



City Council Regular Meeting Agenda

October 06, 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.](#) September 15 2025 Regular Meeting Minutes
 - [B.](#) September 19 2025 Special Meeting Minutes
 - [C.](#) September 24 2025 Special Meeting Minutes
 - [D.](#) September 25 2025 Special Meeting Minutes
- 6. Community Concerns (Maximum 3 Minutes Per Person)**
- 7. Reports**
 - A. Water/Wastewater Superintendent
 - B. Public Works Director
 - C. Library Director
 - D. Liquor Store Manager
 - E. Law Enforcement
 - F. Recreation Director
- 8. Public Hearings, Petitions, and Bid Openings**
- 9. Legal**
- 10. Engineering**

- [A.](#) Industrial Road Improvements Project Pay Request 1 & Final

11. **Financial

- A. Payment of Claims-Listing of Bills

12. Old Business

- [A.](#) Consider Resolutions 2025-64 and 2025-65 Regarding Detachments of City Property to Gray Township
- [B.](#) Consideration of Four-Way Stop Sign at the Intersection of 3rd Avenue NW and 2nd Street NW

13. New Business

- [A.](#) Request for Council Action - Pipestone Area School District
- B. Parade Permit - Pipestone Area School District
- [C.](#) Resolution 2025-62: A Resolution Receiving Feasibility Report and Calling Hearing on Improvement
- [D.](#) Resolution 2025-63: Resolution Approving County Project Within Municipal Corporate Limits
- [E.](#) Consideration of Law Enforcement Services Agreement
- [F.](#) Hord Farms West Dust Control Plan
- [G.](#) Consider Classification Adjustment for Director of Community Development
- [H.](#) Consider Contract with Local Assessor Erik Skogquist, SAMA
- I. Authorize Assistant City Administrator-City Clerk Temporary Signing Authority at First Bank & Trust
- [J.](#) 2026 Budget Update
- [K.](#) Indigenous Peoples' Day Proclamation

14. Closing Comments

15. Executive/Closed Session

- A. Conduct a Closed Session Pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Deb Nelson

16. Adjournment

Pipestone, Minnesota
September 15, 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 15th day of September, 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: Dave Andres, Anita Sanchez, Faith Spotted Eagle, Alexis Archambault, Lauren Blacik, Elijah Small, Isaac Weston, Derrick M. Iktomi Favel, Kyle Kuphal, City Engineer Travis Winter via Zoom, City Attorney Jason Hill via Zoom, Cable Access Coordinator Steve Moffitt, EDA Director Justin Schroyer, Assistant City Administrator-Clerk Stephanie LaBrune, and City Administrator Deb Nelson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

Delaney requested the addition of item I. Discussion of a four-way stop sign under New Business. He also requested the removal of A. Conduct a closed session pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Deb Nelson from under Executive/Closed Session.

Motion was made by Smidt, seconded by Thompson and unanimously carried to approve the agenda with the addition of item I. Discussion of a four-way stop sign under New Business and the removal of A. Conduct a closed session pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Deb Nelson from under Executive/Closed Session.

CONSENT AGENDA

Mayor Delaney stated the consent agenda contains the September 2, 2025 Special Meeting Minutes, September 2, 2025 Special Work Session Meeting Minutes, September 2, 2025 Regular Meeting Minutes, the August 2025 Financial Report, and Payment of Claims-Listing of Bills and asked if there was any discussion regarding these items.

Motion was made by Thompson, seconded by Smidt and unanimously carried to approve the consent agenda which consisted of the September 2, 2025 Special Meeting Minutes, September 2, 2025 Special Work Session Meeting Minutes, September 2, 2025 Regular Meeting Minutes, the August 2025 Financial Report, and Payment of Claims-Listing of Bills in the amount of \$229,508.48 for warrants #075749 to #075833.

COMMUNITY CONCERNS

None.

PRESENTATION

Brave Heart Society Presentation to Council on the Magellan/OneOk Pipeline Proposal – Guests from the Brave Heart Society provided a presentation on their concerns revolving around the OneOk pipeline project proposal and its proximity to the Pipestone National Monument and sacred Pipestone.

Minnesota Indian Affairs Council Presentation to Council on the Magellan/OneOk Pipeline Proposal – Guests from the Minnesota Indian Affairs Council gave a presentation and spoke about the OneOk pipeline proposal. They expressed concerns with the project and shared information on where the Minnesota Public Utilities Commission is at with the OneOk proposal.

OLD BUSINESS

Detachment Petition

Delaney stated there are two petitions for detachment from the city that have been provided to the city from O'Neill O'Neill & Barduson Law Office on behalf of the petitioners. Attorney Hill then explained to the council what their options were along with what the city's next steps were. The council then directed staff to research the land being requested to be detached from the city and provide a recommendation to the council at a later date.

NEW BUSINESS

Request for Council Action

Delaney stated, the Pipestone Area Chamber of Commerce is requesting the following for their 10th annual Trunk or Treat & Downtown Candy Walk on Friday, October 31, 2025:

- Permission to close the 100 and 200 blocks of West Main St and the 100 block of East Main St from 3:00 p.m. to 6:30 p.m.
- Public Works Assistance placing street closed signs, barricades and a few trash cans at the following locations:
 - On West Main St by Liberty Pawn (but not blocking 3rd Ave SW/NW)
 - On East Main St by First Farmers & Merchants Bank (but not blocking 3rd Ave SE/NE)
 - On the intersections of 2nd Avenue SW/NW and Hiawatha Avenue N/S

He then added that the Trunk or Treat event has been approved in the past.

Motion was made by Smidt, seconded by Thompson and unanimously carried to approve the request from the Pipestone Area Chamber of Commerce as presented.

Request for Council Action

Delaney explained that the Pipestone Elementary Boosters are requesting the use Westview Park along with the use of the concession stand and bathrooms, 10 extra picnic tables and 4 extra garbage totes in addition to what is already there for their annual Back to School Bash on Wednesday, September 24th. Since they are a 501(c)3 nonprofit organization, they are requesting the council to waive of all rental fees so they can continue to expand on this annual event and give the elementary students and their families a fun experience. Delaney said this request has been approved in the past.

Motion was made by Swanson, seconded by Thompson and unanimously carried to approve the request from the Pipestone Elementary Boosters as presented.

Resolution 2025-57

Delaney said this resolution, if approved will declare costs to be assessed and preparation of the proposed assessment for the 2023 Street & Utility Improvements Project. Administrator Nelson shared that Engineer Winter worked to get the assessment roll numbers put together and said the numbers look good with the new assessment policy in effect.

Motion was made by Colbeck, seconded by Smidt, and unanimously carried to approve Resolution 2025-57: A Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment.

Resolution 2025-58

Delaney stated this resolution accepts a donation from Hanks Foods who donated apples and chips valued at \$159.25 for Daycare Day at the family aquatic center.

Motion was made by Swanson, seconded by Thompson, and unanimously carried to approve Resolution 2025-58: Resolution Accepting Donation(s).

Resolution 2025-59

Delaney said, this resolution, if approved gives city support to apply for the League of Minnesota Cities Grants Navigation Program. This program 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. He shared; EDA Director Schroyer is looking to apply for the Grant Navigation program to seek financial support from the MN DNR ReLeaf Grant program to develop a community forest management plan. Delaney then said it is always good to be proactive when it comes to natural resources.

Motion was made by Thompson, seconded by Swanson and unanimously carried to approve Resolution 2025-59: A Resolution Authorizing Application for Grant Navigation Support for the City.

Resolution 2025-60

Delaney stated this resolution will authorize the city to enter into a grant agreement with the MN Dept. of Transportation's Airport Maintenance and Operations Grant program. He said the funds received from this grant will reimburse the city for various maintenance and operations expenses at the Pipestone Municipal Airport. Delaney thanked staff for obtaining these grants.

Motion was made by Colbeck, seconded by Thompson, and unanimously carried to accept Resolution 2025-60: Resolution Approving Airport Maintenance and Operations Grant Agreement with the Minnesota Department of Transportation.

Consider Position Title Change and Appointment of Duties

Delaney stated, as a result of the resignation of the city's former Building and Zoning Administrator, the Council made the decision at their September 2nd Council meeting to contract with the Company SAFEbuilt to handle all of the Building Official duties that were held by the Building and Zoning Administrator. Delaney said, SAFEbuilt will not be taking over any of the Planning and Zoning duties at this time; therefore, the City Administrator is recommending that Council consider adding the duties to EDA Director, Justin Schroyer's job description and also change his position title to "Community Development Director" to ensure that his title is appropriate for the position. He explained that a Community Development Director serves as the City's lead for guiding growth, fostering economic opportunity, and ensuring thoughtful land use planning. This role combines the responsibilities of the Economic Director and the Planning and Zoning Administrator to provide a unified approach to community progress. He said, if the Council

chooses to move forward with changing Schroyer’s title and adding the Planning and Zoning duties to his job description the change will take effect immediately and the new job description will be forwarded onto David Drown & Associates to have the review and classify the position to determine if the position will require and pay grade changes. Delaney added that the city is trying to operate as efficient as possible.

Motion was made by Thompson, seconded by Swanson, and unanimously carried to change EDA Director Justin Schroyer’s position title to Community Development Director and assume the new job description effective immediately and forward the job description onto David Drown & Associates to classify the position on the city’s PayScale.

Fire Prevention Week Proclamation

Delaney read a proclamation declaring October 5 – 11, 2025 as Fire Prevention Week in the City of Pipestone.

Four-Way Stop Sign Discussion

Delaney shared that he has heard some concerns about the need for a four-way stop sign at the intersection of 3rd Ave. NW and 2nd St. NW. He said the concerns were due to it being hard to see at the intersection and also the traffic speeds on 2nd St. NW. Delaney requested that the Public Works Director look into the concerns to see if a four-way stop sign would be appropriate for the intersection.

CLOSING COMMENTS

None.

ADJOURNMENT

Motion was made by Colbeck, seconded by Thompson, and carried unanimously to adjourn the meeting at 7:44 p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator - Clerk

Pipestone, Minnesota
September 19, 2025

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 12:00 noon on the 19th day of September 2025. Mayor Dan Delaney called the special meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Danielle Thompson, Scott Swanson and Verdeen Colbeck. Absent: None. Others present: Kyle Kuphal, Cable Access Coordinator Steve Moffitt, Assistant City Administrator / Clerk Stephanie LaBrune, and City Administrator Deb Nelson.

Mayor Delaney stated the purpose of the special meeting was to discuss the Pipestone County Law Enforcement Contract and consider the Law Enforcement Budget Sub-Committee’s recommendation to move forward with the proposed 2026 Law Enforcement Budget.

Administrator Nelson stated that the sub committee met Tuesday afternoon and there was discussion on removing the dispatch charges. She shared that the county’s sheriff budget expenses total \$2,361,823 and if the amount is split evenly by the population of Pipestone County (9,424) the city’s share would be \$250.60 per capita. She said the committee proposed the city of Pipestone paying \$240 per capita which results in a total amount of approximately \$1,011,600 for 2026.

Delaney said that he also wants the contract to ensure that the Sheriff’s department is enforcing all city ordinances and plans to get those details figured out.

Delaney also said Attorney Hill drafted a new contract because the other contract was 25 years old and it needed to be updated.

Discussion was held on the reduction from the initial amount of \$1,056,207 to \$1,011,600 and the impact it would have on the city’s 2026 levy.

Following discussion, a motion was made by Smidt, seconded by Swanson and unanimously carried approve the sub-committee’s recommendation to proceed with the proposed cost of the Pipestone County Law Enforcement contract with the city at a cost of \$240 per capita as presented.

ADJOURNMENT

Motion was made by Colbeck, seconded by Thompson and unanimously carried to adjourn the meeting at 12:35 p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / City Clerk

Pipestone, Minnesota
September 24, 2025

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 1:00 p.m. on the 24th day of September 2025. Mayor Dan Delaney called the special meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Danielle Thompson and Verdeen Colbeck. Absent: Scott Swanson. Others present: Liquor Store Manager Michael Wilson, and City Administrator Deb Nelson.

Mayor Delaney stated the purpose of the special meeting is to conduct a closed session pursuant to Minn. Stat. § 13D.05, subd. 3(a) to evaluate the performance of Michael Wilson

Delaney stated, before I entertain a motion to close this portion of the meeting for the performance evaluation of Michael Wilson, I want to state on the record that Michael Wilson has the right to have this discussion conducted in an open and public meeting. Since Michael is present at today's meeting, I will ask, Michael, do you wish to have the meeting remain open to the public. Wilson stated that he did not want the meeting open to the public.

Motion made by Thompson, seconded by Colbeck, and unanimously carried to close the meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(a) to evaluate the performance of Michael Wilson.

Motion made by Smidt, seconded by Thompson, and unanimously carried to reopen the meeting.

Delaney the stated that a summary of the conclusions of the performance evaluation will be presented at a future council meeting.

ADJOURNMENT

Motion was made by Colbeck, seconded by Thompson and unanimously carried to adjourn the meeting at 12:20 p.m.

Dan Delaney
Mayor

ATTEST:

Verdeen Colbeck
Council Member

Pipestone, Minnesota
September 25, 2025

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 12:00 noon on the 25th day of September 2025. Mayor Dan Delaney called the special meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Danielle Thompson, and Scott Swanson. Absent: Verdeen Colbeck. Others present: Kyle Kuphal, Assistant City Administrator / City Clerk Stephanie LaBrune, City Treasurer Jodie Jensen, Public Access Coordinator Steve Moffitt, and City Administrator Deb Nelson.

Mayor Delaney stated the purpose of the special meeting is to review the 2026 budget, consider approval of resolution 2025-61: a resolution establishing the preliminary tax levy payable 2026, and schedule a public hearing on the proposed 2023 Street and Utility Improvements project assessments.

REVIEW 2026 BUDGET AND CONSIDER APPROVAL OF RESOLUTION 2025-61: A RESOLUTION ESTABLISHING THE PRELIMINARY TAX LEVY PAYABLE 2026

Delaney stated, Nelson will present information on the proposed 2026 budget and levy and following discussion, the council will need to consider the approval of Resolution 2025-61 which approves the preliminary levy at a 5.2% increase over the 2025 levy.

Nelson stated the preliminary general-purpose levy is \$1,777,549 and the bond indebtedness levy is \$1,185,096 for a total preliminary levy of \$2,962,645 which is a 5.2% increase over the 2025 levy. She said the County has approved the proposed Sheriff's contract at a cost of \$240/capita and confirmed that their insurance costs are increasing by 11%. She said in the city's budget a 5% COLA (cost of living adjustment) is included and a 0% health insurance increase is reflected. She said there is an additional \$51,000 in the budget for the SRTS project changes that were made and shared that there will be no debt retired until 2027. Nelson added that the HRA and County are both proposing a 3% COLA and said the city can look at 3% instead of 5% and the levy would change to an increase of 4.3%. She said nothing was touched in capital outlay. Swanson replied by saying those could always go down later.

Thompson said her only thought was if employee insurance is staying the same, it may be a good idea to keep the COLA higher in the event that the COLA may need to be reduced next year due to higher insurance costs. She said this may help lessen the impact of having both COLA and insurance increase in one year. Both Smidt and Swanson stated that the COLA is what it is and should not be a chance to get an extra raise.

Motion made by Smidt, seconded by Swanson, and unanimously carried to approve resolution 2025-61: a resolution establishing the preliminary tax levy payable 2026 with the condition that the budget is adjusted if the cost-of-living rate is lowered.

SCHEDULE PUBLIC HEARING ON THE PROPOSED 2023 STREET AND UTILITY IMPROVEMENTS PROJECT ASSESSMENTS

Delaney stated that staff is requesting the council schedule a public hearing on October 20, 2025 at approximately 6:30p.m. during the council's regularly scheduled meeting to allow public comment on the proposed 2023 street and utility improvements project special assessments.

Nelson added that Engineer Winter has the assessment rolls put together with a \$10,000 cap on regular lots and a \$15,000 cap on corner lots. She also shared that Megan DeWitte had send out the letters and Stephanie LaBrune published the notice in the newspaper.

Motion made by Smidt, seconded by Thompson, and unanimously carried to schedule a public hearing on October 20, 2025 at approximately 6:30p.m. during the council’s regularly scheduled meeting to allow public comment on the proposed 2023 street and utility improvements project special assessments.

ADJOURNMENT

Motion was made by Thompson, seconded by Swanson and unanimously carried to adjourn the meeting at 12:25 p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / City Clerk

Contractor's Application for Payment

Section 10, Item A.

