



City Council Regular Meeting Agenda

October 20, 2025 at 6:30 PM

Pipestone City Hall- 119 2nd Ave SW #9, Pipestone, MN 56164

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approve Agenda – Additions, Changes, Or Deletions**
4. **Consent Agenda**

All items listed with asterisks () are considered routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member, City staff or citizen so requests in which case, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

5. ****Approval of Minutes**

[A.](#) October 6 2025 Regular Meeting Minutes

6. **Community Concerns (Maximum 3 Minutes Per Person)**

7. **Presentation**

A. Lights at the Lodge - Myron Koets

8. **Public Hearings**

[A.](#) Proposed Assessment for Unpaid Municipal Services and/or Municipal Utilities

[B.](#) Proposed Assessment of 2023/2024 Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer Improvements

9. **Reports (Maximum 10 Minutes Per Person)**

A. Chamber of Commerce

B. Senior Center

C. Museum

D. Airport

E. Community Development

F. Housing & Redevelopment Authority

G. Fire Department

10. Legal

11. Engineering

12. **Financial

- A. Payment of Claims-Listing of Bills
- B. September 2025 Financial Report

13. Old Business

- A. Consideration of Four-Way Stop Sign at the Intersection of 3rd Avenue NW and 2nd Street NW

14. New Business

- A. Resolution 2025-66: A Resolution Accepting Grant Navigator Funding
- B. Adopt Unpaid Municipal Services and Municipal Utilities Assessments
- C. Approve Advertising for Lease of Airport Land
- D. Declaration of Surplus Property
- E. Approve Performance Evaluation Summary of Deb Nelson
- F. City Administrator Position

15. Closing Comments

16. Executive/Closed Session

- A. Conduct a Closed Session Pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Michael Bloemendaal
- B. Conduct a Closed Session Pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Jody Wacker

17. Adjournment

Pipestone, Minnesota
October 6, 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 6th day of October, 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: Ryan Tibbs, Robert Petersen, Jody Wacker, Michael Bloemendaal, Kyle Kuphal, Travis Winter via Zoom, Jason Hill via Zoom, Steve Moffitt, Justin Schroyer, and Stephanie LaBrune.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

Delaney requested the addition of item K. Michael Wilson Performance Review Summary under New Business.

Motion was made by Swanson, seconded by Thompson and unanimously carried to approve the agenda with the addition of item K. Michael Wilson Performance Review Summary under New Business.

CONSENT AGENDA

Mayor Delaney stated the consent agenda contains the September 15, 2025 Regular Meeting Minutes, September 19, 2025 Special Meeting Minutes, September 24, 2025 Special Meeting Minutes, September 25, 2025 Special Meeting Minutes, and Payment of Claims-Listing of Bills and asked if there was any discussion regarding these items.

Motion was made by Smidt, seconded by Colbeck and unanimously carried to approve the consent agenda which consisted of the September 15, 2025 Regular Meeting Minutes, September 19, 2025 Special Meeting Minutes, September 24, 2025 Special Meeting Minutes, September 25, 2025 Special Meeting Minutes, and Payment of Claims-Listing of Bills in the amount of \$709,484.81 for warrants #075834 to #076009.

COMMUNITY CONCERNS

None.

REPORTS

- A. Water/Wastewater Superintendent – Absent; report provided.
- B. Public Works Director - Michael Bloemendaal handed out a report shared some updates with the council. He asked the public not to rake leaves into the gutters yet, said the new public works building is going up, shared that the new garbage truck is working well, and said that his department will be soon taking down ash trees in the parks and boulevards to be more proactive with the emerald ash borer. He also announced that the fire department will be having an open house this Sunday, October 12th and firemen were going to be out tonight selling tickets for the fire relief fireman’s dance.

- C. Library Director – Jody Wacker shared the summer reading program is winding down. She said there were 82 youth reading logs turned in and said there will be a drawing for 3 bowling and pizza parties. She also shared upcoming events and workshops that will be happening this fall.
- D. Liquor Store Manager – Absent; report provided.
- E. Law Enforcement - Absent.
- F. Recreation Director – Robert Petersen handed out his report and shared a photo of a mural that was painted at the rec center by former employee Makenzie Jansen. He also announced that new sand play equipment was ordered for the pool and gave an update on fall youth rec programs that were wrapping up. He said the Little Tykes program will begin in November and the winter hours at the rec center would be starting on November 3rd. Lastly, he shared that he had applied for grants through the United Way to help support the city’s childcare programs and thanked the United Way and other supporters of the rec programs.

ENGINEERING

Industrial Road Improvements Project Pay Request No. 1 & Final

Engineer, Travis Winter, announced that the Industrial Road project has been completed as planned and stated that he is recommending the payment to be made to Musch Construction in the amount of \$253,089.50. Delaney said the project was way overdue and a great improvement and asked if there was any warranty on the project. Winter stated that a 2 year warranty will begin with the approval of the pay request.

Motion was made by Swanson, seconded by Smidt and unanimously carried to approve pay request no. 1 & Final and pay Musch Construction \$253,089,50 for work done on the Industrial Rd. project.

OLD BUSINESS

Consider Resolutions 2025-64 and 2025-65 Regarding Detachment Petitions

Delaney said as discussed during previous council meetings, two petitions for detachments of city property to Gray Township have been filed with the Municipal Boundary Adjustments Unit (MBAU). He said, the council will need to review each petition and decide whether to submit a resolution supporting or opposing the detachments. If both the City and Gray township agree on the same decision the Chief Administrative Law Judge will carry out that decision. He also shared if the decision is split it will require both parties to participate in a mediation session to determine a decision.

Delaney then shared Resolution 2025-64, stating it is a resolution regarding petition for detachment of land from the city of Pipestone to Gray township (PID: 18.007.0300). He then said, MBAU (Municipal Boundary Adjustments Unit) Docket No. D-677 was filed by Thomas J, Nelson, and David R. Nelson who are requesting the detachment of approximately 23.75 acres of agricultural land from city property. Delaney said city staff have reviewed the property and with a majority of the property being located within the floodplain and undevelopable, staff are recommending the council approve the resolution supporting the request for detachment and authorizing the City Attorney and City Clerk to carry out the intent of the resolution.

Motion was made by Swanson, seconded by Colbeck and unanimously carried to approve Resolution 2025-64: resolution regarding petition for detachment of land from the city of Pipestone to Gray Township (PID: 18.007.0300) supporting the request for petition.

Delaney then shared Resolution 2025-65, stating it is a resolution regarding a petition for detachment of land from the city of Pipestone to Gray township (PID: 18.018.065 and 18.018.1200). He then said, MBAU (Municipal Boundary Adjustments Unit) Docket No. D-678 was filed by Thomas J, Nelson and David R. Nelson who are requesting the detachment of approximately 105.74 acres of agricultural land from city property and David L. Meulebroeck and Karen Meulebroeck as trustees of the David L. Meulebroeck and Karen Meulebroeck Living Trust who are requesting the detachment of approximately 11.31 acres of agricultural land from city property. City staff have reviewed the property and although a portion of the property is located within the floodplain, the property is still able to be developed and, in the future, may be needed for commercial expansion of the city. Therefore, staff are recommending the council approve the resolution opposing the request for detachment and authorize the City Attorney and City Clerk to carry out the intent of the resolution.

Motion was made by Colbeck, seconded by Thompson and unanimously carried to approve Resolution 2025-65: resolution regarding petition for detachment of land from the city of Pipestone to Gray Township (PID: 18.018.065 and 18.018.1200) supporting the request for petition.

