



Ivanhoe City Council Meeting
Regular City Council meeting
City Council Chambers 401 N Harold St
Monday November 10, 2025, 5:30 p.m.

MEETING MINUTES

Call to Order

The regular City Council, City of Ivanhoe, Minnesota was called to order on November 10, 2025, at 5:30 pm by Mayor, Shad Lipinski

Pledge of Allegiance

Roll Call

The City Council Members present were Brad Blanchette, Kyle Krier, Michelle Sullivan, Adam Panka

Also, present were City Administrator Dianne Beckendorf, Jim Wright, Public Works Supv, Curtis Szerlip, Lincoln Co. Sheriff Deputy

Approval of Agenda

There were no additions to the agenda. Kyle Krier made a motion to approve the agenda as presented. Adam Panka seconded the motion which was carried out unanimously.

Approval of Minutes

October 27, 2025

Kyle Krier made a motion to approve October 27, 2025, minutes. Brad Blanchette seconded the motion which was carried out unanimously.

Approval Invoices/Financials

Invoice payments: Batch 11.10.25

100 GENERAL FUND	\$24,748.69
225 FIRE FUND	\$122.52
226 AMBULANCE FUND	\$1,837.41
241 REHAB REVOLVING FUND	\$46.00
245 LIBRARY FUND	\$939.04
601 WATER FUND	\$5,341.73
602 SEWER FUND	\$4,997.34

605 GARBAGE FUND	\$2,861.24
	\$39,893.97
610 LIQUOR	\$17,534.60
TOTAL CLAIMS 8.11.25	\$57,428.57

Kyle Krier made a motion to approve the 11.10.2025 invoice. Adam Panka seconded the motion which was carried out unanimously. Shad Lipinski abstained from voting.

Public Comments/Open Forum: None

Department Reports:

1. Lincoln Co Sheriff- Curtis Szerlip

Curt Szerlip, Lincoln Co. Deputy, was present at the meeting. The current contract hours are 20 hours a week provided by the sheriff department. Curt shared that the call volume in the city of Ivanhoe has increased in 2025. The October 2025 hours log shows 21:28 hours a week.

The city received a draft copy of the 2026, 2027, 2028 Contract for services at a rate of \$66.00 per hour for 2026 total cost of \$68,640 and an increase of 4% annually through 2028. The total cost shall not exceed \$214,268 for contracted period. The city council will be reviewing the contract draft at the next council meeting November 24, 2025.

2. Public Works – Jim Wright

* The Highway 19 Drain Structure repair will have bids taken on November 20th at 10am in City Council Chambers. The bidding does have provisions to extend the completion of the project to June 2026. The engineer's cost estimate is \$43,090.00. The city did receive payment from FEMA March 9, 2021, for partial payment of the project in the amount of \$8,035.52.

* Lead service lines have next steps to notify homeowners of lead/galvanized lines needing replacement. The notices are required to be certified to MDH by November 14th.

Adam Panka, council member, asked what the city's liability is if the homeowner declines the repair. Jim will find out what the circumstances are if this were to occur.

* Streets: The leaves have been swept. There was discussion on what the street budget for 2026 is needed. Jim stated there is no work regarding seal coating planned in 2026. Bolton & Menk have worked with Jim on a Capital Improvement plan, and the next step is to complete the rating and put on the map for the plan and future planning.

* There is a manhole on RR Street that needs repair/replacement. Jim will be working with Derrick on this.

*The parks are shut down and winterized aside from the Gilson bathroom which will happen around Thanksgiving when the hunters are done.

*Capital Outlay: Jim brought quotes for a grapple bucket for the skid loader. Hendricks Farmer's Elevator quote \$ 3,419 and Lorenzen Equipment \$3,150. Jim recommended making the purchase from Lorenzen Equipment for the grapple bucket, and that it be purchased with this year's budget of capital outlay.

*The council requested that Jim develop a tree plan and have plans to plant new trees in 2026.

*There was a discussion regarding the old dump truck (snow hauler). Jim shared with the council that the truck is not road safe and should be disposed of. There was discussion about

whether it could be used to haul snow as an extra vs. hiring Sterzinger to assist with hauling. Jim shared that the box was removed and put on the new truck, and some wood sides being put on it, to haul snow was not an option as it does not have a gate. After further discussion it was decided to sell the truck as is. Jim will get pictures of the truck and accept bid to sell the truck.

*Public works hours were discussed. The current schedule is 7a-4p Monday through Thursday and half day on Friday. The council discussed with Jim changing to winter hours of 8am-4:30pm Monday through Friday.

Brad Blanchette made a motion to change the public works hours from November 1-March 31 to 8a-4:30pm and April 1-October 31st 7a-3:30pm Monday through Friday. The winter hours will start on Monday, November 17, 2025. Adam Panka seconded the motion, and the motion unanimously carried.

