

Pipestone, Minnesota  
April 12, 2022

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 12<sup>th</sup> day of April 2022. Mayor Myron Koets called the meeting to order. Roll call was taken and a quorum was declared. Members present: Myron Koets, Rodger Smidt, Dan Delaney and Justin Schroyer. Excused: Jim Stout. Others present: Jeremy Whipple, Joan Stout, Brad Karels, Building and Zoning Administrator Doug Fortune, Pipestone County Assessor Joyce Schmidt, Deputy Assessor Chris McChesney, City Assessors Erik Skogquist and Mary Wells, Cable Access Coordinator Steve Moffitt, City Administrator/City Attorney Jeff Jones (via Zoom) and City Clerk Deb Nelson.

City Clerk Nelson explained the purpose of the meeting is to conduct the Board of Appeal and Equalization.

Motion was made by Delaney, seconded by Smidt and unanimously carried to adjourn the City Council Sine Die.

Motion was made by Delaney, seconded by Schroyer and unanimously carried to open as the Board of Appeal and Equalization.

Assessor Erik Skogquist informed the council there were 79 good quality residential sales with commercial and industrial businesses remaining stable with no significant changes. He noted there was an average 18-22% increase in property valuations throughout the city.

Jeremy Whipple, President of Pipestone Development Company, LLC, 18.112.4500 – vacant parcel, appeared before the Board and shared his concerns regarding the shortage of acres in the parcel. According to the legal description, the parcel should be 5.2 acres but the GIS map only show one-quarter of an acre. Mr. Whipple also shared the same concerns with the discrepancies in the GIS mapping from Friday to Monday regarding Parcel ID: 18-112-0700, he is short five (5) acres.

After review of the property, Parcel ID: 18-112-4500 – market value remains at \$48,200.00 - no change.

After review of the property, Parcel ID: 18-112-0700 – market value remains at \$369,200.00 - no change.

Brad Karels, Parcel ID: 18-018-1650, 1106 7<sup>th</sup> St SE (vacant lot), appeared before the Board and stated he felt the assessment on this lot is too high since this parcel is located in the airport's fly way and he is limited on what he can do with this lot.

Brad Karels, Parcel ID: 18-018-1500, 1106 7<sup>th</sup> St SE (building), stated he felt this assessment was also too high since it too lies in the airport's fly way and its use is also limited.

After review of the property, Parcel ID: 18-018-1650, 1106 7<sup>th</sup> St SE – adjust the market value from \$47,000.00 to \$21,900.00 to make it comparable to other properties in the fly way.

After review of the property, Parcel ID: 18-018-1500, 1106 7<sup>th</sup> St SE – adjust the market value from \$84,100.00 to \$63,500.00 to make it comparable to other properties in the fly way.

Skogquist then stated the following properties were reviewed:

1. GJW Holdings, LLC, Parcel ID: 18-540-1000, 805 3<sup>rd</sup> Ave SW – adjust the market value from \$32,700.00 to \$13,100.00 since there is no house, just a garage.
2. James Theel, Parcel ID: 18-720-0492, bays of the old Amdahl's – valuation \$44,00.00 – change classification from commercial to residential.

City Assessor Mary Wells then stated the following properties were reviewed:

1. Lenae Scholten, Parcel ID: 18-780-0050, 413 14<sup>th</sup> St SW – market value remains at \$215,700.00 – no change.
2. O'Shay Properties, Parcel ID: 18-200-3880, 105 5<sup>th</sup> Ave SW – market value remains at \$80,500.00 – no change.
3. O'Shay Properties, Parcel ID: 18-645-1230, 115 2<sup>nd</sup> Ave SE – market value remains at \$70,500.00 – no change.
4. O'Shay Properties, Parcel ID: 18-645-1690, 213 South Hiawatha – market value remains at \$68,600.00 – no change.
5. O'Shay Properties, Parcel ID: 18-645-1810, 218 2<sup>nd</sup> Ave SE (empty lot) – market value remains at \$2,400.00 – no change.

Motion was made by Smidt, seconded by Delaney and unanimously carried to approve all the adjustments and no changes made in valuations as listed above.