Owner: CITY OF PIPESTONE	Owner's Project No.: _____
Engineer: BOLTON & MENK, INC.	Engineer's Project No.: F18.116289
Contractor: MUSCH CONSTRUCTION	Agency's Project No.: _____
Project: INDUSTRIAL ROAD IMPROVEMENTS	
Contract: INDUSTRIAL PARK IMPROVEMENTS	
Application No.: 1 & Final	Application Date: 9/25/2025
Application Period: From 8/13/2025	to 9/25/2025

1. Original Contract Price	\$ 248,600.25
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 248,600.25
4. Total Work completed and materials stored to date (Sum of Column H Unit Price Total and Column M Stored Materials)	\$ 253,089.50
5. Retainage	
a. _____ X \$ 253,089.50 Work Completed	\$ -
b. _____ X \$ - Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 253,089.50
7. Less previous payments	
8. Amount due this application	\$ 253,089.50
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ (4,489.25)

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective; and
- (4) The provisions of M. S. 290.92 have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Contractor: Musch Construction	
Signature: _____	Date: _____
Name: _____	Title: _____

Recommended by Engineer By: <u>Travis L. Winter</u> Name: Travis L. Winter, P.E. Title: Principal Engineer Date: _____	Approved by Owner By: _____ Name: Dan Delaney Title: Mayor, City of Pipestone Date: _____
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	CITY OF PIPESTONE										Owner's Project No.:	
Engineer:	BOLTON & MENK, INC.										Engineer's Project No.:	F18.116289
Contractor:	MUSCH CONSTRUCTION										Contractor's Project No.:	
Project:	INDUSTRIAL ROAD IMPROVEMENTS										Agency's Project No.:	
Contract:	INDUSTRIAL ROAD IMPROVEMENTS											

Application No.:	1 & Final	Application Period:	From	08/13/25	to	09/25/25	Application Date:	09/25/25
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A	B	C	D	E	F	F1	F2	G	H	K	L
Bid Item No.	Description	Contract Information				Previous Estimate		Work Completed		% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)		
Original Contract											
1	MOBILIZATION	1.00	LUMP SUM	12,960.00	12,960.00		-	1.00	12,960.00		-
2	TRAFFIC CONTROL	1.00	LUMP SUM	3,000.00	3,000.00		-	1.00	3,000.00		-
3	REMOVE AGGREGATE MATERIAL (EV) (P)	650.00	CU YD	15.65	10,172.50		-	650.00	10,172.50		-
4	SAWING CONCRETE PAVEMENT (FULL DEPTH)	50.00	LIN FT	12.00	600.00		-	-	-		600.00
5	REMOVE AND REPLACE CONCRETE CURB & GUTTER	50.00	LIN FT	46.00	2,300.00		-	42.00	1,932.00		368.00
6	SALVAGE AND RESET CASTING	3.00	EACH	1,100.00	3,300.00		-	3.00	3,300.00		-
7	CONCRETE PAVEMENT, 7.0"	3,325.00	SQ YD	63.35	210,638.75		-	3,500.00	221,725.00		(11,086.25)
8	DRILL AND GROUT DOWEL BAR (EPOXY COATED)	44.00	EACH	16.00	704.00		-	-	-		704.00
9	DRILL AND GROUT REINF BAR (EPOXY COATED)	830.00	EACH	5.50	4,565.00		-	-	-		4,565.00
10	INLET PROTECTION	4.00	EACH	90.00	360.00		-	-	-		360.00
Original Contract Totals					\$ 248,600.25		\$ -		\$ 253,089.50		\$ (4,489.25)

RESOLUTION 2025-64

RESOLUTION REGARDING PETITION FOR DETACHMENT OF LAND FROM THE CITY OF PIPESTONE TO GRAY TOWNSHIP (PID 18.007.0300)

WHEREAS, the City of Pipestone (“City”) received a petition for detachment of certain property from the City to Gray Township; and

WHEREAS, a copy of the petition for detachment (“Petition”) is attached hereto as Exhibit A; and

WHEREAS, the Petition has also been filed with the Minnesota Court of Administrative Hearings, Municipal Boundary Adjustments Unit, Docket No. D-677; and

WHEREAS, upon review of the Petition, the City Council determines that the City **[supports]** **[opposes]** the Petition.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pipestone, Minnesota, as follows:

1. The City Clerk and City Attorney are hereby authorized and directed to provide notice in Municipal Boundary Adjustments Unit, Docket No. D-677 that the City **[supports]** **[opposes]** the detachment set forth in the Petition.
2. The City Clerk and City Attorney are hereby authorized to provide such notices, execute such documents and take all other actions as may be necessary to carry out the intent of this Resolution.

Passed and adopted by the City Council of the City of Pipestone this 6th day of October 2025.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / City Clerk

EXHIBIT A
Petition

(attached hereto)

O'NEILL, O'NEILL & BARDUSON

ATTORNEYS AT LAW

114 N. Hiawatha Avenue

P.O. Box 128

Pipestone, Minnesota 56164

Emmett O'Neill (1906-1995)

James E. O'Neill (Retired)

Scott L. Barduson

Damain D. Sandy

Adam M. Maloney

Erin C. Jamison

Telephone (507) 825-4266

Fax (507) 825-4267

Email: office@ooblawfirm.com

September 5, 2025

Court of Administrative Hearings

Attn: MBAU Administrator

P.O. Box 64620

St. Paul, MN 55164-0620

Re: New Case Filings

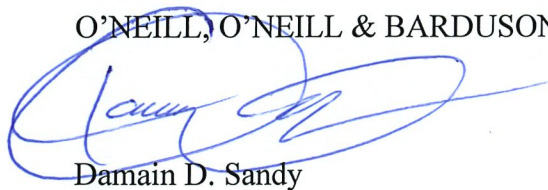
Dear Sir/Madam:

Please find enclosed for filing with the MBAU two petitions for detachment of property from the City of Pipestone, our law firm check in the amount of \$120.00 for the filing fee relating to the approximate 24-acre parcel, and our law firm check in the amount of \$585.00 for the filing fee relating to the approximate 127-acre parcel. I've also enclosed for both new files a copy of the Pipestone County plat map, Gray Township plat map and an affidavit of service on the City, Township and County Recorder.

Please contact me at the phone number show above or email me at dsandy@ooblawfirm.com if you have any questions. Thank you.

Very truly yours,

O'NEILL, O'NEILL & BARDUSON



Damain D. Sandy

DDS/dds

Enclosure

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

OAH Docket No.:

IN THE MATTER OF THE PETITION FOR
DETACHMENT OF CERTAIN LAND FROM
THE CITY OF PIPESTONE, MINNESOTA,
PURSUANT TO MINNESOTA STATUTES § 414.06

PETITION

TO: The Office of Administrative Hearings, Municipal Boundary Adjustment Unit, P. O. Box 64620, St. Paul, MN 55164-0620.

PETITIONER, FOR HIS PETITION, STATES AND ALLEGES AS FOLLOWS:

1. Petitioner is Thomas J. Nelson. Petitioner resides at 975 State Hwy. 30, Pipestone, Minnesota, 56164.
2. Respondent is the City of Pipestone. The City of Pipestone has a postal mailing address of the 119 2nd Avenue SW, Suite 9, Pipestone, MN 56164
3. The real property that is the subject of this Petition is legally described as:

The North 554 feet of that part of the Northwest Quarter (NW¼) of Section Seven (7), Township One Hundred Six (106) North, Range Forty-five (45) West of the 5th P.M., Pipestone County, Minnesota, lying northwesterly of the Burlington Railroad Company's (formerly Great Northern Railway Company) right-of-way, EXCEPT the West 660 feet thereof, containing 23.75 acres, more or less.
4. The real property consists of approximately 23.75 acres.
5. The real property is located in the City of Pipestone, County of Pipestone, State of Minnesota, and abuts the municipal boundary of the Township of Gray, County of Pipestone, State of Minnesota. Attached hereto as Exhibits 1 through 5 are true and correct copies of a City of Pipestone boundary map and screenshots from Pipestone County GIS that fairly and accurately depict the municipal boundaries of the City of Pipestone and Gray Township and the location the of property to be attached, as shown in Exhibits 2 through 5 as Parcel No. 18-007-

033.

6. Petitioner is the sole owner of the area proposed for detachment.

7. The number of persons required to commence this proceeding pursuant to Minn. Stat. § 414.06(1) is one.

8. The real property is rural in character, used exclusively for agricultural purposes, not developed for urban residential, commercial or industrial purposes, not served by or connected to municipal utilities or improvements, has no buildings located on it and has no resident population.

9. Petitioner is requesting detachment of the real property for the following reasons:

1) The annual property taxes assessed on the real property by the City of Pipestone equal approximately sixty-eight and six-tenths percent (68.6%) of the real estate taxes assessed on the real property;

2) The real property is used solely for agricultural purposes and is being taxed in excess of the agricultural properties abutting and proximate to the real property not located in the City of Pipestone, creating a disparate treatment and impact of the real property solely because the property was annexed to the City of Pipestone and removed from Gray Township;

3) The real property is not benefitted or served by any municipal utility or any other public service provided by the City of Pipestone to the residents of the City of Pipestone;

4) The real property is bounded on the north by property lying within Gray Township, on the east by Minnesota Trunk Hwy. 23, on the South by other agricultural land lying within the City of Pipestone, and on the east by Douty's Addition

to the City of Pipestone;

5) The real property is not needed for anticipated future development and cannot be used for future development because it lies within a floodplain; and

6) Detachment will not unreasonably affect the symmetry of the City of Pipestone.

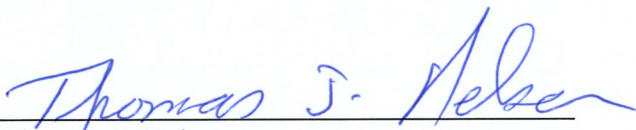
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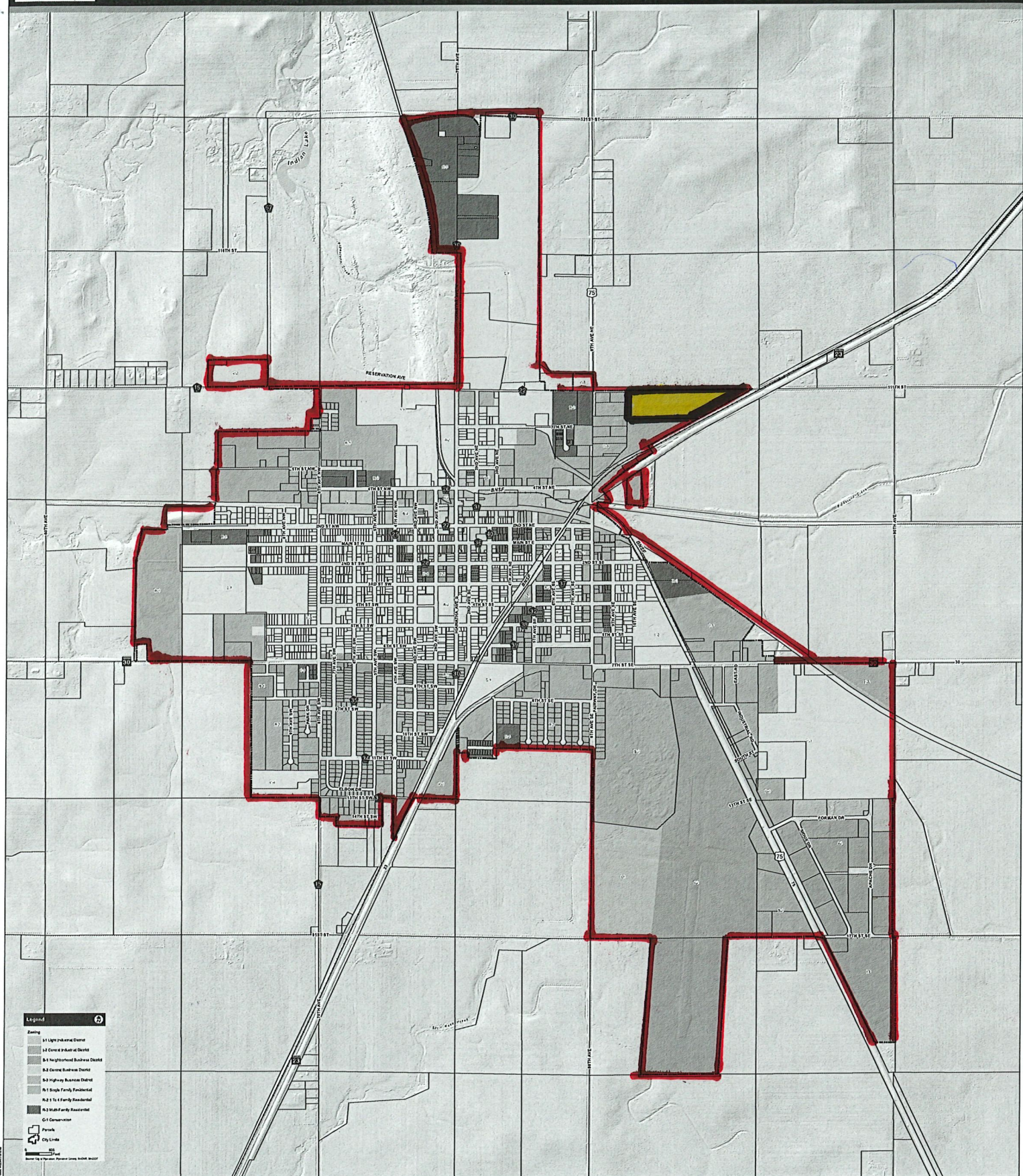
WHEREFORE, Petitioner respectfully requests an Order:

1. Detaching the real estate from the City of Pipestone and making the real estate part of the Township of Gray;
2. Apportioning costs as allowed by statute; and
3. For such additional and further relief that is just and equitable.