Consider Four-Way Stop Sign at the Intersection of 3rd Avenue NW and 2nd Street NW

Delaney said this subject was discussed at the last city council meeting out of a safety concern brought forth by members of the public. He shared staff, the City Engineer, and County Engineer are all looking into the safety concerns and asked for a motion to table the discussion until the next regular city council meeting on October 20th.

Motion made by Delaney, seconded by Thompson and unanimously carried to table the four way stop sign discussion until October 20th during the regular city council meeting.

NEW BUSINESS

Request for Council Action

Delaney stated, the Pipestone Area School District is planning to host a homecoming day parade on Friday, October 10th from approximately 1:00p.m. to 2:15 p.m. The parade will have the Highschool marching band leading the parade and include floats from community businesses, school clubs, and school classes. The parade route will begin at the school and travel down 2nd Street going east to the city firehall then turning south one block and then west again traveling down Main Street past all of the downtown businesses. The route will then turn north on 8th Avenue for one block and turn back west on 2nd Avenue going west to return to the school. The floats are also planning to hand out candy during the parade. The school district is requesting the city waive the \$25 parade permit fee and also receive assistance from the public works department in closing off the city streets during the time of the parade. The school district is also working with Pipestone County to coordinate this event. Public Works Director Mike Bloemendaal has stated that his staff are able to assist with the event request.

Motion was made by Thompson, seconded by Colbeck and unanimously carried to approve the request from the Pipestone area school district to waive the \$25 parade permit fee, issue a parade permit for October 10th, and receive assistance from the public works department in closing off the city streets during the time of the parade.

Parade Permit

Motion to approve included with the Pipestone Area School District’s request for council action.

Resolution 2025-62

Delaney said this resolution, is to receive a feasibility report from Engineer Winter for the proposed 2026 Street and Utility Improvements project on 2nd Avenue SW between State Highway 30 and 10th Street SW. and schedule a public hearing on the proposed improvement assessment for November 3rd, 2025 in the council chambers of the city hall at approximately 6:30 p.m. Engineer Winter then presented the feasibility report stating that the proposed cost estimate is approximately 2.2 million dollars and sharing that a proposed assessment roll is included in the report.

Motion was made by Colbeck, seconded by Thompson and unanimously carried to approve Resolution 2025-62: a resolution receiving feasibility report and calling hearing on improvement with the public hearing being scheduled for November 3, 2025 at approximately 6:30p.m. during the regularly scheduled city council meeting.

Resolution 2025-63

Delaney stated, this resolution comes as a request from Pipestone County who is proposing to do roadwork on County State Aid Highway 30, which is the road directly north of the city’s water treatment plant going east and west from Highway 75 to Indian Lakes. He explained that the road is asphalt and the county intends to sealcoat the road, saying that approving the resolution will allow for the work to be done within city limits.

Motion was made by Swanson, seconded by Thompson, and unanimously carried to approve Resolution 2025-63: resolution approving county project within municipal corporate limits.

Law Enforcement Services Agreement

Delaney share Pipestone County has agreed to a new law enforcement services agreement at a rate of \$240 per capita or \$1,011,600 for the year 2026. He said the contract was negotiated during special meetings and he feels both parties have come to a reasonable agreement.

Motion was made by Colbeck, seconded by Thompson and unanimously carried to approve the 2026 Law Enforcement Services Agreement with Pipestone County.

Hord Farms West Dust Control Plan

Delaney said a new dust control plan has been submitted by Hord Farms West for their feed mill located in Pipestone. Hord Farms had received a zoning permit that required them to have a dust control plan for their receiving pit. Adding that they recently they have implemented new equipment for safety measures and to reduce the amount of dust and is requesting the approval of their new dust control plan. Schroyer said the dust control plan was a requirement when a variance was approved and shared that Hord’s have since installed a new vacuum system that reduces the

amount of dust significantly to keep them from opening the door too much which wears out their equipment. He also added that the new plan was approved by the Minnesota Pollution Control Agency.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to approve the new Hord Farm's West dust control plan.

Consider Classification Adjustment for Director of Community Development

Delaney explained. at the last regular council meeting, it was decided to change Justin Schroyer's job title due to adding additional zoning duties to his job description. With those changes, Schroyer's new job description was sent on to David Drown & Associates and re-classified. The new classification came in at a pay grade 18 which is up one pay grade from where the EDA Director position was classified. Administration is requesting the council move Schroyer to Pay grade 18 step 1 effective September 15, 2025 when Schroyer was given the new title of Director of Community Development. Delaney said it makes sense to combine the positions.

Motion was made by Thompson, seconded by Colbeck, and unanimously carried to move Justin Schroyer to Pay grade 18 step 1 on the city's 2025 pay scale effective September 15, 2025 when Schroyer was given the new title of Director of Community Development.

Consider Contract with Local Assessor Erik Skogquist

Delaney said Erik Skogquist has served as the city's local assessor for the past several years and does an excellent job for the city. He explained that the proposed contract for assessing services is \$39,000 which is an increase of \$2,000 over the past two years. He said the contract also includes a \$200 per day fee if the assessor is required to attend court testimony on behalf of the city.

Motion was made by Smidt, seconded by Thompson, and unanimously carried to approve the contract with local assessor Erik Skogquist.

Authorize Assistant City Administrator-City Clerk Temporary Signing Authority at First Bank & Trust

Delaney informed the council that due to the City Administrator being on a leave of absence the Assistant City Administrator / City Clerk needs to receive authorization from the city council to sign checks and have authority to manage the city's investment accounts while the City Administrator is out for a temporary period that is estimated to be until approximately January 1, 2026.

Motion made by Colbeck, seconded by Thompson and unanimously carried to authorize Assistant City Administrator / City Clerk, Stephanie LaBrune, to sign checks and manage investments at First Bank and Trust on behalf of the city of Pipestone effective immediately until January 1, 2026.

2026 Budget Update

Delaney said following the approval of the preliminary levy, it was identified that the preliminary levy percentage increase that was approved on September 25th was inadvertently miscalculated. He said the dollar amount reported remains correct at an increase of \$152,550; however, the correct

percentage increase should have read 5.4% rather than 5.2%. Delaney said the city wants to be transparent and let the public know the correct amount.

Indigenous Peoples' Day Proclamation

Delaney read a proclamation declaring October 13, 2025 as Indigenous Peoples' Day in the City of Pipestone.

Michael Wilson Performance Evaluation Summary

Delaney shared that Liquor Store manager Michael Wilson's performance evaluation was held at a special meeting on September 24th. He said Michael is doing an excellent job in managing the liquor store and liquor store employees and received a satisfactory performance evaluation by the council.

Motion made by Thompson, seconded by Colbeck and unanimously carried to approve Michael Wilson's evaluation summary and authorize a one-step wage increase effective July 1, 2025.

CLOSING COMMENTS

Colbeck- Announced that it is fall cleanup week this week and residents can bring their items to the public works shop until Thursday at noon.

LaBrune- Announced the final mowing of the cemeteries will begin October 10th and requested that everything be removed from the graves before October 10th.

EXECUTIVE/CLOSED SESSION

Conduct a closed session pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Deb Nelson

Mayor Delaney said before I entertain a motion to close this portion of the meeting for the performance evaluation of Deb Nelson, I want to state on the record that Deb Nelson has the right to have this discussion conducted in an open and public meeting. He then acknowledged Deb's absence from the meeting.

Smidt then made a motion at 7:21p.m. to close this meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(a) to evaluate the performance of Deb Nelson. The motion was seconded by Swanson and unanimously carried.

Following the evaluation, Colbeck made a motion to reopen the meeting at 8:39p.m. The motion was seconded by Thompson and unanimously carried.

