

Pipestone, Minnesota
October 20, 2022

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 6:30 p.m. on the 20th day of October 2022. Mayor Koets called the meeting to order. Roll call was taken and a quorum was declared. Members present: Myron Koets, Jim Stout, Rodger Smidt, and Dan Delaney. Absent: None. Excused: Justin Schroyer. Others present: John Draper, City Engineer Travis Winter, Les Polzine, Rick Jepsen, Larry Miller, Pete Gorter, Kimber DeBono, Maurice Bickford, Gert Bickford, Cable Access Coordinator Steve Moffitt, City Administrator/City Attorney Jeff Jones and City Clerk Deb Nelson.

Mayor Koets stated the purpose of the special meeting is to conduct the assessment public hearings for the 2021 Mill & Overlay Improvements Project and the 2nd Street SE Street & Utility Improvements Project.

PUBLIC HEARINGS

Motion was made by Delaney, seconded by Stout and unanimously carried to open the public hearings at 6:31 p.m.

Mayor Koets stated that it is city policy to take public comment on the proposed assessments and anyone in attendance at the meeting will be given the opportunity to voice any concerns or ask any questions regarding their assessment.

City Administrator/City Attorney Jones then explained the Assessment Deferral process.

2021 Mill & Overlay Improvements Project

Kimber DeBono, 116 5th St SW, asked if there are any other improvement projects that will be taking place in her area of town anytime soon with City Engineer Winter responding that there were no plans for sewer or water work in the 5th St SE area in the city's Five-Year plan.

2nd Street SE Street & Utility Improvements Project

Les Polzine, 697 8th St NW, asked questions for clarification regarding the deferred assessment process.

Larry Miller, 807 2nd St SE, had several questions on how the engineer's determined the cost per foot for each property and asked City Engineer Winter for a copy of that determination. Mr. Miller also asked why only the abutting property owners were assessed for the street work and not the entire city. He stated he will be formally appealing his assessment.

Rick Jepsen, 117 2nd St SE, asked if the project was complete as there were issues on his property that he feels haven't been addressed yet. Winter stated the contractor still has a punch list of items to be resolved and he will stop by and check out Mr. Jepsen's concerns.

Pete Gorter, 914 2nd St SE, stated he had three properties he was being assessed for and asked if consideration/discount had been applied to his assessments for work he performed. Winter stated he will verify the numbers and get back to Mr. Gorter.

Motion was made by Stout, seconded by Smidt and unanimously carried to close the public hearings at 7:05 p.m.

Resolution 2022-59

City Administrator/City Attorney Jones stated this resolution, if approved, will adopt the assessments for the 2021 Mill & Overlay Improvements Project.

Motion was made Delaney, seconded by Stout and unanimously carried to approve Resolution 2022-59: A RESOLUTION ADOPTING ASSESSMENT FOR THE 2021 MILL & OVERLAY IMPROVEMENTS PROJECT.

Resolution 2022-60

City Administrator/City Attorney Jones stated this resolution, if approved will adopt the assessments for the 2nd Street SE Street & Utility Improvements Project.

Motion was made by Smidt and seconded by Stout to approve Resolution 2022-60 contingent upon the outcome of the concerns City Engineer Winter needs to address and the results of the appeal from Larry Smith.

Discussion then followed for clarification on if the appeal and concerns raised during the public hearing would affect the total dollar amount of the assessment with Winter stating it wouldn't.

Upon vote taken for the original motion; Ayes: None; Nays: Koets, Stout, Smidt, Delaney, motion denied 4-0.

Motion was made by Delaney, seconded by Stout and unanimously carried to approve Resolution 2022-60: A RESOLUTION ADOPTING ASSESSMENT FOR THE 2ND STREET SE STREET & UTILITY IMPROVEMENTS PROJECT.

Consider Approval of Deferred Assessment for 202 10th Ave SE

City Administrator/City Attorney Jones stated that the property owner at 202 10th Ave SE received the public hearing notice with the assessment on it, the owner applied for a deferred assessment. Council will need to approve the deferred assessment.

Motion was made by Delaney, seconded by Smidt and unanimously carried to approve the Deferred Assessment application for 202 10th Ave SE.

ADJOURNMENT

Councilmember Delaney asked for clarification if the appeal submitted tonight affected the whole assessment or just the individual assessment with City Administrator/City Attorney Jones responding it will only affect the individual assessment.

Motion was made by Stout, seconded by Smidt and unanimously carried to adjourn the meeting.

Myron D. Koets
Mayor

ATTEST:

Deb Nelson
City Clerk