Date: August 27, 2025

PETITIONER

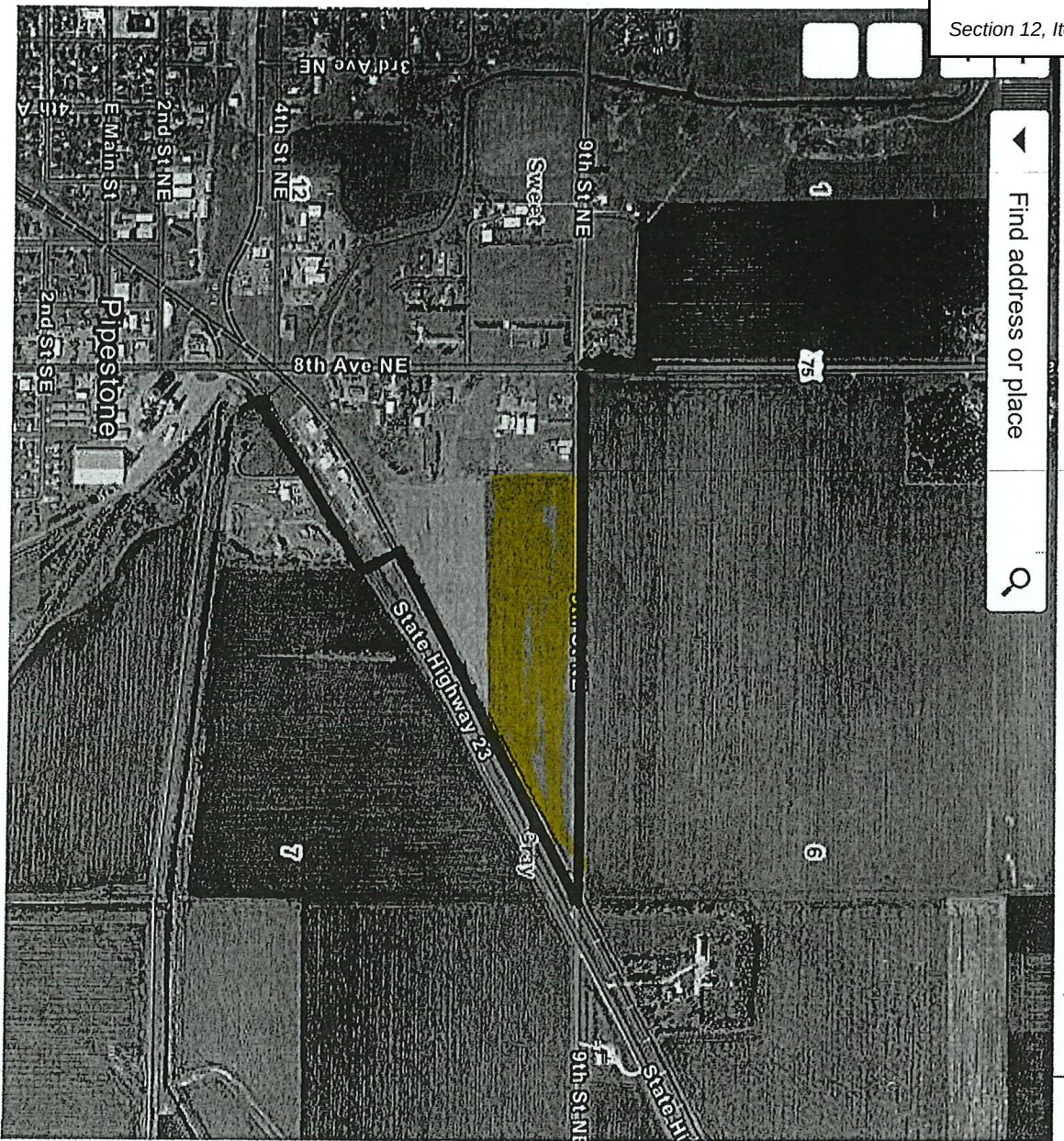

Thomas J. Nelson



Enhanced Tax Parcel Viewer

... to access property tax and assessment in

Find address or place



Layer List

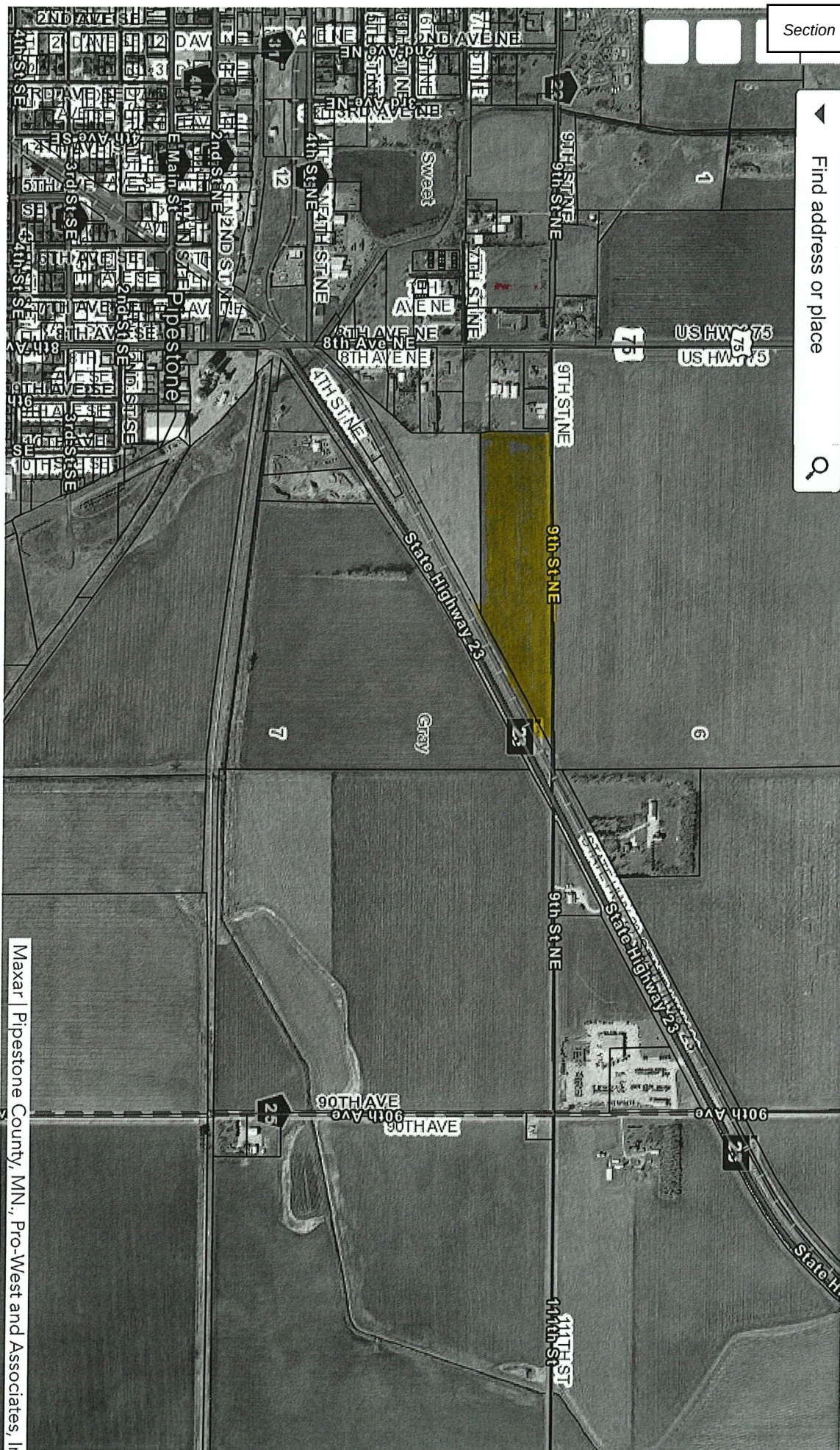
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- Tax Parcels
- County Boundary
- RoadCenterlinesStylized
- RoadCenterlines
- Tax Parcel Labels
- Ditches
- Railroads
- Wildlife Management Areas
- Parks and Recreation Facilities
- Lakes and Rivers
- City Limits
- Cadastral Reference
- Contours

EXHIBIT 2

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Maxar | Pipestone County, MN., Pro-West and Associates,

EXHIBIT 3

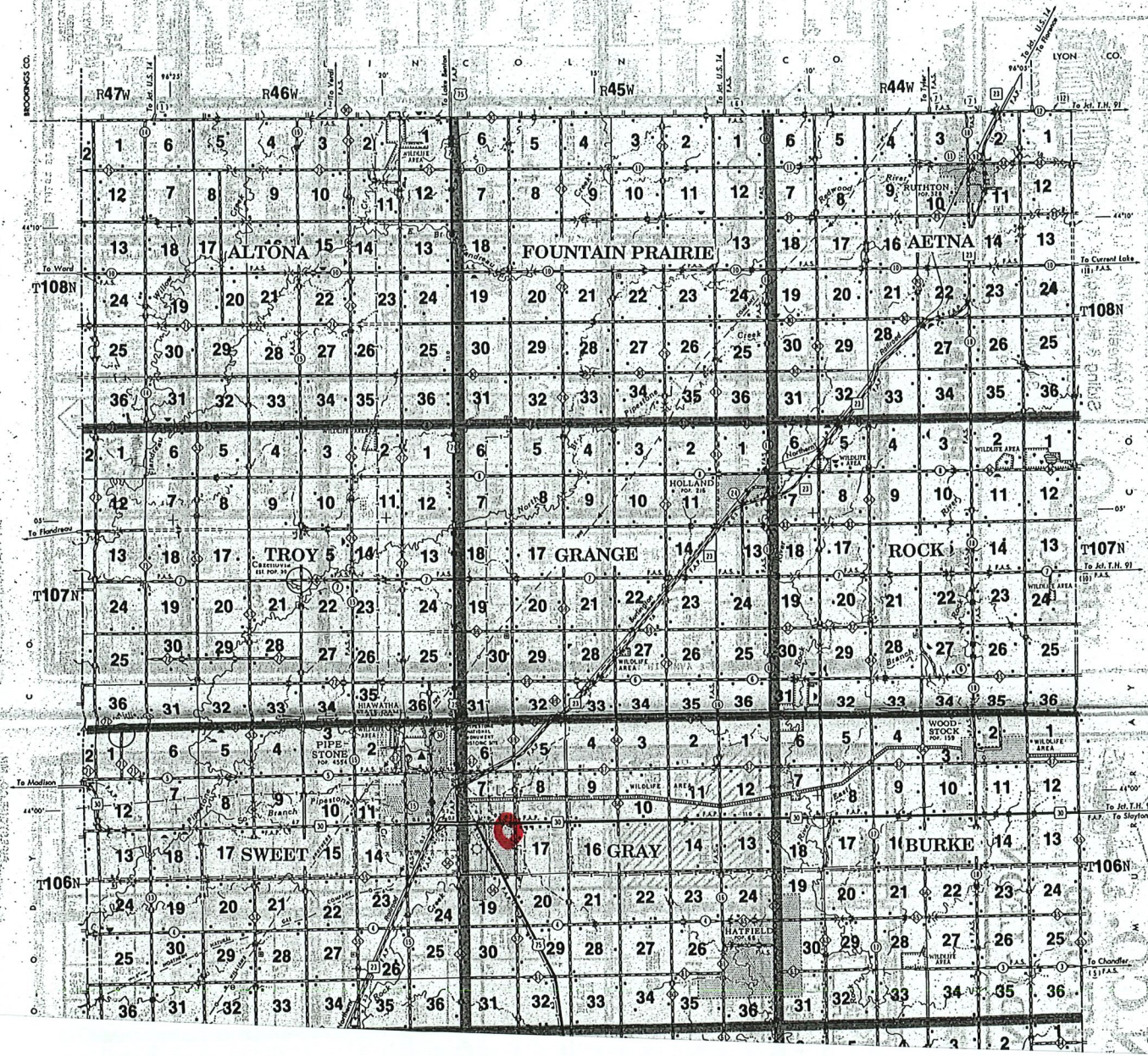
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Pipestone County, Minnesota

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PIPESTONE CO., MN



PIPESTONE



T-106-N

R-45-W

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RICHARD BURGGRAAFF 365	GERALD BERNOTAS etux 16	HOWARD HAGEDORN etux 104	ROBERT RICE 231	GEORGIE NOVAK 160	DELORES OBERG 149	SUSAN TROSETH etvir 80	KATHLEEN KELLER etal 160	DOROTHY WATTS etal 227	RUTH ROSS 240
HOWARD HAGEDORN etal 79	STEVEN HAGEDORN etal 155	ROBERT NELSON etux 151	GEORGE WATTS etux 149	KATHLEEN KELLER etal 157	SUSAN TROSETH etvir 157	ELLA CARLSON 10	NELVA DEHMER Trust 238	LLOYD THORNDYKE Trust 11	DON BACKER 160
HARVEY MUSCH etal 207	ALBERT KRUSEMARK III 13	ROBERT NELSON etux 27	JOHN LEBRUN etux 160	GEORGE GROOTE etal 157	GARY STILLWELL 228	ELMER STEINHOFF etux 160	JAMES GRIEBEL 80	TERRY WOLTERS etux 147	VERDEAN TIEDEMAN etux 30
PIPESTONE	THOMAS NELSON etux 13	ROBERT NELSON etux 183	JOHN LEBRUN etux 160	GEORGE GROOTE etal 157	GARY STILLWELL 228	ELMER STEINHOFF etux 160	JAMES GRIEBEL 80	TERRY WOLTERS etux 147	VERDEAN TIEDEMAN etux 30
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IN THE MATTER OF THE PETITION FOR
DETACHMENT OF CERTAIN LAND FROM
THE CITY OF PIPESTONE, MINNESOTA,
PETITION PURSUANT TO MINNESOTA
STATUTES § 414.06

[illegible]

Petition

on the City of Pipestone by personally handing and leaving a true and correct copy thereof to Deb Nelson, Pipestone City Administrator at the City of Pipestone Office, 119 2nd Avenue SW, Pipestone, MN 56164,

on the Township of Gray by personally handing and leaving a true and correct copy thereof with Scott Blom, Gray Town Clerk, at the Office of Meulebroeck-Taubert & Co, 216 East Main Street, Pipestone, Minnesota, 56164; and

on the Pipestone County Recorder, by personally handing and leaving a true and correct copy thereof with Emaleigh Rippentrop, Pipestone County Recorder, Pipestone County Courthouse, 416 South Hiawatha Avenue, Pipestone, MN 56164.

I declare under penalty of perjury that everything I have stated in this document is true and correct.

September 5, 2025


Damain D. Sandy

RESOLUTION 2025-65

RESOLUTION REGARDING PETITION FOR DETACHMENT OF LAND FROM THE CITY OF PIPESTONE TO GRAY TOWNSHIP (PID 18.018.0650)

WHEREAS, the City of Pipestone (“City”) received a petition for detachment of certain property from the City to Gray Township; and

WHEREAS, a copy of the petition for detachment (“Petition”) is attached hereto as Exhibit A; and

WHEREAS, the Petition has also been filed with the Minnesota Court of Administrative Hearings, Municipal Boundary Adjustments Unit, Docket No. D-678; and

WHEREAS, upon review of the Petition, the City Council determines that the City **[supports]** **[opposes]** the Petition.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pipestone, Minnesota, as follows:

1. The City Clerk and City Attorney are hereby authorized and directed to provide notice in Municipal Boundary Adjustments Unit, Docket No. D-678 that the City **[supports]** **[opposes]** the detachment set forth in the Petition.
2. The City Clerk and City Attorney are hereby authorized to provide such notices, execute such documents and take all other actions as may be necessary to carry out the intent of this Resolution.

Passed and adopted by the City Council of the City of Pipestone this 6th day of October 2025.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / City Clerk

EXHIBIT A
Petition

(attached hereto)

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

OAH Docket No.: D-678

IN THE MATTER OF THE PETITION FOR
DETACHMENT OF CERTAIN LAND FROM
THE CITY OF PIPESTONE, MINNESOTA,
PURSUANT TO MINNESOTA STATUTES § 414.06

AMENDED
PETITION

TO: The Office of Administrative Hearings, Municipal Boundary Adjustment Unit, P. O. Box 64620, St. Paul, MN 55164-0620.

PETITIONERS, FOR THEIR AMENDED PETITION, STATE AND ALLEGE AS FOLLOWS:

1. Petitioners are Thomas J. Nelson, David R. Nelson, and David L. Meulebroeck and Karen Meulebroeck, as Trustees of the David L. Meulebroeck and Karen Meulbebroeck Living Trust (hereafter “Meulebroeck”).

2. Petitioner, Thomas J. Nelson, resides at 975 State Hwy. 30, Pipestone, Minnesota, 56164.

3. Petitioner, David R. Nelson, resides at 1018 130th Avenue, Pipestone, Minnesota, 56164.

4. Petitioners, Meulebroeck, reside at 605 11th Street SW, Pipestone, MN 56164.

5. Respondent is the City of Pipestone. The City of Pipestone has a postal mailing address of the 119 2nd Avenue SW, Suite 9, Pipestone, MN 56164.

6. The real property that is the subject of this Petition is legally described as:

The Northeast Quarter (NE¼) of Section Eighteen (18), Township One Hundred Six (106) North, Range Forty-five (45) West of the 5th P.M., County of Pipestone, State of Minnesota, EXCEPT That part of the Northeast Quarter of Section 18, Township 106 North, Range 45 West of the 5th Principal Meridian, Pipestone County, Minnesota, described as follows:

Commencing at the North Quarter corner of Section 18; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North line of the Northeast Quarter of said Section a distance of 885.42 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West a distance of 50.00 feet to an iron stake; thence continuing South 00 degrees 00 minutes 00 seconds West a distance of 185.87 feet to an iron stake; thence South 89 degrees 48 minutes 18 seconds East a distance of 432.78 feet to an iron stake; thence North 00 degrees 00 minutes 00 seconds East a distance of 12.85 feet; thence North 01 degrees 36 minutes 22 seconds West a distance of 68.35 feet to an iron stake; thence North 54 degrees 32 minutes 52 seconds West a distance of 185.05 feet to an iron stake; thence continuing North 54 degrees 32 minutes 52 seconds West a distance of 84.18 feet to said North Line; thence South 90 degrees 00 minutes 00 seconds West a distance of 211.53 feet to said point of beginning.

And further excepting the South 1,150 feet of the West 910 feet of said quarter section, EXCEPTING from said except parcel the East 362.20 feet of the West 910 feet of the South 406 feet thereof;

And also excepting a tract of land in the Northeast Quarter (NE $\frac{1}{4}$), described as follows: Commencing at the northwest corner of said Northeast Quarter (NE $\frac{1}{4}$); thence easterly on the north line of said Section for 700.42 feet, which point is the true point of beginning; thence south on a line parallel to the east line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 224.5 feet; thence east on a line parallel with the north line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 130 feet; thence north on a line parallel to the east line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 224.5 feet; thence westerly along the north line of said Northeast Quarter (NE $\frac{1}{4}$) for a distance of 130 feet to the point of beginning;

And also excepting that part of the Northeast Quarter of Section 18, Township 106 North, Range 45 West of the 5th Principal Meridian, Pipestone County, Minnesota, described as follows: Commencing at the North Quarter Corner of Section 18, thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North Line of the Northeast Quarter of said Section, a distance of 830.42 feet to the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to an iron stake; thence continuing South 00 degrees 00 minutes 00 seconds West, a distance of 174.50 feet to an iron stake; thence North 90 degrees 00 minutes 00 seconds East, a distance of 55.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 174.50 feet to an iron stake; thence continuing North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to said North line; thence South 90 degrees 00 minutes 00 seconds West along said North line, a distance of 55.00 feet to said point of beginning;

And also excepting that part of the Northeast Quarter of Section 18, Township 106 North, Range 45 West of the 5th Principal Meridian, Pipestone County, Minnesota, described as follows: Commencing at the North Quarter Corner of Section 18; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North line of the Northeast Quarter of said Section , a distance of 885.42 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 224.50 feet to the Point of Beginning; thence South 90 degrees 00 minutes 00 seconds West, a distance of 152.63 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 5.47 feet to an iron stake; thence South 87 degrees 47 minutes 06 seconds East, a distance of 152.79 feet to an iron stake; thence North 00 degrees 00 minutes 00 seconds East, a distance of 11.37 feet to said Point of beginning;

And also excepting that part of the Northwest Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), described as follows: beginning at the North Quarter corner of said Section 18; thence on an assumed bearing of North 89 degrees 22 minutes 51 seconds East along the north line of the Northeast Quarter (NE $\frac{1}{4}$) of said section a distance of 700.42 feet; thence South 00 degrees 16 minutes 34 seconds East, parallel with the east line of said Northeast Quarter (NE $\frac{1}{4}$), a distance of 224.50 feet; thence North 89 degrees 22 minutes 51 seconds East, parallel with the north line of the Northeast Quarter (NE $\frac{1}{4}$) of said section, a distance of 34.12 feet; thence South 00 degrees 14 minutes 30 seconds East a distance of 723.46 feet; thence South 89 degrees 22 minutes 51 seconds West; parallel with the north line of the Northeast Quarter (NE $\frac{1}{4}$) of said section, a distance of 738.67 feet to the north-south Quarter line of said section; thence North 00 degrees 00 minutes 00 seconds East, along said north-south quarter line, a distance of 948.00 feet to the point of beginning, containing 15.86 acres; and also excepting.

7. That part of the property to be detached owned by Petitioner Meulebroeck consists of approximately 11.31 acres.

8. That part of the property to be detached owned by Petitioners Thomas J. Nelson and David R. Nelson consists of approximately 105.74 acres.

9. The real property to be detached is located in the City of Pipestone, County of Pipestone, State of Minnesota, and abuts the municipal boundary of the Township of Gray, County of Pipestone, State of Minnesota. Attached hereto as Exhibits 1 through 3, as amended, are true and correct copies of a City of Pipestone boundary map and screenshots from Pipestone County GIS that fairly and accurately depict the boundary of the City of Pipestone and Gray

Township and the location the of property to be attached, identified as parcels 18-018-0650 and 18-018-1200 in Exhibit 3.

