City Council Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 15, 2023

1. **6:00 PM Call to Order**
2. **Pledge of Allegiance**
3. **Invocation: Grace Reformed**
4. **Roll Call**
5. **Approval of Consent Agenda Items**
   Items appearing on the Consent Agenda may be removed by a City Council Member for discussion at the beginning of the formal agenda items.

   A. **City Council Minutes**

   B. **Committee Reports**

   C. **Department Reports**

   D. **Automatic Supplements**
   Park-Sports Complexes in the amount of $3,321.41 from Insurance Proceeds

   E. **Raffle Permits**

   F. **Special Event Permit for Tour de Corn on Saturday, August 19th, 2023**
   Road Closure
   Parking Lot Closure

   G. **Purchase of a Greens Mower And Extra Set of Reels through Sourcewell**

   H. **Application for Section 5311 and Title IIIB Grant Funds**

   I. **Application for Funding for Local Efforts for Control of West Nile Virus**

   J. **Acceptance of a Good And Healthy Community Grant for $52,000 from the SD Dept. Of Health**

   K. **Approve the Election Board and Set Election Worker's Compensation for the June 6, 2023 Municipal/School Election**

   L. **Set date for June 5, 2023 for Hearing and Action on the following Alcohol License Applications**
   On the application to transfer RB-3833 Retail (On-Off Sale) Malt Beverage & SD Farm Wine License from Marco's Pizza, 605 S Sanborn Blvd to MG Oil Company dba Jokerz Casino Mitchell-2, 716 N Rowley

   On the application of the Corn Palace Stampede Inc for a Special Event Liquor License located at 5951 Airport Road for July 15 & 16 for the chili cook off

M. Approval of Gasoline & Fuel Quotes

N. Pay Estimates

O. Approve Bills, Payroll, Salary Adjustments and New Hires, and Authorize Payment of Recurring and Other Expenses in Advance as Approved by the Finance Officer

6. Motion To Approve, Request Public Comment, Roll Call

7. Citizens Input

If you need to address the Mayor and members of the City Council on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.

8. BOARD OF ADJUSTMENT: Entertain a Motion For The City Council To Recess And Sit As The Board Of Adjustment

A. Hearing and Action on an Application for Jensen Capital and Development LLC- Postpone to June 20, 2023

Jensen Capital and Development LLC has applied for a conditional use permit to construct Multi-Family Dwelling Units, located at 1303 S Ohlman St, legally described as the E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

B. Action to Set Date for Board of Adjustment Hearing 6-5-23

Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.

9. RECONVENE AS CITY COUNCIL: Entertain a Motion For The Board of Adjustment To Adjourn And The City Council To Reconvene In Regular Session

10. Hearing and Action on the application to transfer RL-5756 Retail (On-Sale) Liquor License from Mitchell Hotel, LLC dba Ramada Inn, 1525 W Havens Ave to Melissa Tuttle dba Love Every, LLC, 1525 W Havens

11. Action to Approve Applications for Renewal of Malt Beverage Licenses

12. Special Event Permit For The Scrapper Guy: Sound Pressure Level Speaker Stereo Competition on Sunday, June 4th, 2023

13. MADC Requesting Four Reserved Parking Signs in City Parking Lot West of Chamber Building

14. Action to Approve Agreement #A2023-16, Reierson and Millan Irrigation

15. Action to Approve Agreement #A2023-17, Jim River Ridge Farms Irrigation

16. Action to Approve Agreement #A2023-18, West End Bridge Maintenance BIG Grant

for Polymer Chip Seal Project #2023-23 with Brosz Engineering

17. **Action to Approve Agreement #A2023-19, VirTower at Mitchell Municipal Airport**
18. **Hearing and Action to Approve Resolution #R2023-32, Creating Tax Increment District 30 and Approving the Project Plan**
19. **Action to Approve Resolution #R2023-33, Plat of Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota**
20. **Action to Approve Resolution #R2023-34, Plat of Lots 42, 43, and 44 of the Island First Addition**
21. **Action to Approve Resolution #R2023-35, Plat of Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota**
22. **Action to Approve Resolution #R2023-36, Updating the City of Mitchell Comprehensive Plan**
23. **Action to Approve Resolution #R2023-37, Award Engineering Services to Helms Engineering for Airport RFP**
24. **Motion to Enter into Executive Session According to SDCL 1-25-2 (4) Negotiations**
25. **Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
MITCHELL, SOUTH DAKOTA

May 1, 2023
6:00 P.M.

