

Pipestone, Minnesota
April 18, 2022

Pursuant to due call and notice thereof, a regular meeting of the Pipestone City Council was duly held in the Municipal Building at 6:30 p.m. on the 18th day of April 2022. Mayor Myron Koets called the meeting to order. Roll call was taken and a quorum was declared. Members present: Myron Koets, Jim Stout, Rodger Smidt, Dan Delaney and Justin Schroyer. Absent: None. Others present: Kyle Kuphal, Jennifer Cronin, Kathy Dunn, Karen Hoekstra, Verdeen Colbeck, Paul Prunty, Fire Chief Corey Popma, Southwest Regional Development Commission Representative Rosemary Bruce-White, Building and Zoning Official Doug Fortune, City Engineer Travis Winter, City Administrator/City Attorney Jeff Jones and City Clerk Deb Nelson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA – ADDITIONS, CHANGES OR DELETIONS

City Administrator/City Attorney Jones stated he would like to amend the agenda to include under New Business the following language to Item E: “Approve the Appointment of Mike Bloemendaal as the New Fire Chief” and Item L under New Business “Approve Advanced Health Contract.”

Motion was made by Smidt, seconded by Stout and unanimously carried to approve the agenda with the inclusion of “Approve the Appointment of Mike Bloemendaal as the New Fire Chief” following the language in Item E under New Business.

CONSENT AGENDA

Mayor Koets stated the Consent Agenda consists of the April 4, 2022 Special Meeting Minutes; April 4, 2022 Regular Meeting Minutes; April 12, 2022 Board of Appeal and Equalization Meeting Minutes; Payment of Claims-Listing of Bills, March 2022 Financial Reports and Informational Reports and asked if there was any discussion regarding these items.

Motion was made by Schroyer, seconded by Delaney and unanimously carried to approve the Consent Agenda which contained the April 4, 2022 Special Meeting Minutes; April 4, 2022 Regular Meeting Minutes; April 12, 2022 Board of Appeal and Equalization Meeting Minutes; Payment of Claims-Listing of Bills in the amount of \$464,532.49 for warrants #066441 to #066551 to be issued in payment thereof, March 2022 Financial Reports and Informational Reports.

COMMUNITY CONCERNS

None.

PRESENTATION

Jennifer Cronin – Clay Tile Sanitary Sewer Service

Jennifer Cronin, 414 3rd Ave SE, addressed the council with her concerns regarding a letter she had received from Water/Wastewater Superintendent Joel Adelman regarding the clay tile sanitary sewer service line that runs from the city right-of-way to the house on her property at 414 3rd Ave SE. She felt

that there is nothing wrong with her clay tile line. Ms. Cronin stated that roots were found in her service line but shared she felt it didn't warrant replacement of the clay tile.

City Administrator/City Attorney Jones responded that since roots were found in the clay tile line, this meant that there were cracks and/or breaks in the line that are causing excess inflow and infiltration into the city's sanitary sewer system. This excess flow causes an overloading of the city's ponds. Jones read into record the State Plumbing Code Chapter 4714.0101, Subp. 6 Health and Safety as follows: "Where the plumbing or drainage system or other work regulated by this code is determined by the Authority Having Jurisdiction to be dangerous, unsafe, insanitary or a nuisance or a hazard to life, health or property then the owner or owner's agent shall be responsible for bringing the existing plumbing installation within the provisions of this code. Where those conditions exist, the owner or owner's agent shall be responsible for installing additional plumbing or making such corrections as may be necessary to abate such nuisance or hazard and bring the existing plumbing installation within the provisions of this code."

Rosemary Bruce-White – Comprehensive Plan Update

Rosemary Bruce-White, Land Use Transportation Planner with Southwest Regional Development Commission, presented updates to the city's Comprehensive Plan. She shared the data in the Plan hasn't really changed but the information contained in it is very repetitive. Ms. Bruce-White plans to reduce the size of the Plan and make it a livable document that can be changed as actions to goals are completed. White also recommended that the Planning Commission review the Plan every two years to keep the Plan compliant and up-to-date.

