

Pipestone, Minnesota
June 2, 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 2nd day of June 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, and Verdeen Colbeck, Absent: Danielle Thompson. Others present: Rick Whipple, Myron Koets, Ron Koopman, John Draper, EDA Director Justin Schroyer, City Attorney Jason Hill via Zoom, City Engineer Travis Winter via Zoom, Cable Access Coordinator Steve Moffitt, Assistant City Administrator/City Clerk Stephanie LaBrune, and City Administrator Deb Nelson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA - ADDITIONS, CHANGE OR DELETIONS

Motion made by Smidt, seconded by Swanson, and unanimously carried to approve the agenda with the addition of item I. Consider Approval of First Amendment to Lease Between L3Harris Technologies, Inc. and the Pipestone Municipal Airport under New Business.

CONSENT AGENDA

Mayor Delaney stated the Consent Agenda contains the May 16, 2025 Special Meeting Minutes, the May 19, 2025 Regular Meeting Minutes, and the Payment of Claims-Listing of Bills. He then asked if there was any discussion regarding these items. No discussion was held.

Motion was made by Swanson, seconded by Colbeck and unanimously carried to approve the Consent Agenda items which consisted of the May 16, 2025 Special Meeting Minutes, the May 19, 2025 Regular Meeting Minutes, and the Payment of Claims-Listing of Bills in the amount of \$380,703.69 for warrants #074955 to #075049 to be issued in payment thereof.

COMMUNITY CONCERNS

None.

BID OPENINGS

Industrial Road Project

Engineer Winter stated that the window to receive bids for the Industrial Road Improvements Project closed at 6:30 p.m. this evening. He then accepted all bids online and read the bids aloud. The following bids were received:

BIDDERS	TOTAL AMOUNT BID
Musch Construction	\$248,600.25
Katzer Concrete	\$254,200.00
Big Al's Contracting, Inc.	\$295,797.50
ICON, LLC	\$368,485.00

Meidl Concrete Services	\$422,121.00
<i>Engineer's Estimate</i>	<i>\$250,000.00</i>

Winter then stated that he will review the bids and bring back a recommendation to the council at their next council meeting.

NEW BUSINESS

Resolution 2025-34

Delaney said this resolution is being brought forth by the board of appeals and adjustments who are recommending that the city grant a variance to Pipestone County to construct an accessory structure within a setback and that exceeds the allowed height at 600 4th Street NW in the City of Pipestone.

Motion made by Smidt, seconded by Swanson, and unanimously carried to approve Resolution 2025-34: Resolution Granting a Variance to Construct an Accessory Structure within a Setback and that Exceeds the Allowed Height at 600 4th Street NW in the City of Pipestone.

Resolution 2025-35

Delaney said this resolution is being brought forth by the board of appeals and adjustments who are recommending that the city grant a variance to JBS to install a sign that exceeds the required size limitation at 1401 Sioux Drive in the City of Pipestone.

Motion by Smidt, seconded by Colbeck, and unanimously carried to approve Resolution 2025-35: Resolution Granting a Variance to Install a Sign that Exceeds the Required Size Limitation at 1401 Sioux Drive in the City of Pipestone.

Resolution 2025-36

Delaney said this donation will accept real property otherwise known as the Meinders Community Library property (PID: 18.645.2100) from Robert H. Meinders. Meinders who has built and fully furnished a state-of-the-art Community Library facility in Pipestone. Delaney said now that the project is complete, Meinders is generously donating the property to the city. Delaney then thanked Robert Meinders for his forethought with the problems that were had with the former library. He also thanked Justin Schroyer for finding a location for the library and said Robert stepped forward and did a fantastic job. In addition, Delaney thanked Michael Bloemendaal, Jody Wacker, library staff, and Rick Whipple. Colbeck stated that the facility is very nice and a lot of people are taking use of it. Swanson also thanked Robert Meinder's for his investment in Pipestone and Smidt agreed.

Motion was made by Swanson, seconded by Smidt, and unanimously carried to approve Resolution 2025-36: Resolution Accepting Donations.

Donation Agreement

Delaney explained that the donation agreement is an agreement between Robert H. Meinders and the city pertaining to the donation of the Meinder's Community Library property. The agreement is needed to convey the property to the city.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to approve the donation agreement between Robert H. Meinders and the city of Pipestone.