Delaney then shared that a summary of Deb Nelson's review will be given at the next regularly scheduled city council meeting on October 20, 2025.

ADJOURNMENT

Motion was made by Thompson, seconded by Smidt, and carried unanimously to adjourn the meeting at 8:41 p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator - Clerk

2025 Delinquent Municipal Services

Section 8, Item A.

PROPERTY OWNER	SERVICE PROVIDED	SERVICE ADDRESS	PARCEL NUMBER	DELINQUENT
LASHAWN EASTMAN	Curb Stop Repair	823 WEST MAIN	18-400-0270	\$618.56
SHERMAN TABER	Garbage	302 4TH AVE SW	18-380-0970	\$397.41
TAMARA VAUGHT	Garbage	823 3RD AVE SW	18-540-0940	\$368.76
LISA HEDLUND	Garbage	310 10TH ST SW	18-540-1990	\$197.55
JOEL GINDO	Garbage	322 4TH ST SW	18-550-0340	\$362.18
TONY RUSTAD	Garbage	624 8TH AVE SW	18-600-0320	\$807.21
EMMETT BAATZ	Garbage	402 3RD AVE SE	18-645-3870	\$265.71
DEAN ISAKSON	Garbage	34 ELBON DRIVE	18-660-0110	\$164.63
GERARDO BARRIOS	Garbage	717 2nd St SW	18-685-0470	\$395.10
MARIA BARRIOS	Garbage	711 2ND St SW	18-685-0510	\$164.63
MIKE RUSTAD	Garbage	701 EAST MAIN	18-720-0080	\$131.70
WESLEY CASTER	Garbage	702 4TH ST SE	18-720-3380	\$230.87
LEE TRACY	Garbage	620 SOUTH HIAWATHA	18-730-0380	\$756.25
LYLE BENDT	Lawn Mowing	816 West Main	18-400-0390	\$1,068.74
MARK NIFFENEGGER	Lawn Mowing	214 2nd Ave SE	18-645-1800	\$1,068.74
AUDACIO RAMIREZ ESCALAN	Lawn Mowing	714 2ND ST NW	18-685-0390	\$1,472.65
TIM BERGKAMP	Lawn Mowing	118 5th Ave NE	18-720-0550	\$133.59
JAMES HELLWINCKEL	Lawn Mowing	410 5th St SE	18-760-0050	\$1,068.74
ADRIAN POTTRATZ	Lawn Mowing	803 2nd St NW	18-860-0020	\$667.97
BURLINGTON NORTHERN	Lawn Mowing	Various Properties	18-970-0010	\$7,361.02
MARTHA ROMOS PEREZ	Sanitary Sewer Charge	522 5TH ST SE	18-270-0180	\$1,017.34
TERRI PETERSON	Sanitary Sewer Charge	504 5TH ST SE	18-270-0210	\$502.34
GUY WINTER	Sanitary Sewer Charge	506 3rd Ave SE	18-645-4400	\$1,102.34
LIZ TRACY	Sanitary Sewer Charge	315 6TH AVE SE	18-720-2760	\$901.17
KERI PRINS	Sanitary Sewer Charge	319 6TH AVE SE	18-720-2840	\$1,002.34
CRYSTAL KRACHT	Sanitary Sewer Charge	420 4th St SE	18-720-4350	\$1,102.34
COUNTRY ESTATES	Stump Removal	612 7TH ST NE	18-112-0200	\$138.94
CRJJ FAMILY TRUST	2022 DEF SAN SEWER ASSMNT	420 9TH AVE SE	18-810-0300	\$5,594.96
LEE TRACY	SIDEWALK REPAIR	620 SOUTH HIAWATHA	18-730-0380	\$1,005.00
			Assessments paid to date:	\$92.19
			Total Being Assessed	\$30,068.78

2025 Delinquent Utility Accounts

PROPERTY OWNER	SERVICE PROVIDED	SERVICE ADDRESS	PARCEL NUMBER	DELINQUENT AMT
MIDWEST CAPITAL	Unpaid Utility Bill	520 2ND AVE SE	18-645-4860	\$110.55
DYLAN MCNAB	Unpaid Utility Bill	820 6TH ST SW	18-600-0110	\$107.07
PATRICIA JIMENEZ SANCHEZ	Unpaid Utility Bill	320 3RD AVE SE	18-645-3090	\$242.29
PATRICIA JIMENEZ SANCHEZ	Unpaid Utility Bill	320 3RD AVE SE	18-645-3090	\$591.98
HOMERO HERNANDEZ	Unpaid Utility Bill	217 8TH ST SW	18-540-0330	\$135.98
JENNIFER QUINCEY	Unpaid Utility Bill	711 6TH ST SE	18-270-0540	\$291.57
MIDWEST CAPITAL	Unpaid Utility Bill	828 WEST MAIN	18-400-0460	\$116.01
DRT INC	Unpaid Utility Bill	120 8TH AVE NE	18-720-0120	\$5,914.65
AUDENCIO RAMIREZ ESCALANTE	Unpaid Utility Bill	714 2ND ST NW	18-685-0390	\$1,194.87
AL WINTER	Unpaid Utility Bill	209 6TH AVE SE	18-720-1910	\$743.79
			Assessments paid to date:	\$1,010.20
			Total being Assessed	\$11,469.16

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
2ND STREET SE (SOUTH SIDE) WEST TO EAST					\$177.73	\$ 2,500.00	\$ 2,000.00		
18-645-1870	ERICK O URQUIA MAIRENA SR 413 2ND STREET JACKSON MN 56143	NICHOLS ADD LOTS 1 & 2 BLK 6	150.0	150.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-645-2025	PATRICIA K CLARK 216 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE W 65 FT OF LOTS 13, 14 & 15 BLK 6 388	65.0	65.0	\$10,000.00	\$1,500.00	\$0.00	\$2,500.00	\$14,000.00
18-645-2000	BENJAMIN D KARELS 218 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD THE E 85 FT OF LOTS 13, 14 & 15 BLK 6 387	85.0	42.5	\$7,553.53	\$1,500.00	\$0.00		\$9,053.53
18-645-2160	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 63 FT LOTS 1 & 2 BLK 7 393	63.0	31.5	\$5,598.50	\$1,500.00	\$0.00		\$7,098.50
18-645-2180	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 42 FT OF W 105 FT LOTS 1 & 2 BLK 7 394	42.0	42.0	\$7,464.66	\$1,500.00	\$0.00		\$8,964.66
18-645-2200	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 45 FT LOTS 1 & 2 BLK 7 395	45.0	45.0	\$7,997.85	\$1,500.00	\$0.00		\$9,497.85
18-645-2350	DANIELLE EVERS 318 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 70 FT LOTS 13, 14 & 15 BLK 7 400	80.0	80.0	\$10,000.00	\$1,500.00	\$0.00	\$6,400.00	\$17,900.00
18-645-2380	LISA K OLSON 324 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 70 FT LOTS 13, 14 & 15 BLK 7 401	70.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
2ND STREET SE (NORTH SIDE) WEST TO EAST									
18-645-1270	TODD & SUSANNE ONKEN 401 NORTH WHITNI LANE SIOUX FALLS SD 57107	NICHOLS ADD W 90 FT LOTS 17 & 18 BLK 3	90.0	45.0	\$7,997.85	\$0.00	\$0.00		\$7,997.85
18-645-1290	T&R PROPERTIES OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	NICHOLS ADD E 60 FT LOTS 17 & 18 BLK 3	60.0	60.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-1370	MOSA, LLC 604 51ST ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT LOTS 21 TO 24 BLK 3	50.0	50.0	\$8,886.50	\$1,500.00	\$0.00	\$3,600.00	\$13,986.50
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	100.0	50.0	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0960	AMY R HUHNERKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	95.0	47.5	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0990	POST PROPERTY MGMT LLC ATTN: JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 55 FT LOTS 16, 17 & 18 BLK 2	55.0	55.0	\$9,775.15	\$1,500.00	\$0.00		\$11,275.15

FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA

Section 8, Item B.

