

Pipestone, Minnesota
October 5, 2026

Pursuant to due call and notice thereof, a regular meeting of the Pipestone City Council was duly held in-person and via Zoom in the Municipal Building at 6:30 p.m. on the 5th day of October 2026. Mayor Dan Delaney called the meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Scott Swanson, and Verdeen Colbeck. Absent: None. Others present: Kyle Kuphal, Cable Access Coordinator Steve Moffitt, City Administrator Stephanie LaBrune, City Clerk Megan DeWitte, with Travis Winter and City Attorney Jason Hill via Zoom, Assistant Library Director Emily Blaeser, Public Works Director Michael Bloemendaal, Law Enforcement Representative Edison Dengler, Recreation Director Robert Petersen, Utility Director Joel Adelman, Community Development Director Justin Schroyer, and Rusty Nelson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

Mayor Delaney stated that he would like to change the order of quarterly reports to start with Public Works due to conflict.

Motion was made by Colbeck, seconded by Swanson, and unanimously carried to approve the agenda with the correction to move the Public Works quarterly report.

CONSENT AGENDA

Mayor Delaney stated the Consent Agenda contains the September 21, 2026 Regular Meeting Minutes and the Payment of Claims-Listing of Bills. Delaney asked if there was any discussion regarding these items.

Motion was made by Swanson, seconded by Colbeck and unanimously carried to approve the Consent Agenda which consisted of the September 21, 2026 Regular Meeting Minutes, and the Payment of Claims-Listing of Bills in the amount of \$340,478.78 for warrants #078449 to #078504.

COMMUNITY CONCERNS

Administrator LaBrune stated Faith Hernandez had signed in for community concerns but was not present for the meeting.

QUARTERLY REPORTS

PUBLIC WORKS- Public Works Director, Michael Bloemendaal, was present and shared updates about sidewalk and cemetery projects, as well as fall clean up week.

LIBRARY- Library Assistant Library Director, Emily Blaeser, was present and shared updates about many events at the library.

LAW ENFORCEMENT- Edison Dengler was present and shared updates about the new Law Enforcement software system

RECREATION- Recreation Director, Robert Petersen, was present and shared updates about rec center attendance and updates about the splash pad development planning.

UTILITY- Utility Director, Joel Adelman, was present and shared updates on infiltration, water usage and fire hydrant vandalisms that have happened recently.

LIQUOR STORE- Absent; report provided

PUBLIC HEARING

Public Hearing regarding DVKH Properties Commercial Tax Abatement- Delaney stated that the city has received a tax abatement request from DVKH Properties for planning to construct a commercial car wash at 120 8th Ave NE, Parcel # 18.112.6400 and #18.720.0120. The abatement would be for the city's portion of the property taxes on the value of the new construction for a period not to exceed five years and contingent upon all other program regulations.

Motion was made by Smidt, seconded by Colbeck and unanimously carried to open the meeting at 6:53pm.

No one was in attendance to address the public hearing. LaBrune shared information about the current status of the commercial construction and stated that the estimated amount to be abated was approximately \$30,000 over the 5-year period.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to close the public meeting at 6:56pm.

LEGAL

None.

ENGINEERING-

2026 Street and Utility Improvements Project Pay Request No. 3- Delaney stated that this request for \$120,124.27 is the third pay request to be paid to Duininck, Inc. Engineer Winter shared that he has reviewed the request and is recommending approval for the pay request. Winter shared updates to the project as well.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to approve the 2026 Street and Utility Improvements Project Pay Request No. 3 for the amount of \$120,124.27 to Duininck, Inc.

2026 Lead Service Line Replacement Project Pay Request No. 3- Delaney stated that this request for \$168,791.49 is the third pay request to be paid to TE Underground LLC. Engineer Winter shared the project is coming in under budget so, work is being done to try to add more utility service line replacements to the project. Winter recommends approving the pay request.

Motion was made by Smidt, seconded by Swanson, and unanimously carried to approve the 2026 Lead Service Line Replacement Project Pay Request No. 3 in the amount of \$168, 791.49 to TE Underground LLC.

NEW BUSINESS

Resolution 2026-49: A Resolution Ordering the Abatement of Hazardous Property and a Hazardous Building Located at 803 2nd Street NW- Delaney stated that City Administration has been working with Attorney Jason Hill to address a public nuisance property. LaBrune and Hill shared information with the council about the condition of the property and the process of moving forward with ordering the abatement for the property.

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to approve Resolution 2026-49: A Resolution Ordering the Abatement of Hazardous Property and a Hazardous Building Located at 803 2nd Street NW.

Resolution 2026-50: A Resolution Approving Tax Abatement on Commercial Property being Developed by DVKH Properties- Delaney stated that earlier in the meeting a public hearing was held and that there was no opposition during that hearing.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to approve Resolution 2026-50: A Resolution Approving Tax Abatement on Commercial Property being Developed by DVKH.

