

Pipestone, Minnesota
July 15, 2024

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 15th day of July 2024. Mayor Dan Delaney called the meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Scott Swanson Rodger Smidt, and Verdeen Colbeck. Absent: Danielle Thompson. Others present: Kyle Kuphal, Museum Director Susan Hoskins, EDA Director Justin Schroyer, Airport Manager Rob Dykstra, Senior Center President Joann Weets, Steve Weets, Sara Priester, City Engineer Travis Winter via Zoom, City Attorney Jason Hill via Zoom, Cable Access Coordinator Steve Moffitt, and Assistant City Administrator/City Clerk Stephanie LaBrune.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA - ADDITIONS, CHANGE OR DELETIONS

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

CONSENT AGENDA

Mayor Delaney stated the Consent Agenda contains the July 1, 2024 Regular Meeting Minutes, Payment of Claims-Listing of Bills, June Financial Reports, AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PIPESTONE AND KWIK TRIP, INC., and AMENDMENT TO STORMWATER MAINTENANCE AGREEMENT BETWEEN THE CITY OF PIPESTONE AND KWIK TRIP, INC. and asked if there was any discussion regarding these items. No discussion was held.

Motion was made by Colbeck, seconded by Smidt and unanimously carried to approve the Consent Agenda which consisted of the June 1, 2024 Regular Meeting Minutes, June Financial Reports, AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PIPESTONE AND KWIK TRIP, INC., and AMENDMENT TO STORMWATER MAINTENANCE AGREEMENT BETWEEN THE CITY OF PIPESTONE AND KWIK TRIP, INC. and Payment of Claims-Listing of Bills in the amount of \$2,210,335.07 for warrants #072557 to #072696 to be issued in payment thereof.

COMMUNITY CONCERNS – None.

REPORTS

- A. Museum – Director Susan Hoskins presented her report and gave updates on her programming and new summer intern.
- B. Airport – Manager Rob Dykstra stated that everything is going well at the airport with the exception of water getting into the Jet A tank. He also updated the council on the PAPI and REILs project.
- C. EDA – Director Justin Schroyer stated that the project house was completed in May and did not sell with sealed bids so the house is now listed with a realtor. He also shared with the council information on provider appreciation day and the Southwest

Acres lots that are for sale. Schroyer also stated that he attended an EDA training recently.

D. Chamber of Commerce - Absent

E. Senior Center – President Joann Weets shared information on several programs that are being offered at the Senior Center. She also spoke about their fundraising efforts. Weets thanked the Council for the use of the Carnegie Library building that they were occupying prior to moving into the new senior center.

LEGAL

Ordinance 158, Fourth Series

Mayor Delaney stated that Ordinance 158, Fourth Series is AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE CITY TO HORD FARMS HOLDINGS, LLC. He said it is being introduced to allow for the sale of property located within Government Lot 2, Section 1, Township 106 North, Range 46 West, of the 5th P.M. to Hord Farms Holdings, LLC. for a price of \$69,750.00. He explained that the ordinance will be considered at a special meeting on July 19th.

OLD BUSINESS

Pickle Ball Court Fencing

Engineer Winter explained that the fencing that had been originally approved in May between the pickle ball courts was inaccurate due to a misunderstanding. He stated that the intent was to have two rows of fencing, however the bid that was approved was only for one row. Winter stated that the new proposal for the fencing to be considered by the council is \$13,590.

Motion was made by Swanson, seconded by Smidt and unanimously carried to approve the new fence proposal from Michael's Fence in the amount of \$13,590.00.

NEW BUSINESS

Request for Council Action

Delaney explained that the Pipestone Farmers Market vendors are requesting permission to close the south half of the city parking lot located behind the Historic Calumet for their Farmers Market every Saturday beginning July 20th through October 26th from 7:30 a.m. to 1:00 p.m. and every evening beginning July 17th through October 30th from 4:00 p.m. to 6:30 p.m. Previously, they had requested to use to city owned parking lot near the Stonehouse restaurant; however, due to some unforeseen circumstances they would like to move the location to the parking lot adjacent to city hall.

Motion was made by Swanson, seconded by Smidt and unanimously carried to approve the new request for council action by the Pipestone Farmers Market as presented.

Resolution 2024-46

Delaney announced that the following donations had been received:

- \$27.00 Cash Donation received at the Water Tower Festival to support the Human Rights Commission.