NEW BUSINESS

Resolution 2022-21

City Engineer Travis Winter stated the bid letting for the 2022 Street & Utility Improvement projects was held on April 4th at 6:30 p.m. After reviewing the three bids, it was found that the low bidder for the project is Hulstein Excavating, Inc. from Edgerton. Total amount of the low bid for Schedules A & B is \$3,695,726.00, which is \$349,512.00 above the engineer's estimate (or approximately 9.5%). The total amount of the low bid for Schedules A & C is \$4,027,642.00, which is \$146,818.00 above the engineer's estimate (or approximately 3.6%). Bolton & Menk is recommending council proceed with the project and award the bid to Hulstein Excavating, Inc. for Schedules A & C in the amount of \$4,027,642.00.

Motion was made by Delaney, seconded by Stout and unanimously carried to approve Resolution 2022-21: A RESOLUTION ACCEPTING BID.

Resolution 2022-22

City Administrator/City Attorney Jones stated the city has received several donations as follows:

- \$1,200.00 from Southwest Health & Human Services to assist the city with the purchase of benches for the Age-Friendly Community grant project.
- \$7,250.00 from Minnesota River Area Agency on Aging, Inc. to assist the city with the purchase of benches for the Age-Friendly Community grant project.
- \$410.83 from First State Bank Southwest to assist the Ewert Rec Center with the 2022 Twins trip.
- \$410.85 from First Farmers & Merchants Bank to assist the Ewert Rec Center with the 2022 Twins trip.

This resolution accepts the donations.

Motion was made by Stout, seconded by Delaney and unanimously carried to approve Resolution 2022-22: A RESOLUTION ACCEPTING DONATIONS.

Resolution 2022-23

City Administrator/City Attorney Jones stated that earlier in the meeting council heard a presentation by Rosemary Bruce-White, Land Use Transportation Planner from Southwest Regional Development Commission, on the update to the Comprehensive Plan. This resolution, if approved, would approve the updated amendments to the Comprehensive Plan. The Planning Commission has reviewed the proposed changes and is recommending council approval.

Motion was made by Stout, seconded by Schroyer and unanimously carried to approve Resolution 2022-23: A RESOLUTION ESTABLISHING AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY OF PIPESTONE, MINNESOTA, IN ACCORDANCE WITH THE PROVISION OF CHAPTER 462, MINNESOTA STATUTES.

Water Infrastructure Reserve Fund

City Administrator/City Attorney Jones explained that as part of the grant received from PFA for the Watertower Painting Project, the city is required to establish a system replacement fund with an annual deposit of \$.50 per 1,000 gallons of flow to be used for long term (10+ year) system capital costs. The city must annually submit a report to PFA regarding the amount deposited and the fund balance for the prior calendar year. Jones stated the council will need to identify which fund they wish to transfer funds from in order to establish the reserve fund. There is \$1.5 million in excess funds in the General Fund and staff is recommending council approve transferring the funds from the General Fund in the amount of \$54,069.00 to establish the Water Infrastructure Reserve Fund.

Motion was made by Stout, seconded by Smidt and unanimously carried to approve the transfer of \$54,069.00 from the General Fund to establish the Water Infrastructure Reserve Fund.

Accept Resignation of Corey Popma as Fire Chief and Approve the Appointment of Mike Bloemendaal as the New Fire Chief

Fire Chief Corey Popma shared after 12 years of acting as Fire Chief for the Pipestone Fire Department, he is submitting his resignation. Chief Popma also recommended that council approve the appointment of Mike Bloemendaal as the new Fire Chief. Popma stated he has worked very closely with Mike who was 1st Assistant Chief for the past nine years and is confident that Bloemendaal is up for the task.

Motion was made by Stout, seconded by Smidt and unanimously carried to accept the resignation of Corey Popma as Fire Chief and approve the appointment of Mike Bloemendaal as the new Fire Chief.

Arbor Day Proclamation

Mayor Koets read and signed the Arbor Day Proclamation proclaiming Friday, April 29, 2022 as Arbor Day in Pipestone.

