

Pipestone, Minnesota
November 7, 2025

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the city council chambers at Pipestone City Hall at 9:00 a.m. on the 7th day of November 2025. Mayor Dan Delaney called the meeting to order. Members present: Dan Delaney, Danielle Thompson, Rodger Smidt, and Verdeen Colbeck. Others present: Kyle Kuphal, Public Access Coordinator Steve Moffitt, Interim City Administrator Stephanie LaBrune, Community Development Director Justin Schroyer, Administrative Assistant Megan DeWitte, City Engineer Travis Winter, Susan Hoskins, Myron Koets, John McCallum, Dave Rambow, Carla Heyl and Paul Everett.

Mayor Delaney called the meeting to order and stated the purpose of the special meeting was to consider a request for council action on the cleaning of the City Hall Building and to discuss and consider taking action on stabilizing and rehabilitating the Carnegie Library Building.

Interim Administrator LaBrune explained the findings and extent of cleaning that would need to be done to the City Hall Building to remedy the mold that was found due to moisture build up. She also explained that the chillers would need to be cleaned as well. She shared that the analysis of the mold was not the harmful black mold that most people think of and added that the recommendation from Intek was to have the rooms cleaned and another test completed after the cleaning to see if there is any change in the samples that were taken. She explained that air tests indicated that the air inside the building is actually cleaner than the samples that were taken outside.

Mayor Delaney said he sees the cleaning is a favorable need for upkeeping healthy spaces for all the persons that occupy the City Hall building.

Smidt made the motion to have staff or a cleaning company hired to clean the mold. The motion was seconded by Swanson, with all in favor. Motion was carried unanimously.

Mayor Delaney explained that the repair of Carnegie Hall has become an emergency project due to the grant funding deadlines of December 1, 2025 and in consideration of the safety and liability that currently stands with the east wall and roof deterioration.

LaBrune shared the amount of city funds that were currently available and explained that the City has another \$50,000 set aside in the 2026 budget for city buildings. LaBrune said there should be enough in total for the grant match funding that is needed. She also stated that the city would need to put in a request for an extension of the grant and/or apply for new grant money in January and March of 2026.

Mayor Delaney asked if there was enough grant money to cover the repair of the roof in addition to the east wall. LaBrune explained that the current grant agreement would have to be modified to include the roof repair because as worded now the funding is only for the east wall

stabilization and repair. Delaney said there was tax money in the levy that is intended solely for this grant match so it is only fair to the tax payer to apply that money as proposed and collected for. He then said, the building cannot be neglected any longer.

LaBrune mentioned that her and the Community Development Director have been working together in communications with state grant issuers and it has been mentioned that the Carnegie Library is high on their priority list and that their overall goal is to get as many grants as they can to cover the project.

Resident Myron Koets shared that he has worked and aided with other grants that have just needed the appropriate wording, such as, "obligated to" instead of "completed". He said using the word obligated would grant more time to work on grant projects.

John McCollum shared that he agrees with Delaney fully and said the roof is an immediate need and advised getting the roof patched so that there is not any further deterioration to the building until the repairs can be funded and started. He also stated that the Historic Preservation Commission (HPC) really wants to save that building.

Carla Heyl stated that she is a returned Pipestone resident and explained that Carnegie Library is seen as a public and historic asset in this community and in the state as well. She said the City Council has to be good stewards to public assets and as a citizen, her hope is that the wall is shored up and the grants are pursued to fix the roof as she wants the Carnegie Library to keep being preserved as an asset.

Delaney made a motion to repair the roof of the Carnegie Library building and stabilize the east wall with funds the city has available now. Swanson seconded the motion and all were in favor. Motion carried unanimously.

ADJOURNMENT

Motion made by Delaney, seconded by Colbeck and unanimously carried to adjourn the meeting at 9:37 a.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Interim City Administrator