



City Council Regular Meeting Agenda

August 17, 2026 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. August 3, 2026 Regular Meeting Minutes

6. Community Concerns (Maximum 3 Minutes Per Person)

7. Public Hearings, Petitions, and Bid Openings

8. Legal

9. Engineering

10. **Financial

A. Payment of Claims-Listing of Bills

B. July Financial Report

11. Old Business

12. New Business

A. Consider Engineer Recommendation for the Municipal Airport Fuel Tank Replacement Project

B. Pipestone Sportsman Club Lawful Gambling Exempt Application

C. Pipestone Area Chamber of Commerce Request for Council Action: Car Cruise-In Event

D. Pipestone Area Chamber of Commerce and Kiwanis Request for Council Action

E. Resolution 2026-43: A Resolution Accepting Donations

F. Resolution 2026-44: A Resolution Adopting a 23-Foot Rear Yard Variance Located at 901 7th Street Pipestone, Minnesota PID# 18.600.0550

G. 2027 Budget Work Session

13. Closing Comments

14. Adjournment

Pipestone, Minnesota
August 17, 2026

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 August, 2026. 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, and Danielle Thompson. Others present: City Engineer Travis Winter, City Attorney Jason Hill via Zoom, Cable Access Coordinator Steve Moffitt, City Administrator Stephanie LaBrune, City Clerk Megan DeWitte, Dustin Seiler, Carla Heyl, Steve Weets, Joann Weets, Gen Lustfield, Annette Weisbeck and Sally Smith.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

Motion was made by Thompson, seconded by Colbeck and unanimously carried to approve the agenda with the change to Item 9A under Engineering.

CONSENT AGENDA

Mayor Delaney stated the consent agenda contains the August 3, 2026 Regular Meeting Minutes, and Payment of Claims-Listing of Bills and asked if there was any discussion regarding these items.

Motion was made by Swanson, seconded by Colbeck and unanimously carried to approve the consent agenda which consisted of the August 3, 2026 Regular Meeting Minutes, and Payment of Claims-Listing of Bills in the amount of \$1,381,070.05 for warrants #078112 to #078224.

COMMUNITY CONCERNS

Carla Heyl from the Pipestone Area Community Foundation spoke on behalf of concerns about the Carnegie Library Project and asked for an update on the repair process and where the City is at in the repair contracts.

Administrator LaBrune shared project updates and explained why the City switched engineers from LHB to Bolton & Menk.

LEGAL

ENGINEERING

Delaney shared that there needs to be a change order adjustment made due to a surprise that was found while doing the 2026 Street and Utility Improvement Project.

Engineer Winter shared that the existing sewer line that was thought to be 6” on the property line between houses 710 and 709 was found to be 8” and running under house 710. A change from the proposed pipe bursting method of installation to directional bore was required to locate the new main correctly and would be up sized to 8” to match the existing. The existing 8” main will also be sand filled to abandon it in place.

NEW BUSINESS**Consider Engineer Recommendation for the Municipal Airport 2026 Fuel Replacement Project**

Delaney said that on August 3, 2026, one bid was received for the 2026 Airport Fuel Replacement project. That bid was \$430,995 over the engineer's estimate. Delaney asked Winter to share information on the recommendation.

Winter shared that the recommendation is to reject the bid and to rebid the project for bid opening on September 8th at 6:30pm.

Motion made by Smidt, seconded by Swanson, and unanimously carried to reject the received bid and rebid the Municipal Airport 2026 Fuel Replacement Project.

Pipestone Sportsman Club Gambling License

Delaney shared that staff has received an application from the Pipestone Sportsmen's Club to hold a raffle at Dave's Guns at 413 8th Ave SE Pipestone MN, September 1st through October 30, 2026. The raffle is a fundraiser for the Pipestone Sportsman Club.

Motion made Swanson, seconded by Smidt, and unanimously carried to approve the Pipestone Sportsman's Club Gambling License for a raffle to be held September 1st through October 30, 2026.

Pipestone Chamber of Commerce Request for Council Action: Car Cruise-In Event

Delaney shared that the Pipestone Area Chamber of Commerce is requesting Council approval to close the 100 Block of West Main Street from 4:00pm-8:00pm on Wednesday, September 9, 2026. Also, in the event the capacity of the 100 block is exceeded, they are also asking for permission to close the intersection of 2nd Ave SW and 2nd Ave NW and West Main Street in order to expand west towards Geyermans, possibly all the way to 3rd Ave SW and 3rd Ave NW.

