltier

Staff Members Present (in person)

- Interim Clerk: Kim Points
- City Treasurer: Brian Beich
- City Attorney: Joel Holstad

Staff Members Attending Remotely (via Zoom)

- City Planner: Nate Sparks

Others Attending

- Mark Wisniewski
- Dennis Lindelge
- John Carr

Public Comment

Mr. Dennis Lindelge, 2 LaCosta Drive, came forward and stated he noticed the ordinance summary in the paper relating to bow hunting within the City. He stated he regularly shoots turkey and the revised ordinance prohibits that. He asked the Council to reconsider bow hunting within the City.

Mayor McGill advised that bow hunting is now prohibited as a bow is considered a dangerous

weapon. He noted there were many objections to the revised ordinance so the Council may want to revisit that.

Agenda: On motion by Mayor McGill, second by Peltier, the agenda for this meeting was unanimously approved with the addition of update on Mahtomedi JPA.

Minutes: On motion by Boosalis, second by Mayor McGill, the Minutes of the March 10, 2026, City Council meeting were unanimously approved with no changes.

Item No. 1: Consideration of WBLCD Reappointment, Mark Wisniewski – Staff advised the term for City of Dellwood WBLCD representative Mr. Mark Wisniewski expires at the end of April. Mr. Wisniewski is agreeable to serving another term.

Mr. Wisniewski provided the background noting the WBLCD operates as a City and is represented by board members from each member City.

On motion by Mayor McGill, second by Quaday, Mr. Mark Wisniewski was reappointed unanimously.

Item No. 2: Discussion of Dick Copeland's Retirement Party – Mayor McGill stated he suggested the Council discuss the retirement party for Attorney Dick Copeland after 63 years of service to the City of Dellwood. Mr. Copeland has been a huge asset to the City and he believes the City should acknowledge that. He recommended the City hold a retirement party for Mr. Copeland on May 15, 2026 at the White Bear Yacht Club.

Item No. 3: Mahtomedi JPA – City Attorney Holstad advised the Mahtomedi City Attorney notified him regarding some issues they are currently addressing that have nothing to do with the City of Dellwood. They are working on the details and he will be notified when the JPA is ready to come before the Council.

Claims List: On motion by Quaday, second by Boosalis, the March 2026 Claims were unanimously approved with no changes.

Reports of Commissioners

Council Member Quaday advised she spoke with the Deputy and most of the calls last month were related to deer and she is pushing to get the website up and running.

Council Member Boosalis stated the City may have to change the trail language if there is a bonding bill.

Mayor McGill stated there were three (3) building permits issued last month for remodels.

City Treasurer Beich distributed the 2025 financial reports. A review was held and he provided the highlights of that review nothing there was a cash increase in year 2025.

Adjournment: There being no further business, this meeting was adjourned at 6:05 PM upon motion by Quaday, second by Boosalis, and the unanimous vote of the Council.

X

Kim Points, Interim City Clerk

**City of Dellwood
Board of Review Minutes
April 14, 2026**

The annual Board of Review meeting of the City of Dellwood was held on April 14, 2026, at the city offices located at 111 Wildwood Road, Willernie, MN. The meeting was held in person. N

Mayor Mike McGill called the meeting to order at 4:00 PM.

Council Members Present

- Greg Boosalis
- Karen Quaday
- Melissa Peltier

Staff Members Present (in person)

- Interim Clerk: Kim Points
- City Treasurer: Brian Beich
- City Attorney: Joel Holstad
- City Assessor: Chase Peloquin

Others Attending

- Eric Shutz: Commercial Appraiser

City Assessor Peloquin advised the purpose of the meeting is to ensure all residents are treated fairly and property values have been established in a fair and equitable manner. He stated he does have one recommendation relating to a value change that he and the property owner have agree to.

No one was present to appeal their property valuation.

Assessor Peloquin reviewed the City of Dellwood Assessor Report nothing that Dellwood is up 8.3%.

Assessor Peloquin recommended a value change at 15 Bayhill from \$824,800 to \$795,000.