10. Petitioners are the sole owners of tracts within the property proposed for detachment.

11. The number of persons required to commence this proceeding pursuant to Minn. Stat. § 414.06(1) is three.

12. The real property to be detached is rural in character, used exclusively for agricultural purposes, not developed for urban residential, commercial or industrial purposes, not served by or connected to municipal utilities or improvements, has one building and has no resident population.

13. Petitioners are requesting detachment of the real property for the following reasons:

1) The annual property taxes assessed on the real property by the City of Pipestone equal approximately sixty-eight and six-tenths percent (68.6%) of the real estate taxes assessed on the property;

2) The real property is used solely for agricultural purposes and is being taxed in excess of the agricultural properties abutting and proximate to the real property not located in the City of Pipestone, creating a disparate treatment and impact of the real property solely because the property was annexed to the City of Pipestone and removed from Gray Township;

3) The real property is not benefitted or served by any municipal utility or other public service provided by the City of Pipestone to the residents of the City of Pipestone;

4) The real property is bounded on the north by unincorporated,

agricultural property in Gray Township, on the east by unincorporated agricultural property lying in Gray Township; on the South by Skyway Industrial Park Addition to the City of Pipestone, and on the East by unplatted property and the Second Subdivision of Section 18 of the City of Pipestone.

5) The real property is not needed for anticipated future development and the majority of the property cannot be used for future development because it lies within a floodplain; and

6) Detachment will not unreasonably affect the symmetry of the City of Pipestone.

14. The efforts taken prior to filing this petition to resolve the issues include: Inquiry was made of the City through City Administrator, Deb Nelson, about whether the City would agree to or oppose detachment, and the City Council discussed the issue of detachment on July 7, 2025, but took no action indicating that the City would consent or opposed detachment.

WHEREFORE, Petitioner respectfully requests an Order:

1. Detaching the real estate from the City of Pipestone and making the real estate part of the Township of Gray;
2. Apportioning costs as allowed by statute; and
3. For such additional and further relief that is just and equitable.

Dated: September 23, 2025

O’NEILL, O’NEILL & BARDUSON

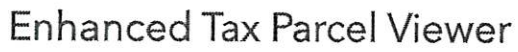
Damain D. Sandy
114 North Hiawatha Avenue
P.O. Box 128
Pipestone, MN 56164
Telephone No: (507) 825-4266
Atty. Reg. No.: 240667

Attorney for Petitioners



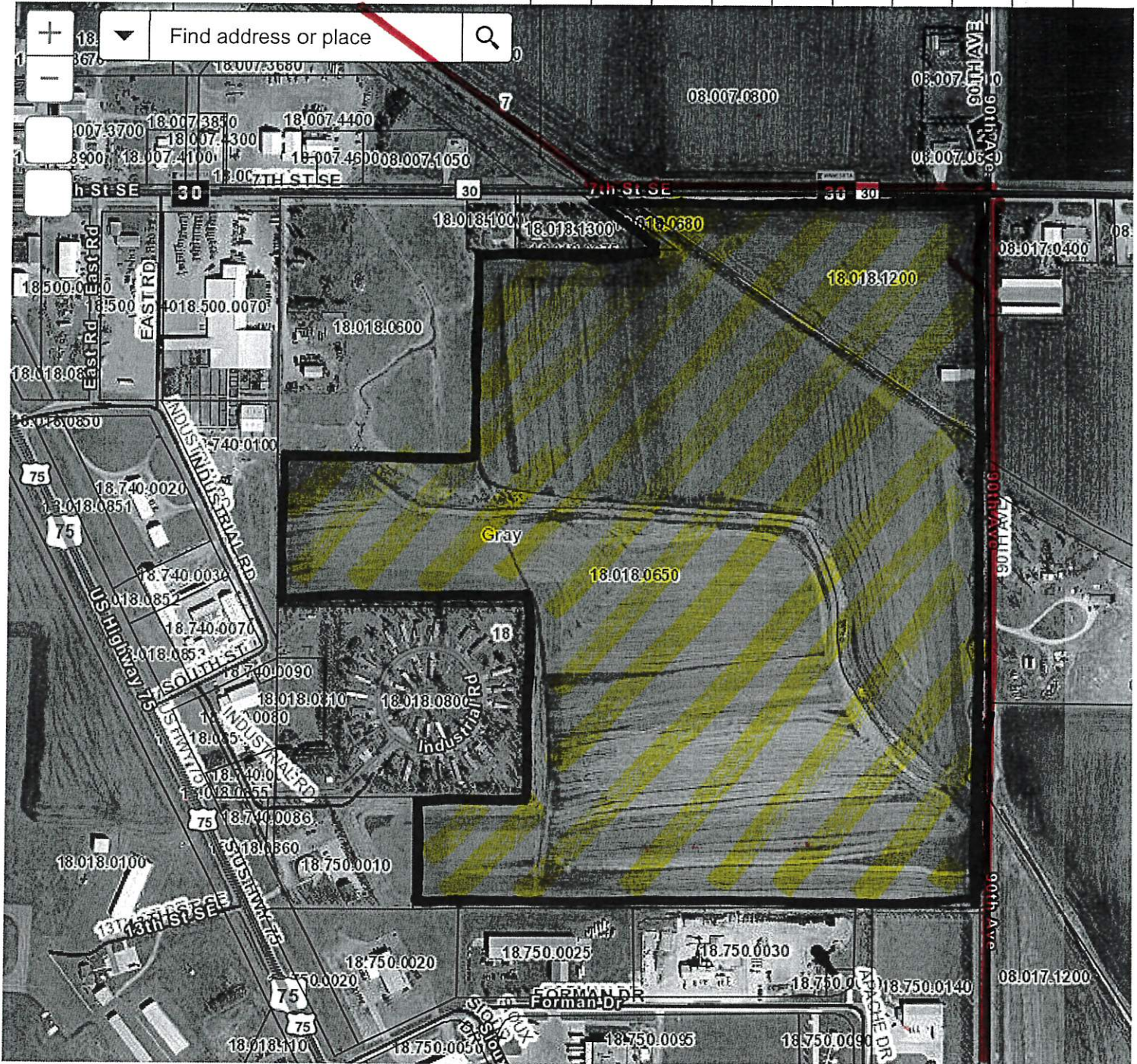
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Section 12, Item A.



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EXHIBIT 3

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REQUEST FOR COUNCIL ACTION

Section 13, Item A.

Meeting of
Date: October 6, 2025

Agenda Section: New Business	Originating Dept: Administration	Item No. A.
Item Description: Request of Pipestone Area School District		Prepared By: Stephanie LaBrune

The Pipestone Area School District is requesting the waiver of a \$25 Parade Permit fee and permission to hold a homecoming parade on Friday, October 10th 2025. The parade will begin at 1:00 pm and conclude approximately 2:15 pm. The parade will include the high school marching band along with floats from community businesses, school clubs, and classes. The floats will also be handing out candy. (The parade route map shown below). The School District will be making a road closure request to Pipestone County and is also requesting that the City authorize the closure of all sections of city streets located along the parade route. Public Works assistance will also be needed to provide and place cones and road closure signs along the parade route.

PAS Homecoming Parade Route 2025



A: Line up/Starting point of the parade like previous years

B: Parade will go East on 2nd Street NW

C: Parade will turn South on Third Avenue NE

D: Turn West on East Main Street

E: Turn North on Eight Avenue SW

F: Turn West on 2nd Street NW

RESOLUTION 2025-62

A RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING HEARING ON IMPROVEMENT.

WHEREAS, pursuant to resolution of the council adopted July 7, 2025, a report has been prepared by Bolton & Menk, Inc. with reference to the proposed 2nd Avenue SW Street & Utility Improvements Project – 2026, which involves the following area:

- 2nd Avenue SW from State Highway 30 to 10th Street SW

and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

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

1. The council will consider the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$2,193,400.
2. A public hearing shall be held on such proposed improvement on the 3rd day of November, 2025 in the council chambers of the city hall at approximately 6:30 p.m. and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Passed and adopted by the City Council of the City of Pipestone this 6th day of October 2025.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / Clerk

2026 Street & Utility Improvements 2nd Avenue SW

Preliminary Engineering Report

City of Pipestone, Minnesota
October, 2025



Real People. Real Solutions.

Submitted by:

Bolton & Menk, Inc.
1501 South State Street, Suite 100
Fairmont, MN 56031
P: (507) 238-4738

Certification

Preliminary Engineering Report

for

2026 Street & Utility Improvements
2nd Avenue SW

City of Pipestone
Pipestone, Minnesota
25X.139714.000

October 2025

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: Travis L. Winter
Typed or Printed Name: Travis L. Winter
Date: 10/3/2025 License Number: 46649

Table of Contents

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III. PROPOSED IMPROVEMENTS..... 3

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V. SPECIAL ASSESSMENTS 4

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Tables

TABLE 1 - PRELIMINARY COST ESTIMATE SUMMARY 4

Appendix

- Appendix A: Preliminary Cost Estimate
- Appendix B: Figures
- Appendix C: Preliminary Assessment Roll

I. INTRODUCTION

The Pipestone City Council authorized a feasibility report to review the condition of the street pavement and utility infrastructure of the following street segments:

- 1. 2nd Avenue SW from 10th Street SW to 7th Street SW (three blocks)

Figure 1, in Appendix B shows the project area.

As requested, we have prepared the following Preliminary Engineering Report in accordance with Minnesota Statutes Chapter 429 for the proposed improvements. This report provides a detailed outline of existing conditions and proposed improvements for the streets listed above, estimated costs and assessments, and a schedule for completing the improvements.

Specific items of construction will consist of:

- 1. Removal of existing pavement, curb & gutter, sidewalk, driveway aprons, and public utilities.
- 2. Replacement of storm sewer, sanitary sewer, watermain, and services.
- 3. Concrete curb & gutter, driveways, and sidewalks.
- 4. Street pavement.
- 5. Turf restoration.

II. EXISTING CONDITIONS

A. 2nd Avenue SW

1. Street

The neighborhood in this study area is generally fully developed, though there are two oversized and one vacant lot. This segment of 2nd Avenue SW includes residential properties and one institutional property. Yard areas in and adjacent to the right-of-way contains mature trees, concrete driveways, mailboxes, and landscaping. Concrete sidewalks near the right-of-way line are present along most of the street segments.

The street is approximately 30 feet wide in an 80-foot right of way, with two-way traffic and parking allowed on each side.

The streets at each end of this project have been reconstructed during recent projects. 10th Street SW was reconstructed to its terminating intersection with 2nd Avenue SW in 2022. 2nd Avenue SW also terminates at 10th Street SW. 7th Street SW was reconstructed through its intersection with 2nd Avenue SW in 2016. 9th Street SW was reconstructed to 2nd Avenue SW in 2020. These and other streets reconstructed in recent years consisted of Portland Cement concrete pavements with bituminous overlays. Work from the 10th Street project that overlapped with 2nd Avenue SW revealed 2nd Avenue SW also has this pavement section.

The 2nd Avenue SW pavement in the project area is generally in poor condition. The pavement age is unknown. The pavement exhibits several signs of distress, including alligator cracking and patched potholes and utility cuts.

2. Storm Sewer

12-inch storm sewer exists on 2nd Avenue SW from 8th Street SW to 7th Street SW. Drainage is overland from 10th Street SW to 8th Street SW. Street gutters intended for this purpose have little remaining capacity due to bituminous overlays. The reduced capacity can lead to flooding onto boulevards and further into the travel lanes during heavy runoff events.

The condition of the existing storm sewer is unknown; however, it is likely beyond its design life and will conflict with sewer and water service reconstruction in multiple locations. It is recommended this storm sewer be replaced rather than cut and patched in front of every home in the block it's located in. A stub for the replacement storm sewer was left in place with the 2016 7th Street SW project.

3. Sanitary Sewer

The branch of sanitary sewer serving these three blocks runs north from 10 Street SW to 7th Street SW and beyond. The age of this system is unknown but has become a maintenance issue for City Staff. The pipe material consists of Vitrified Clay Pipe (VCP) which is known to be a significant source of inflow and infiltration (I&I) due to outdated and deteriorated pipe joint seals. Examination of televising records indicates there are multiple abandoned service connections. These can also be a source of I & I.

Existing service pipe material is unknown but is likely a mix of VCP and more modern materials such as cast-iron pipe and/or PVC (plastic) pipe based on the apparent number of sewer service replacements over the years.

The block of 2nd Avenue SW between 8th Street and 7th Street has an existing sanitary sewer in the alley behind the parcels on the easterly side of the street. Some of the homes abutting that sewer may be connected to it.

3. Watermain

A 4-inch cast iron watermain exists behind the curb on the easterly side of the entire project and an 8-inch cast iron watermain is in place behind the westerly curb line from 9th Street SW to 7th Street SW. The 8-inch main was installed in 1957. The age of the 4-inch is unknown but based on the diameter is likely to be the original water distribution pipe from when this area developed. Some of the water services in this area have been found to contain lead when they were dug up for repairs.

The reason for the addition of the 8-inch main was for supply from the hospital water tower when it was constructed. This pipe is now approaching 75 years old and is beyond its expected service life. The 4-inch pipe is likely even older and is undersized for modern firefighting needs.

The 7th and 10th Street SW projects left 8-inch stubs to connect a replacement pipe to on each end for this project.

III. PROPOSED IMPROVEMENTS

A. 2nd Avenue SW

1. Street

The proposed street improvements include the complete removal of the existing street section and construction of a new street. The new construction includes concrete pavement with concrete curb and gutter throughout. The proposed street is planned to be 36 feet wide, which has been a standard with on past projects. This could be narrowed if desired to save cost.

The pavement section is anticipated to be a concrete section, but the City Council could consider a bituminous alternative during the design process. The proposed pavement section consists of 6-inches of concrete surfacing, 6-inches of aggregate base and 6-inches of select granular borrow. If a bituminous alternative were considered, it would be 4-inches of bituminous pavement, with 8-inches of aggregate base and 6-inches of select granular borrow.

In addition, 6-inch subsurface drains will be provided along each edge to remove subsurface moisture to help extend the life of the pavement surface. Connections for sump pumps from the adjacent properties to the subsurface drains will be provided.

The detached concrete walks will be replaced on both sides of the street and new pedestrian ramps conforming to the current Americans with Disabilities Act (ADA) requirements will be constructed at the intersections. Concrete driveway aprons will also be replaced between the back of curb and sidewalks.

2. Storm Sewer

The existing storm sewer will be replaced with new pipes and structures that meet current storm sewer standards for a ten-year design storm. Existing drainage patterns will be maintained.

3. Sanitary Sewer

The existing sanitary sewer will be replaced with new 8-inch pipes, structures, and services throughout the project area.

New services will consist of 6-inch diameter PVC replaced to the property line. As performed on previous projects, we will review the feasibility of replacing sewer services from the right of way to the house foundations to further reduce I & I. These replacements on private property will require homeowner cooperation and the associated costs would be the responsibility of the homeowner.

Services are shown for homes on the easterly side of 2nd Avenue SW between 8th Street and 7th Street despite possibly being served from the sewer in the alley behind these homes. That sewer is also VCP, so it is likely aged and will require rehabilitation or abandonment during the design life of the 2nd Avenue SW improvements. Placing these services will provide flexibility in determining the future of the alley sewer and/or the homes in this stretch as building sewers deteriorate or the homes are modified in the future.

4. Watermain

The existing watermain will be replaced with single new 8-inch diameter PVC pipe.

New hydrants with 6-inch hydrant leads and new isolation valves will also be installed throughout the project. Service lines to the residential parcels will be replaced with 1-inch diameter PE pipe to the property line.

A temporary at-grade water distribution system will be provided during construction to minimize out-of-service times for project residents. This system will be removed upon project completion.

IV. PROJECT COST ESTIMATE

The estimated project costs are summarized below. A detailed preliminary cost estimate is included in Appendix A.

TABLE 1 - PRELIMINARY COST ESTIMATE SUMMARY					
	Street	Storm	Sanitary	Watermain	Total
2 nd Ave SW	\$1,249,339.39	\$116,869.41	\$366,561.60	\$460,620.80	\$2,193,391.20

These construction costs are based on public construction cost information and are opinions for general information and project finance planning. Actual costs for project financing shall be based upon actual, competitive bid pricing with reasonable contingencies.

V. SPECIAL ASSESSMENTS

The City has an assessment policy, the policy gives flexibility in how the assessments are calculated. Based on the policy, improvements within City right-of-way are eligible for special assessment and shall follow the Minnesota State Statute Chapter 429 process.

A Preliminary Assessment Roll has been developed to quantify the project costs to be assessed to benefiting properties adjacent to the improvements. The special assessment rates for street and utility improvements have been calculated based on past City practice. Generally, reconstruction costs of street and utility infrastructure are assessed at 25-30 percent of the total construction cost.

The Preliminary Assessment Roll is included in the appendix.

Street improvements are assessed based on the lot frontage length abutting the improvement. The assessment rate is based on the averaged fixed cost per foot with streets assessed 30 percent.

For corner lot street improvements, 100 percent of the short side frontage is assessed, and 50 percent of the long side frontage is assessed.

The water and sanitary improvements only to be assessed when replacements are warranted and agreed upon by the property owner from the right of way to the building foundation.

Financing for the project is anticipated to come from MN Public Facilities Authority and General Obligation Bonds. The bonds and loans will be repaid with assessments, tax levy, and utility revenue.