The Chamber is also requesting assistance from the Public Works Department to provide barricades, Street Closed Signs, Picnic Tables, and Garbage Bins for the Car Cruise-In event. This has been approved in the past.

Motion made by Colbeck, seconded by Smidt, and unanimously carried to approve the Chamber request for the road closer and public works assistance.

Pipestone Chamber of Commerce and Pipestone Kiwanis Request for Council Action

Delaney shared that the Pipestone Area Chamber of Commerce and Pipestone Kiwanis are partnering to co-host the Minn-Dakotas Conference for Kiwanis Club International on Saturday October 3rd, 2026 at the Hiawatha Lodge here in Pipestone. This will be an educational meeting on how to increase volunteerism in the respective regional communities. This will be the first time in at least 20 years that Pipestone will be the host of the meeting. The Chamber is requesting a waiver of all fees for the use of the Hiawatha Lodge.

Motion made by Thompson, seconded by Colbeck, and unanimously carried to wave the rental fee for the Pipestone Kiwanis club to host the Minn-Dakotas Conference for the Kiwanis Club International at the Hiawatha Lodge on Saturday, October 3rd, 2026.

Resolution 2026-43: A Resolution Accepting Donations

Delaney stated that the Southwest Initiative Foundation has awarded a grant to the City of Pipestone in the amount of \$2,400.00 for improvements to the Disc Golf Course.

Motion made by Swanson, seconded by Smidt, and unanimously carried to accept the \$2,400 grant donation for the Disc Golf Course improvements.

2027 Budget Work Session

Delaney shared that with the deadline approaching to set the preliminary levy by September 30th, staff would like to provide an update to the council on the 2027 budget proposal and gather input from the council.

LaBrune shared preliminary budget information with council and explained some preliminary information for each fund and department.

Delaney stated supporting a special work session for the 2027 budget before the next regular council meeting.

CLOSING COMMENTS

Heros behind the badge blood drive on August 24th

The Fishing Derby is happening on Wednesday this week from 5 to 7pm.

ADJOURNMENT

Motion was made by Colbeck, seconded by Smidt, and unanimously carried to adjourn the meeting at 7:30pm.



Real People. Real Solutions.

1501 S

Section 12, Item A.

Suite 100
Fairmont, MN 56031-4467
Ph: (507) 238-4738
Fax: (507) 238-4732
Bolton-Menk.com

August 12, 2026

Honorable Mayor and City Council
City of Pipestone
119 2nd Avenue Southwest
Pipestone, MN 56164

RE: Pipestone Municipal Airport (PQN)
2026 Airport Fuel Systems Replacement Project
Bid Results & Award Recommendation

Dear Mayor and Council,

On August 3, 2026, one (1) bid was received for the 2026 Airport Fuel Systems Replacement project. The following is a summary of the bids received:

Bidders	Total Bid
Urban Companies	\$1,304,190.00
<i>Engineer's Estimate</i>	<i>\$873,195.00</i>

In discussions with the low bidder, the following factors were cited as contributing to the bid being significantly higher than the engineer's estimate:

- Urban Companies will only complete civil site work for the project.
- Urban Companies subcontracted construction of the fuel systems to O'Day Equipment.
- O'Day Equipment stated costs for fuel system equipment have risen sharply over the summer.
- O'Day Equipment specifically cited costs for fuel system appurtenances and cabinets.
- Other Contractors who did not submit a bid stated completing construction in 2027 would allow them to submit a bid.

Based on the bid received and the feedback from Contractors, I recommend rejecting the bid and re-advertising the project.

The proposed schedule for re-bidding the project is as follows:

- Council Rejects Low Bid – August 17, 2026
- Council Authorizes Re-Bidding - August 17, 2026
- Bid Opening - September 7, 2026
- Council Approves Low Bid - September 21, 2026

August 12, 2026
City of Pipestone
2 of 2

Section 12, Item A.

Please contact me at silas.parmar@bolton-menk.com or (612) 987-0138 with any questions or comments.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in black ink that reads "Silas Parmar". The signature is written in a cursive, flowing style.

Silas Parmar, P.E.
Project Manager

Cc: Stephanie LaBrune, City of Pipestone
Travis Winter, Bolton & Menk, Inc.

