

**City of Pillager**  
**Public Hearing/Regular Council Meeting Minutes**  
**November 12, 2025**

Mayor Adam Sparrow called the public hearing/regular meeting to order at 6:30 p.m. with the Pledge of Allegiance being said. Members present by roll call: Adam Sparrow, Rob Freelove, Joe Klein, Wade Mortenson, and Leroy Smith. Staff present: Lori Blumke, Justin Rogers and Bethany Soderlund, Community Development Administrator. Visitors present: Mark Klema with Bollig Engineering and Jenna Ruggle, Sylvan Township.

Mayor Sparrow opened the public hearing at 6:31 p.m. This public hearing is for delinquent water/sewer accounts. There are two properties with unpaid fees owed to the City. Letters have been sent to each homeowner. There were no residents present for comments. Motion by Council Smith, seconded by Council Mortenson to move forward with assessing the total amount due for each property to their property taxes as presented. The motion carried unanimously. Mayor Sparrow closed this public hearing at 6:32 p.m.

Mayor Sparrow then opened the regular council meeting and began by asking if there were any additions or deletions to the agenda. He requested to add after Visitor Forum: Bollig Engineering update and discussion regarding roundabout and funding applications. Second addition under New Business: Review Memorandum of Understanding between Cass County, City of Pillager and Sylvan Township regarding Hwy 210 MnDOT Roundabout project.

Motion by Council Klein, seconded by Council Freelove to accept the agenda with these two additions. The motion carried unanimously.

Motion by Council Mortenson, second by Council Smith to accept the consent agenda with the following items:

1. Minutes of October 14, 2025 Regular Meeting
2. October 2025 Cash Control Statement
3. October 2025 Expenses
4. Financial Monthly Analysis
5. Approve Cleaning Services Contract with Dianna Bjornsen
6. Approve pass through from Pillager Lions Club to Cass Co Agriculture Society
7. Approve Resolution No. 111225 – Authorizing Mayor and City Clerk to Execute Documents on Behalf of the City of Pillager
8. Approve Resolution No. 111225 - 1 – For the 2025 Local Road Improvement Program Funding from MnDot for Construction of City Street Improvements
9. Approve Resolution No. 111225 – 2 – To Submit Funding Application to the Department of Employment and Economic Development

The motion carried unanimously.

**Visitor Forum - None**

**Bollig Engineering**

Mark Klema, Planning/Design Engineer was in attendance to update council and answer questions about the Hwy 210 Roundabout project. He reviewed the 60% Plan Cost estimate that will be shared with Sylvan Township. This estimate is only construction cost and does not include non-construction costs or moving the city water and sewer utilities. The next utility design meeting is scheduled for December 11<sup>th</sup>. Questions were answered regarding the funding opportunities coming up for submission.

**Public Works**

Justin Rogers reported on a repair to a water main in the Crossing, maintenance completed on Mack plow truck, Nelson Sanitation has cleaned all lift stations, WW Goetsch delivered new pump and ordered flag poles.

## Old Business

Motion by Council Freelove, seconded by Council Smith to adopt Ordinance Amendment 25-06 – To rezone Parcel No. 93-352-0205 from Commercial (C) zoning district to Residential (R-1) zoning district with the following facts of finding:

1. The subject property is identified as 93-352-0205 and is currently zoned Commercial.
2. The subject property is approximately 11 acres and is a vacant lot.
3. The subject property meets the minimum requirements for a lot in the Residential (R-1) zoning district.
4. The subject property is not located within shoreland.
5. The request is to rezone the subject property from Commercial (C) to Residential (R-1).
6. Based on both the current city zoning map and the Sylvan Township zoning map, the reclassification of the subject parcel from Commercial (C) to Residential (R-1) would not constitute spot zoning as there are existing residential uses located in Sylvan Township directly adjacent to the subject parcel to the west and south.
7. The subject property is suitable for development in general conformance with the land use standards of the Residential (R-1) use district.
8. The property located to the north is zoned Commercial (C), the property located to the east is zoned Commercial (C), the property to the south and west is zoned Residential (Sylvan Township).
9. Rezoning the property would be in keeping with the 2001 Comprehensive Plan zoning recommendation that states the city should, “encourage multi-family development consistent with market forces.”
10. The future land use map in the 2001 Comprehensive Plan does not contain the subject parcel.
11. Rezoning the property will not be detrimental to uses or property in the immediate vicinity of the subject property.
12. The rezoning of the property promotes the health, safety, and general welfare of the public.

Voting in favor: Rob Freelove, Joe Klein, Wade Mortenson, and Leroy Smith. Adam Sparrow recused. The motion carried.

Motion by Council Mortenson, seconded by Council Klein to publish the official summary of Ordinance Amendment 25-06. The motion carried unanimously.

## New Business

Bethany Soderlund reviewed the proposed 2026 PCBOA calendar dates. Approval will be in December.

Motion by Council Mortenson, seconded by Council Smith to accept the Memorandum of Understanding between Cass County, the City of Pillager, and Sylvan Township regarding the Hwy 210 MnDOT Roundabout project. The motion carried unanimously.

Motion by Council Klein, seconded by Council Freelove to approve monthly bills as presented. The motion carried unanimously.

Motion by Council Mortenson, seconded by Council Smith to adjourn this meeting. The motion carried unanimously. The meeting adjourned at 7:33 p.m.



Adam Sparrow - Mayor



Lori Blumke - City Clerk