VI. APPROVALS/PERMITS

Approvals and permits that are required from various agencies for the construction of this project will include the following:

- A. Minnesota Department of Health (MDH) Watermain Construction
- B. Minnesota Pollution Control Agency (MPCA) General Construction Stormwater permit

VII. SCHEDULE

Consider Feasibility Report and Call for Public Hearing	October 6, 2025
Conduct Improvement Hearing	November 3, 2025
Authorize Preparation of Plans and Specifications	November 3, 2025
Approve Plans and Specifications/Authorize Advertisement for Bids	February 2026
Bid Opening	March 2026
Consider Bids and Award Construction Contract	April 2026
Construction Starts	May 2026
Substantial Completion of Construction	November 2026
Assessment Hearing	October 2027

VIII. FEASIBILITY AND RECOMMENDATIONS

The improvements as recommended in this report will meet the City’s needs and strengthen the integrity of the surface and underground infrastructure network. The project as proposed is feasible and cost effective from an engineering standpoint. The proposed improvements, as described in this report, can best be accomplished by requesting competitive bids for construction of the project.

It is recommended that the City Council accept this report and proceed with an improvement hearing to receive public input on the project in accordance with the requirements of Minnesota Statute 429. The City, its residents and financial consultant will have to determine the economic feasibility of the proposed project.

Please review this report and make certain it addresses your needs and expectations. If you have any questions or need additional information, please feel free to contact us. Thank you for the opportunity to assist you with this project.

Appendix A: Preliminary Cost Estimate

ENGINEER'S ESTIMATE

2026 Street & Utility Improvements
City of Pipestone, Minnesota
BMI Project No. 25X.139714.000



Date: 9/29/2025

Item No.	MnDOT Spec No.	Item	Governing BMI Spec	Estimated Quantity	Unit	Unit Price	Total Amount
BASE BID							
1	2563.601	TRAFFIC CONTROL	01 55 26	1	LUMP SUM	\$5,000.00	\$5,000.00
2	2573.530	STORM DRAIN INLET PROTECTION	01 57 13	6	EACH	\$150.00	\$900.00
3	2573.530	CONSTRUCTION ENTRANCE	01 57 13	1	EACH	\$1,000.00	\$1,000.00
4	2021.501	MOBILIZATION	01 71 13	1	LUMP SUM	\$350,000.00	\$350,000.00
5	2104.501	REMOVE CURB AND GUTTER	06 41 00	3,454	LIN FT	\$4.25	\$14,680.00
6	2104.502	REMOVE SANITARY MANHOLE	06 41 00	3	EACH	\$550.00	\$1,650.00
7	2104.502	REMOVE HYDRANT	06 41 00	1	EACH	\$475.00	\$475.00
8	2104.502	REMOVE GATEVALVE	06 41 00	8	EACH	\$400.00	\$3,200.00
9	2104.502	REMOVE CATCH BASIN	06 41 00	3	EACH	\$575.00	\$1,725.00
10	2104.502	REMOVE STORM MANHOLE	06 41 00	1	EACH	\$550.00	\$550.00
11	2104.503	REMOVE 8-IN VCP SANITARY SEWER PIPE	06 41 00	1,280	LIN FT	\$4.25	\$5,440.00
12	2104.503	REMOVE 8-IN CIP WATERMAIN	06 41 00	895	LIN FT	\$4.25	\$3,804.00
13	2104.503	REMOVE 4-IN CIP WATERMAIN	06 41 00	1,305	LIN FT	\$4.25	\$5,546.00
14	2104.503	REMOVE 12-IN SEWER PIPE (STORM)	06 41 00	450	LIN FT	\$13.00	\$5,850.00
15	2104.505	REMOVE CONC PAVEMENT W/ BIT OVERLAY	06 41 00	4,379	SQ YD	\$10.00	\$43,791.00
16	2104.505	REMOVE CONCRETE WALK	06 41 00	1,454	SQ YD	\$9.00	\$13,087.00
17	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	06 41 00	1,045	SQ YD	\$15.00	\$15,670.00
18	2521.501	4-IN CONCRETE WALK	16 23 13	-	SQ FT	\$10.00	
19	2521.501	6-IN CONCRETE WALK	16 23 13	1,454	SQ FT	\$14.00	\$20,356.00
20	2531.618	TRUNCATED DOMES	16 23 13	16	SQ FT	\$70.00	\$1,120.00
21	2101.502	GRUBBING	31 11 00	3	TREE	\$125.00	\$375.00
22	2101.502	CLEARING	31 11 00	3	TREE	\$350.00	\$1,050.00
23	2106.507	EXCAVATION - SUBGRADE	31 20 00	240	CU YD	\$15.00	\$3,600.00
24	2106.507	COMMON EMBANKMENT	31 20 00	240	CU YD	\$25.00	\$6,000.00
25	2106.507	EXCAVATION - COMMON	31 20 00	1,752	CU YD	\$13.00	\$22,776.00
26	2106.507	GRANULAR EMBANKMENT	31 20 00	876	CU YD	\$18.50	\$16,206.00
27	2211.507	AGGREGATE BASE CLASS 5	32 11 23	876	CU YD	\$40.00	\$35,040.00
28	2301.504	6-IN CONCRETE PAVEMENT	32 13 00	5,255	SY	\$75.00	\$394,110.00
29	2531.501	CONCRETE CURB & GUTTER	32 16 14	3,454	LIN FT	\$25.00	\$86,350.00
30	2531.507	6-IN CONCRETE DRIVEWAY PAVEMENT	32 16 14	1,045	SQ YD	\$45.00	\$47,025.00
31	2106.507	COMMON TOPSOIL BORROW	32 91 19.13	260	CU YD	\$30.00	\$7,800.00
32	2575.501	SEEDING	32 92 00	1	LUMP SUM	\$14,000.00	\$14,000.00
33	2503.503	UTILITY SERVICE TRENCH AND BACKFILL	33 5 06	1,510	LIN FT	\$30.00	\$45,300.00
34	2104.501	TEMPORARY WATER SERVICE	33 14 00	1	LS	\$16,000.00	\$16,000.00
35	2503.502	GATE VALVE AND BOX	33 14 00	3	EACH	\$4,000.00	\$12,000.00
36	2503.502	1-INCH CORPORATION STOP	33 14 00	36	EACH	\$600.00	\$21,600.00
37	2503.502	1-INCH CURB STOP AND BOX	33 14 00	36	EACH	\$650.00	\$23,400.00
38	2503.502	CONNECT TO EXISTING WATER SERVICE	33 14 00	36	EACH	\$1,000.00	\$36,000.00
39	2503.503	INSTALL 8-INCH WATERMAIN	33 14 00	1,305	LIN FT	\$75.00	\$97,875.00
40	2503.503	INSTALL 6-INCH HYDRANT LEAD	33 14 00	60	LIN FT	\$70.00	\$4,200.00
41	2503.503	INSTALL 1-INCH WATER SERVICE PIPE	33 14 00	1,510	LIN FT	\$15.00	\$22,650.00
42	2503.601	DUCTILE IRON FITTINGS	33 14 00	150	POUND	\$25.00	\$3,750.00
43	2503.502	INSTALL SANITARY SEWER SERVICE WYE	33 31 00	38	EACH	\$5.00	\$190.00
44	2503.502	CONNECT TO EXISTING SANITARY SEWER SERVICE	33 31 00	38	EACH	\$500.00	\$19,000.00
45	2503.503	8-INCH SANITARY PIPE SEWER	33 31 00	1,309	LF	\$85.00	\$111,265.00
46	2503.503	INSTALL 4-IN SANITARY SEWER SERVICE PIPE	33 31 00	1,120	LIN FT	\$35.00	\$39,200.00
47	2503.503	INSTALL 6-IN SANITARY SEWER SERVICE PIPE	33 31 00	320	LIN FT	\$40.00	\$12,800.00
48	2506.502	CONSTRUCT 4-FT DIA SANITARY MANHOLE AND CASTING	33 31 00	4	EACH	\$1,500.00	\$6,000.00
49	2503.541	12" STORM SEWER	33 42 00	450	LIN FT	\$60.00	\$27,000.00
50	2503.602	CONNECT TO EXISTING STORM PIPE	33 42 00	3	EACH	\$500.00	\$1,500.00
51	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE CATCH BASIN AND CASTING	33 42 00	3	EACH	\$5,000.00	\$15,000.00

ENGINEER'S ESTIMATE

2026 Street & Utility Improvements
City of Pipestone, Minnesota
BMI Project No. 25X.139714.000



Date: 9/29/2025

Item No.	MnDOT Spec No.	Item	Governing BMI Spec			Estimated Quantity	Unit	Unit Price	Total Amount
52	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE 4-FT MANHOLE AND CASTING	33	42	00	3	EACH	\$6,000.00	\$18,000.00
53	2564.602	SALVAGE AND REINSTALL POST AND SIGN	34	41	05	3	EACH	\$250.00	\$750.00

ESTIMATED BASE BID TOTAL: \$1,661,656.00

SUBTOTAL: \$1,661,656.00
10% CONTINGENCY: \$166,170.00

TOTAL ESTIMATED CONSTRUCTION COST: \$1,827,826.00

DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING: \$365,565.20

TOTAL ESTIMATED PROJECT COST: \$2,193,391.20

Appendix B: Figures

2ND AVENUE SW RECONSTRUCTION
CITY OF PIPESTONE, MINNESOTA

FIGURE 1: PROJECT LAYOUT
XXX 2025



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Appendix C: Preliminary Assessment Roll



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Section 13, Item C.

Updated: 9/16/2025

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
2nd Avenue SW (West Side) South to North						\$150.40	
18.540.2030	ALLEN J & LAVONNE K BLOM 202 10TH ST SW PIPESTONE MN 56164	202 10TH ST SW 56164	HILLSIDE ADD ALL EX W 25 FT LOT 6 BLK 11 1348	YES	0.00	\$0.00	\$0.00
18.540.1400	CHRISTOPHER T MILLER 203 10TH ST SW PIPESTONE MN 56164	203 10TH ST SW 56164	HILLSIDE ADD LOT 8 BLK 8 1311	YES	50.00	\$7,520.10	\$7,520.10
18.540.1380	JESUS EFRAIN CAMARILLO GARCIA 920 2ND AVE SW PIPESTONE MN 56164 ADDITIONAL OWNER YAMILET AGUAYO VILLA 920 2ND AVE SW PIPESTONE MN 56164	920 2ND AVE SW 56164	HILLSIDE ADD S 20 FT LOT 6 & ALL LOT 7 BLK 8 1310	NO	70.00	\$10,528.14	\$10,528.14
18.540.1360	JAMES N VAUGHN 916 2ND AVE SW PIPESTONE MN 56164	916 2ND AVE SW 56164	HILLSIDE ADD LOTS 4 & 5 & N 30 FT LOT 6 BLK 8 1309	NO	130.00	\$19,552.26	\$19,552.26
18.540.1340	JOSE M HERNANDEZ 904 2ND AVE SW PIPESTONE MN 56164	904 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 8 1307	NO	50.00	\$7,520.10	\$7,520.10
18.540.1330	RYAN DREW 902 2ND AVE SW PIPESTONE MN 56164	902 2ND AVE SW 56164	HILLSIDE ADD LOT 2 BLK 8 1306	NO	50.00	\$7,520.10	\$7,520.10
18.540.1310	MATTHEW S LANGAN 900 2ND AVE SW PIPESTONE MN 56164	900 2ND AVE SW 56164	HILLSIDE ADD E 100 FT LOT 1 BLK 8 1304	YES	50.00	\$7,520.10	\$7,520.10
18.540.0900	KELLIE KOUNKEL 830 2ND AVE SW PIPESTONE MN 56164	830 2ND AVE SW 56164	HILLSIDE ADD E 88 FT OF S 30 FT LOT 7 & E 88 FT LOT 8 BLK 5 1274	YES	80.00	\$12,032.16	\$12,032.16
18.540.0880	HANSSEL LADISLAW MONTANEZGOMEZ 824 2ND AVE SW PIPESTONE MN 56164	824 2ND AVE SW 56164	HILLSIDE ADD EX N 2 FT LOT 6 & N 20 FT LOT 7 BLK 5 1273	NO	98.00	\$14,739.40	\$14,739.40
18.540.0860	HOWLIN HILLS HOMES LLC 474 201ST ST PIPESTONE MN 56164	820 2ND AVE SW 56164	HILLSIDE ADD N 2 FT OF LOT 6 & ALL OF LOT 5 BLK 5 1272	NO	52.00	\$7,820.90	\$7,820.90
18.540.0850	LELAND R & KARON E BLOM 818 2ND AVE SW PIPESTONE MN 56164 ADDITIONAL OWNERS KEVIN L BLOM KEITH L BLOM	818 2ND AVE SW 56164	HILLSIDE ADD LOT 4 BLK 5 1271	NO	50.00	\$7,520.10	\$7,520.10
18.540.0840	LELAND R & KARON E BLOM 818 2ND AVE SW PIPESTONE MN 56164 ADDITIONAL OWNERS KEVIN L BLOM KEITH L BLOM	808 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 5 1270	NO	50.00	\$7,520.10	\$7,520.10
18.540.0830	HERMAN S SCHRODER 507 2ND AVE SE PO BOX 163 PIPESTONE MN 56164	806 2ND AVE SW 56164	HILLSIDE ADD LOT 2 BLK 5 EX THE NORTH 5 FT 1269	NO	45.00	\$6,768.09	\$6,768.09
18.540.0810	SAMUEL S & JAMIE E BARRIENTOS 804 2ND AVE SW PIPESTONE MN 56164	804 2ND AVE SW 56164	HILLSIDE ADD LOT 1 & N 5 FT LOT 2 BLK 5 1268	YES	55.00	\$8,272.11	\$8,272.11
18.540.0310	MARIA S GUARDADO 902 9TH AVE SW PIPESTONE MN 56164	728 2ND AVE SW 56164	HILLSIDE ADD LOT 8 BLK 2 1234	YES	50.00	\$7,520.10	\$7,520.10
18.540.0300	HERIBERTO JIMENEZ SANCHEZ 726 2ND AVE SW PIPESTONE MN 56164	726 2ND AVE SW 56164	HILLSIDE ADD LOT 7 BLK 2 1233	NO	50.00	\$7,520.10	\$7,520.10
18.540.0280	DEBORAH GRACE ANN PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	724 2ND AVE SW 56164	HILLSIDE ADD S 10 FT OF LOT 5 & ALL OF LOT 6 BLK 2 1231	NO	60.00	\$9,024.12	\$9,024.12
18.540.0250	JAY J & BARBARA E JOHANNSEN 716 2ND AVE SW PIPESTONE MN 56164	716 2ND AVE SW 56164	HILLSIDE ADD LOT 4 & N 40 FT LOT 5 BLK 2 1230	NO	90.00	\$13,536.18	\$13,536.18
18.540.0240	MARK A THODE 710 2ND AVE SW PIPESTONE MN 56164	710 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 2 1229	NO	50.00	\$7,520.10	\$7,520.10
18.540.0210	STAHL PROPERTY MANAGEMENT LLC 573 STATE HWY 30 PIPESTONE MN 56164	708 2ND AVE SW 56164	HILLSIDE ADD E 102 FT LOT 2 BLK 2 1227	NO	50.00	\$7,520.10	\$7,520.10
18.540.0190	BILLY B & DIANE M LESLIE 702 2ND AVE SW PIPESTONE MN 56164	702 2ND AVE SW 56164	HILLSIDE ADD E 102 FT LOT 1 BLK 2 1226	YES	50.00	\$7,520.10	\$7,520.10
18.620.0420	SCOTT WAYNE LOPAU 622 2ND AVE SW PIPESTONE MN 56164	622 2ND AVE SW 56164	LAWRENCE ADD EX N 10 FT LOT 10 BLK 2 907	YES	0.00	\$0.00	\$0.00



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Updated: 9/16/2025

Section 13, Item C.