On motion by Mayor McGill, second by Peltier, to approve the assessor recommendation at 15 Bayhill was unanimously approved.

Assessor Peloquin explained the assessment process and why the numbers for the City came in the way they did nothing there have been a lot of remodels within the City.

On motion by Quaday, second by Mayor McGill, the meeting was adjourned at 4:23 pm by a unanimous vote.

X

Kim Points, Interim City Clerk



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MEMORANDUM

Date: May 12, 2026
To: Dellwood City Council
From: Cara L. Gehereren, P.E.
Subject: Hwy 244 Jurisdictional Transfer
Dellwood, Minnesota

SUMMARY

At the May 14, 2026, City Council meeting, the Council requested additional information regarding the long-term cost implications should Highway 244 be transferred to City jurisdiction. Based on MnDOT preservation practices and the City's experience with roadway projects, two 40-year life-cycle cost scenarios were evaluated.

- Low-Cost Preservation Approach: Approximately \$5.1 million in total life-cycle costs, leaving approximately \$6.5 million of turnback funding available for other transportation-related needs.
- Reconstruction-Focused Approach: Approximately \$11.5 million in total life-cycle costs, requiring that the initial construction cost be capped at approximately \$9.5 million to remain within available turnback funds.

Both approaches are financially feasible within the anticipated turnback funding amount; however, they differ in initial investment, long-term maintenance strategy, and flexibility of remaining funds.

BACKGROUND

As requested by Council, staff obtained information from MnDOT regarding how MnDOT budgets for roadway preservation. MnDOT provided typical unit pricing for certain preservation treatments, summarized below, which was used as a reference point for this analysis.

	UNIT PRICE / SY	AREA (SY)	EST COST
MnDOT Ultra Thin Overlay (5/8")	\$8.50	28,933.33	\$245,933.33
MNDOT Median Overlay (2-Inch)	\$11.70	28,933.33	\$338,520.00

These MnDOT unit prices are lower than those typically used by the City for budgeting purposes. As a result, City-adjusted unit costs were applied to develop two planning-level scenarios that reflect approaches the City would reasonably consider for Hwy 244.

Life-Cycle Cost Scenarios

Option 1 – Low-Cost Preservation Approach

This approach assumes an initial improvement consisting of a reclaim and overlay project, similar to work completed on other City streets. The unit price was increased compared to previous City projects to account for a potentially thicker pavement section on Hwy 244. The long-term maintenance strategy includes:

- Crack sealing approximately five times over each 20-year period
- Microsurfacing approximately three times over each 20-year period
- Repeating this cycle through a 40-year planning horizon

Estimated 40-Year Cost: Approximately \$5.1 million

Remaining Turnback Funds: Approximately \$6.5 million of the remaining funds could be used for any transportation-related purpose, including unanticipated culvert or drainage repairs along Hwy 244, maintenance of other City roadways, or potential City cost participation in future regional projects (such as Hwy 96).

Option 2 – Reconstruction-Focused Approach

This scenario assumes that Hwy 244 would be primarily reconstructed; however, initial construction costs would be capped to remain within available turnback funding. The long-term maintenance strategy includes:

- Crack sealing approximately four times over the life cycle
- Microsurfacing approximately two times
- A mill and overlay at Year 20
- A reclaim and overlay at Year 40

Estimated 40-Year Cost: Approximately \$11.5 million

Maximum Initial Project Cost: Approximately \$9.5 million. This approach results in lower routine maintenance frequency but requires a higher initial investment and leaves limited remaining turnback funds for other transportation needs.

Key Assumptions

- Unit costs reflect total project costs, including construction and engineering.
- All costs are expressed in 2026 dollars and do not account for inflation.

These assumptions are intended for planning-level cost comparison only. Actual costs may vary based on future market conditions, inflation, project scope, and final design decisions.

Name: Dellwood City Council

Date: May 12, 2026

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DISCUSSION AND NEXT STEPS

- Review the two life-cycle cost scenarios and the supporting cost summary information.
- Identify any follow-up questions or additional analysis desired by Council.

