

Pipestone, Minnesota
November 17, 2025

Pursuant to due call and notice thereof, a regular meeting of the Pipestone City Council was duly held in-person and via Zoom in the Municipal Building at 6:30 p.m. on the 17th day of November, 2025. Mayor Dan Delaney called the meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Scott Swanson, Danielle Thompson, and Verdeen Colbeck. Absent: None. Others present: Kyle Kuphal, City Engineer Travis Winter, City Attorney Jason Hill via Zoom, Cable Access Coordinator Steve Moffitt, Interim City Administrator – Clerk Stephanie LaBrune, and Administrative Assistant Megan DeWitte.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

Motion was made by Smidt, seconded by Thompson and unanimously carried to approve the agenda.

CONSENT AGENDA

Mayor Delaney stated the consent agenda contains the Special and Regular Meeting Minutes from the November 3rd 2025 meeting, as well as, Special Meeting Minutes from the November 7th 2025 meeting, Payment of Claims-Listing of Bills and October 2025 Financial Reports. There was no further discussion requested regarding any of the consent agenda items listed.

Motion was made by Thompson, seconded by Colbeck and unanimously carried to approve the consent agenda which consisted of the November 7th, 2025 Regular and Special Meeting Minutes, November 7th, 2025 Regular Meeting Minutes, Payment of Claims-Listing for warrants #076214-076312 in the amount of \$505,419.26 and the October 2025 Financial Reports.

COMMUNITY CONCERNS

None.

ENGINEERING

Airport Hangar Pay Request No.1

Mayor Delaney stated, Silas Parmar with Bolton & Menk is recommending this Pay Request be approved by council for the 80 x 80 hangar project in the amount of \$229,224.56 payable to Everstrong Construction, Inc. Engineer Winter, explained this Pay Application completes payment for civil site work and building material cost.

Motion made by Swanson, seconded by Thompson and unanimously carried to approve Pay Request No. 1 to Everstrong Construction, Inc in the amount of \$229,224.56.

Consider Proposal for Professional Design Services for the Airport Fuel Systems Replacement Project
Winter stated, Bolton & Menk project manager, Silas Parmar has submitted a proposal for Professional Services for the AVGAS and Jet A Fuel System Replacement design project at the Pipestone Municipal Airport. The proposal includes design and bids administration services and construction administration services that will be completed under a future work order.

Winter also stated that this project has been on the list for approximately 10 years now. He shared the shared percentage of the grant would be a 60/40 split for the \$1 million project and that it will remove and replace the old tanks and also move the fuel tanks to an above ground design.

Motion was made by Smidt, seconded by Swanson and unanimously carried to approve the proposal and move forward with the project planning.

NEW BUSINESS

Resolution 2025-70

Delaney said, this resolution orders the improvement and preparation of plans for the proposed 2nd Avenue SW Street and Utilities Improvement project between 7th Street SW and 10th Street SW. It states that the project if feasible, cost-effective and will be designating the engineer authorization to Bolton & Menk whom will prepare the plans and specifications for the improvements being made.

Engineer Winter stated pending funding, the plans are to go out for bids around, March of 2026, with construction projected to take about 3 months. The proposed project start date will be around, May or June of 2026.

Motion was made by Swanson, seconded by Thompson and unanimously carried to approve Resolution 2025-70: A Resolution Ordering Improvement and Preparation of Plans for the 2nd Avenue SW Street and Utilities Improvement project.

Resolution 2025-71

Delaney stated that Resolution 2025-71 declares the official intent of the city of Pipestone to reimburse certain expenditures from the proceeds of bonds to be issued by the city. The city is planning to undertake three projects in 2026. The Airport Fuel Tank project, the 2nd Avenue SW Street and Utility Improvements project, and the 7th Avenue SW Street Repair project and none of these projects were included in the 2026 budget. This resolution will allow the city to proceed with the planned projects and repay itself from bond proceeds if needed in the future. It was recommended by Ehlers to account for full project costs in this resolution in the event that funds would be needed in part, or in full.

Motion was made by Colbeck, seconded by Smidt and unanimously carried to adopt resolution 2025-71: Resolution Declaring the Official Intent of the City of Pipestone to Reimburse Certain Expenditures from the proceeds of Bonds to be Issued by the City, as stated, for the upcoming 2026 projects.

Resolution 2025-72

Delaney stated, this resolution accepts the following donations:

- Pipestone Community Foundation and Southwest Initiative Foundation
\$2,000.00 Grant for the Farmer's Market PoPs Program.
- Kozlowski Insurance (First MainStreet Insurance) \$200.00 Lights at the Lodge
- Mark Morgan \$25.00 Lights at the Lodge
- Windy Ridge Veterinary Clinic PLLC \$200 Lights at the Lodge

- Sons of the American Legion Squadron #6 \$250.00 Lights at the Lodge
- Pipestone Jaycees \$200.00 Lights at the Lodge
- Pipestone Pickleball (Ann Miller) \$50 Lights at the Lodge
- First Bank and Trust Fischback Financial Corporation \$200 Lights at the Lodge
- Latham Insurance Agency, Inc. \$100.00 Lights at the Lodge
- Steve & Sheryl Moffitt \$200.00 Lights at the Lodge
- Marlyce Logan \$200.00 Lights at the Lodge
- Keith & Desda Nettik \$100.00 Lights at the Lodge

Motion was made by Swanson, seconded by Thompson and unanimously carried to accept Resolution 2025-72: Resolution Accepting Donation(s).