PRESENT: Dan Allen, Marty Barington, John Doescher, Kevin McCardle, Steve Rice, Dan Sabers, Jeffrey Smith, Susan Tjarks

ABSENT:

PRESIDING: Mayor Bob Everson

AGENDA:

Moved by Tjarks, seconded by Rice, to approve the following items on the consent agenda:

a. City Council Minutes
   1. City Council April 17, 2023.
b. Committee Reports
   1. Planning Commission April 10, 2023,
   2. Planning Commission April 24, 2023 (unsigned), and
   3. Community Services April 13, 2023.
c. Automatic Supplements
   1. General Fund-Police in the amount of $14,000.00 from grant funds and
   2. General Fund-Library in the amount of $1,500.00 from a donation of funds.
d. Raffle Permit
   1. Area Community Theatre with the drawing to be held on May 18, 2023,
   2. Area Community Theatre with the drawing to be held on May 18, 2023, and
   3. Palace City Pedalers with the drawing to be held August 19, 2023.
e. Property tax abatement for 2021, taxes payable in 2022.
f. Declare items surplus to be sold on Purple Wave-Community Services/Nutrition.
g. Declare items surplus to be sold on Purple Wave-Fire/EMS.
h. Special Event Permit for Touch-a-Truck (Mitchell Public Library Summer Reading Program) on Wednesday, June 14, 2023.
i. Special Event Permit for DWU Graduation Reception on Sunday, May 7, 2023.
j. Authorization to apply for 2024 Law Enforcement Grant for Speed Enforcement.
k. Authorization to apply for 2024 Law Enforcement Grant for South Central Alcohol Task Force.
l. Authorization to apply for Sam Weller Family Foundation Grant.
m. Change Order #1 for West Harmon Utility Improvement Project #2021-16 decreasing the contract amount by $25,662.95 to H&W Contracting, adjust contract amount to $773,813.80.

n. Change Order #2 for Recreation Center Fitness Room Phase II Project #2022-50 increasing the contract amount by $7,373.78 to Mueller Lumber Company, adjust contract amount to $709,138.98.

o. Set date of May 15, 2023 for hearing

1. On the application to transfer RL-5756 Retail (on-sale) Liquor License from Mitchell Hotel LLC dba Ramada Inn, 1525 W Havens Avenue to Melissa Tuttle dba Love Every, LLC, 1525 W Havens Avenue.

p. Approval of Gas and Fuel Quotations

Howe's Oil Company	**Requested Gallons**	**Bid Gallons**	**Price per Product**	**Total Bid**
On Road Diesel-#2	2,600	2,600	$3.205	$8,333.00
Unleaded Gas-10% ethanol	4,900	4,900	$2.7335	$13,394.15
	Total Bid:			$21,727.15

q. Pay Estimates May 1, 2023

Pay Estimate #16 in the amount of $29,371.00 for Dry Run Creek Analysis #2019-33 contracted to Infrastructure Design Group,

Pay Estimate #16 in the amount of $1,752.00 for Ground Storage Tank #2020-20 contracted to Infrastructure Design Group,

Pay Estimate #17 in the amount of $32,971.60 for Ground Storage Tank #2020-20 contracted to Infrastructure Design Group,

Pay Estimate #12 in the amount of $27,731.75 for Lake Mitchell-Phase II #2021-20 contracted to Barr Engineering,

Pay Estimate #4 in the amount of $14,086.45 for Livesay Lane Utility Improvements #2021-25 contracted to Infrastructure Design Group,

Pay Estimate #25 in the amount of $30,815.75 for North Wastewater Improvements #2021-31 contracted to HDR Engineering,