Life Cycle Costs

Project: Highway 244 Turnback

Dellwood, MN

4/29/2026



City of Dellwood



BOLTON & MENK

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LOW COST APPROACH	UNIT PRICE / SY	AREA (SY)	EST COST	FREQUENCY	40 YEAR LIFE
Reclaim & Overlay	\$50.00	28,933.33	\$1,446,666.67	Initial	\$1,446,666.67
Crack Seal	\$0.55	28,933.33	\$15,913.33	5	\$79,566.67
Microsurface	\$3.50	28,933.33	\$101,266.67	3	\$303,800.00
Reclaim & Overlay	\$50.00	28,933.33	\$1,446,666.67	Year 20	\$1,446,666.67
Crack Seal	\$0.55	28,933.33	\$15,913.33	5	\$79,566.67
Microsurface	\$3.50	28,933.33	\$101,266.67	3	\$303,800.00
Reclaim & Overlay	\$50.00	28,933.33	\$1,446,666.67	Year 40	\$1,446,666.67
					\$5,106,733.33
TURNBACK \$\$					\$11,569,172.00
Available for any road related expenses:					-\$6,462,438.67

NEW PAVEMENT	UNIT PRICE / SY	AREA (SY)	EST COST	FREQUENCY	40 YEAR LIFE
Initial Project Costs*	\$400.00	23,766.67	\$9,506,666.67	Initial	\$9,506,666.67
Crack Seal	\$0.55	23,766.67	\$13,071.67	4	\$52,286.67
Microsurface	\$3.50	23,766.67	\$83,183.33	2	\$166,366.67
Mill & Overlay	\$15.00	23,766.67	\$356,500.00	Year 20	\$356,500.00
Crack Seal	\$0.55	23,766.67	\$13,071.67	4	\$52,286.67
Microsurface	\$3.50	23,766.67	\$83,183.33	2	\$166,366.67
Reclaim & Overlay	\$50.00	23,766.67	\$1,188,333.33	Year 40	\$1,188,333.33
					\$11,488,806.67
TURNBACK \$\$					\$11,569,172.00
					-\$80,365.33

*Initial costs capped to remain within available funds.

Fund Name: 100 - General Fund
 Date Range: 05/07/2026 To 05/07/2026

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
05/07/2026	Payroll Period Ending 04/30/2026	11667	April26	N	Clerk	100-41401-100-	\$ 2,250.78
	Total For Check	11667					\$ 2,250.78
05/07/2026	Lakes National Law	11668	April legal service	N	Legal Fees	100-41601-300-	\$ 3,750.00
	Total For Check	11668					\$ 3,750.00
05/07/2026	Centurylink	11669	phone service-	N	General Government Buildings and Plant	100-41940-321-	\$ 199.93
	Total For Check	11669					\$ 199.93
05/07/2026	Press Publications	11670	Inv# - Fee Schedule, Ordinance, County 96	N	Clerk	100-41401-351-	\$ 90.00
		11670				100-41401-351-	\$ 115.00
		11670				100-41401-351-	\$ 113.00
	Total For Check	11670					\$ 318.00
05/07/2026	WSB & Associates, Inc.	11671	R 026643-000-4-25	N	Planning and Zoning	100-41910-310-	\$ 456.25
		11671	R-026642-000-15				\$ 190.00
	Total For Check	11671					\$ 646.25
05/07/2026	Washington Conservation District	11672	1st quarter MSA partner-educator	N	MSA Education Partnership-WCD	100-41932-433-	\$ 234.00
	Total For Check	11672					\$ 234.00
05/07/2026	Quill Corporation	11673	invoice	N	Clerk	100-41401-201-	\$ 82.99
	Total For Check	11673					\$ 82.99
05/07/2026	Companion Animal Control LLC	11674	monthly	N	Animal Control Expenditures	100-42701-302-	\$ 60.00
	Total For Check	11674					\$ 60.00
05/07/2026	MN Department of Labor and Industry	11675	1st quarter 26 building permit surcharge-confirmation	N	Building Permit Surcharge	100-42411-302-	\$ 219.57
	Total For Check	11675					\$ 219.57
05/07/2026	KEI Enterprises	11676	monthly road maintenance	N	Traffic Control	100-42130-330-	\$ 997.56
		11676			Ice and Snow Removal	100-43125-302-	\$ 5,000.00
	Total For Check	11676					\$ 5,997.56