Enclosures (1)

ABSTRACT

100LL & JET A FUEL SYSTEM REPLACEMENT
SP NO. A5901-61
PIPESTONE MUNICIPAL AIRPORT
PIPESTONE, MINNESOTA
BMI PROJECT NO. 26X.142130
BID DATE: 8/3/2026

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BASE BID - 100LL AND JET A FUEL SYSTEMS								
1	2021.501	MOBILIZATION	LUMP SUM	1	\$30,000.00	\$30,000.00	\$133,000.00	\$133,000.00
2	2105.607	COMMON EXCAVATION	CU YD	425	\$30.00	\$12,750.00	\$50.00	\$21,250.00
3	2105.607	SUBGRADE EXCAVATION	CU YD	15	\$30.00	\$450.00	\$50.00	\$750.00
4	2105.607	SELECT GRANULAR BORROW	CU YD	75	\$40.00	\$3,000.00	\$75.00	\$5,625.00
5	2211.507	AGGREGATE BASE, CL 5	CU YD	150	\$50.00	\$7,500.00	\$75.00	\$11,250.00
6	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
7	2573.503	SILT FENCE, TYPE MS	LIN FT	360	\$10.00	\$3,600.00	\$7.00	\$2,520.00
8	2573.503	SEDIMENT CONTROL LOGS	LIN FT	50	\$15.00	\$750.00	\$7.00	\$350.00
9	2574.507	COMMON TOPSOIL BORROW (OBTAINED ON-SITE)	CU YD	75	\$20.00	\$1,500.00	\$50.00	\$3,750.00
10	2575.605	TURF RESTORATION	ACRE	0	\$10,000.00	\$2,500.00	\$20,000.00	\$5,000.00
11	2582.503	6" PAVEMENT MARKINGS, YELLOW	SQ FT	50	\$10.00	\$500.00	\$14.50	\$725.00
12	SEC 26	SITE ELECTRICAL	LUMP SUM	1	\$100,000.00	\$100,000.00	\$125,550.00	\$125,550.00
13	SPEC PROV.	REINFORCED CONCRETE SLAB - 10 INCHES	SQ YD	75	\$300.00	\$22,500.00	\$666.00	\$49,950.00
14	SPEC PROV.	COLLISION BOLLARDS	EACH	23	\$600.00	\$13,800.00	\$1,500.00	\$34,500.00
15	SPEC PROV.	INSTALL 5,000 GAL JET-A AST, APPURTENANCES AND PIPING	LUMP SUM	1	\$130,000.00	\$130,000.00	\$192,000.00	\$192,000.00
16	SPEC PROV.	INSTALL 10,000 GAL AVGAS AST, APPURTENANCES AND PIPING	LUMP SUM	1	\$140,000.00	\$140,000.00	\$173,000.00	\$173,000.00
17	SPEC PROV.	PORTABLE SUPPLIES	LUMP SUM	1	\$7,000.00	\$7,000.00	\$11,000.00	\$11,000.00
18	SPEC PROV.	100LL AVGAS DISPENSER	LUMP SUM	1	\$85,000.00	\$85,000.00	\$122,000.00	\$122,000.00
19	SPEC PROV.	JET-A OFFLOAD & DISPENSER CABINET	LUMP SUM	1	\$210,000.00	\$210,000.00	\$274,500.00	\$274,500.00
20	SPEC PROV.	FUEL SYSTEM SIGNAGE	LUMP SUM	1	\$3,000.00	\$3,000.00	\$9,750.00	\$9,750.00
21	SPEC PROV.	RELOCATE & UPDATE CARD READER	LUMP SUM	1	\$7,000.00	\$7,000.00	\$10,750.00	\$10,750.00
22	SPEC PROV.	REMOVE EXISTING USTS	LUMP SUM	1	\$25,000.00	\$25,000.00	\$40,000.00	\$40,000.00
23	SPEC PROV.	REMOVE EXISTING DISPENSERS	LUMP SUM	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
24	SPEC PROV.	FUEL PRODUCT AND SLUDGE DISPOSAL	DRUM	4	\$600.00	\$2,400.00	\$1,000.00	\$4,000.00
25	SPEC PROV.	TRANSFER REMAINING FUEL TO NEW ASTS	GAL	2,500	\$2.00	\$5,000.00	\$4.10	\$10,250.00
26	SPEC PROV.	REMOVE CONCRETE PAVEMENT (FULL DEPTH)	SQ YD	105	\$9.00	\$945.00	\$100.00	\$10,500.00
TOTAL BASE BID						\$824,195.00		\$1,271,970.00

