

Pipestone, Minnesota  
June 1, 2026

Pursuant to due call and notice thereof, a special meeting of the Pipestone City Council was duly held in-person and via Zoom in the Municipal Building at 5:30 p.m. on the 1st day of June 2026. Mayor Delaney called the meeting to order. Roll call was taken, and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Scott Swanson, Verdeen Colbeck, and Danielle Thompson, Absent: None. Others present: Community Development Director Justin Schroyer, City Attorney Jason Hill via Zoom, City Engineer Travis Winter, Cable Access Coordinator Steve Moffitt, City Administrator Stephanie LaBrune, City Clerk Megan DeWitte, and Kyle Kuphal.

### **CALL TO ORDER AND ROLL CALL**

### **WORK SESSION**

Mayor Delaney stated that Council is often approached with requests from private developers and that there is a desire for development but there are strict limitations on how council and the City can help. Delaney then turned the meeting over to LaBrune and Attorney Hill to explain what resources the City legally does have.

Hill explained that it is illegal to use public funds towards anything where a private developer is the main beneficiary. Hill stated that the Housing and Redevelopment Authority (HRA) is set up with its own levy and could be a good resource for developers, as well as other funding sources through the Economic Development Authority (EDA). Hill mentioned that the HRA and EDA could make things more efficient if they work together with developers. Hill said the city can provide funding to the EDA; however, there is a cap for City funded contributions to the EDA. LaBrune mentioned that there is already the new home tax abatement and Tax Increment Financing (TIF) district programs that are available through the City and other loan programs available from the EDA.

Winter explained that there is also a way for developers to petition for a special assessment on a property so those assessments from installing public utilities and infrastructure can be assessed to the property that is being developed and transition to the new owners.

Hill recommended updating the City's Business Subsidy Policy and that the City could put steps in place for developers to understand partner with the City and EDA on available programs that can assist them with new developments.

Mayor Delaney also added that it would be a good idea for the city's Community Development Director to host a class for developers so they can further understand how the development process works and what programs the city has to offer. He also stated that the city is in favor of new developments and wants to help developers as much as they can, with the programs that are available.

**ADJOURNMENT**

Motion made by Smidt, seconded by Thompson, and unanimously carried to adjourn the meeting at 6:15pm.

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Dan Delaney, Mayor

ATTEST:

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Megan DeWitte, City Clerk