Fund Name: 100 - General Fund

Date Range: 05/07/2026 To 05/07/2026

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
05/07/2026	Bolton & Menk Inc	11677	Invoice 0391413/0391414	N	Special Engineer & Prof. Serv.	100-43101-303-	\$ 300.00
		11677			Highways, Streets & Roadways	100-43103-303-	\$ 987.50
	Total For Check	11677					\$ 1,287.50
05/07/2026	Gene's Disposal	11678	monthly recycling 2026	N	Recycling	100-42803-302-	\$ 2,543.95
	Total For Check	11678					\$ 2,543.95
05/07/2026	Microsoft	11679	Monthly Online Services - EFT	N	Other General Government	100-41902-437-	\$ 116.30
	Total For Check	11679					\$ 116.30
05/07/2026	Pera	11680	PERA for April26	N	Clerk	100-41401-101-	\$ 260.00
		11680				100-41401-121-	\$ 300.00
	Total For Check	11680					\$ 560.00
05/07/2026	City of White Bear Lake	11681	2nd quarter 2026 fire contract invoice 20131	N	Fire	100-42201-302-	\$ 27,226.25
	Total For Check	11681					\$ 27,226.25
05/07/2026	Criox Valley Inspections, Inc.	11682	Building inspections through April 2026	N	Building Inspections Administration	100-42401-302-	\$ 13,542.36
	Total For Check	11682					\$ 13,542.36
05/07/2026	Brian Beich	11683	reimbursement of Office	N	General Government Buildings and Plant	100-41940-201-	\$ 328.68
	Total For Check	11683					\$ 328.68
05/07/2026	MetaFinity	11684	updates, Various, support, invoice 940	N	City Website	100-41935-325-	\$ 3,547.50
	Total For Check	11684					\$ 3,547.50
05/07/2026	Pera	11685	PERA for April shortage	N	Clerk	100-41401-101-	\$ 52.00
		11685				100-41401-121-	\$ 60.00
	Total For Check	11685					\$ 112.00
05/07/2026	Minnesota Dept. Of Revenue	eft1Q2026	withholding - 1st quarter - EFT	N	Clerk	100-41401-101-	\$ 422.20
	Total For Check	eft1Q2026					\$ 422.20
05/07/2026	IRS	eft426	April Payroll Taxes - EFT	N	Clerk	100-41401-103-	\$ 306.00
		eft426				100-41401-103-	\$ 483.18
		eft426				100-41401-122-	\$ 306.00
	Total For Check	eft426					\$ 1,095.18
05/07/2026	IRS	eft4262	March Payroll	N	Clerk	100-41401-103-	\$ 225.76

Fund Name: 100 - General Fund

Date Range: 05/07/2026 To 05/07/2026

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
		eft4262				100-41401-122-	\$ 61.20
		eft4262					\$ 286.96
		Total For Check					\$ 422.00
05/07/2026	MN Department of Revenue	eftmn	1st Quarter Withholding - EFT	N	Clerk	100-41401-103-	\$ 422.00
		Total For Check					\$ 422.00
05/07/2026	MN Unemployment	eftpaidleave1	Paid Leave-1st Quarter - EFT	N	Clerk	100-41401-103-	\$ 91.08
		eftpaidleave1				100-41401-122-	\$ 91.08
		Total For Check					\$ 182.16
05/07/2026	Xcel Energy	XcelEFT	Monthly Street lightning-EFT	N	Street Lighting	100-43160-381-	\$ 728.99
		XcelEFT					\$ 728.99
		Total For Selected Checks					\$ 66,161.11