Veteran's Memorial

Delaney shared that a request has been brought forth from the Veteran's Memorial Committee to have the city council establish the exact location of the proposed Veteran's Memorial. Included in the council packets is a map of the proposed location which is directly north of the old school house at Leon H. Moore Park. Additionally, the committee is also planning to install lighting around the memorial, with potential costs and maintenance that the city may incur, City Attorney Hill is recommending that the city council also consider drafting and adopting an ordinance to establish the Veteran's Memorial on city property. If the council wishes to move forward with placing the memorial at the proposed location, a motion will need to be made to approve the Placement of a Veteran's Memorial on City Property and allow Attorney Hill to draft an Ordinance to Establish the Veteran's Memorial.

Delaney then invited Myron Koets and Ron Koopman to the podium to speak about the memorial project. Koets shared that the location for the memorial was chosen due to Xcel Energy utilities being available year-round near Moore Park unlike the utilities near the parking area of the Hiawatha Pageant Park where the electricity is only turned on for the Lights at the Lodge event. Koets added that the memorial will be pushed back 100 feet from the curb to allow room for future Memorial Day events. He also said that currently there are no restrooms at the New Woodlawn Cemetery where the Memorial Day program is currently held so it will be nice to be able to utilize the bathrooms at Moore Park. Ron Koopman stated that there are also plans to add a sundial to the memorial. Parking was also discussed and Koets stated that there is plenty of room for parking at the Hiawatha Pageant Park as well as Moore Park. Colbeck also stated that there will be a burger feed on June 14th, Flag Day to fundraise for the Memorial project.

Motion was made by Colbeck, seconded by Swanson, and unanimously carried to approve the placement of the Veteran's Memorial on City property and to have Attorney Hill draft an Ordinance to Establish the Veteran's Memorial.

Tax Forfeited Land

Delaney said included in the council packet are several properties that may soon be listed at tax forfeited land by Pipestone County. EDA Director Schroyer has expressed interest in the city acquiring the properties in effort to address blight within the city and if the council wishes to pursue acquiring any of the properties, a motion will need to be made to authorize Attorney Hill to send a letter of request to Pipestone County. Schroyer then came to the podium and stated that he would like the city to consider purchasing the properties at a reduced rate from the County to demo and sell the empty lots or use the houses as project houses.

Motion made by Smidt, seconded by Swanson, and unanimously carried to have Attorney Hill draft a letter to Pipestone County seeking interest in purchasing the four properties (PIDs: 18.400.0390, 18.380.1000, 18.760.0050, and 18.645.1800).

Dakota Mainstem Regional Water System Membership Application

Delaney stated at the most recent utility commission meeting, the commission discussed becoming a member of the Dakota Mainstem Regional Water System. Dakota Mainstem Regional Water

System is a new and upcoming water supplier similar to Lewis & Clark. With the city's aging infrastructure, challenges to drill new wells through bedrock, and long-term planning efforts, the utility commission is recommending that the council moves forward with submitting an application to become a member of the Dakota Mainstem Regional Water System. The annual membership cost will be approximately \$4,000 with a maximum annual cost not to exceed \$10,000. Discussion was held.

Motion was made by Smidt, seconded by Swanson, and unanimously carried to approve authorizing the City Administrator to submit an application to become a member of the Dakota Mainstem Regional Water System.

Alcohol and Beverage Dispenser Agreement

Delaney said Staci's Bar & Grill is a licensed food and alcohol caterer who has signed an agreement to serve alcohol at the Hiawatha Lodge for events through the remainder of 2025. Council action is needed to accept the agreement and authorize Staci's Bar & Grill to serve alcohol for events held at the Lodge.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to approve the Alcohol and Beverage Dispenser Agreement at the Hiawatha Lodge with licensed alcohol caterer Staci's Bar & Grill for the year 2025.

Consider Approval of First Amendment to Lease Between L3Harris Technologies, Inc. and the Pipestone Municipal Airport

Attorney Hill stated that there is currently a lease in place for the radio station at the airport and this amendment is primarily to change the legal name of the entity that the lease agreement is with. Hill stated that the agreement renews on an annual basis and also shared that he added indemnification language to protect the city as well as language that is now required by Minnesota State Law.

Motion was made by Swanson, seconded by Smidt, and unanimously carried to approve the First Amendment to Lease Between L3Harris Technologies, Inc. and the Pipestone Municipal Airport.

CLOSING COMMENTS

Administrator Nelson shared that Wastewater Superintendent Adelman added the City's sewage ponds to a bird book that has brought numerous birders to Pipestone. She said there are excellent shorebirds there. Additionally, she informed the council that a contract was signed with leak detectors to find the leak at the pool. She said they may be at the pool on June 17th and 18th.

Mayor Delaney announced that the pool will be open June 4th and on the 3rd the council will be having a meeting at the pool to go over a review of the pool.

ADJOURNMENT

Motion made by Colbeck, seconded by Smidt, and unanimously carried to adjourn the meeting at 7:04 p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / City Clerk