

Pipestone, Minnesota  
October 20, 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 20<sup>th</sup> day of October, 2025. Mayor Dan Delaney called the meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Scott Swanson, Danielle Thompson, and Verdeen Colbeck. Absent: None. Others present: Myron Koets, Robert Dykstra, Susan Hoskins, Blake Klinsing, Jodie Jensen, Steve Weets, Danielle Evers, Marsha Mendro, Kelly Weber, Jesse Post, Harvey Noyes, Rachel Martin, Tony Koenders, Jody Wacker, Michael Bloemendaal, Kyle Kuphal, Travis Winter, Jason Hill via Zoom, Steve Moffitt, Justin Schroyer, and Stephanie LaBrune.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS**

Motion was made by Swanson, seconded by Thompson and unanimously carried to approve the agenda as presented.

### **CONSENT AGENDA**

Mayor Delaney stated the consent agenda contains the October 6, 2025 Regular Meeting Minutes, September Financial Reports, and Payment of Claims-Listing of Bills and asked if there was any discussion regarding these items.

Motion was made by Colbeck, seconded by Thompson and unanimously carried to approve the consent agenda which consisted of the October 6, 2025 Regular Meeting Minutes, September Financial Reports, and Payment of Claims-Listing of Bills in the amount of \$637,936.35 for warrants #076010 to #076111.

### **COMMUNITY CONCERNS**

None.

### **PRESENTATION**

Lights at the Lodge – Myron Koets with the Lights at the Lodge Committee spoke to the city council about plans to accept donations for the event through a non-profit and then donating those funds to the city to be used to purchase new equipment and keep the event going. Koets stated that the committee would like to install QR codes at the park entrances for people to scan and be able to donate to the event. Following the discussion, a motion was made by Thompson and seconded by Smidt to approve the placement of the QR codes at the Hiawatha Pageant Park grounds. The motion was approved unanimously.

### **PUBLIC HEARINGS**

#### **Proposed Assessment of Unpaid Municipal Services and Utilities**

Mayor Delaney explained, this public hearing allows the public to comment on the proposed assessment of unpaid Municipal Services and/or Municipal Utilities. He added, the final tax

assessment rolls will be approved by the Council later in the meeting and sent to Pipestone County in November.

Motion made by Smidt, seconded by Thompson and unanimously carried to open the public hearing at 6:41 p.m.

Delaney then asked if anyone wanted to speak. Harvey Noyes a property owner and landlord in the city asked the council why the water does not get shut off when his tenants are behind on their bills. Delaney asked City Treasurer Jodie Jensen to explain. Jensen stated that all customers will get a disconnect notice after they are one month behind on their utility bill if they do not have a payment arrangement made. She stated renters must also prepay for any dumpsters needed. Jensen said the city is only allowed to shut off customers on specific days.

With no other comments, a motion was made by Swanson, seconded by Smidt and unanimously carried to close the public hearing at 6:46 p.m.

#### Proposed Assessment of 2023/2024 Street Reconstruction and Improvements Project

Mayor Delaney explained, this public hearing allows the public to comment on the proposed street assessments relating to the 2023/2024 Street and Utility Improvements Project. He said each property owner was notified by letter of the proposed assessment amounts and the final tax assessment rolls will be considered by the Council during their regular council meeting on November 3, 2025 with the final tax assessment rolls being sent to Pipestone County in November.

Motion made by Swanson, seconded by Thompson and unanimously carried to open the public hearing at 6:46 p.m.

Delaney then asked if anyone wanted to speak.

Kelly Weber of KWW properties questioned the proposed assessments of \$10,700 and \$10,000 on two properties he owns (PID 18-720-2270 & 18-720-1000), he said 206 4<sup>th</sup> St. is an unbuildable lot with no sewer or water and the other property only has a building. He asked if the assessments could be looked at. Engineer Winter stated that the council can consider making changes.

Marsha Mendro property owner of 418 E. Main St. said she has two properties (PID 18-645-5900 & 18-645-5940), she also shared that the one property is bare land and feels that the proposed assessment on the two lots is high and would like the lots to be considered as one lot due to there being no utilities to the bare lot. She added that she's tried to have the lots combined at the County Auditor's office and the Auditor told her that they do not want to combine the properties without having a good reason to do so. Winter stated that he and LaBrune discussed these parcels prior to the meeting and plan to make adjustments to the properties as discussed with Mendro.

Danielle Evers property owner of 318 2<sup>nd</sup> St. SE (PID 18-645-2350) stated that she is aware of the extra work that was done to her property and takes full responsibility for paying for the extra work. She explained that her concern was with the proposed assessment amount and does not feel that the amount is appropriate based on her property value.