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-645-1080	RODNEY D SMITH 313 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD W 75 FT LOTS 23 & 24 BLK 2	75.0	75.0	\$10,000.00	\$1,900.00	\$0.00		\$11,900.00
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	75.0	37.5	\$6,664.88	\$1,500.00	\$0.00		\$8,164.88
MAIN STREET E (SOUTH SIDE) WEST TO EAST									
18-645-1200	WESTON MATTHIESEN 518 4TH AVE SW PIPESTONE MN 56164	NICHOLS ADD LOTS 9, 10, 11 & 12 EX THE S 45 FT OF EACH OF SAID LOTS 9-12 BLK 3	105.3	52.7	\$9,366.37	\$0.00	\$0.00		\$9,366.37
18-645-1180	<u>Taxpayer</u> MARY ANN BOLDEN C/O JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 <u>Alternate Taxpayer</u> JENNIFER BOLDEN N6530 720TH STREET BELDENVILLE WI 54003 Additional Owner JIMMY BOLDEN JR 302 S MAIN ST APT 303 ALMA WI 54620	NICHOLS ADD LOTS 7 & 8 BLK 3	52.7	52.7	\$9,366.37	\$2,500.00	\$0.00		\$11,866.37
18-645-1170	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD LOT 6 BLK 3	26.3	26.3	\$4,674.30	\$2,500.00	\$0.00		\$7,174.30
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	131.7	65.9	\$5,000.00	\$2,500.00	\$0.00		\$7,500.00
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH STREET SE PIPESTONE MN 56164 Additional Owners MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	79.0	39.5	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-0840	TROY OLSON 310 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD LOT 7 LESS E 4 FT 1 1/2 IN & ALL LOTS 8 & 9 EX W 20 FT OF S 75 FT LOT 9 BLK 2	74.7	74.7	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-0810	PIPESTONE DEVELOPMENT CO LLC 812 INDUSTRIAL ROAD PIPESTONE MN 56164	NICHOLS ADD LOTS 5 & 6 & E 4 FT 1 1/2 IN LOT 7 BLK 2	56.8	56.8	\$10,095.06	\$2,500.00	\$0.00		\$12,595.06
18-645-0790	DIANNE P KRACHT 1717 UNIVERSITY DR SE ST CLOUD MN 56304	NICHOLS ADD LOTS 3 & 4 BLK 2	52.7	52.7	\$9,366.37	\$0.00	\$0.00		

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/4/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
					\$177.73	\$ 2,500.00	\$ 2,000.00		
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 Additional Owners LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVENUE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.7	52.7	\$9,366.37	\$0.00	\$0.00		\$9,366.37
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 EAST MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	131.3	65.7	\$5,000.00	\$0.00	\$0.00		\$5,000.00
18-645-5900	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD W 50 FT OF E 100 FT OF LOTS 13, 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$1,113.50	\$0.00	\$0.00		\$1,113.50
18-645-5940	MARSHA D MENDRO 418 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD E 50 FT OF LOT 13 & E 50 FT LOTS 14, 15, 16, 17 & 18 BLK 18	50.0	50.0	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
18-720-0760	<u>Taxpayer</u> VERNA W KRAGH 422 MAIN ST E PIPESTONE MN 56164 <u>Additional Owners</u> K-K TRUST (25% INT) 422 MAIN ST E PIPESTONE MN 56164 HEATH C POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 CHAD A POOR (12.5% INT) 422 MAIN ST E PIPESTONE MN 56164 BETH MARIE LT POOR (25% INT) 2539 JAMES DR YUMA AZ 85365	SANFORDS ADD LOTS 4, 5 & 6 BLK 5	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	140.0	70.0	\$5,000.00	\$2,500.00	\$0.00		\$7,500.00
18-720-0990	MIGEL & MARIA GUARDADO 902 9TH AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14 & 15 BLK 6	109.4	109.4	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00

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2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	120.8	60.4	\$10,734.89	\$ 0.00	\$ 0.00		\$10,734.89
18-720-1140	STAHL PROPERTY MGMT LLC 573 STATE HWY 30 PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15, 16, 17 & 18 BLK 7	115.0	115.0	\$10,000.00	\$ 0.00	\$ 0.00		\$10,000.00
18-720-1290	TIMOTHY DEAN BRUNS 704 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD ALL EX E 65 FT LOTS 1, 2 & 3 BLK 8	50.0	50.0	\$8,886.50	\$2,500.00	\$ 0.00		\$11,386.50
18-720-1260	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 1, 2 & 3 BLK 8 & W 10 FT OF THE VAC N/S ALLEY IN BLK 8	65.0	65.0	\$10,000.00	\$3,500.00	\$ 0.00		\$13,500.00
18-720-1450	LUANN'S PROPERTIES LLC 102 8TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 13, 14, 15 & 16 BLK 8 & E 10 FT OF THE VAC N/S ALLEY IN BLK 8	150.0	75.0	\$10,000.00	\$ 0.00	\$ 0.00		\$10,000.00
MAIN STREET E (NORTH SIDE) WEST TO EAST									
18-645-0480	<u>Taxpayer# 2791</u> CCC REAL ESTATE HOLDING CO LLC 1981 MARCUS AVE SUITE 130 LAKE SUCCESS NY 11042 Alternate Taxpayer# 19634 KOEPP COMPANY 2582 MOSSY CREEK DR NE OWATONNA MN 55060	NICHOLS ADD W 20 FT OF N1/2 LOT 21 & N1/2 OF LOTS 22, 23, 24 & ALL LOTS 25, 26, 27 & 28 & VAC E 20 FT OF 2ND AVE NE ADJ TO LOT 28 & EX THE PUBLIC ST EASEMENT WHICH OVERLAPS N BOUNDARY OF BLK 1	125.3	125.3	\$22,269.57	\$ 0.00	\$ 0.00		\$22,269.57
18-645-0430	CITY OF PIPESTONE ATTN: CITY ADMINISTRATOR 119 2ND AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 17, 18, 19, 20, 21, 22, 23 & 24 BLK 1	210.7	105.4	\$18,732.74	\$ 0.00	\$ 0.00		\$18,732.74
18-645-0220	RAFEAL ASENCIO 303 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD W1/2 OF S1/2 LOT 10 & S1/2 LOTS 11 & 12 EX THE N 37 FT OF LOTS 10, 11 & 12 BLK 1	65.8	65.8	\$10,000.00	\$2,500.00	\$ 0.00		\$12,500.00
18-645-0215	ABNER ASENCIO 303 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 8 & 9 & E1/2 OF S1/2 LOT 10 EX THE N 27 FT BLK 1	65.8	65.8	\$10,000.00	\$ 0.00	\$ 0.00		\$10,000.00
18-645-0120	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD W 21 FT OF S1/2 LOT 6 & S1/2 LOT 7 BLK 1	47.4	47.4	\$8,424.40	\$ 0.00	\$ 0.00		\$8,424.40
18-645-0100	BLS INVESTMENTS LLC 431 181ST ST PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 5 & E 5 FT 4 1/2 IN OF S1/2 LOT 6 BLK 1	31.7	31.7	\$5,634.04	\$ 0.00	\$ 0.00		\$5,634.04
18-645-0090	STEVEN & DEBORAH PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	NICHOLS ADD S1/2 LOT 4 BLK 1	26.3	26.3	\$4,674.30	\$ 0.00	\$ 0.00		\$4,674.30
18-645-0040	JONATTAN & YENIFER DE LEON 716 3RD AVE SW PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 2 & 3 BLK 1	52.7	52.7	\$9,366.37	\$ 0.00	\$ 0.00		\$9,366.37