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BID ALTERNATE 1 - INCREASE TANK SIZE FOR JET A								
27	SPEC PROV.	INCREASE TO 10,000 GAL JET-A AST	LUMP SUM	1	\$40,000.00	\$40,000.00	\$20,270.00	\$20,270.00
TOTAL BID ALTERNATE 1						\$40,000.00		\$20,270.00

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BID ALTERNATE 2 - CARD READER SHELTER								
28	SPEC PROV.	CARD READER SHELTER	LUMP SUM	1	\$9,000.00	\$9,000.00	\$11,950.00	\$11,950.00
TOTAL BID ALTERNATE 2						\$9,000.00		\$11,950.00

					Engineer's Estimate		Urban Companies	
TOTAL BASE BID + BID ALT. 1 + BID ALT. 2						\$873,195.00		\$1,304,190.00
						% OVER ENGINEER'S ESTIMATE		49.36%

MINNESOTA LAWFUL GAMBLING

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is \$100; otherwise the fee is \$150.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Pipestone Sportsmen's Club Previous Gambling Permit Number: X- 95205-26-005

Minnesota Tax ID Number, if any: _____ Federal Employer ID Number (FEIN), if any: 87-4599810

Mailing Address: Box 444

City: Pipestone State: _____ Zip: _____ County: _____

Name of Chief Executive Officer (CEO): Troy Budden (President)

CEO Daytime Phone: _____ (otherwise indicated below)

Email permit to (if _____)

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

- ☐ Fraternal ☐ Religious ☐ Veterans ☒ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☐ A current calendar year Certificate of Good Standing

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

☐ IRS income tax exemption (501(c)) letter in your organization's name

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☐ IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)

If your organization falls under a parent organization, attach copies of both of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Dave's Guns

Physical Address (do not use P.O. box): 413 8th Ave SE

Check one: ☒ City: Pipestone Zip: 56164 County: Pipestone

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): _____

Check each type of gambling activity that your organization will conduct:

- ☐ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☒ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

LG220 Application for Exempt Permit

Section 12, Item B.

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

CITY APPROVAL for a gambling premises located within city limits

- ☐ The application is acknowledged with no waiting period.
- ☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
- ☐ The application is denied.

Print City Name: _____

Signature of City Personnel: _____

Title: _____ Date: _____

**The city or county must sign before
submitting application to the
Gambling Control Board.**

COUNTY APPROVAL for a gambling premises located in a township

- ☐ The application is acknowledged with no waiting period.
- ☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
- ☐ The application is denied.

Print County Name: _____

Signature of County Personnel: _____

Title: _____ Date: _____

TOWNSHIP (if required by the county)

On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: Troy Budden Date: 8/11/26
(Signature must be CEO's signature; designee may not sign)

Print Name: _____

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:

A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

- _____ a copy of your proof of nonprofit status; and
- _____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?

Call the Licensing Section of the Gambling Control Board at 651-539-1900.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the

application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Depart-

ment of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

PIPESTONE SPORTSMENS NONPROFIT CLUB
C/O DAVE SOMMERS
PO BOX 444
PIPESTONE, MN 56164-0444

Date:
10/07/2022
Employer ID number:
87-4599810
Person to contact:
Name: Peter Orlett
ID number: 31436
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
January 20, 2022
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053536009752

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements



Phone (507) 825-3316

117 8TH Avenue SE, P.O. Box 8, Pipestone, MN 56164
PipestoneMinnesota.com ~ erica.pipestonechamber@gmail.com

Fax (507) 825-3317

Date: August 13, 2026
To: Pipestone City Council
From: Erica Volkir, Executive Director of the Pipestone Area Chamber of Commerce & Visitors Bureau
RE: Street Closure Request & Assistance for Chamber Car Cruise-In on Wed. Sept. 9, 2026

Dear Pipestone City Council and Pipestone City Administrator:

The Pipestone Area Chamber of Commerce is requesting your permission and assistance for the following Chamber Car Cruise-In on Wednesday, September 9, 2026:

Street Closure on Wednesday, September 9, 2026:

- **Close the 100 Block* of W Main St from 4:00 PM – 8:00 PM** for a Chamber Car Cruise-In (between Stonehouse and A&S Drugs). The Chamber Car Cruise-In will run from 5 PM - 7:30 PM.
 - *In the event the capacity of the 100 block is exceeded, we ask permission to close the intersection of 2nd Ave SW/NW and West Main Street in order to expand west towards Geyermans, possibly all the way to 3rd Ave SW/NW.