Fund Name: All Funds

Date Range: 04/08/2026 To 05/07/2026

<u>Date</u>	<u>Remitter</u>	<u>Receipt #</u>	<u>Description</u>	<u>Deposit ID</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-P</u>	<u>Total</u>
05/07/2026	White Bear Plumbing Inc	4855	P 2026-7	(05/07/2026) -	N	Building Permit Surcharge	100-32211-	\$ 1.00
						Plumbing Connection Permits	100-32230-	\$ 100.00
								\$ 101.00
05/07/2026	Great Plains	4856	b 2026-18	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 223.25
						Building Permit Surcharge	100-32211-	\$ 6.15
								\$ 229.40
05/07/2026	GO Permits LLC	4857	b 2026-10	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 69.25
						Building Permit Surcharge	100-32211-	\$ 1.00
								\$ 70.25
05/07/2026	Bismark Builders	4858	B 2026-15	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 1,413.75
						Building Permit Surcharge	100-32211-	\$ 87.50
								\$ 1,501.25
05/07/2026	Brady Markel	4859	B 2026-14	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 3,081.75
						Building Permit Surcharge	100-32211-	\$ 236.41
						Plan Checking Fees	100-34104-	\$ 2,003.13
								\$ 5,321.29
05/07/2026	WS & D Permit Service	4860	B 2026-17	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 533.15
						Building Permit Surcharge	100-32211-	\$ 19.06
								\$ 552.21
05/07/2026	Donnelly Stucco	4861	B 2026-16	(05/07/2026) -	N	Building Permits (Excludes surcharge)	100-32210-	\$ 363.25
						Building Permit Surcharge	100-32211-	\$ 11.20
								\$ 374.45
Total for Selected Receipts								\$ 8,149.85

BUILDING PERMITS ISSUED IN THE MONTH OF APRIL 2026

<u>NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>BUILDING PERMIT FEE</u>	<u>VALUATION</u>
B-2026-11	Dady	27 Shady Woods Rd	1273.75	150,000 (addition)
B-2026-12	Myhre	78 Dellwood Ave	1055.35	11,300.27 (roofing/siding)
B-2026-13	Mazzocco	14 Overlook Rd	543.25	40,000 (re-roof)
B-2026-14	Helgeson	13 Echo St	3,081.75	472,825 (new build)
B-2026-15	Nelson	5 Yellow Birch Rd	1,413.75	175,000 (re-roof)
B-2026-16	Lehman	21 Bayhill Rd	363.25	22,403 (repair)
B-2026-17	Loida	37 Evergreen Rd	533.15	38,134 (windows)
B-2026-18	O'Connor	25 Evergreen Rd	223.25	12,310.91 (Door)
B-2026-19	St. Germain	14 Echo St	391.75	25,000 (re-roof)
B-2026-20	St. Germain	16 Echo St	251.25	15,000 (re-roof)
B-2026-21	St. Germain	6 Echo St	129.35	6,500 (re-roof)
B-2026-22	Patterson	11 Apple Orchard Rd	1,693.75	225,000 (remodel)

REMODEL PERMITS – 5
NEW HOME PERMITS – 1
Re Roof Permit - 6

DEMOLITION PERMIT -0

POOL PERMIT - 0

OTHER PERMIT -0

Total permit - 12

City Council Report for April 2026

To: Kim Points City Clerk

From: Jack Kramer Building Official

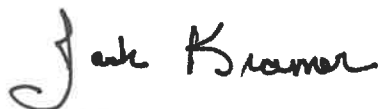
Building Permit Activity:

1. Building Permits Issued= 16
2. Plumbing Permits Issued= 1
3. HVAC Permits Issued= 1

City Code Violations:

1. Mr. Steve Frost 12 Overlook Rd. Violation of Section 95.02. Exterior Storage of Materials.
 - a. The City received a formal complaint regarding the bags of Landscape mulch that are stored on the property. When I inspected the property Mr. Frost was working on the landscaping. I will monitor his efforts to complete the work in the upcoming week.

Respectfully submitted,



Jack Kramer

Building Official