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
2nd Avenue SW (East Side) South to North							
18.540.1220	MARK T LONG 1111 4TH AVE SW PIPESTONE MN 56164	933 2ND AVE SW 56164	HILLSIDE ADD S 90 FT LOT 12 & RY RT OF WAY ADJ BLK 7 (DESC ON ASSMT CARD) 1299	NO	90.00	\$13,536.18	\$13,536.18
18.540.1250	JEREMY P WHIPPLE REV TRUST 1304 STATE HWY 30 PIPESTONE MN 56164	931 2ND AVE SW 56164	HILLSIDE ADD S1/2 OF N 104.15 FT LOT 12 BLK 7 1300	NO	53.00	\$7,971.31	\$7,971.31
18.540.1240	JENNIFER VILLA CAMPOS & CESAR EDUARDO VILLA 929 2ND AVE SW PIPESTONE MN 56164	929 2ND AVE SW 56164	HILLSIDE ADD N1/2 OF N 104.15 FT LOT 12 BLK 7 1299A	NO	53.00	\$7,971.31	\$7,971.31
18.540.1260	MIDWEST CAPITAL LLC PO BOX 473 PIPESTONE MN 56164	927 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 7 1301	NO	50.00	\$7,520.10	\$7,520.10
18.540.1270	WHITNEY N SAMS 925 2ND AVE SW PIPESTONE MN 56164	925 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 7 1302	NO	50.00	\$7,520.10	\$7,520.10
18.540.1280	JOSHUA J BECKER 915 2ND AVE SW PIPESTONE MN 56164	915 2ND AVE SW 56164	HILLSIDE ADD LOT 15 & S 23 FT LOT 16 BLK 7 1302A	NO	73.00	\$10,979.35	\$10,979.35
18.540.1290	JOSHUA J BECKER 915 2ND AVE SW PIPESTONE MN 56164	905 2ND AVE SW 56164	HILLSIDE ADD N 27 FT LOT 16 & S1/2 VAC ST ADJ LOT 16 BLK 7 1303	NO	60.00	\$9,024.12	\$9,024.12
18.540.1130	LOURDES E GUERRERO 835 2ND AVE SW PIPESTONE MN 56164	835 2ND AVE SW 56164	HILLSIDE ADD LOT 6 & ADJ VAC ST, LOT 9 & N1/2 ADJ VAC ST & LOT 10 BLK 6 LESS THE N 12 FT OF LOT 10 1291	NO	108.00	\$16,243.42	\$16,243.42
18.540.1160	EUGENE D & ARLENE A BLOEMENDAAL RL T 825 2ND AVE SW PIPESTONE MN 56164	825 2ND AVE SW 56164	HILLSIDE ADD N 12 FT LOT 10 AND ALL OF LOT 11 BLK 6 1293	NO	75.00	\$11,280.15	\$11,280.15
18.540.1170	MARIAN CARSTENS C/O LARRY CARSTENS 111 PALO DURO DR CEDAR CREEK TX 78612 ADDITIONAL OWNERS THOMAS ALLEN CARSTENS 821 2ND AVE SW PIPESTONE MN 56164 DANIEL LEE CARSTENS 821 2ND AVE SW PIPESTONE MN 56164 JON ALLEN CARSTENS 821 2ND AVE SW PIPESTONE MN 56164	821 2ND AVE SW 56164	HILLSIDE ADD LOT 12 BLK 6 1294	NO	50.00	\$7,520.10	\$7,520.10
18.540.1180	RUSSELL BAUER 949 130TH AVE PIPESTONE MN 56164 ADDITIONAL OWNERS JANET BUSH 949 130TH AVE PIPESTONE MN 56164	819 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 6 1295	NO	50.00	\$7,520.10	\$7,520.10
18.540.1190	LISA K PALS 813 2ND AVE SW PIPESTONE MN 56164	813 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 6 1296	NO	50.00	\$7,520.10	\$7,520.10
18.540.1200	MICHAEL J ROGGE 807 2ND AVE SW PIPESTONE MN 56164	807 2ND AVE SW 56164	HILLSIDE ADD LOT 15 BLK 6 1297	NO	50.00	\$7,520.10	\$7,520.10
18.540.1210	MICHAEL JAMES CHATTERTON & KAREN RENEE CHATTERTON 803 2ND AVE SW PIPESTONE MN 56164	803 2ND AVE SW 56164	HILLSIDE ADD LOT 16 BLK 6 1298	YES	50.00	\$7,520.10	\$7,520.10
18.540.0110	EUGENE A J & DEVONNA M PRETEAU 729 2ND AVE SW PIPESTONE MN 56164	729 2ND AVE SW 56164	HILLSIDE ADD LOT 9 BLK 1 1221	YES	50.00	\$7,520.10	\$7,520.10
18.540.0120	BRUCE A & DONNA L WOLLAN 725 2ND AVE SW PIPESTONE MN 56164	725 2ND AVE SW 56164	HILLSIDE ADD LOT 10 BLK 1 1222	NO	50.00	\$7,520.10	\$7,520.10
18.540.0130	TANIA RAMIREZ 721 2ND AVE SW PIPESTONE MN 56164	721 2ND AVE SW 56164	HILLSIDE ADD LOT 11 BLK 1 1223	NO	50.00	\$7,520.10	\$7,520.10
18.540.0140	SCOTT D & SHARI L ENGER 717 2ND AVE SW PIPESTONE MN 56164	717 2ND AVE SW 56164	HILLSIDE ADD LOT 12 BLK 1 1224	NO	50.00	\$7,520.10	\$7,520.10



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Updated: 9/16/2025

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
18.540.0150	NATHAN J FRANSMAN 715 2ND AVE SW PIPESTONE MN 56164	715 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 1 1225	NO	50.00	\$7,520.10	\$7,520.10
18.540.0160	CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LAT DAY STS 50 NORTH TEMPLE ST E SALT LAKE CITY UT 84150 ALTERNATE TAXPAYER LDS CHURCH TAX DIVISION TAX DIVISION 22ND FL 50 E NORTH TEMPLE ST SALT LAKE CITY UT 84150-3620	709 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 1 1225A	NO	50.00	\$7,520.10	\$7,520.10
18.540.0170	CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LAT DAY STS 50 NORTH TEMPLE ST E SALT LAKE CITY UT 84150 ALTERNATE TAXPAYER LDS CHURCH TAX ADMIN % 545-9915 50 E N TEMPLE ST RM 2225 SALT LAKE CITY UT 84150-0022	701 2ND AVE SW 56164	HILLSIDE ADD LOTS 15 & 16 BLK 1 TAX EXEMPT	YES	100.00	\$15,040.20	\$15,040.20
18.730.0400	SAW K NER & NAW K PAW 621 2ND AVE SW PIPESTONE MN 56164	621 2ND AVE SW 56164	SEAMANS ADD W 90 FT LOTS 32, 33 & 34 BLK 1 803	YES	0.00	\$0.00	\$0.00

Section 13, Item C.



Pipestone County Highway Department

Nicholas G. Bergman, P.E.
Highway Engineer
600 4th St. NW
PO Box 276
Pipestone, MN 56164

Phone: 507-825-1245
Fax: 507-825-6712
Email: nick.bergman@pcmn.us

September 19, 2025

To: Municipalities in Pipestone County

RE: Sealcoat plans for 2026

Dear City Clerk:

Enclosed, are Sealcoat Plans for a project that will be occurring in your municipality in 2026. In order to receive State Aid Funding for this project, we must have your municipality's approval of the plans. Please review the plans and upon your council's approval, complete and return the enclosed resolution. Let me know if you have any planned community events which you would like us to bring to the Contractors attention. The Contractor will be required to coordinate construction operations around all community events.

If you have any questions or concerns, please feel free to give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerid Johnson", with a long horizontal flourish extending to the right.

Jerid Johnson
Assistant Engineer

Enclosures

CONSTRUCTION PLAN FOR: SEAL COATLOCATION: SEE MAP ON SHEET NO. 2 FOR INDIVIDUAL SEGMENT LOCATIONSPROJECT NO. S.A.P. 059-030-016TOTAL LENGTH OF ALL SEGMENTS

GROSS LENGTH 122169.00 FEET 23.138 MILES
BRIDGES LENGTH --- FEET --- MILES
EXCEPTIONS LENGTH --- FEET --- MILES
NET LENGTH 122169.00 FEET 23.138 MILES

MUNICIPAL STATIONING

CSAH 2 - STA. 208+99 TO STA. 225+32

CSAH 8 - STA. 0+00 TO STA. 13+20

CSAH 20 - STA. 205+58 TO STA. 212+25

CSAH 30 - STA. 103+20 TO STA. 119+81

THIS PLAN CONTAINS 5 SHEETSINDEX OF SHEETS

SHEET NO.	1	TITLE SHEET
SHEET NO.	2	LOCATION MAP
SHEET NO.	3	ESTIMATED QUANTITIES
SHEET NO.	4 & 5	TYPICAL SECTIONS

CSAH 2
FROM SD STATE LINE TO TH 23
VARIOUS WIDTH - LENGTH: 21,794 FEET, 4.128 MILES

CSAH 3
FROM CSAH 18 TO EAST COUNTY LINE
24 FEET WIDE - LENGTH: 10,520 FEET, 1.992 MILES

CSAH 7
FROM CSAH 15 NORTH TO US 75
24' WIDE - LENGTH: 15,855 FEET, 3.003 MILES

CSAH 8
FROM CSAH 16 TO CSAH 18
24 FEET WIDE - LENGTH: 21,000 FEET, 3.977 MILES

CSAH 10
FROM TH 23 TO EAST COUNTY LINE
24 FEET WIDE - LENGTH: 10,581 FEET, 2.004 MILES

CSAH 15
FROM CSAH 1 TO CSAH 2
24' WIDE - LENGTH: 21,096 FEET, 3.995 MILES

CSAH 20
FROM CH 54 TO CSAH 2
VARIOUS WIDTH - LENGTH: 5,648 FEET, 1.070 MILES

CSAH 30
FROM HIAWATHA AVE TO US 75
28' FEET WIDE - LENGTH: 2,702 FEET, 0.512 MILES

CSAH 58
FROM CSAH 1 TO US 75
23' WIDE - LENGTH: 5,808 FEET, 1.100 MILES

CH 67 NON-PARTICIPATING (N-P)
FROM 4100' NORTH OF CSAH 15 TO CSAH 30
VARIOUS WIDTH - LENGTH: 4,545 FEET, 0.861 MILES

ALSO FROM CSAH 18 TO 2,620 FEET EAST OF CSAH 18
22' WIDE - LENGTH: 2,620 FEET 0.496 MILES

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF
TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION'
SHALL GOVERN

ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE
COMPLIED WITH, IN THE CONSTRUCTION OF THIS PROJECT.

SIGNATURE: [Signature] PRINTED NAME: NICHOLAS G. BERGMAN

DESIGN ENGINEER: I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 9/14/2015 LICENSE NUMBER: 50636APPROVED: [Signature] PIPESTONE COUNTY ENGINEERDATE: 9/14/2015

DISTRICT STATE AID ENG. REVIEWED FOR COMPLIANCE WITH STATE-AID RULES/POLICY

STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING DATE: _____

MINN. PROJ. NO. _____ COUNTY PROJ. NO. _____
STATE PROJ. NO. _____ S.A.P. 059-030-016

*ESTIMATED QUANTITIES

Section 13, Item D.

SPEC. NUMBER	ITEM	UNIT	REGULAR PARTIC.	MUNIC. PARTIC.	NON PARTIC.	TOTAL QUANTITY
2356.504	BITUMINOUS SEAL COAT	SQ YD	292982	14679	19088	326749
2356.506	BITUMINOUS MATERIAL FOR SEAL COAT	GALLON	89122	4454	5805	99381
2582.503	4" SOLID LINE PAINT	LIN FT	41727	3266	1498	46491
2582.503	6" SOLID LINE PAINT	LIN FT	216553	9885	5520	231958
2582.503	24" SOLID LINE PAINT	LIN FT	121	88	11	220
2582.503	4" BROKEN LINE PAINT	LIN FT	20694	1221	347	22262
2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	4841	148	2857	7846
2582.518	PAVEMENT MESSAGE PAINT	SQ FT	550	174	0	724

*SEE SHEET NO. 2 FOR BREAKDOWN OF INDIVIDUAL PROJECT QUANTITIES

BASIS FOR PLANNED QUANTITIES

PRE-TREAT CRS-2P 0.10 GALS./SQ.YD.
MAIN LINE CRS-2P 0.30 GALS./SQ.YD.

ITEM 2582.503 4" SOLID LINE PAINT SHALL BE YELLOW

ITEM 2582.503 6" SOLID LINE PAINT SHALL BE WHITE

ITEM 2582.503 24" SOLID LINE PAINT SHALL BE WHITE

ITEM 2582.503 4" BROKEN LINE PAINT PAYMENT WILL BE FOR ACTUAL LINE LENGTH NOT INCLUDING SPACING

ITEM 2582.518 INCLUDES 12 STOP AHEAD MESSAGES AT 50 SQ. FT. EACH AND 2 RR XINGS AT 62 SQ. FT. EACH

NOTE: EXISTING INTERSECTION RADII, FARM & FIELD ENTRANCES, BRIDGES
AND BRIDGE APPROACHES WILL NOT BE SEAL COATED.

CONSTRUCTION NOTES

PIPESTONE COUNTY WILL PLACE AND MAINTAIN ADVANCE WARNING SIGNS AND STANDARD BARRICADES WITH FLASHERS AT THE BEGINNING AND END OF EACH CONSTRUCTION SITE. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AND PLACE ALL OTHER SIGNS AND WARNING DEVICES DURING VARIOUS PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE MMUTCD MANUAL (SEE SPECIAL PROVISIONS 1404).

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST MMUTCD, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUT.

STANDARD PLATES

THE FOLLOWING STANDARD PLATES AS APPROVED BY THE F.H.W.A. SHALL APPLY ON THIS PROJECT

PLATE NO.	DESCRIPTION
8000K	TEMPORARY CHANNELIZERS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:



PRINTED NAME: NICHOLAS G. BERGMAN

DATE:

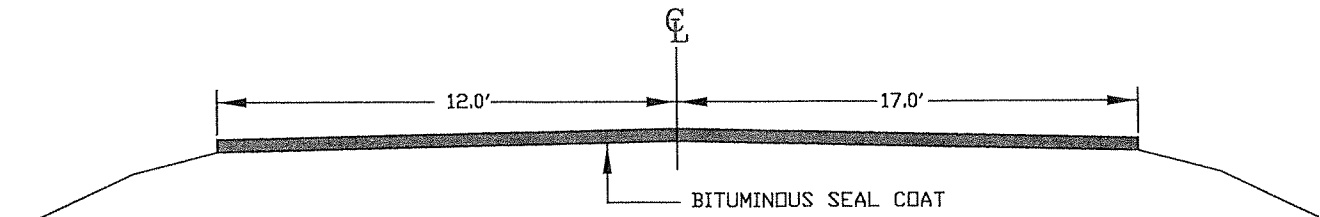
9/19/2025

LICENSE NUMBER: 50636

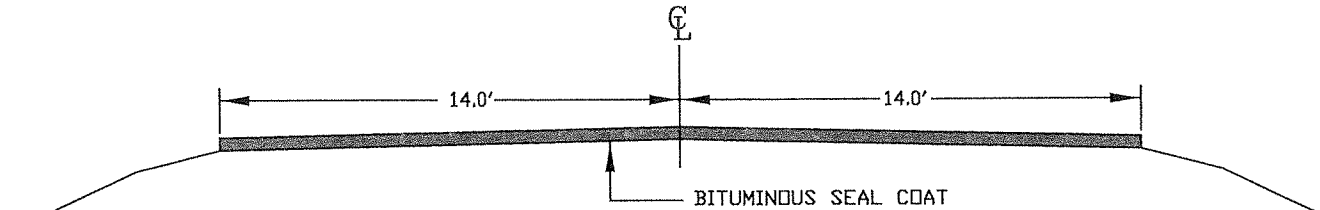
TYPICAL SECTIONS

(NOT TO SCALE)

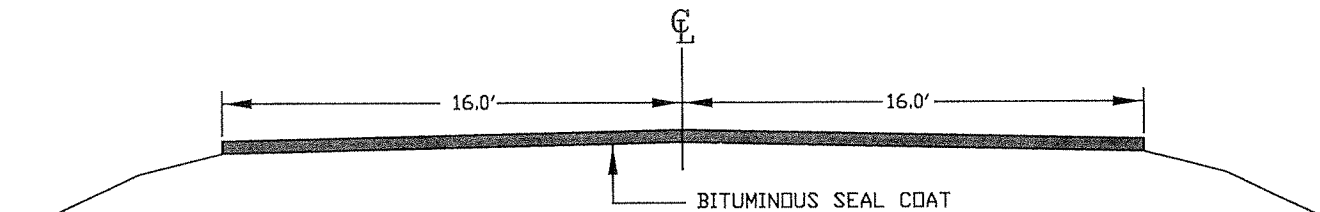
Section 13, Item D.



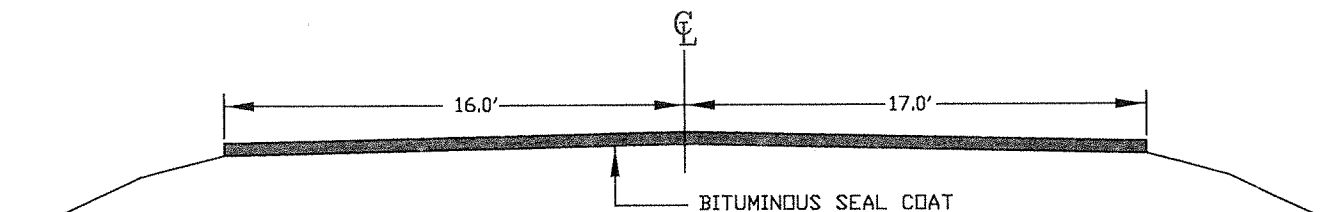
THE ABOVE SECTION IS TYPICAL OF:
CH 67 - 76+30 TO STA. 86+45



THE ABOVE SECTION IS TYPICAL OF:
CSAH 30 - 103+20 TO STA. 130+22



THE ABOVE SECTION IS TYPICAL OF:
CSAH 20 - 155+77 TO STA. 205+58



THE ABOVE SECTION IS TYPICAL OF:
CSAH 20 - 205+58 TO STA. 212+25 (EXCEPT BRIDGE STA. 207+30 TO 208+70)

NOTE: ALL DIMENSIONS AND SLOPES ON TYPICAL SECTIONS ARE APPROXIMATE.
FIELD CONDITIONS MAY REQUIRE SOME VARIATION FROM THAT SHOWN.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: [Signature] PRINTED NAME: NICHOLAS G. BERGMAN
DATE: 9/19/2024 LICENSE NUMBER: 50636

RESOLUTION 2025-63

RESOLUTION APPROVING COUNTY PROJECT WITHIN MUNICIPAL CORPORATE LIMITS.

WHEREAS, Plans for Project No. SAP 059-030-016 showing proposed alignment, profile grades and cross-sections for the construction, reconstruction or improvement of County State-Aid Highway No. 30 within the limits of the City as a State Aid Project have been prepared and presented to the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PIPESTONE, MINNESOTA: That said plans be in all things approved.