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-645-0010	CARRIE J BACKER 323 E MAIN PIPESTONE MN 56164	NICHOLS ADD S1/2 LOT 1 BLK 1	26.3	26.3	\$4,674.30	\$ 2,500.00	\$ 2,000.00		\$7,174.30
18-645-5730	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD W 100 FT OF S 11 FT 7 1/2 IN LOT 8 & W 100 FT LOTS 9 & 10 BLK 18	100.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-645-5760	PROGRESS INC 101 4TH AVE NE PIPESTONE MN 56164	NICHOLS ADD E 53 FT OF W 186 1/2 FT LOTS 6,7 & 8, EX S 11 FT 7 1/2 IN OF LOT 8, W 186.5 FT OF S 11 FT 7 1/2 IN LOT 8 & W 186.5 FT LOT 9 & W 186.5 FT OF THE N 16 FT OF LOT 10 EX W 100 FT OF S 11 FT 71/2 IN LOT 8 & EX W 100 FT LOT 9 & EX THE W 100 FT OF THE N 16 FT OF LOT 10 BLK 18 496 DOC# 183614	86.5	86.5	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-645-5820	DEAN & SANDRA FORD 417 MAIN ST E PIPESTONE MN 56164	NICHOLS ADD E 46 FT LOTS 6, 7, 8, 9 & E 46 FT X N 16 FT LOT 10 BLK 18	46.0	46.0	\$8,175.58	\$2,500.00	\$0.00		\$10,675.58
18-720-0660	DAYLON & BRIANA BEN 419 E MAIN ST PIPESTONE MN 56164	SANFORDS ADD LOTS 7,8 & W 15 FT LOT 9 & S 1/2 OF VACATED ALLEY ADJOIN BLK 4	65.0	65.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0690	MATTHEW P RASCHKE 425 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 10 FT LOT 9 & ALL LOTS 10, 11 & 12 & S HALF OF VACATED ALLEY ADJOINING BLK 4 567 DOC# 197719	85.0	85.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0450	HIAWATHA MANOR INC 107 5TH AVE NE PO BOX 247 PIPESTONE MN 56164	SANFORDS ADD LOTS 7 & 8 BLK 3	140.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0493	LOBOS Y AGUILAS, LLC 604 51ST ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 14-16 & THE E1/2 OF THE ADJ VAC ALLEY OF BLK 3, BEG AT SW COR OF LOT 16 BLK 3, E 69.97 FT, N 61.08 FT, W 79.81 FT, S 60.12 FT, E 10 FT TO PT OF BEG 562C	79.8	79.8	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0490	JASON A PANTEKOEK 451 3RD ST TROSKY MN 56144	SANFORDS ADD THAT PART OF LOTS 11-16, BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 69.97 FT TO POB; N 88 DEGS 57 MINS 10 SECS E 70.04 FT, N 00 DEGS 50 MINS 32 SECS W 84.30 FT; S 88 DEGS 49 MINS 10 SECS W 70.77 FT; S 01 DEGS 20 MINS 02 SECS E 84.14 FT TO SAID POB AND THE S 18.75 FT OF THE FOLLOWING DESC PROPERTY: THAT PART OF LOTS 11, 12, 13 BLK 3 DESC AS: COMM AT SW COR OF LOT 16 BLK 3 TH N 88 DEGS 57 MINS 10 SECS E 140.02 FT; N 00 DEGS 50 MINS 32 SECS W 84.30 FT TO POB; TH CONT N 00 DEGS 50 MINS 32 SECS W 65.69 FT TO AN IRON STAKE; S 88 DEGS 57 MINS 11 SECS W 102.29 FT; S 00 DEGS 53 MINS 51 SECS E 24.88 FT; S 38 DEGS 28 MINS 13 SECS E 51.60 FT; N 88 DEGS 49 MINS 10 SECS E 70.77 FT TO POB	70.0	70.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0320	WESLEY & DEBORAH WOLFSWINKLE 1057 111TH ST PIPESTONE MN 56164	SANFORDS ADD THAT PART OF LOTS 5-8 LYING SE'LY OF RT OF WAY, THE W 35 FT OF LOTS 13-15 & THE VAC ALLEY BET SAID LOTS 5-8 & LOTS 13-15 BLK 2	125.6	125.6	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00

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Section 8, Item B.

9/4/2025

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-0270	OLD BAILEY LLC 2959 CLEARWATER ROAD ST CLOUD MN 56301	SANFORDS ADD E OF RT OF WAY OF LOTS 9 TO 11 & E1/2 OF ALLEY ADJ LOT 12 & ALL LOT 12 & E 80 FT LOTS 13 TO 15 & ADJ ST E OF LOTS 12 TO 15 BLK 2	105.0	105.0	\$18,661.65	\$ 2,500.00	\$ 2,000.00		\$18,661.65
18-720-0080	MICHAEL D RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD BEG AT THE NW COR OF LOT 4 BLK 1, SANFORDS ADD, SAID COR IS ON THE S LINE OF LOT 3, W'LY 31 FT, S'LY & PARALLEL WITH THE W LINE OF BLK 1 A DIST OF 100 FT TO THE W'LY EXT OF S LINE, E'LY 31 FT TO SW COR OF LOT 7 BLK 1, N'LY ALONG W LINE OF LOTS 4, 5, 6 & 7 A DIST OF 100 FT TO POB & ALL LOTS 4, 5, 6 & 7 EX THE E 65 FT BLK 1	81.0	81.0	\$10,000.00	\$2,500.00	\$0.00		\$12,500.00
18-720-0040	MICHAEL RUSTAD 701 MAIN ST E PIPESTONE MN 56164	SANFORDS ADD E 65 FT LOTS 4, 5, 6 & 7 BLK 1	65.0	65.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-0160	O'SHAY PROPERTIES, LLC 624 111TH ST PIPESTONE MN 56164	SANFORDS ADD LOTS 12, 13 & 14 BLK 1	140.0	70.0	\$10,000.00	\$3,500.00	\$0.00		\$13,500.00
3RD AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-645-1350	GARY A & NONA L POTTRATZ 217 2ND ST SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 23 & 24 BLK 3	50.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-645-1330	ROSS J LANGE 120 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD E 100 FT LOTS 21 & 22 BLK 3	50.0	50.0	\$8,886.50	\$2,000.00	\$0.00		\$10,886.50
18-645-1310	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 3	50.0	50.0	\$8,886.50	\$2,000.00	\$0.00		\$10,886.50
18-645-1100	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD S 50 FT LOTS 1 & 2 BLK 3	50.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-645-1120	MTCO REAL ESTATE, LLP 216 E MAIN ST PO BOX 707 PIPESTONE MN 56164	NICHOLS ADD N 100 FT LOTS 1 & 2 & ALL LOTS 3, 4 & 5 BLK 3	100.0	100.0	\$10,000.00	\$0.00	\$0.00		\$10,000.00
3RD AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-645-0960	AMY R HUHNERKOCH & PAUL J LORANG 121 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD EX E 55 FT LOTS 16, 17 & 18 BLK 2 339	75.0	75.0	\$10,000.00	\$2,000.00	\$2,750.00		\$14,750.00
18-645-0930	MATTHEW & TIFFANY GARDNER 115 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 13, 14 & 15 BLK 2	75.0	75.0	\$10,000.00	\$2,000.00	\$2,750.00		\$14,750.00
18-645-0900	MATT & TIFFANY GARDNER 107 3RD AVE SE PIPESTONE MN 56164	NICHOLS ADD S1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$10,000.00	\$2,000.00	\$0.00		\$12,000.00