Consider Approval of MN West Community & Technical College Conditional Use Permit

City Administrator/City Attorney Jones stated the Planning Commission had conducted a public hearing on April 13th, to consider the Conditional Use Permit application from MN West Community & Technical College to correct an oversight concerning a “non-conforming” status of their property at 1314 North

Hiawatha Ave. In order for MN West to lease a portion of their property to the Pipestone National Monument, all aspects of the property must be “conforming.” The college property is located in an R-3 Multi-Family Residential zone which makes it non-conforming. An approved and recorded conditional use permit will meet the federal government requirements of the lease agreement. No construction or property improvements are part of the application. The Planning Commission is recommending council approve the conditional use permit for MN West Community & Technical College.

Motion was made by Smidt, seconded by Delaney and unanimously carried to approve the Conditional Use Permit for MN West Community & Technical College.

Consider Approval of Doug Fortune Conditional Use Permit

Building and Zoning Official Doug Fortune stated that the Planning Commission had considered his conditional use permit application during the public hearing on April 13th. Fortune shared he wishes to convert his single-family home located at 304 3rd Ave SE into a Bed and Breakfast. Per City Code, Title 15, Section 153.24 “Bed and Breakfast facilities are allowed within any residential district of the city subject to the approval of a conditional use permit.” After review of the application, the Commission is recommending council approve the conditional use permit application from Mr. Fortune.

Motion was made by Stout, seconded by Schroyer and unanimously carried to approve the Conditional Use Permit for Doug Fortune.

Consider Approval of Hill Addition Preliminary Plat

Building and Zoning Official Doug Fortune stated that during the public hearing on April 13th, the Planning Commission reviewed the preliminary plat for a new subdivision from Pipestone Development Company, LLC. The PDC wishes to subdivide a lot, Parcel ID: 18-657-0010, into 16 lots and be recorded as Hill Addition to Pipestone. The Planning Commission is recommending council approve the Hill Addition Preliminary Plat.

Motion was made by Delaney, seconded by Smidt and unanimously carried to approve the Hill Addition Preliminary Plat.

Approve Appointment of Cole Lytle to Law Enforcement Liaison Committee

City Administrator/City Attorney Jones shared Cole Lytle has submitted his letter of interest in serving on the Law Enforcement Liaison Committee. Council will need to approve his appointment.

Motion was made by Delaney, seconded by Stout and unanimously carried to approve the appointment of Cole Lytle to the Law Enforcement Liaison Committee.

Develop Response to School Board Proposal Regarding the Community Library

Mayor Koets shared the council had discussed this issue during the Work Session prior to the regular meeting and the council is recommending that negotiations continue. Koets stated he is recommending council table this item to get more clarification from the negotiating committee.

Motion was made by Stout, seconded by Smidt and unanimously carried to table this item until the June 6, 2022 council meeting to get more clarification from the negotiating committee.

Approve Advanced Health Contract

City Administrator/City Attorney Jones stated Advanced Health Safety and Security has submitted an estimate in the amount of \$28,800.00 for asbestos abatement and clean out of the reVamped building and the Quarry Twin Theatre. The city owns the reVamped building and has a court order to demo the Quarry Twin Theatre building.

Councilmember Delaney asked if there was anything salvageable in the Quarry Twin building and if there was, who was responsible for making that determination. Building and Zoning Official Fortune approached the podium and stated that he has toured the Quarry Twin Theatre on several occasions and since the back wall and roof have collapsed into the building and the building has been abandoned for so long, nothing was salvageable in the building.

Motion was made by Stout, seconded by Schroyer and unanimously carried to approve the contract from Advanced Health Safety and Security in the amount of \$28,800.00.

CLOSING COMMENTS

City Administrator/City Attorney Jones shared the city-wide clean up week is scheduled for May 9-13th. He asked that residents wait until the Saturday before clean up week to start setting items on the curb for pick up.

ADJOURNMENT

Motion was made by Smidt, seconded by Stout and unanimously carried to adjourn the meeting at 7:37 p.m.

Myron D. Koets
Mayor

ATTEST:

Deb Nelson
City Clerk