Jesse Post owner of Post Property Management said that he owns five properties (PID 18-645-2200, 18-645-0990, 18-645-2160, 18-645-2180, & 18-645-5870) with a total assessment of over \$50,000. He complained about the sidewalks heaving and said there is no re-bar in the concrete, claiming that he saw rebar laying on the ground when a piece of concrete was lifted up. He also asked if 2<sup>nd</sup> St got wider and claimed that made his property smaller. Other complaints were that one of his sidewalks was crooked leading up to the house. He shared there is a Minnesota state website that said the assessment amount cannot exceed the special benefit amount. He shared that his properties are valued between \$30,000 and \$40,000 and did not feel the assessments were right. He then encouraged the members of the crowd to sign something before they left the meeting disagreeing with their assessments.

Rachel Martin owner of property at 209 7<sup>th</sup> Ave. SW (PID 18-380-0500) stated to the council that she does not have any issues with the extra work that was done on her property as apart of the street project but does have an issue with the \$10,000 assessment. She said she wasn't aware when she purchased her house in 2022 that there was a street project going to take place on her street, she shared how her property value has increased over the last few years due to improvements that she's made and feels that the assessment does not add that much value to her home and also asked how the process works to pay off the assessment. Winter stated that the project was an addition to the 2023 street project. LaBrune also explained the assessment process to Martin sharing with her that the cost would be assessed to Martin's property taxes for 10 years at 5% interest if the assessment was not paid prior to the November 21, 2025 deadline.

Harvey Noyes owner of HL & DJ Properties (PID 18-645-1310 & 18-720-1050) told the council that his sidewalk heaved over 1 foot high and was objecting to the assessments because they were too high, he asked what the next step would be to appeal the costs. Delaney stated that the council cannot give legal advice. Attorney Hill commented saying that the city council has been working on the assessment policy to try and ensure that the process is fair. Noyes stated that he objects to the assessment amounts proposed.

Blake Klinsing partner of MTCO Real Estate, LLP owning properties PID 18-645-1120, 18-645-1170, & 18-645-1100 stated that he is not against the city assessing properties but felt that two of the properties did not warrant the high assessment cost because one property was a concrete parking lot and the other property was just purchased from the city for \$1 and the owners have been unable to make any improvements to the property because they cannot get access from the neighboring property.

Danielle Evers came back to the podium and asked what tax values the city looked at. Winter shared that there were no appraisals done before and after the project. He explained that Bolton & Menk looked at the market values of the property to assist them in coming up with reasonable assessments and with properties of lower value staff agreed to place a cap on the assessments.

With no other comments, a motion was made by Colbeck, seconded by Smidt and unanimously carried to close the public hearing at 7:19 p.m.

## **REPORTS**

- A. Chamber of Commerce – Absent, will report at the next council meeting.
- B. Senior Center – Steve Weets presented a report on the happenings of the Senior Center.
- C. Museum – Susan Hoskins presented a report to the council on the historical buildings.
- D. Airport – Robert Dykstra gave an update to the council on the construction projects at the airport and the ag lease was also discussed.
- E. Community Development – Justin Schroyer spoke to the council about the new childcare facility and loan programs offered by the EDA. He also gave an update on SAFEbuilt and shared that there will be a training on the 28<sup>th</sup> for volunteers to learn about assisting with the business retention and expansion project.
- F. Fire Department – Michael Bloemendaal shared that the dance went well and said the funds raised are earmarked for lightweight gear that can be used for field fires and car extractions. He also informed the council of an issue with the engine truck.

### **OLD BUSINESS**

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

Delaney said this subject was discussed at the September 15<sup>th</sup> city council meeting out of a safety concern brought forth by members of the public. City Engineer Winter gave options to the council on how to improve the safety of the intersection, including removing parking spaces on 2<sup>nd</sup> Street, installing a temporary bump out, or installing a flashing stop sign. Discussion was held.

Motion made by Smidt, seconded by Delaney and unanimously carried to not install additional stop signs at this time and instead remove one parking space and paint the curb yellow on NE corner of the intersection on 2<sup>nd</sup> Street where the parking space currently is to see if it helps with traffic visibility at the intersection of 3rd Avenue NW and 2nd Street NW.

### **NEW BUSINESS**

#### **Resolution 2025-66: A Resolution Accepting Grant Navigator Funding**

Delaney stated this resolution accepts a \$4,000 grant from the League of Minnesota Cities to assist with the cost of grant services. Community Development Director, Justin Schroyer, will serve as the grant administrator and will work with Bolton & Menk to apply for additional funds from the MN DNR to be used to create a forestry management plan and conduct a tree inventory.

Motion made by Smidt, seconded by Colbeck and unanimously carried to accept Resolution 2025-66.