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-645-0870	OSCAR N LOPEZ RAMIREZ 522 5TH ST SE PIPESTONE MN 56164 ADDITIONAL OWNER MARTHA C RAMOS PEREZ 522 5TH ST SE PIPESTONE MN 56164	NICHOLS ADD N1/2 LOTS 10, 11 & 12 BLK 2	75.0	75.0	\$10,000.00	\$3,500.00	\$0.00		\$13,500.00
4TH AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-645-1060	FEDERICO VILLA DAVILA & MARIA GUADALUPE ALMARAZ PACHECO 122 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD E 75 FT LOTS 23 & 24 BLK 2	50.0	50.0	\$8,886.50	\$1,200.00	\$0.00		\$10,086.50
18-645-1040	GARY L & MARGE VANDEVOORT 118 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 21 & 22 BLK 2	50.0	50.0	\$8,886.50	\$1,200.00	\$0.00		\$10,086.50
18-645-1020	GERALD MICHAEL CHRISTENSEN 114 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19 & 20 BLK 2	50.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-645-0770	CHARLES A HUMMEL C/O CHRISTOPHER HUMMEL 108 2ND ST W JASPER MN 56144	NICHOLS ADD EX N 52 FT 9 IN OF LOTS 1 & 2 BLK 2	97.3	97.3	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-0750	LEONARDO MADRID ESPINOZA DE LOS MONTEROS 420 2ND AVE NE PIPESTONE MN 56164 ADDITIONAL OWNERS LIZET MARGARITA JIMENEZ SANCHEZ 420 2ND AVE NE PIPESTONE MN 56164	NICHOLS ADD N 52 FT 9 IN OF LOTS 1 & 2 BLK 2 331	52.8	26.4	\$4,692.07	\$0.00	\$0.00		\$4,692.07
4TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-645-6100	DAVID L AND KATHRYN A KOR 321 5TH AVE SE PIPESTONE MN 56164	NICHOLS ADD W 58 FT LESS N 12 FT LOT 21 & W 58 FT OF LOTS 22, 23, 24 & 25 EX THAT PART OF LOT 25 LYNG S OF A LINE COMM AT A MONUMENT ON THE W LINE THEREOF 10.17 FT N OF THE SW COR OF SAID LOT 25 & RUNNING E TO SW COR OF BLK 5 OF SANFORDS ADD, ALL IN BLK 18 OF NICHOLS ADD	110.5	55.3	\$5,000.00	\$0.00	\$2,300.00	\$4,000.00	\$11,300.00
18-645-6070	LUCAS EISCHENS 113 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD LOTS 19, 20 & N 12 FT LOT 21 & S 7 FT 9 IN OF LOT 17 EX E 100 FT AND ALL EX E 100 FT LOT 18 BLK 18	98.9	98.9	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-645-6030	AMANDA OLBERDING 105 4TH AVE SE PIPESTONE MN 56164	NICHOLS ADD ALL EX E 100 FT LOT 16 & N 18 FT 7 1/2 IN LOT 17 EX E 100 FT LOT 17 BLK 18 501	45.0	45.0	\$7,997.85	\$1,200.00	\$0.00		\$9,197.85
18-645-5870	POST PROPERTIES LLC C/O JESSE POST 504 E MAIN ST PIPESTONE MN 56164	NICHOLS ADD S 9 FT 5 IN OF LOT 13, EX E 100 FT & ALL EX E 100 FT LOTS 14 & 15 BLK 18	62.2	62.2	\$10,000.00	\$0.00	\$0.00		\$10,000.00

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P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
5TH AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-720-0830	CHRIS & MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD S 100 FT LOTS 11 & 12 BLK 5	100.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-720-0850	MICHAEL AGRESTO 118 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD N 50 FT LOTS 11 & 12 BLK 5	50.0	50.0	\$8,886.50	\$1,000.00	\$1,200.00		\$11,086.50
18-720-0730	HOUSING & REDEVELOPMENT AUTHOR 202 2ND AVE SW PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & 3 BLK 5	150.0	75.0	\$5,000.00	\$0.00	\$0.00		\$5,000.00
5TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-720-0950	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 9, 10, 11 & 12 BLK 6	125.0	125.0	\$22,216.25	\$0.00	\$0.00		\$22,216.25
18-720-0910	SHANE R ZUEHLSORFF 109 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 5, 6, 7 & 8 BLK 6	75.0	75.0	\$10,000.00	\$1,000.00	\$0.00	\$9,150.00	\$20,150.00
18-720-0890	NAOMI M GEARHART 107 5TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 3 & 4 BLK 6	50.0	50.0	\$8,886.50	\$1,000.00	\$0.00	\$4,900.00	\$14,786.50
18-720-0870	STANNARD BUILDING LLC 504 MAIN STREET EAST PIPESTONE MN 56164	SANFORDS ADD LOTS 1 & 2 BLK 6	66.6	66.6	\$10,000.00	\$0.00	\$0.00		\$10,000.00
6TH AVENUE SE (WEST SIDE) SOUTH TO NORTH									
18-720-2370	CHARLENE K KRUSE 228 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 23 & 24 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
18-720-2350	SHAWN M & MARIA G JOHNSON 1546 40TH AVE PIPESTONE MN 56164	SANFORDS ADD LOTS 21 & 22 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,886.50	\$2,500.00	\$0.00	\$1,500.00	\$12,886.50
18-720-2330	SHARI S EDMUNDSON & CORY A SCHUMANN 220 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 19 & 20 & E1/2 OF VAC ALLEY RUNNING N/S BLK 11	50.0	50.0	\$8,886.50	\$2,500.00	\$0.00	\$3,000.00	\$14,386.50
18-720-2310	JUAN PEDRO GARCIA 216 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 17 & 18 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,886.50	\$0.00	\$0.00		\$8,886.50
18-720-2290	GABINO MALDONADO 5011 WEST 16TH PLACE SIOUX FALLS SD 57106	SANFORDS ADD LOTS 15 & 16 BLK 11 & E1/2 OF VAC ALLEY RUNNING N/S	50.0	50.0	\$8,886.50	\$2,500.00	\$0.00		\$11,386.50
18-720-2270	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 13 & 14 BLK 11 & E/2 OF VAC ALLEY RUNNING N/S	66.5	66.5	\$10,000.00	\$0.00	\$0.00		\$10,000.00
18-720-1000	KWW PROPERTIES, LLC 416 14TH ST SW PIPESTONE MN 56164	SANFORDS ADD LOTS 18 TO 24 E OF RAILROAD BLK 6	158.3	79.2	\$10,000.00	\$0.00	\$0.00		\$10,000.00
6TH AVENUE SE (EAST SIDE) SOUTH TO NORTH									
18-720-1990	SALLY WHITTLE 603 3RD ST SE PIPESTONE MN 56164	SANFORDS ADD S 4 FT LOT 10 & ALL LOTS 11 & 12 BLK 10 613	54.0	54.0	\$9,597.42	\$2,500.00	\$0.00		\$12,097.42

