

Pipestone, Minnesota
April 8, 2025

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 7:00 p.m. on the 8th day of April 2025. Mayor Dan Delaney called the meeting to order. Roll call was taken and a quorum was declared. Members present: Dan Delaney, Rodger Smidt, Verdeen Colbeck, and Danielle Thompson. Absent: Scott Swanson. Others present: Lynn (Glidewell) Hellie, Mike Hellie, Rich Stangle, Pipestone County Interim Assessor Lisa Braun, Pipestone County Junior Appraiser Alexis DeGroot, City Assessors Erik Skogquist and Mary Wells, Cable Access Coordinator Steve Moffitt, Assistant City Administrator/Clerk Stephanie LaBrune and City Administrator Deb Nelson.

Mayor Delaney explained the purpose of the special meeting is to conduct the Board of Appeal and Equalization meeting.

Members Delaney, Smidt, Colbeck, and Thompson then signed the Local Board of Appeals and Equalization certification form certifying that they have taken the required training, are participating in the meeting, and will take no action if they have a conflict of interest with any property or owner being discussed.

Delaney then asked Assessor Erick Skogquist to provide further information to the council and those in attendance. Skogquist stated that approximately twenty percent of the parcels in the city were visited. He also shared that 50 qualified or “good” residential sales within the city were reviewed from October 2023 to September 2024 and the initial ratio calculated came to 90.995%. Skogquist stated that the goal is to be between 90 and 105 percent. In addition, he stated that there were 8 qualifying commercial or industrial sales. He said the acreage rates did increase for larger parcels of industrial land. Assessor Braun said there were 19 ag land sales and the initial ratio came in at 103% but the final ratio was determined to be 92% based on the good sales that were looked at.

Delaney asked if the board had any questions. No questions were raised, so Delaney invited guests to the podium to speak.

Lynn (Glidewell) Hellie owner of 217 2nd Ave SE stated that she feels the \$80,000 value is too high. She stated that there is significant water damage and currently no one is living in the house. She also asked why the home was classified as non-homestead. Assessor Wells responded by saying that she was at the house last in November of 2023 and did not know the condition of the inside. She asked Hellie and the board if they would be ok moving on with the meeting while she went to look at Hellie’s home. Everyone was in consensus.

Rich Stangle then came to the podium stating that he owns commercial property at 213 West Main Street. He said the property was renovated in the last 3 years and he and his wife invested \$80,000 into the renovation. He was surprised that there was a 100% tax increase. He said he was not surprised with the valuation but rather the taxes due on the property and asked if anyone could give him more information. Skogquist stated that the property is the old Monk’s second-hand store. He said in January 2023 it was purchased for \$109,000 with a value of \$89,600. Skogquist said the new value is now \$112,800 and proposed to be \$191,500. He said there was a 40% increase at the time for most downtown commercial values. He explained that he sets the values for what he

believes the property would sell for on January 2025. He then said when values increase it results in taxes increasing too.

Wells then returned to the meeting and updated the board saying that the Hellie's home does have significant water damage to the ceiling and back wall due to roof damage. She stated that she suggests a \$20,000 reduction in the value for a total estimated market value (EMV) of \$60,000.

Skogquist then reviewed several properties with the board and explained where he and Wells felt that changes were or were not warranted.

Properties reviewed:

1. Brittany Rustad, 18-350-0450, 809 4th Ave. SE – reduce valuation from \$419,500 to \$373,800 following a physical inspection.
2. Susan Otto, 18-303-0080, 414 8th Ave NW – reduce valuation from \$94,800 to \$52,400 due to condition of property being condemned and structural and plumbing issues remaining.
3. Kathleen Keely-Dunbar, 18-657-0260, 615 9th St SW – reduce valuation from \$164,900 to \$162,300 due to change in square footage of property.
4. JS Dubb Properties, LLC, 18-112-0110 – Owner, Jamie Dubbelde felt the value was too high. Assessors recommend no change in \$206,600 valuation.
5. JS Dubb Properties, LLC, 18-007-3665 – Owner, Jamie Dubbelde felt the value was too high. Assessors recommend no change in \$29,000 valuation.
6. Lynn Glidewell, 18-645-1950, 217 2nd Ave SE – reduce valuation from \$80,000 to \$60,000 due significant water damage found after physical inspection.
7. Richard Oye, 18-658-0080 – Assessors recommend no change in \$202,100 valuation.
8. Mark Onken, 18-645-4570, 102 5th St SE – Assessors recommend no change in valuation.
9. Mark Onken, 18-645-4600, 104 5th St SE – Assessors recommend no change in valuation.

Motion was made by Thompson to approve the four suggested reductions as discussed. Thompson then rescinded her motion.

Motion made by Thompson, seconded by Smidt and unanimously carried to approve the following reductions in market values as recommended from Assessors Skogquist and Wells:

- Brittany Rustad, 18-350-0450, 809 4th Ave. SE – reduce valuation from \$419,500 to \$373,800 following a physical inspection.
- Susan Otto, 18-303-0080, 414 8th Ave NW – reduce valuation from \$94,800 to \$52,400 due to condition of property being condemned and structural and plumbing issues remaining.

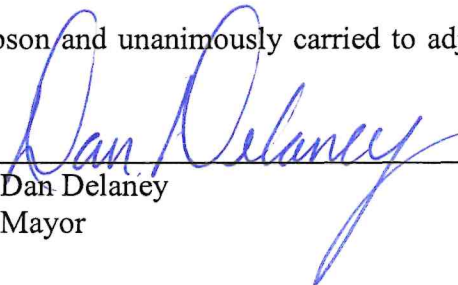
- Kathleen Keely-Dunbar, 18-657-0260, 615 9th St SW – reduce valuation from \$164,900 to \$162,300 due to change in square footage of property.
- Lynn Glidewell, 18-645-1950, 217 2nd Ave SE – reduce valuation from \$80,000 to \$60,000 due to significant water damage found after physical inspection.

Motion made by Smidt, seconded by Colbeck and unanimously carried to approve the following recommendations for zero adjustments made from Assessors Skogquist and Wells:


- JS Dubb Properties, LLC, 18-112-0110 – Owner, Jamie Dubbelde felt the value was too high. Assessors recommend no change in \$206,600 valuation.
- JS Dubb Properties, LLC, 18-007-3665 – Owner, Jamie Dubbelde felt the value was too high. Assessors recommend no change in \$29,000 valuation.
- Richard Oye, 18-658-0080 – Assessors recommend no change in \$202,100 valuation.
- Mark Onken, 18-645-4570, 102 5th St SE – Assessors recommend no change in valuation.
- Mark Onken, 18-645-4600, 104 5th St SE – Assessors recommend no change in valuation.

ADJOURNMENT

Motion was made by Colbeck, seconded by Thompson and unanimously carried to adjourn the meeting at 7:33 p.m.


 Dan Delaney
 Mayor

ATTEST:


 Stephanie LaBrune
 Assistant City Administrator / Clerk