

Pipestone, Minnesota  
April 7, 2026

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 7<sup>th</sup> day of April 2026. 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, Danielle Thompson, Scott Swanson. Absent: None Others present: City Assessor Jean Nelson, Pipestone County Junior Appraiser Alexis DeGroot, City Assessors Erik Skogquist, City Assessor Chris Baumberger, Cable Access Coordinator Steve Moffitt, City Administrator Stephanie LaBrune, City Clerk Megan DeWitte, Kyle Kuphal and Mark Robinson.

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.

Assessor Erick Skogquist provided an informational introduction to the council and those in attendance describing how the assessors determine values and the percentage ranges that property valuations need to represent in order to be in compliance with the State Statutes.

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

Mark Robinson owner of 512 8<sup>th</sup> Ave SW stated that he would like a review of his property valuation due to it being a 26% increase from last year. Robinson feels that it is very excessive for a one-year increase.

Skogquist stated that Robinson's style of house is unique and the value increased based on neighborhood and style. The "shouse" style house is more of an urban style with a garage space that is bigger than the living space, so, trying to find the correct value can be difficult when trying to find comparable homes.

Baumberger mentioned the value for Mr. Robinson's house would be approximately \$87 per square foot and they classified it at a lower grade of a four to five so they were being conservative for it being a two-bedroom, one bath dwelling.

Robinson stated that his biggest concern is the one-year jump, not the overall value of his property.

Skogquist stated that downtown spaces have increased the past couple years exponentially as well. The industrial districts have increased by around 15-20% and that building costs for shops and industrial spaces have gone up, so that also plays a factor in determining the value towards a "shouse" type structure also. Skogquist said his recommendation is no change tonight and then to investigate and review Robinson's property.

Baumberger shared that there have been two appeals received by email from Diane Kocourek and Brittney Rustad. The Kocourek property has written in for multiple years but it's just hard to compare due to it being one of the top properties within the City. It only increased about 12.8% which is the same as the property that just sold a couple houses down from the Kocourek property for John and Sharron Houselog just about \$504,000. Brittney Rustad sent in some pictures that Baumberger would like to follow up on to investigate the craftsmanship of the addition to the property. Baumberger said those cracks were not there in their previous walk through.

Skogquist made the recommendation to propose a reduction to Mike Ludoph's property at parcel number 18.303.0030. The initial value was \$583,700 and due to the location Skogquist proposes to reduce the value to \$530,400. Skogquist said that last year the value was \$462,000, which is just too much of an increase for that property.

The other property that Skogquist listed to propose a reduction for is parcel number 18.395.0300 which is the Chandler Feed property. The initial value was set a \$2,716,000 and Skogquist proposed a reduction to \$2,699,900 due to the error of a bin size. The original size listed was 60x84 and the actual size is 60x80, which would reduce the value.

Motion made by Delaney, seconded by Thompson, and unanimously carried for no change and further evaluation for Mark Robinson's property at 512 8<sup>th</sup> Ave SW.

Motion made by Thompson, seconded by Colbeck, and unanimously carried to follow the recommendation for a value reduction on parcel 18.303.0030, property belonging to Mike Ludolph from \$583,700 to \$530,400.

Motion made by Smidt, seconded by Colbeck, and unanimously carried for no change and further evaluation of 809 4<sup>th</sup> Ave SE, property belonging to Brittney Rustad.

Motion made by Swanson, seconded by Smidt, and unanimously carried to follow the recommendation of value reduction to the Chandler Feed property at parcel 18.395.0300 from \$2,716,600 to \$2,699,900.

Motion made by Colbeck, seconded by Thompson, and unanimously carried to recommend no change to parcel 18.765.0415, 903 Fairway Drive, belonging to Bruce and Diane Kocourek.

### **ADJOURNMENT**

Motion was made by Thompson, seconded by Colbeck, and unanimously carried to adjourn the meeting at 7:38pm.

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Dan Delaney  
Mayor

ATTEST:

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Megan DeWitte  
City Clerk