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/4/2025

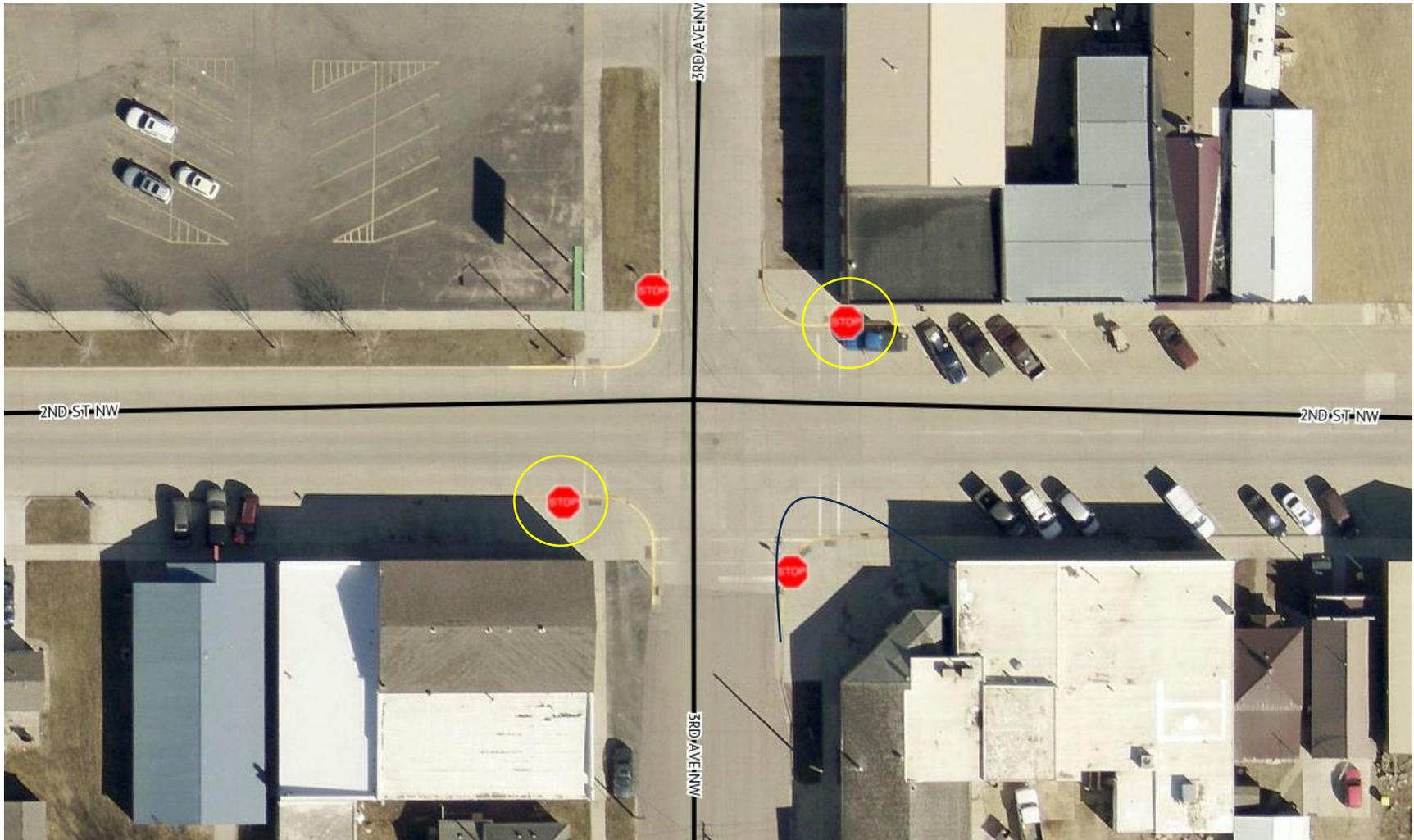
GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	SANITARY SEWER ASSESSMENT (PRIVATE)	WATER SYSTEM ASSESSMENT (PRIVATE)	OTHER DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)						
18-720-1970	T&R PROP. OF PIPESTONE LLC ATTN: RICK & TERESA WHIPPLE 606 MAIN ST W PIPESTONE MN 56164	SANFORDS ADD LOTS 9 & 10 EX 5 4 FT OF LOT 10 BLK 10 612	46.0	46.0	\$177.73	\$ 2,500.00	\$ 2,000.00		
18-720-1940	ADELINA NUNEZ 215 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 6, 7 & 8 BLK 10	75.0	75.0	\$10,000.00	\$2,500.00	\$2,000.00		\$16,875.58
18-720-1910	ALPHONSE F & MICHELLE L WINTER 2094 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD S1/2 LOT 3 & ALL LOTS 4 & 5 BLK 10 610	62.5	62.5	\$10,000.00	\$0.00	\$0.00		\$14,500.00
18-720-1880	CHARLES JACKSON & SUSAN MOFFAT 203 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 1, 2 & N1/2 LOT 3 BLK 10	79.0	79.0	\$10,000.00	\$2,500.00	\$2,000.00		\$10,000.00
18-720-1110	TAYLOR SWENSON 123 6TH AVE SE PIPESTONE MN 56164	SANFORDS ADD LOTS 10, 11 & 12 BLK 7	75.0	75.0	\$10,000.00	\$2,500.00	\$0.00		\$14,500.00
18-720-1080	<u>Taxpayer</u> GARY HABBEN C/O BILL HABBEN 417 N SPRING ST LIVERNE MN 56156 <u>Alternate Taxpayer</u> BILL HABBEN 417 N SPRING ST LIVERNE MN 56156	SANFORDS ADD LOTS 7, 8 & 9 BLK 7	75.0	75.0	\$10,000.00	\$0.00	\$0.00		\$12,500.00
18-720-1050	HL & DJ PROPERTIES LLC 1152 US HWY 75 PIPESTONE MN 56164	SANFORDS ADD LOTS 4, 5 & 6 BLK 7	75.0	75.0	\$10,000.00	\$2,500.00	\$0.00		\$10,823.76
18-720-1020	GREAT NORTHERN RY CO-TAX DEPT PO BOX 961089 FORT WORTH TX 76161-0089	SANFORDS ADD LOTS 1, 2 & 3 BLK 7	60.9	60.9	\$10,823.76	\$0.00	\$0.00		\$10,823.76
TOTAL FINAL ASSESSMENTS			7,714.8	6,450.9	\$920,095.03	\$111,500.00	\$17,500.00	\$37,750.00	\$1,086,845.03

**FINAL ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS - 7TH AVENUE SW
PIPESTONE, MINNESOTA**

Section 8, Item B.