Motion made by Smidt, seconded by Swanson and unanimously carried to approve Resolution 2024-46: A RESOLUTION ACCEPTING DONATIONS.

Resolution 2024-47

Delaney presented resolution 2024-47, stating that Resolution 2024-42 is A RESOLUTION GRANTING A MINOR SUBDIVISION OF PROPERTY LOCATED AT OR NEAR THE INTERSECTION OF 121ST STREET AND COUNTY ROAD 67. He explained that the resolution subdivides approximately 4.65 acres of land and is needed prior to the consideration of Ordinance 158, Fourth Series which will allow the City to sell property to Hord Farms Holdings, LLC.

Motion made by Smidt, seconded by Swanson and unanimously carried to approve resolution 2024-47: A RESOLUTION GRANTING A MINOR SUBDIVISION OF PROPERTY LOCATED AT OR NEAR THE INTERSECTION OF 121ST STREET AND COUNTY ROAD 67.

Schedule Special Council Meeting

Delaney explained that City Administration is requesting that the council hold a special meeting on July 19th to consider Ordinance 158, Fourth Series: AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE CITY TO HORD FARMS HOLDINGS, LLC.

Motion made by Colbeck, seconded by Smidt and unanimously carried to schedule a special meeting for the consideration of Ordinance 158, Fourth Series: AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE CITY TO HORD FARMS HOLDINGS, LLC. On July 19, 2024 at 5:30p.m. in the Council Chambers of City Hall.

Jaycees Temporary Liquor License

Delaney shared that the Pipestone Jaycees are requesting a 1–4-day temporary liquor license which they would like to use at the Pipestone County Fair July 31st – August 3rd. He said this has been approved in the past.

Motion made by Colbeck, seconded by Swanson and unanimously carried to approve the Jaycee's application for a 1–4-day temporary liquor license pending state approval.

Approve Hiawatha Pageant Park Commission Appointment

Delaney shared that Brad Burris has submitted an application to serve on the Hiawatha Pageant Park Commission and requested a motion to approve the appointment.

Motion by Swanson, seconded by Colbeck and unanimously carried to accept the appointment of Brad Burris to the Hiawatha Pageant Park Committee.

Subordination of Leins

Delaney stated that a request has come in from First Farmers and Merchant's Bank who is working with the Pipestone Development Company (PDC) who has plans to build a spec twin home on the old Hill school property. Currently the City holds two mortgages (#231071 and #231925) against PDC property located at 111 West Main St. These liens were from the Main Street Improvement program where PDC improved both the residential and commercial portions of the property at 111 West Main St. First Farmers and Merchants bank would like to be first in line on the mortgage of this property as it is their policy. There is roughly \$35,150 remaining on the two mortgages. Discussion was held by the council.

Motion made by Smidt, seconded by Colbeck and unanimously carried to table the agenda item to the August 5, 2024 City Council meeting in order to gather more information on the request.

14th Street Extension

Delaney shared with the council this is being brought forth from discussion held at recent variance hearing and previous utility commission meetings. A resident with property adjacent to 14th Street, which is currently an undeveloped Right of Way is requesting a variance to build a large accessory shed to store his camper. He explained that currently the resident would have to drive on a grassed ROW to access the shed and the Board of Adjustments and Utility Commission have indicated that they would like the ROW to be at a minimum a gravel surface from where the current pavement ends to where the resident plans to construct the shed. Delaney also presented a quote from Double D Gravel that Building Official, Solomon Derby, has obtained for discussion. Discussion was held.

Motion made by Swanson, seconded by Colbeck and unanimously carried to have the private developer enter into an agreement with the City to develop the section of road on 14th Street by removing 1-foot of material and replacing it with 1-foot of gravel in the area parallel to the owners property and to have the property owner cover the installation costs with the City taking over all future maintenance of the road right of way after the city's engineer has signed off on the road improvements.

CLOSING COMMENTS

Mayor Delaney reminded residents to remove their boats and campers from the streets to stay in compliance with the city code and prevent accidents. He also stated that it is against city code to have inoperable vehicles and junk on private property, along with homes that have zero paint on them.

ADJOURNMENT

Motion made by Smidt, seconded by Colbeck and unanimously carried to adjourn the meeting at 7:31p.m.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
Assistant City Administrator/City Clerk