#### **Adopt Unpaid Municipal Services and Municipal Utility Assessments**

Delaney shared earlier in the meeting; a public hearing was held pertaining to the assessment of unpaid utility and services bills to property owners. If the final assessment list is approved, and unpaid by November 21, 2025 it will be certified and sent to the Pipestone County Auditor's office with an 8% interest charge or a charge of \$25 (whichever is greater) and assessed to the property owners' taxes to be paid in 2026.

Motion made by Thompson, seconded by Swanson and unanimously carried to adopt the assessment roll as presented for unpaid municipal services and municipal utilities and forward the final assessment roll to the County Auditor on November 21<sup>st</sup> to be payable with the 2026 property taxes as a special assessment at an interest rate of 8% or fee of \$25 whichever is greater.

### Approve Advertising for Lease of Airport Land

Delaney called for a motion to allow staff to advertise the airport land for lease and make necessary changes to the lease agreement relating to crop height and acres deducted for the new AWOS system.

Motion made by Thompson, seconded by Swanson and unanimously carried to authorize staff to develop a lease agreement and advertise the airport ag land for lease for a period of three years.

### Declaration of Surplus Property

Delaney stated the street department is requesting to declare a 12 ft. Poly Bi-Directional Snow Plow and a 2001 Caterpillar 928G Wheel Loader with approximately 6,700hrs. as surplus property. He said they are planning to post the plow for sale on GovDeals an online auction website and are still determining how they will be listing the caterpillar loader for sale.

Motion made by Smidt, seconded by Thompson and unanimously carried to declare a 12 ft. Poly Bi-Directional Snow Plow and a 2001 Caterpillar 928G Wheel Loader as surplus property.

### Approve Performance Evaluation Summary of Deb Nelson

Delaney explained that a performance review of City Administrator, Deb Nelson, was held in closed session on October 6<sup>th</sup>. He then read a summary of the evaluation stating, Mayor Dan Delaney and Council members, Rodger Smidt, Scott Swanson, Verdeen Colbeck, and Danielle Thompson unanimously agreed that the evaluation of Deb Nelson's performance is unsatisfactory with the basis of the unsatisfactory evaluation being due to the following findings: poor personnel management skills, poor professional conduct and lack of integrity, poor communication with staff, incompetency, and poor handling of financial matters.

Motion made by Colbeck, seconded by Thompson and unanimously carried to accept the summary of the unsatisfactory performance evaluation of City Administrator Deb Nelson as read.

### City Administrator Position

Delaney stated that he would like to address the resent evaluation of the City Administrator as well as a long-term solution. Attorney Hill stated that there be a formal motion to terminate the City Administrator.

Delaney made a motion to terminate Deb Nelson as the City Administrator effective immediately. The motion was seconded by Colbeck and carried unanimously.

Delaney then made a motion to have current city clerk, Stephanie LaBrune, be appointed to temporarily fill the city administrator position while the personnel committee starts the process to replace the current city administrator. Smidt seconded the motion and the motion was unanimously carried.

### CLOSING COMMENTS

Colbeck- Announced that there is a Veteran's Memorial Gala coming up.

### **EXECUTIVE/CLOSED SESSION**

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

Mayor Delaney said before I entertain a motion to close this portion of the meeting for the performance evaluation of Michael Bloemendaal, I want to state on the record that Mike has the right to have this discussion conducted in an open and public meeting. Michael Bloemendaal was present and stated that he would like the evaluation to be done in closed session.

Smidt then made a motion at 8:03p.m. to close the meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(a) to evaluate the performance of Michael Bloemendaal. The motion was seconded by Swanson and unanimously carried.

Following the evaluation, Colbeck made a motion to reopen the meeting at 8:44p.m. The motion was seconded by Thompson and unanimously carried.

Delaney then shared that a summary of Michael Bloemendaal's review will be given at the next regularly scheduled city council meeting on November 3, 2025.

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

Mayor Delaney said before I entertain a motion to close this portion of the meeting for the performance evaluation of Jody Wacker, I want to state on the record that Jody has the right to have this discussion conducted in an open and public meeting. Jody Wacker was present and stated that she would like the evaluation to be done in closed session.

Delaney then made a motion at 8:47p.m. to close the meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(a) to evaluate the performance of Jody Wacker. The motion was seconded by Colbeck and unanimously carried.

Following the evaluation, Thompson made a motion to reopen the meeting at 9:35p.m. The motion was seconded by Colbeck and unanimously carried.

Delaney then shared that a summary of Jody Wacker's review will be given at the next regularly scheduled city council meeting on November 3, 2025.

### **ADJOURNMENT**

Motion was made by Smidt, seconded by Thompson, and carried unanimously to adjourn the meeting at 9:42 p.m.

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Dan Delaney  
Mayor

ATTEST:

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Stephanie LaBrune  
Assistant City Administrator - Clerk