2. City Administrator

- * Budget – November 18th budget planning session
- * Insurance- Panka Insurance Agency coming to council meeting November 24, 2025.
- * AFLAC- came and met with employees and presented the options. No action is taken yet if AFLAC will be offered in the city. Employees are deciding.
- *New website is up and active.
- *Cybersecurity training November 19th 1pm open to council members and employees.
- *VFW Building: City administrator met with the VFW and toured the facility. The VFW requests that the city take over on or before January 1, 2026. The VFW shared dates that the center is rented for 2026. Ivanhoe Liquor store will provide liquor license and exclusive liquor at the center. The city administrator, ILS manager, and public works will look at the facility to see what is needed for repairs and security. It is noted that the men's bathroom water freezes and needs to check on that, as well as when there is heavy rain, the SW corner gets wet. There are gutter heaters installed at the VFW to prevent freezing.
- The VFW will be giving the building to the City of Ivanhoe and request a Right to Refusal if the building were to ever be sold. If the VFW at that time does not want the building, they request 50% of the proceedings from the sale.
- The city will work with city attorney Mike Cable and the VFW for the purchase agreement.

Discussion Items:

- a. Westside Development: The city council reviewed the Westside Development project. The city was approved for funding under the Greater Minnesota Housing Infrastructure Grant Program 2025 Request for Proposals. The City of Ivanhoe was awarded a grant in the amount of \$240,000. This is for affordable, and workforce housing needs in Minnesota. The total eligible costs for the project are \$485,590.00 with ineligible costs of \$167,315.65 (Land purchase, Engineering, permits, legal, TIF Costs, and bond fees) for a total development cost of \$652,905.65. The MN Housing request of \$240,000, city share of eligible infrastructure of \$245,590.00. The city total Contribution being \$412,905.65. The cost per lot without the grant is \$108,817.61 and the cost with the grant is \$68,817.61.

The council reviewed information given from Mike Bubany, from David Drown & Assoc. stating that these types of projects can be more difficult to plan for with uncertainty. If no development takes place, the city will pay \$42K per year from the budget representing a 12% increase in the current 2025 levy. He stated the council's decision would be for the city to cover \$40,000 plus annually if the project does not

sell lots. If the answer is “yes” he would put together a schedule to create the TIF District. The engineers would then begin designing later winter/early spring bid. The first step is city council voting to cover the 40K plus annually if no lots sell. The lot price is assumed at \$30,000. With land sales and TIF revenue, the city would still have to pay about \$22K per year, a 6% increase in levy to service the debt. A TIF development costs approximately \$6,000. A housing TIF District is subject to income limits. Right now, a family of two can make no more than \$129,000 annually.

After reviewing the information about the development, the council did not take any action. They requested the city administrator to contact the MN Housing and ask more questions about the grant opportunity. The question is if the city does not accept the grant, does it affect the city’s ability to apply for other grants in the future. The council would also like to see if there are buyers interested in the lots, and we could advertise the lots to see if there is potential.

Action Items

1. Consider Approval of Resolution 2025-51 Resolution Accepting Donation to the Ivanhoe Ambulance from Jeffery, Kathy Robbins in the amount of \$1,000 for operations.

Adam Panka offered the motion, seconded by Michelle Sullivan to accept the \$1,000 donation to the Ivanhoe Ambulance from Jeffery, Kathy Robbins. The motion unanimously carried.

Mayor’s Report: None

Announcements

- 11/18/25 Budget work session 5:30 pm
- 11/24/25 City Council Meeting 5:30pm
- 12/3/25 EDA Meeting 7:30 am
- 12/8/25 City Council Meeting 5:30 pm

Adjourn

A motion was made by Brad Blanchette, seconded by Adam Panka, and unanimously carried to adjourn the meeting at 7:30 pm.

Dated at Ivanhoe, Minnesota, this 10th day of November 2025

THE GOVERNING BODY OF THE CITY OF IVANHOE, MINNESOTA

BY _____

Shad Lipinski, Mayor

ATTEST: _____

Dianne Beckendorf, City Administrator

Resolution Number: 2025-51
A RESOLUTION ACCEPTING DONATION TO THE CITY

WHERAS Minnesota Statutes 465.03 allows for gifts of real or personal property to be accepted by the City and maintained for the benefit of its citizens in accordance with the terms prescribed by the donor.

NOW THEREFORE BE RESOLVED, by the City Council of the City of Ivanhoe, Minnesota, to accept the donation to the Ivanhoe Ambulance from Jeffery, Kathy Robbins in the amount of \$1,000.00 for operations.

PASSED AND ADOPTED this 10th day of November 2025 by the City Council of the City of Ivanhoe, County of Lincoln, State of Minnesota.

The resolution offered by: Adam Panka

This resolution is seconded by: Michelle Sullivan

Voting in favor: All Voting against: None

BY _____
Shad Lipinski, Mayor

ATTEST: _____
Dianne Beckendorf, City Administrator