Motion was made by Schroyer, seconded by Smidt and unanimously carried to adjourn the Board of Appeal and Equalization Sine Die at 7:37 p.m.

Motion was made by Smidt, seconded by Delaney and unanimously carried to reconvene as City Council at 7:38 p.m.

Councilmember Delaney thanked Chris, Joyce, Erik and Mary for their work with the city assessments.

### ADJOURNMENT

Motion was made by Smidt, seconded by Schroyer and unanimously carried to adjourn the meeting at 7:39 p.m.

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Myron D. Koets  
Mayor

ATTEST:

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Deb Nelson  
City Clerk

# Local Board of Appeal and Equalization Certification Form for 2022

The Local Board of Appeal and Equalization (LBAE) must complete and sign this form for each meeting of the local board. Since all local boards are required to comply with the training and quorum requirements, this form must be completed even if no appeals are heard. At the end of each LBAE meeting, the county assessor or authorized city assessor takes possession of the completed form.

## Section 1 – Complete the following information at the beginning of the meeting.

County name Pipestone	Jurisdiction name (indicate city or town) City of Pipestone
Meeting (circle one): convened or reconvened	Date 04/12/2022
	Time 7:00 <input type="checkbox"/> a.m. <input checked="" type="checkbox"/> p.m.

### Township/City Board Members

- List all voting members of the LBAE and check "Present" or "Absent" for each one to indicate which members were in attendance.
- For each voting member present, check "Yes" or "No" indicating if the member has completed the training required under Minnesota Statutes, Section 274.014 within the last four years. All voting members present at the meeting must sign this form. By signing this form, you certify that you attended the LBAE meeting.
- You are also certifying that no board member participated in actions concerning the valuation or classification of a property owned by the board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle aunt, nephew, or niece of a board member, or any property in which the board member has a financial interest (the relationships may be by blood or marriage).

Print names of all voting members	Title	Attendance	Training certified	Signature (for those in attendance only)
Myron Koets	Mayor	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	X
Jim Stout	Council Member	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	X
Rodger Smidt	Council Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	X
Dan Delaney	Council Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	X
Justin Schroyer	Council Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	X
		<input type="checkbox"/> Present <input type="checkbox"/> Absent	<input type="checkbox"/> Yes <input type="checkbox"/> No	X
		<input type="checkbox"/> Present <input type="checkbox"/> Absent	<input type="checkbox"/> Yes <input type="checkbox"/> No	X

### Assessment Personnel

Must be completed by the county assessor (or an assistant delegated by the county assessor) or authorized city assessor present at the meeting.

Local assessor information	County assessor (or delegate) / authorized city assessor information
Does this jurisdiction have a local assessor? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, was the local assessor present? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name _____ Title _____ License no. _____
Local assessor name Erik Skogquist	License no. 3121
Other assessment personnel present Please list additional names on back of this form.	County assessor (or delegate) / authorized city assessor certification By signing below, I certify I was present at the meeting and (please check one): <input type="checkbox"/> A quorum was present and a training certified member was present; or <input type="checkbox"/> I took over the meeting and changed it to an open book format because: <input type="checkbox"/> A quorum was not present, and/or <input type="checkbox"/> A trained member was not present.
Name Mary Wells Lic:3561	County assessor (or delegate) / authorized city assessor signature  X Board member acknowledges loss of LBAE for this and following assessment year (due to reason checked above).  X
Name Chris McChesney: 3643	
Name _____ Title _____	

## Section 2 – Complete the following information at the end of the meeting.

Meeting (circle one): recessed or adjourned	Time _____	<input type="checkbox"/> a.m. <input type="checkbox"/> p.m.
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### Scheduling for Reconvene Meeting (if needed)

The LBAE must resolve all issues before the meeting is adjourned. If issues are unresolved, the board should recess until the next meeting. The LBAE must complete and sign a LBAE Certification Form for each reconvene meeting. The date and time for the reconvene meeting must be determined before the initial meeting is recessed. Once the LBAE has adjourned it cannot reconvene.

Date for reconvene meeting _____	Time _____	<input type="checkbox"/> a.m. <input type="checkbox"/> p.m.
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