9/8/2025

GENERAL DESCRIPTION				STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT	DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)				
					\$175.41		
7TH AVENUE SW (WEST SIDE) SOUTH TO NORTH							
18-685-0980	RONALD C & JUNE A DETERS 701 3RD ST SW PIPESTONE MN 56164	PARK ADD E 53 1/2 FT OF S 80 FT & 9 FT VAC AVE ADJ LOT 24 981	80.0	40.0	\$7,016.40		\$7,016.40
18-685-1000	DEZIRAE F & BRADLEY E STEELE 210 7TH AVE SW PIPESTONE MN 56164	PARK ADD N 78 FT OF E 118 1/2 FT OF S1/2 & 9 FT VAC AVE ADJ LOT 24 982	78.0	78.0	\$10,000.00		\$10,000.00
18-685-0960	SUZANNE M STEUCK 204 7TH AVE SW PIPESTONE MN 56164	PARK ADD E 50 FT OF S 70 FT OF N1/2 & 9 FT VAC AVE ADJ LOT 24 980	70.0	70.0	\$10,000.00		\$10,000.00
18-685-0940	<u>Taxpayer #20168</u> ALAN K MITCHELL 1100 CIRCLE DRIVE FLANDREAU SD 57028 <u>Alternate Taxpayer #14541</u> DEBORAH GRACE ANN PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	PARK ADD E 50 FT OF N 88 FT & 9 FT VAC AVE ADJ LOT 24 979	88.0	44.0	\$7,718.04		\$7,718.04
7TH AVENUE SW (EAST SIDE) SOUTH TO NORTH							
18-380-0520	<u>TAXPAYER #744</u> MINISTERIO MISIONERO MUNDIAL, INC 623 3RD ST SW PIPESTONE MN 56164 <u>ADDITIONAL OWNER</u> JOEL ORTEGA GUZMAN 623 3RD ST SW PIPESTONE MN 56164	CORBETTS ADD W 50 FT OF SW1/4 BLK 3 & S1/2 VAC ALLEY LYING N OF SAID TR 842A	158.0	158.0	\$10,000.00		\$10,000.00
18-380-0500	RACHEL M MARTIN 209 7TH AVENUE SW PIPESTONE MN 56164	CORBETTS ADD S 60 FT OF W 75 FT OF NW1/4 BLK 3 841	60.0	60.0	\$10,000.00	\$3,000.00	\$13,000.00
18-380-0490	DAVID J DIMOND 473 40TH AVE JASPER MN 56144-3014	CORBETTS ADD N 90 FT OF W 75 FT OF NW1/4 BLK 3 840	90.0	90.0	\$10,000.00		\$10,000.00
TOTAL FINAL ASSESSMENTS			624.0	540.0	\$64,734.44	\$3,000.00	\$67,734.44



Discussion on 4-Way Stop at the intersection of 3rd Ave. NW and 2nd St. NW

RESOLUTION 2025-66

A RESOLUTION ACCEPTING GRANT NAVIGATOR FUNDING

WHEREAS, the League of Minnesota Cities (“LMC”) has created a pilot Grants Navigation Program (“Grant”) in which LMC provides grants up to \$5,000 per city to use with industry partners to ease the process of identifying matching funds to city projects and aid in the grant application projects.

WHEREAS, the City of Pipestone (“City”) submitted an application for the Grant, a copy of which is attached hereto as Exhibit A (“Application”) for support in finding grant funding for (“Project”).

WHEREAS, the City has been notified that it has been awarded \$4,000.00 from the Grant (“Funding”) to find additional grant funding for the Project.

WHEREAS, the city council has determined that it is in the best interests of the City to accept the Funding and proceed with hiring a contractor to assist in finding additional grant opportunities for the Project as noted in the Application, subject to the terms and conditions of the Grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PIPESTONE, MINNESOTA AS FOLLOWS:

1. The City accepts the Funding in order to seek additional grant opportunities to complete the Project consistent with the findings in the Application.
2. The City shall use the Funding to enter into an agreement with Bolton & Menk (“Contractor”) to find additional grant funding for the Project in a manner consistent with the terms and conditions of the Grant and the Application.
3. Justin Schroyer is hereby appointed as the City’s Authorizing Agent related to the Grant and the Project.
4. The Authorizing Agent is granted the authority to commit the City to any terms and conditions required to accept the Grant.
5. The Authorizing Agent is granted the authority and directed to execute any documents necessary to accept the Funding.
6. The Authorizing Agent shall serve as the City’s official liaison with the entity issuing the Grant.
7. The Authorizing Agent is granted the authority to direct City staff and the Contractor in matters related to accepting the Grant and finding funding for the Project.
8. If a state, federal, foundation, or nonprofit grant match is not found, or is applied to but not awarded, the City will seek feedback on why the project was not eligible and report back to the LMC with these findings consistent with the terms and conditions of the Grant.

9. If a state, federal, foundation, or nonprofit grant is awarded, a project assessment will be submitted to LMC within six months of the application's approval and then periodically until after project completion consistent with the terms and conditions of the Grant.

Passed by the City Council of Pipestone, Minnesota this 20th day of October, 2025.

Dan Delaney, Mayor

Attest:

Stephanie LaBrune, City Clerk

EXHIBIT A
(Grant Navigator Application)

Name

Justin Schroyer

Title

Community Development Director

Email Address

jschroyer@cityofpipestone.com

Phone

(507) 825-3324

Office Address

119 2nd Ave SW
Pipestone, Minnesota 56164
United States
[Map It](#)

Department

Public Works

Chief Administrative Officer

Deb Nelson

Briefly describe the project

The city of Pipestone is currently working with our engineering firm Bolton and Menk to write a grant from MN DNR. The grant would allow the City to create a forestry management plan as well as a tree inventory. These important plans would assist the City with management of public trees, especially those that are susceptible to emerald ash borer as well as position the city for future DNR grants for forestry management.

What is the project's estimated cost?

The entire Forestry Management Plan and Tree Inventory is expected to cost \$25,000. Bolton and Menk are charging \$4,000 to assist with grant writing for this highly competitive grant.

When do you expect to start and complete the project?

Project will start in early 2026 and must be completed by June 30, 2027.

At what point in development is the project currently? This includes phases such as concept, feasibility study, preliminary engineering, committed project, etc.

The city has committed to pursuing this grant opportunity alongside our engineering firm.

Are there any grants you are currently pursuing or are there grants for which you believe your project may be eligible? If so, what is the anticipated request?

MN DNR ReLeaf grant. We are seeking \$25,000 from this grant to develop a forestry management plan and tree inventory.

OPTIONAL QUESTION: In what ways does this project provide a positive environmental impact?

Funding will allow the City of Pipestone to develop a tree inventory and forestry management plan. Much of the city is in a priority zone based on socio-economic conditions. This forestry management plan will guide the city through the future in

removing diseased and damaged trees and replacing them with more resilient trees. Benefits of tree planting include carbon absorption, reduced energy costs, improving air and water quality, as well as enhancing community well-being.

Has the city council approved a resolution of support for the project?

Yes

If you responded Yes, upload a copy of the resolution that was passed by the City Council.

- [LMC-Grant-Nav-Res.pdf](#)

Who are the primary city staff involved with the project? Please include names and job titles.

Justin Schroyer--Community Development Director
 Mike Bloemendaal--Public Works
 Travis Winter--City Engineer

Is the city working with consultants on this project? If so, who?

Bolton and Menk to write the grant as well as develop the forestry management plan.

Have you engaged with an engineer, planning agency, architect, or financial advisor to assess the overall cost of the project, funding options, and the financial impact to the city? If so, who? What stage is the financial planning in?

We have received estimates from our engineering firm and have budgeted funds specifically for tree maintenance and replanting. A forestry management plan will position the city to address the emerald ash borer and develop a healthy public forest.

Who are the consultants you expect to pay using the League grant? Only the primary grant consultants are required. This may be the same consultant as listed above. Cities should have a cost estimate from a consultant for the work to be completed to apply for Grant Navigator funding.

Bolton and Menk are estimating \$4,000 to prepare the grant application. The entire forestry management plan is estimated to cost \$25,000.

If using a consultant, have you received a quote or cost estimate for these grant services, and how much are these services expected to cost? (This information is needed for the Review Committee to assess the total Grant Navigator award.)

Bolton and Menk will prepare the grant application for \$4,000

Feasibility studies are a formal assessment of the practicality of a proposed plan and are recommended to be conducted prior to committing resources and time. Has a feasibility study been conducted for the project?

No

Is there a Capital Investment Plan (CIP) for the project?

Yes

Has a local funding source been identified for the project (e.g., savings, bonds)? If so, please briefly list the source.

Public works has a budget for tree management.

Are there any other regulatory approvals needed (e.g., county, state agency)?

Yes

If so, from whom?

MN DNR