

EQUALIZATION & SPECIAL MEETING DE SMET COMMON COUNCIL
MARCH 16, 2026

The De Smet Common Council met in special session on March 16, 2025, at 5:00 p.m. with the following present: Lowell Hansen, Pam Spader, Dustin McCune, Bret Jensen, School Board member Blake Hojer, Mayor Gary Wolkow, and Clerk Tracey Larson. Absent: George Cavanaugh and Dane Coughlin.

The purpose of this special meeting was to convene as a Board of Equalization to hear appeals on property assessments.

CONVENE AS BOARD OF EQUALIZATION: Mayor Wolkow called the meeting to order and declared the Council to be convened as a Board of Equalization.

APPEAL #1: Parcel #5577 Daniel and Joyce Piehl filed a request to appeal their assessed value of their residential property legally described as Lot 5, Block 4, Original Plat, De Smet. Daniel Piehl (via speaker phone) stated that he does not think he would be able to sell this residence for what the residence is assessed for. After purchasing the property, Piehl's made many improvements that he completed mostly himself. Motion was made by McCune, seconded by Hansen, to approve changing the structure value from \$257,162.00 to \$215,625.00, all voting aye, motion carried.

APPEAL #2: Parcel #6034 Sodak Construction filed a request to appeal their assessed value of their commercial property legally described as W 50' Lot 5, Block 3, Ely's Addition & E60' of OL 11 & West ½ of vacated street, De Smet. Chandler Roberts, representative for Sodak Construction, stated that this apartment complex was built in 2020, and did not cost as much to build as the structure is valued at now. Roberts had other apartment complexes for comparables, but the other apartment complexes were older structures. Motion was made by Jensen, seconded by Hojer, to approve leaving the structure value as currently assessed in the amount of \$735,971.00, all voting aye, motion carried.

ASSESSMENT BOOKS: There being no other objections filed, the assessment books were reviewed and discussed. Motion was made by McCune, seconded by Jensen, to approve the assessment books, all voting aye, motion carried.

ADJOURNMENT: There being no further business to come before the board, motion was made by McCune, seconded by Hansen, to adjourn as the Board of Equalization and reconvene as the De Smet City Council, all voting aye, motion carried.

ATTEST:

Gary Wolkow, Mayor

Tracey Larson, Clerk

PUBLIC COMMENTS: None.

INFRASTRUCTURE, MAIN STREET & WATER TOWER PROJECTS: Carter Klapperich, Engineer for IMEG met with the council to discuss the infrastructure projects, water tower, and Main Street project updates. Klapperich reported that Visu-Sewer will be here next week to clean and televise the project sewer mains. They will return April 6, 2026, to complete the sewer main relining. No date has been set for painting the lines on Main Street and they are continuing to monitor the sidewalks that have heaved.

Four proposals for the Sherwood Avenue Storm Sewer project were opened at City Hall on March 5, 2026. Proposals are as follows:

Contractor

Proposal

Austreim Excavating	\$75,000.00
Halme, Inc.	\$97,000.00
Olson Construction	\$98,760.00
Prunty Construction	\$88,774.00

A recommendation was made by IMEG, to award this project to Austreim Excavating in the amount of \$75,000.00 contingent upon the City Attorney review of the Memorandum of Understanding and the Engineering Agreement. Motion was made by McCune, seconded by Hansen, to approve awarding the Sherwood Avenue Storm Sewer project to Austreim Excavating in the amount of \$75,000.00 contingent upon the City Attorney review of the Memorandum of Understanding and the Engineering Agreement, all voting aye, motion carried.

BUILDING PERMIT: Kris and Amber Warne submitted a building permit application for a privacy fence. Motion was made by Jensen, seconded by Spader, to approve the building permit application submitted by Kris and Amber Warne for a privacy fence, all voting aye, motion carried.

ADJOURN: There being no further business the meeting was adjourned on motion by Hansen.

Gary Wolkow, Mayor

ATTEST:

Tracey Larson, Finance Officer

Published once at the approximate cost of \$ _____