Public Works Assistance on Wednesday, September 9, 2026:

- **Barricades, Street Closed Signs, Picnic Tables, and Garbage Cans**

Thank you in advance for your consideration and support of this request!

Hi Megan,

Here is a request from Erica on behalf of both organizations:

"Dear Pipestone City Council: Pipestone Kiwanis Club and the Pipestone Area Chamber & CVB are co-hosting the annual Minn-Dakotas Conference for Kiwanis Club International on Saturday, October 3rd (all day - times TBD, approx. 8am-5pm). The event will be held in Pipestone, MN as the host community to highlight the area to our region including our businesses, overall community, and tourist attractions. The event itself brings together volunteer Kiwanis members for education and ways to increase volunteerism in our respective regional communities. It is not for profit for any group. No money is made on the event and attendees pay for their own meals (or some clubs fund their attendees). This is the first time we have hosted the meeting in Pipestone to my knowledge (at least in the last 20 years) and it's a great tourism opportunity to bring in folks to highlight Pipestone.

We would like to host the meeting component at the Hiawatha Lodge to feature our beautiful facility, city park, and Pipestone National Monument. We selected the 10/3 date and adjusted the meeting times so that attendees could also have the ability to end the meeting, go eat, shop, and then attend the Pipestone Performing Arts Center's "Music of Chicago - Tribute Show" that evening at 7:30 pm.

We are requesting a waiver of all fees for the use of Hiawatha Lodge -- which has been granted in the past for other similar tourism-related conferences. Members of the Pipestone Kiwanis Club and our Chamber staff are volunteering their time to help plan and execute the conference, along with the Minn-Dakotas executive Board. We are utilizing local businesses for food.

Thank You for your consideration of this request. We sincerely appreciate your support and our excited to highlight our community!

Sincerely,

Erica Volkir

Executive Director, Pipestone Area Chamber & CVB

Public Relations/Communications, Pipestone Kiwanis Club"



15 3rd Avenue NW
Hutchinson, MN 55350
800-594-9480 or 320-587-4848

swifoundation.org

August 10, 2026

Stephanie LaBrune
City of Pipestone
119 2nd Ave SW
Pipestone, MN 56164-1683

App: GN-00148630
Title: Disc Golf Course Improvements

Dear Stephanie LaBrune,

Congratulations! It is my pleasure to inform you that the grant to the City of Pipestone in the amount of \$2,400.00 has been approved by the Pipestone Area Community Foundation to purchase equipment and signage. Our understanding is that funding for this project will begin on 05/15/2026 and continue through 10/01/2026.

A signed Grant Agreement is already on file. A grant check in the amount of \$2,400.00 is enclosed.

As you complete this project, please acknowledge this grant award from the Southwest Initiative Foundation and Pipestone Area Community Foundation in all publicity and printed materials.

The Pipestone Area Community Foundation and the Southwest Initiative Foundation are privileged to join you in support of your mission. If at any time you have questions or comments, please feel free to contact me.

Sincerely,

Nancy Fasching
Vice President, Community Impact

Enclosures: Cover Letter & Check

RESOLUTION 2026-44

RESOLUTION ADOPTING A 23-FOOT REAR YARD VARIANCE LOCATED AT 901 7TH STREET SW PIPESTONE, MINNESOTA PID# 18.600.0550

WHEREAS, Wade A. Smith and Debra A. Smith (“Applicant”) submitted an application for a variance to the City of Pipestone (“City”) to construct an addition onto a structure on property located at 901 7th Street SW, which is owned by the Applicant and is legally described on the attached Exhibit A (“Property”); and

WHEREAS, the public hearing and notice requirements of Minn. Stat. § 462.358, Subd. 3b have been fulfilled and satisfied by the City; and

WHEREAS, during the public hearing held by the City Board of Adjustments and Appeals on August 27, 2026, no public comments were received as to the Applicant’s request; and no additional conditions were added to the resolution; and

WHEREAS, the written materials, including all exhibits, and applications concerning the Property, and written correspondence from the owner, were considered and reviewed by City Council; and

WHEREAS, the City Board of Adjustments and Appeals and City Council have reviewed the requested variance and found satisfactory, subject to the requirements contained in this Resolution; and

WHEREAS, The Pipestone the Board of Adjustments and Appeals and City Council provided the following findings of fact;

WHEREAS, the Applicant must install a zero step/handicap accessible entry into their home, which is a reasonable use for all single-family homes. As the addition is required to be in the rear of the home based on front yard setbacks and the existing home location requires that the accessory garage becomes part of the principal building with greater rear yard setbacks.