Passed and adopted by the City Council of the City of Pipestone this 6th day of October 2025.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator / Clerk

LAW ENFORCEMENT SERVICES AGREEMENT

This is an Agreement (“Agreement”) between Pipestone County (“County”) and the City of Pipestone (“City”). The County and the City may hereinafter be referred to individually as a “party” or collectively as the “parties”.

RECITALS

WHEREAS, the parties to this Agreement are interested in contracting for the performance by the County of the following described law enforcement functions for and within the boundaries of the City through the Pipestone County Sheriff;

WHEREAS, Minnesota Statutes Section 471.59 authorizes governmental units in the State of Minnesota to enter into agreements by resolution with any other governmental unit to perform on behalf of that unit any service or function which that unit would be authorized to provide for itself;

WHEREAS, Minnesota Statutes, section 436.05 authorizes a city and county to contract for law enforcement services through the use of equipment and personnel under the control of the contracting governmental unit.

WHEREAS, the City has determined it is in its best interests to contract with the County for law enforcement and public safety services for the effective, efficient, and economical delivery of community policing and critical services; and

WHEREAS, the County and the City are agreeable to contracting for such services under the terms and conditions hereinafter set forth.

AGREEMENT

In consideration of the mutual promises and agreements contained herein, the parties hereby agree as follows:

- I. Recitals and Exhibits. The foregoing recitals and all exhibits attached to this Agreement are hereby incorporated and made a part of this Agreement as if fully set forth herein.
- II. Term and Termination.
 - A. The Agreement shall become effective and commence on January 1, 2026 and shall terminate on December 31, 2030 (“Term”). This Agreement shall not automatically renew and includes no options for renewal.
 - B. Either party may terminate this Agreement, with or without cause, by notifying the County or City in writing of their intent to terminate the Agreement by giving notice. Any such notification of intent to terminate shall be provided within twelve

(12) months of the termination.

- C. Notice to the County shall be given to the County Board and the County Sheriff in person or by certified mail, and notice to the City shall be given to the City Clerk or City Administrator in person or by certified mail.
- D. Notwithstanding any other provision this Agreement may be terminated:
 - 1. In the event that the City is in default for non-payment and fails to cure the default after 15 days written notice; or
 - 2. A party has been given written notice of a material breach of the terms of this agreement and has failed to cure within 90 days.

III. Scope of Services.

- A. The County agrees, through the Pipestone County Sheriff's Office, to provide law enforcement services to the City which will include, but not be limited to, the following:
 - 1. Patrol services with patrolling of residential areas, businesses, parks, and other public property areas;
 - 2. Enforcement of Minnesota Statutes, County ordinances and those City ordinances that are related to criminal, traffic and public safety issues are consistent with state law;
 - 3. Traffic enforcement;
 - 4. Criminal investigative services;
 - 5. Follow-up on reported crimes with person who reported the crime, including notification by telephone or mail as to the status of the investigation as needed;
 - 6. Responses to medical, fire and other emergencies as appropriate;
 - 7. Dispatching and other necessary communication services;
 - 8. Special event traffic patrol and patrol services for community festivals or other special events; and
 - 9. Quarterly attendance of the Sheriff or Sheriff's designee at City Council meetings, if requested.
- B. Except as otherwise hereinafter specifically set forth, such services shall encompass

duties and functions of the type coming within the jurisdiction of the Sheriff of Pipestone County under state statutes.

- C. The manner and standards of performance, the discipline of deputies and other matters incident to the provision or services under this Agreement, and the control of personnel so employed, shall be subject solely to the control of the County. The patrol hours shall be scheduled under the direction of the Sheriff of Pipestone County. The Sheriff shall consider requests or recommendations of the City in scheduling these patrol hours.
- D. The County's contractual obligations under this Agreement do not lessen the County's obligation to provide patrol and police protection services to the City. The County's contractual obligations under this Agreement shall also recognize the underlying historical obligations that Pipestone County has to provide police protection in the City.
- E. In the event of a dispute between the parties as to the extent of the duties and functions to be rendered hereunder, or the level or manner of performance of such service, the Sheriff's Office agrees to meet with the City Administrator to discuss the dispute and proposed resolution(s). The Sheriff's Office has the sole and exclusive authority to determine how to resolve such a dispute between the parties hereto, subject however, to the provisions of this Agreement.
- F. In the event the City, through its elected body or an authorized agent, notifies the Sheriff's Office that the City is dissatisfied with the assignment of personnel for the performance of services under this Agreement and requests a change in personnel, the Sheriff's Office shall make every effort to effect a change in the assignment of personnel, provided that such a change does not jeopardize the ability of the Sheriff's Office to provide services to other areas of Pipestone County in a timely and efficient manner.
- G. All deputy sheriffs, clerks, and all other County personnel performing duties pursuant to this Agreement shall at all times be considered employees of the County for all purposes.
- H. To facilitate the County's performance pursuant to this Agreement, the City agrees that the County shall have full cooperation and assistance from City, agents and employees. The City shall designate a liaison.
- I. The County shall furnish and supply all necessary labor, supervision equipment, communication facilities and dispatching, transcription services and supplies necessary to provide services pursuant to this Agreement, except as specifically set forth in this Agreement.

IV. Mutual Indemnification.

- A. Each party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its personnel and employees against any and all liability loss, costs, damages, expenses, claims or actions, including attorney's fees which its personnel and employees may hereafter sustain, incur or be required to pay, arising out of or by reason for any act or omission of the party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement. Liability of the County or City shall be governed by the provisions of the Municipal Tort Claims Act, Minnesota Statutes, Chapter 466, and other applicable laws.
- B. It is further understood that Minnesota Statutes, section 471.59, subd. 1a, applies to this Agreement. To the full extent permitted by law, actions by the parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity", and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes Section 471.59, subd. 1a(a); provided further that for purposes of that statute, each party to this Agreement expressly declines reasonability for the acts or omissions of the other party.
- C. Each party agrees to promptly notify the other party if it knows or becomes aware of any facts or allegations reasonable giving rise to actual or potential liability, claims, cause of action, judgments, damages, losses, costs or expenses, including attorney's fees, involving or reasonably likely to involve the other party, and arising out of acts or omissions related to this Agreement.
- D. This Agreement to indemnify and hold harmless does not constitute a waiver by any participant of limitations on liability provided under Minnesota Statutes, section 466.04.
- V. Insurance. Pipestone County agrees to maintain, during the term of this Agreement, automobile, general liability, workers' compensation and public officials' liability insurance in amounts deemed appropriate by the County. The County shall name the City as an additional insured on all policies, except for the worker's compensation policy, related to this Agreement.
- VI. Costs and Payment. The City agrees to pay the County in the amounts set forth in Exhibit A attached hereto. Payment shall be made no later than January 15th of the contract year.
- VII. Law Enforcement Liaison Committee. A Law Enforcement Liaison Committee ("Committee") shall be established consisting of three (3) members appointed by the City and three (3) members appointed by the County. The Committee shall be informed by the Sheriff's Office of activities in the City, discuss services rendered by the Sheriff's Office and provide input to the Sheriff's Office with regard to City resident concerns and how the Sheriff's Office can help the City. Meetings shall be held, at a minimum, semi-annually.

VII. General Provisions.

- A. Any alterations, variations, modifications or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing, signed by authorized representatives of the County and the City and attached to the original of this Agreement.
- B. This Agreement shall be interpreted under the laws of the State of Minnesota.
- C. If any term or provision of this Agreement is declared invalid by a Court of competent jurisdiction, such provision shall be null and void, but shall not serve to invalidate the Agreement as a whole. The remaining provisions of the Agreement shall remain in full force and effect.
- D. It is understood and agreed that the entire Agreement of the parties is contained herein, and that this supersedes all oral agreements and negotiations between the parties relating to the subject matter.
- E. All data collected, created, received, maintained or disseminated in any form for any purposes by the activities of this Agreement is governed by the Minnesota Data Practices Act, Minnesota Statutes, Chapter 13, or the appropriate Rules of Court and shall only be shared pursuant to laws governing that particular data.
- F. The Sheriff's Office shall provide to the Municipality an annual report and quarterly activity reports detailing the activities performed under this Agreement. Said reports shall contain, at a minimum, the number of calls answered and the number of citations issued.

IN WITNESS THEREOF, the City of Pipestone has caused this Agreement to be executed by its Mayor and by the authority of the City Council on this ____ day of _____, 2025.

Signed: _____ Date: _____
Dan Delaney, Mayor

Signed: _____ Date: _____
Stephanie LaBrune, Assistant City Administrator / City Clerk

IN WITNESS THEREOF, Pipestone County has caused this Agreement to be executed by its Chair and attested by its Administrator, pursuant to the authority of the Pipestone County Board of Commissioners, on this _____ day of _____, 2025.

Signed: Chris Hollingsworth Date: 9/24/25
Chris Hollingsworth, Chair

Signed: Keith Vreeman Date: 9-24-25
Keith Vreeman, County Sheriff

Attest
Signed: Steve Ewing Date: 9-23-25
Steve Ewing, County Administrator

EXHIBIT A

Annual City Payment Calculation and Amount

Term of Contract: 5 years (2026-2030)

Annual Contract Amount Calculation: Population at 2020 Census X Proposed Cost per Capita

Contract Year	Annual Increase (2%)	Proposed Cost per Capita	Pipestone Population (2020 Census)	Annual City Contract Amount
2026		\$240.00	4215	\$1,011,600.00
2027	\$4.80	\$244.80	4215	\$1,031,832.00
2028	\$4.80	\$249.60	4215	\$1,052,064.00
2029	\$4.80	\$254.40	4215	\$1,072,296.00
2030	\$4.80	\$259.20	4215	\$1,092,528.00



PO BOX 725 PIPESTONE MN 56164 507.825.5462

Dust Mitigation Plan in relation to new corn receiving pit

- Work being done at the Hord Feed & Grain Mill will not increase traffic at that facility. The work is allowing for better flow of traffic coming through the mill on a daily basis.
- HFG has implemented the use of a contracting service to apply a dust control product to the driveways of the facility and will continue this process on a schedule going forward.
- The new corn receiving pit will have a concrete exit to the street eliminating dust from a stone driveway in that area.
- The new pit will be equipped with dust control measures. Along with those measures, HFG will have the ability to close the exit door of the pit while unloading if necessary.

Hord Feed & Grain Dust control Upgrades

- Installed baffles below pit grates to increase dust control while dumping corn. (Completed January 2025)
- Installed a vacuum system which pulls the dust from the corn dump pit into the vacuum. This in conjunction with the baffles has greatly reduced any dust emissions at the new corn dump. (Completed August 2025)

Primary Contact

Greg Staatz

Feed Mill Manager

greg.staatz@hordfarms.com

507-215-0294

Secondary Contact

Cal Hulstein

Project Manager

cal.hulstein@hordfarms.com

507-215-1250

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

****Sent via email on July 31, 2025***

July 31, 2025

Greg Staatz, Manager
Hord Feed & Grain
401 4th St SE
Pipestone, MN 56164

RE: MPCA Air Compliance Evaluation
Hord Feed & Grain, Pipestone, Pipestone County

Dear Greg Staatz:

On July 21, 2025, the Minnesota Pollution Control Agency (MPCA) completed an on-site inspection of Hord Feed & Grain, located in Pipestone, Pipestone County, as a result of a complaint received. During the inspection, no noncompliance was observed by MPCA staff.

Please provide the following information:

- Submit the planned date of installation of the cyclone within 10 days of receipt of this letter

Please be aware, this email does not preclude the MPCA from taking further action based on noncompliance identified as a result of the compliance evaluation.

If you have any questions about the Compliance Evaluation Report or additional information that addresses any noncompliant requirement, please contact Lynn Sunderman at 507-344-5262, lynn.sunderman@state.mn.us, or at the address listed above.

Thank you for your attention to this matter.

Sincerely,

Lynn Sunderman

This document has been electronically signed.

Lynn Sunderman
Environmental Specialist
Industrial Division

LS

cc: Rachel Studanski
Cal Hulstein, Project Manager, Hord Farms
Activity ID INS20250001 @ 234864

Stephanie LaBrune

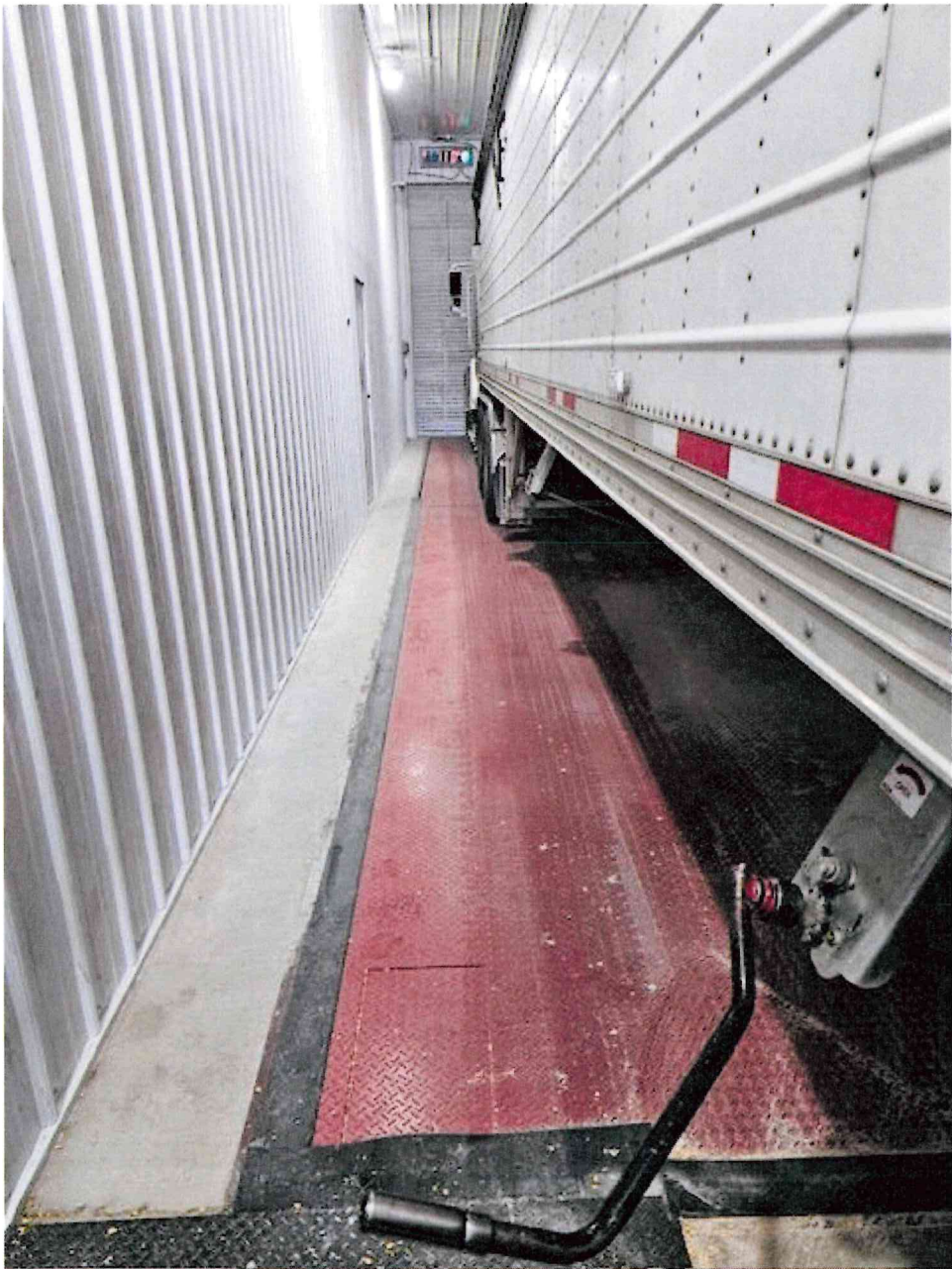
From: Justin Schroyer <justinschroyer44@gmail.com>
Sent: Wednesday, September 24, 2025 9:08 AM
To: Stephanie LaBrune
Subject: Photos of hord grain













Director of Community Development

Page 1 of 4

Department: Economic Development	
Supervisor: City Administrator and EDA Board	
FLSA Status: Exempt	Union Status:
Grade: 18	
Prepared/Revision Date: September 2025	
Prepared by: DDA Human Resources	

Job Summary:

Under general supervision and direction of the City Administrator and the Economic Development Authority, this position is responsible for promoting, facilitating and coordinating commercial, industrial and housing development activities within the City of Pipestone. In addition, this position will manage all planning and zoning activities. Associated duties include coordination and staff support for the City's Economic Development Authority.

Scope of Responsibility:

Responsible for the operations of the Community Development Department and for providing professional support for the Economic Development Authority for the City of Pipestone. This position will also manage planning and zoning for the City.

Essential Duties and Responsibilities:

1. Community Development Activities
 - 1.1. Provides information and assistance to existing and new businesses and industries in locating, relocating, or expanding in the Pipestone area. Initiates and assists with activities designed to promote and attract new business to the community.
 - 1.2. Develops sources of prospective businesses and industries to relocate to Pipestone.
 - 1.3. Researches and analyzes business sites; assists developers in obtaining grants and financing for projects; and provides technical assistance during the project.
 - 1.4. Acts as a liaison with commercial/industrial/business developers, business owners, Minnesota Department of Employment and Economic Development, State Legislators, and any others as may be practical and necessary in areas related to economic development.
 - 1.5. Evaluates potential projects to determine feasibility and community impact and makes recommendations to the City Administrator and Economic Development Authority.
 - 1.6. Researches, applies for, and administers any appropriate grant or loan program(s) related to housing, industrial and commercial developments, redevelopments, rehabilitations, and coordinates efforts with other City staff.
 - 1.7. Provides business information services such as research and customer services, and refers to other governmental services as appropriate.
 - 1.8. Develops, coordinates and promotes economic development marketing efforts within the community.
 - 1.9. Coordinates activities with other City departments.