Resolution 2026-51: A Resolution Accepting Donations- Delaney stated that this Resolution approves the following donations:

Farm & Home Agency, Inc.	\$200 – Lights at the Lodge
First Farmers & Merchants	\$100- Disc Golf Course Upgrades

Motion was made by Colbeck, seconded by Smidt, and unanimously carried to approve Resolution 2026-51: A Resolution Accepting Donations.

Resolution 2026-52: A Resolution Approving State Airport Fund Grant Agreement with the Minnesota Department of Transportation- Delaney stated that this Resolution accepts the state grant funds for the 2027 crack, seal, and overlay project at the municipal airport. LaBrune shared with the council that this is a match agreement with the state that the city will match 30% (\$45,300) of the project cost, and stated that the state funding award amount is anticipated to be 70% (\$105,700).

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to approve Resolution 2026-52: A Resolution Approving State Airport Fund Grant Agreement with the Minnesota Department of Transportation.

Appoint Braydon Ripka to the Fire Department- Delaney shared that Fire Chief, Michael Bloemendaal, is recommending council appoint Braydon Ripka as a new member to the Pipestone Volunteer Fire Department.

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to appoint Braydon Ripka to the Pipestone Volunteer Fire Department.

Civic Plus WCAG 2.1 Accessibility Compliance Agreement- Delaney stated that there is a new technical standard that has been mandated by the US Department of Justice under Title II of the Americans with Disabilities Act (ADA). Delaney said that if approved the agreement would allow Civic Plus to make the compliance updates and provide a translation service for non-English speaking residents. LaBrune shared that there will be a one-time setup fee of \$2,000 and the upgrades will cost \$11,166 annually and include the agenda management program that the city already pays for.

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to approve the Civic Plus WCAG 2.1 Accessibility Compliance Agreement.

Water Treatment Plant Repairs- Delaney stated that staff has identified multiple gas leaks at the Water Treatment Facility. LaBrune shared that Utility Director, Adelman, informed her recently, that after the Facility had opened, there had been times where the building had smelled like gas. Over time, she said a couple of the leaks had been fixed but looking further in to it, there had been about 30 leaks found in the joints of the lines. LaBrune said the estimated cost from Hennager Plumbing & Heating, the company who found the leaks, will be up to \$10,000.

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to approve the Water Treatment Plant gas leak repairs in the amount up to \$10,000.

Deferred Assessment Application Form: Kevin Kellen- Delaney shared that staff had received an application from Kevin Kellen concerning property at 601 3rd Ave NE, Parcel #18.112.2200. Delaney said that staff is recommending council deny the assessment due to the application not being complete and the property not being homesteaded by Kellen.

Motion was made by Smidt, seconded by Delaney, and unanimously approved to deny the deferred assessment application from Kevin Kellen.

Approve Vehicle Purchase- Delaney shared that the Airport has been without a courtesy car for quite some time, and that the Airport Manager, Robert Dykstra, has stated that this has caused him to lose customers and revenue due to the lack of having a vehicle for transportation into town for lodging and food. Delaney said that staff has found a 2015 Buick Enclave for \$7,250, plus tax, title and license and are requesting to purchase the vehicle.

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to approve the 2015 Buick Enclave courtesy car vehicle purchase for the Municipal Airport.

Schedule a Special Meeting for Approval of the 2025 Audit- Delaney stated the 2025 Audit is complete and staff is requesting to hold a special meeting to approve the audit.

Motion was made by Colbeck, seconded by Swanson, and unanimously approved to schedule a Special meeting for Friday, October 9th, 2026 at 12pm to review and approve the 2025 Audit.

CLOSING COMMENTS

Delaney shared comments on the 765 Transmission Line proposal for Pipestone County. Delaney stated that he had received a letter from a concerned resident about the project asking local leaders to come together and come up with a formal Resolution in regards to the placement of that transmission line. Delaney would like staff to look into what would be available to the city and get it in front of the council.

EXECUTIVE CLOSED SESSION-

Delaney stated that pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(b), to conduct a closed session pursuant to the attorney-client privilege to engage in confidential attorney-client communications related to the pending litigation matters in the Special Assessment Appeals related to the City's 2023-2024 Street & Utility Improvement Project, Pipestone County District Court Files: 59-CV-25-419 to 59-CV-25-420.

Motion was made by Swanson, seconded by Colbeck, and unanimously carried to go into closed session at 7:25pm.

Motion was made by Swanson, seconded by Colbeck, and unanimously approved to re-open the session at 7:44pm.

Motion was made by Colbeck, seconded by Swanson, and unanimously carried to approve the settlement agreements for Pipestone County District Court Files: 59-CV-25-419 and 59-CV-25-420.

ADJOURNMENT-

Motion was made by Smidt, seconded by Colbeck, and unanimously carried to adjourn the meeting at 7:45pm.

Dan Delaney, Mayor

ATTEST:

Megan Myott, City Clerk