Consider Utility Committee Recommendation to Support Drive Way Access on 8th Avenue NW

Mayor Delaney shared that at the utility committee meeting on November 12th, 2025 and a motion was made by the committee to request council support for the installation of 6 residential driveways along 8th Avenue NW where the Pipestone Development Corporation is proposing to put in a new housing development. The committee would like Engineer Winter to develop a proposal that would allow Engineer Winter to work with County Engineer Nick Bergman to bring a collected proposal back to the Pipestone County Board of Commissioners. The county did deny this proposal at one time. Delaney believes it makes sense to talk about it again as he feels the benefits outweigh the risks.

Thompson asked if the driveways could connect to 7th Avenue to create a cul-de-sac for this area as they are seen to be more family friendly. Delaney stated that the engineer did look into this and the infrastructure is there to connect and make one but developer is looking to get the best return on their investment.

Motion was made by Smidt, seconded by Swanson and unanimously carried to support the creation of a subcommittee comprised of Swanson, Delaney, Engineer Winter, Engineer Nick Bergman, and two County Commissioners to bring back a recommendation for approval of the proposed 8th Avenue driveways to the Pipestone County Commissioners.

Consider Utility Committee Recommendation to Relieve Curb Stop Repair Bills

Delaney shared, during the Utility Committee meeting on November 12th, three outstanding curb stop replacement invoices were discussed for the following properties:

- 205 4th St. NE (Balance \$1,360.96)
- 420 West Main St. (Balance \$832.45)
- 512 2nd Ave SW (Balance \$423.48)

Delaney explained that it is not fair for these property owners to still be paying on a bill when the policy has changed regarding who is responsible for the replacement of the curb stop. Additionally, he stated the former property owner of 24 Elbon Dr. has made no effort to pay their bill and shared that the utility committee is recommending to relieve the following outstanding curb stop bills for the properties discussed.

Delaney said that with the policy that change earlier this year, property owners are no longer responsible for the cost of replacing the curb stop for their property and the utility committee is

requesting that the council relieve the three property owners of their curb stop bill as well as the former property owner of 24 Elbon Dr. who has made no effort to pay their bill.

Motion was made by Smidt, seconded by Thompson and unanimously carried to approve the relief of the following outstanding curb stop repair invoices:

- 205 4th St. NE (Balance \$1,360.96)
- 420 West Main St. (Balance \$832.45)
- 512 2nd Ave SW (Balance \$423.48)
- 24 Elbon Dr. (Balance \$592.84)

Schedule Public Hearing for New Home Tax Abatement

Delaney said, Alison Douty has made an application for tax abatement on a new home that is planned to be constructed on Lot Three (3), Block Two (2), Third Addition in Southwest Acres Subdivision. A public hearing is required to be held on the proposed tax abatement request pursuant to Minnesota Statutes, Section 469.1813, subdivision 5. Staff is requesting to hold the public hearing on December 1, at approximately 6:30p.m. during the regularly scheduled council meeting.

Motion was made by Colbeck, seconded by Thompson and unanimously carried to hold a public on December 1, at approximately 6:30p.m. during the regularly scheduled council meeting.

COUNCIL LIAISON REPORTS

A. Historic Preservation Commission

Delaney shared that this meeting has been rescheduled due to no quorum. Carnegie Library and the requirements for owning a Historic Building are agenda topics being addressed when they meet next.

B. Utility Commission

Delaney shared that the Pipestone Development Corporation (PDC) has an idea for developing another 4-plex housing unit on the land over by Kwik Trip. Another discussion topic is letting others use the leftover black dirt in the development areas we currently have.

C. Human Rights Commission

Delaney shared that this commission met on October 21st and City Attorney Hill shared a nice informational presentation of the guidelines and the intent for the Human Rights Commission. They've decided to scratch the donation letter and start looking into possible grants going forward. They're also working on updating their Commission's Handbook and getting that approved. There were discussions and appreciation for the recognition of Indigenous Day and the proclamation that the city of Pipestone has in place to honor our local culture and history.

D. Parks & Recreation Commission

Thompson share that there was no quorum so they are trying to find a day to reschedule.

CLOSING COMMENTS

Delaney- The Chamber's Chili Cook off is this Thursday and open to the Public. There is 15 out of 16 teams allowed that have entered and they have a silent auction going on as well.

Thompson- Registration for the Merry and Bright parade is coming soon and don't miss Santa at City Hall as well.

ADJOURNMENT

Motion was made by Thompson, seconded by Colbeck and unanimously carried to adjourn the meeting at 6:58p.m.

Dan Delaney
Mayor

ATTEST

Stephanie LaBrune
Acting City Administrator / City Clerk