Director of Community Development

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2. Operational Management
 - 2.1. Develops, updates and implements community plans and strategies for promoting economic development activities within the community.
 - 2.2. Primary staff contact for business or development inquiries, maintains inquiry log and provides follow-up assistance as required.
 - 2.3. Provides clerical and administrative support and assistance to the Pipestone Economic Development Authority (EDA) including monitoring projects and accounts and marketing properties.
 - 2.4. Represents the Economic Development Authority at public meetings, hearings and conferences. Attends meetings of various committees and organizations as requested, including but not limited to: City Council, Chamber of Commerce, and City Planning Commission. Attends other meetings as required.
 - 2.5. Develops and conducts surveys, compiles results, prepares reports with recommendations on a variety of development programs and projects. Prepares requested and required reports, including but not limited to area employment levels, tax base, job creation, etc.
 - 2.6. Oversees the development of the annual departmental budget; directs the keeping of required records and develops administrative reports as required.
3. Planning and Zoning
 - 3.1. Manages the contract and services that assists with building and zoning permit applications ensuring accuracy, completeness, and compliance with codes and requirements.
 - 3.2. Analyzes variances, conditional use and zoning requests and prepares reports with recommendations.
 - 3.3. Researches, analyzes and prepares reports detailing formal findings of fact and supporting documentation.
 - 3.4. Enforces city nuisance ordinances, including documentation of potential violations.
 - 3.5. Administers zoning and subdivision provisions of City Code.
 - 3.6. Issues verbal and written orders for correction of faulty, improper, and illegal construction.
 - 3.7. Administers the City Property Maintenance Ordinance: responds to complaints, inspects for violations, issues tags and warnings, and recommends abatement and demolitions.
 - 3.8. Serves as a liaison to the Heritage Preservation Commission.
4. Other Duties as Assigned or Apparent
 - 4.1. Attends training, seminars and educational opportunities to maintain knowledge and understanding of current trends in economic and community development.
 - 4.2. Researches and acquires grant funding to promote growth and development within the City of Pipestone.

Minimum Qualifications:

This position requires a Bachelor's Degree in Urban Studies, Public Administration, Business Administration, Finance or related field and a minimum of five years' of progressive experience in the public or private sector in community development, economic development, business, or a related area; or equivalent combination of education and experience.

Key job characteristics include: Thorough working knowledge of marketing strategies for industrial and commercial recruitment; thorough working knowledge of public and private financing techniques, incentives and programs for economic development deal structuring and the ability to

Director of Community Development

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apply creativity to each situation including tax increment financing, tax abatement, community development block grants, etc.; knowledge of business location and expansion considerations and ability to address those concerns with sensitivity; ability to communicate effectively, in English, both verbally and in writing, to other staff members, advisory commissions, Working knowledge of state and city laws, codes, rules and regulations including building, zoning, planning and nuisance codes and ordinances, City Council members, and outside groups to enhance their understanding of economic development issues; ability to maintain informational and database files; ability to prepare grant applications to public and private sources; ability to review and analyze financial statements of businesses; outstanding interpersonal skills and ability to establish and maintain effective working relationships; ability to work with diverse groups of people, communicating mutual goals and policies into coordinated action; ability to present a positive image of the City to prospective business clients and the community in general; ability to skillfully operate computer and related word processing, spreadsheet, network and internet applications; and ability to work flexible work schedule.

Preferred Qualifications:**Core Competencies and Abilities:****Quality of Work**

- Maintains a high level of accuracy and attention to detail.
- Demonstrates the ability to use resources productively, effectively and efficiently.
- Demonstrates the ability to think proactively, anticipates potential problems, and provides workable solutions and alternatives with a 'can do' approach.
- Develops and maintains good working knowledge of job responsibilities and prescribed procedures which facilitates the efficient performance of duties.
- Takes initiative to utilize job knowledge to analyze situations, resolve problems, and reach decisions.

Quantity of Work

- Exhibits good organizational and time management skills; plans and schedules completion of work accountabilities in order of priority, making the most effective use of time.
- Self-motivated and works independently; demonstrates willingness to assume new and challenging assignments.
- Demonstrates ability to work well under pressure, utilizing resources effectively.

Professional Conduct/Integrity

- Demonstrates knowledge and actions consistent with the City's values and the City's code of ethics and conduct.
- Demonstrates high moral principles and professional standards with others through truthfulness and sincerity; makes ethical decisions.
- Shows respect for others' ideas, perspectives, and styles.
- Demonstrates appropriate business etiquette and social skills.

Customer Service

Director of Community Development

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- Provides information, options and/or solutions to inquiries, concerns and/or requests from the diverse public in a respectful manner.
- Maintains the City's reputation of providing a high-level of customer satisfaction.

Communication

- Demonstrates the ability to develop and maintain working relationships to produce results and a work environment that builds rapport and trust.
- Communicates professionally and effectively with internal and external customers through spoken and written correspondence, including emails.
- Maintains confidentiality.
- Listens well; respects viewpoints different than own.
- Contributes knowledge, experience, and feedback appropriately to others.

Safety

- Maintains a safe work environment by complying with City safety policies and procedures, and attends necessary trainings.
- Performs duties with consideration to minimize risk. Reports safety concerns to appropriate parties.

Accountability and Dependability

- Adheres to all City policies and procedures.
- Competently performs all required job duties.
- Maintains an acceptable record of work attendance, and punctuality in accordance with City and Department requirements.

Certificates, Licenses, Registrations:

Valid Driver's License.

Physical Demands & Working Conditions:

Most work is performed in a normal office environment. The employee is required to stand; walk; use hands to finger, handle, or feel objects, tools, or controls; reach with hands and arms; climb or balance; and stoop, kneel, or crouch. Must conduct physical inspections that may include climbing, stooping and lifting up to 25 pounds. Specific vision abilities required by this position include close, distance, color, peripheral and depth vision. Must work flexible hours including evenings and weekends.

Some requirements in this job description may exclude individuals who pose a direct threat or significant risk to the health and safety of themselves or other employees. All requirements are subject to modification to reasonably accommodate individuals with disabilities.

Requirements are representative of minimum levels of knowledge, skills, and experience required. To perform this job successfully, the worker must possess the abilities and aptitudes to perform each duty proficiently.

This document does not create an employment contract, implied or otherwise, other than an "at will" employment relationship. The City Council and the City Administrator retain the discretion to add duties or change the duties of this position at any time.

City of Pipestone

Pay Plan Calibrated for 2025 Wages

2.70% COLA over 2024

Grade	Steps													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	\$15.41	\$15.75	\$16.11	\$16.47	\$16.84	\$17.22	\$17.61	\$18.00	\$18.41	\$18.82	\$19.24	\$19.68	\$20.12	\$20.57
2	\$16.41	\$16.78	\$17.15	\$17.54	\$17.93	\$18.34	\$18.75	\$19.17	\$19.60	\$20.04	\$20.49	\$20.96	\$21.43	\$21.91
3	\$17.47	\$17.87	\$18.27	\$18.68	\$19.10	\$19.53	\$19.97	\$20.42	\$20.88	\$21.35	\$21.83	\$22.32	\$22.82	\$23.33
4	\$18.52	\$18.94	\$19.36	\$19.80	\$20.25	\$20.70	\$21.17	\$21.64	\$22.13	\$22.63	\$23.14	\$23.66	\$24.19	\$24.73
5	\$19.63	\$20.07	\$20.53	\$20.99	\$21.46	\$21.94	\$22.44	\$22.94	\$23.46	\$23.99	\$24.52	\$25.08	\$25.64	\$26.22
6	\$20.81	\$21.28	\$21.76	\$22.25	\$22.75	\$23.26	\$23.78	\$24.32	\$24.86	\$25.42	\$26.00	\$26.58	\$27.18	\$27.79
7	\$22.27	\$22.77	\$23.28	\$23.80	\$24.34	\$24.89	\$25.45	\$26.02	\$26.61	\$27.20	\$27.82	\$28.44	\$29.08	\$29.74
8	\$23.38	\$23.91	\$24.44	\$24.99	\$25.56	\$26.13	\$26.72	\$27.32	\$27.94	\$28.56	\$29.21	\$29.86	\$30.54	\$31.22
9	\$25.02	\$25.58	\$26.16	\$26.74	\$27.35	\$27.96	\$28.59	\$29.23	\$29.89	\$30.56	\$31.25	\$31.95	\$32.67	\$33.41
10	\$26.27	\$26.86	\$27.46	\$28.08	\$28.71	\$29.36	\$30.02	\$30.70	\$31.39	\$32.09	\$32.81	\$33.55	\$34.31	\$35.08
11	\$27.58	\$28.20	\$28.84	\$29.49	\$30.15	\$30.83	\$31.52	\$32.23	\$32.95	\$33.70	\$34.45	\$35.23	\$36.02	\$36.83
12	\$28.96	\$29.61	\$30.28	\$30.96	\$31.66	\$32.37	\$33.10	\$33.84	\$34.60	\$35.38	\$36.18	\$36.99	\$37.82	\$38.67
13	\$30.41	\$31.09	\$31.79	\$32.51	\$33.24	\$33.99	\$34.75	\$35.53	\$36.33	\$37.15	\$37.99	\$38.84	\$39.71	\$40.61
14	\$31.93	\$32.65	\$33.38	\$34.13	\$34.90	\$35.69	\$36.49	\$37.31	\$38.15	\$39.01	\$39.89	\$40.78	\$41.70	\$42.64
15	\$33.53	\$34.28	\$35.05	\$35.84	\$36.65	\$37.47	\$38.31	\$39.18	\$40.06	\$40.96	\$41.88	\$42.82	\$43.79	\$44.77
16	\$35.20	\$35.99	\$36.80	\$37.63	\$38.48	\$39.34	\$40.23	\$41.13	\$42.06	\$43.01	\$43.97	\$44.96	\$45.97	\$47.01
17	\$36.96	\$37.79	\$38.64	\$39.51	\$40.40	\$41.31	\$42.24	\$43.19	\$44.16	\$45.16	\$46.17	\$47.21	\$48.27	\$49.36
18	\$38.81	\$39.68	\$40.58	\$41.49	\$42.42	\$43.38	\$44.35	\$45.35	\$46.37	\$47.41	\$48.48	\$49.57	\$50.69	\$51.83
19	\$40.75	\$41.67	\$42.60	\$43.56	\$44.54	\$45.55	\$46.57	\$47.62	\$48.69	\$49.78	\$50.91	\$52.05	\$53.22	\$54.42
20	\$42.79	\$43.75	\$44.73	\$45.74	\$46.77	\$47.82	\$48.90	\$50.00	\$51.12	\$52.27	\$53.45	\$54.65	\$55.88	\$57.14
21	\$46.21	\$47.25	\$48.31	\$49.40	\$50.51	\$51.65	\$52.81	\$54.00	\$55.21	\$56.46	\$57.73	\$59.03	\$60.35	\$61.71
22	\$49.45	\$50.56	\$51.70	\$52.86	\$54.05	\$55.26	\$56.51	\$57.78	\$59.08	\$60.41	\$61.77	\$63.16	\$64.58	\$66.03
23	\$52.91	\$54.10	\$55.31	\$56.56	\$57.83	\$59.13	\$60.46	\$61.82	\$63.21	\$64.64	\$66.09	\$67.58	\$69.10	\$70.65
24	\$56.61	\$57.88	\$59.19	\$60.52	\$61.88	\$63.27	\$64.70	\$66.15	\$67.64	\$69.16	\$70.72	\$72.31	\$73.94	\$75.60
25	\$60.57	\$61.94	\$63.33	\$64.75	\$66.21	\$67.70	\$69.22	\$70.78	\$72.37	\$74.00	\$75.67	\$77.37	\$79.11	\$80.86
26	\$64.81	\$66.27	\$67.76	\$69.29	\$70.85	\$72.44	\$74.07	\$75.74	\$77.44	\$79.18	\$80.96	\$82.79	\$84.65	\$86.55

Section 13, Item G.

Proposed Contract with Local Assessor Erik Skogquist, SAMA

Section 13, Item H.

This Contract, is made and entered into by and between Pipestone, hereinafter designated the City, and Erik Skogquist, a Senior Accredited Minnesota Assessor (SAMA); herein designated the Assessor. In consideration for the assessment of said City, the Assessor shall be paid as follows:

For the sum of \$39,000 per annum, said Assessors shall appraise all taxable parcels.

If necessary, court testimony shall be at the rate of \$200 per day.

All the above amounts shall be paid to said Assessor as therein after set forth, and is hereby agreed upon by and between the parties hereto as follows:

The Assessor Agrees as Follows:

- 1) To assess all the real property in the City according to the laws and regulations of the State of Minnesota, pertaining to such assessment for the Ad Valorem Tax purposes for the tax years 2026 and 2027.
- 2) To perform such work in a professional manner within the time required by law, but not to exceed February 1st of each assessment year.
- 3) Assessor agrees to maintain in good standing his respective license through the State of Minnesota Board of Assessors.
- 4) To supply such transportation as may be required to fulfill these contract obligations.

The City Agrees As Follows:

- 1) Pipestone County shall provide all the necessary files, forms, documents, as well as responsible access to records needed to complete said assessments.
- 2) The City shall provide temporary space for the Assessor for conducting the Board of Appeal & Equalization.
- 3) To provide payment upon completion of said Assessor's duties hereunder as certified by the County Assessor of Pipestone County to the City, and upon submission of an itemized claim by the Assessor to the City for payment of the contract price, to be paid as follows:

\$30,000 upon completion of the field work and the information returned to the County Assessor.

\$9,000 plus any amount due for additional parcels, any other expenses as stated above, within 30 days after the first City meeting following the Board of Appeal & Equalization. It is hereby agreed that a 1.5% monthly interest shall be charged after the due date on the unpaid balances.

General Conditions:

It is hereby agreed by all parties that the Assessor shall not be an employee of the City but shall be deemed an Independent Contractor, said concern of the City being limited only to the results of said work and not the means by which it is accomplished.

In Witness Whereof, the Parties, have hereunto set their hands this _____ day of _____, _____.



ERIK A. SKOGQUIST
SAMA #3121

City Officer

Title:

City Officer

Title:

CITY OF PIPESTONE
TAX LEVY PERCENT COMPARISON - PRELIMINARY

	2020	Increase	2021	Increase	2022	Increase
General Tax Levy	1,324,543	(1,765)	1,322,778	(14,384)	1,308,394	209,260
Debt Service Levy	941,066	55,842	966,908	105,705	1,072,613	72,103
TOTAL LEVY	2,265,609	54,077	2,319,686	61,321	2,381,007	281,363
PERCENT INCREASE		2.4%		5.0%		11.8%

PRELIMINARY

	2023	Increase	2024	Increase	2025	Increase	2026
General Tax Levy	1,446,577	(47,300)	1,399,277	193,921	1,593,198	184,351	1,777,549
Debt Service Levy	1,144,716	121,034	1,265,750	(45,853)	1,216,897	(31,801)	1,185,096
TOTAL LEVY	2,591,293	73,734	2,665,027	145,068	2,810,095	152,550	2,962,645
PERCENT INCREASE		2.8%		5.4%		5.4%	

Includes a General Levy increase of \$184,351

** Includes an increase of 0% on health insurance and 5% COLA Includes \$50,000.00 for Blight for City Properties

Includes \$100,000 transfer to Water from the General Fund

Includes \$50,000 transfer to New Rec Center Building Fund from Liquor Fund Debt Service Levy decreased by \$31,801 from last year

Includes \$51,000 for City's share Construction Costs for Safe Routes to School Project

CITY OF PIPESTONE

PROCLAMATION

WHEREAS, the City of Pipestone recognizes the occupation of Indigenous homelands for the building of our city and knows Indigenous Nations have lived upon this land since time immemorial and values the progress of our society accomplished through and by American Indian thought, culture and technology; and

WHEREAS, the City of Pipestone understands the importance of closing the equity gap between and by government entities, organizations and other public institutions and to encourage change in policies and practices to better reflect the capabilities of Native People of the Land and recognize their indigenous roots, history and contributions; and

WHEREAS the City of Pipestone supports education which provides an accurate historical record of the “discovery” of the United States of America; and

WHEREAS the City of Pipestone has a strong history throughout the years of supporting the Native People of the Land Community and its citizens’ advancement in our current society; and

WHEREAS, the City of Pipestone shall continue its efforts to promote the well-being and growth of the local Native People of the Land Community and Indigenous Community; and

WHEREAS, Indigenous Peoples’ Day shall be used to reflect upon the ongoing struggles of Indigenous people on this land and to celebrate the thriving culture and value Indigenous Nations add to our City.

THEREFORE, I, Dan Delaney, do hereby proclaim October 13, 2025 as:

INDIGENOUS PEOPLES’ DAY

in Pipestone, Minnesota.

And I encourage other businesses, organizations and public entities to recognize Indigenous Peoples Day as well.

In witness whereof, I hereunto set my hand this 6th day of October in the year Two Thousand and Twenty-Five.

Dan Delaney
Mayor