WHEREAS, the existing, corner rectangle lot with the current home and detached garage would not allow for a zero-step accessible entry to their home with a bedroom without the proposed

modification. All other bedrooms are on the second floor and are not accessible. This home modification that cannot be moved based on available “buildable area” within the lot, which would have allowed a smaller setback for the detached garage creates the unique circumstances for the garage’s rear yard setback request.

WHEREAS, as 7th Street (Highway 30) requires a larger front yard setback, all the homes and commercial and institutional buildings along the block are setback further than is typical. This setback reducing the amount of buildable space for all properties, given the setback standards in these zoning districts. Also, nine of the sixteen homes within the block have detached garages. Many of those garages are located very near the rear and side yards. Also, a 25-foot clear vision visibility analysis has been completed showing that the additional will not limit the visibility of the alley or 9th Street. This addition will not alter the essential character of the locality.

WHEREAS, if the addition were to be extended and not connected to the home, only a 1-foot possible variance would be needed. Given that detached garages can be within 3 feet of a property line as directed by City Code, this addition though required to be connected for handicap accessibility, can continue to be generally in harmony with the purposes and intents of the Zoning Ordinance.

WHEREAS, per the Comprehensive Plan’s recommendations for Neighborhood 7, “A strong effort should be made to continue good home maintenance to keep the neighborhood strong and attractive.” Therefore, expansions and remodels that allow Applicants to stay in their homes for necessary items like handicap accessibility is consistent with Comprehensive Plan’s housing recommendation.

WHEREAS, the need for a handicap accessible addition to a home is a reasonable use for an expansion. Due to the location of the home and garage, this expansion triggers additional setback standards that require the variance. This variance request would only be 1-foot if the two buildings could remain separate. The variance request is the minimum needed to alleviate the practical difficulty based on the need for handicap accessibility, which is not driving by economic conditions but rather site limitations and R-2 rear yard setback standards.

NOW, THEREFORE, BE IT RESOLVED, that, based on the record of this matter, including the application, information presented at the public hearing and the findings and determinations contained herein, the City Council hereby approves and issues a variance subject to all of the following conditions, restrictions, and requirements:

1. Scope of Variance. This variance allows the applicant a variance of 23-feet from the rear building setback as depicted in Exhibit B to construct an addition onto an accessory structure located at 901 7th Street SW and in accordance with the plans and specifications submitted with the variance application, which are incorporated herein by reference. The accessory structures must be constructed and placed in accordance with the conditions imposed on this variance, the requirements of the City Code, and all other applicable regulations.
2. Inspection. The City’s Zoning Administrator shall be granted access upon reasonable notification for reasons of determining compliance will all conditions of this variance and the City Code.

3. Binding Effect. This variance and its conditions must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease, or other change from current ownership of the Property.
4. Acceptance of Conditions. Utilization of the Property pursuant to the variance shall automatically be deemed acceptance of, and agreement to, the terms and conditions of the
5. variance without qualification, reservation, or exception.
6. No Waiver. A failure by the City to take action with respect to any violation of any condition, covenant or term of this variance shall not be deemed to be a waiver of such condition, covenant, or term or any subsequent violation of the same or any other condition, covenant or term.

Passed and adopted by the City Council of the City of Pipestone this 8th day of September, 2026.

_____ Dan Delaney, Mayor	_____ Date
_____ Megan DeWitte, City Clerk	_____ Date

EXHIBIT A

Legal Description of the Property

Lots Forty-Six, Forty-Seven, and Forty-Eight (46, 47 and 48) in Block One (1), Johnson’s Addition to the City of Pipestone, Pipestone County, Minnesota.

EXHIBIT B

Placement and Depiction of Structures

23 ft. Variance Requested – Proposed addition to structure will be 2 feet from the property line.

The Standard Requirement is a 25-foot rear yard setback in a Residential 2 (R-2) District.