Pay Estimate #14 in the amount of $965.00 for Highway 37 Utilities #2021-45 contracted to SPN & Associates,

Pay Estimate #4 in the amount of $1,241.25 for Wastewater Treatment Plant-South Plant Phase II #2022-01 contracted to HDR Engineering,

Pay Estimate #1 in the amount of $301,713.00 for CurbTender #2022-16 contracted to Sanitation Products,

Pay Estimate #8 in the amount of $4,458.13 for Water & Wastewater Fee Analysis #2022-22 contracted to HDR Engineering,

Pay Estimate #8 in the amount of $9,912.50 for South Lake Estates Development #2022-23 contracted to SPN & Associates,

Pay Estimate #3 in the amount of $968.63 for Canal Bridge #2022-36 contracted to SD Department of Transportation,

Pay Estimate #3 in the amount of $82,488.10 for Recreation Center Fitness Room #2022-50 contracted to Mueller Lumber Company,

Pay Estimate #2 in the amount of $2,100.00 for Gun Range #2023-01 contracted to Civil Design,

Pay Estimate #6 in the amount of $1,423.75 for West Harmon Watermain Loop #2023-07 contracted to SPN & Associates,
Pay Estimate #6 in the amount of $678.75 for 12th & 13th Avenue Watermain Loop #2023-08 contracted to SPN & Associates,
Pay Estimate #2 in the amount of $3,146.29 for Ohlman & South Harmon Lift Station #2023-16 contracted to SPN & Associates, and
Pay Estimate #1 in the amount of $5,360.00 for Cadwell Booster Station #2023-19 contracted to SPN & Associates.

r. Approve Bills, Payroll, Salary Adjustments and New Employee Hires and Authorize Payment of Recurring and other expenses in advance as approved by the Finance Officer.

PAYROLL APRIL 2, 2023 – APRIL 15 2023: City Council $3,615.68, Mayor $1,562.81, City Administrator $6,092.50, Administrative Boards $2,211.81, Attorney $4,938.27, Finance $13,569.05, Human Resources $3,975.11, Municipal Building $3,377.27, Information Technology $3,015.53, Police $73,012.36, Traffic $4,861.59, Fire $36,483.21, Street $29,336.64, Public Works $21,680.52, Cemetery $5,706.50, Library $17,830.48, Recreation & Aquatics $6,223.62, Recreation Center $17,254.15, Sports Complexes $10,681.37, Cadwell Concessions-$168.70, Parks $12,817.98, Supervision $6,081.69, E911 $24,263.35, MVP $536.27, Palace Transit $28,901.95, JVCC $1,249.44, Nutrition $4,321.83 Water Distribution $14,470.87, Sewer $14,766.79, Airport $3,442.17, Recycling Program $6,585.02, Waste Collection $6,336.61, Landfill $10,129.27, Corn Palace $16,909.30, Golf Course $4,256.25, Emergency Medical Services $32,765.99

NEW HIRES:

CADWELL CONCESSIONS: Kyana Thomas-$13.30, Taryn Thomas-$10.80

CEMETERY: Jerome Beatch-$12.30, William Pape-$13.30,

GOLF: Dylan Albrecht-$12.30, James Lynde-$14.80, Michael Shearer-$14.30, Jaiden Walton-$12.30

PARKS: Taylor Hughes-$12.80, Chadwick Kendall-$14.80

RECREATION & AQUATICS: Mattilynn Reiner-$10.80

RECREATION CENTER: Hallie Carlson-$11.80, Maryssa Gehrke-$12.80, MacKenzie Stange-$12.80

SPORTS COMPLEXES: Brody Huls-$12.30, Kenneth Mayer-$13.30, Coy Olson-$13.30

WATER DISTRIBUTION: Dawn Morgan-$15.30

SALARY ADJUSTMENTS:

FINANCE: Janice Peterson-$26.669

FIRE: Daniel Pollreisz-$28.080

PARKS: Bradley Gates-$27.665

POLICE: Niko Arnold-$28.343, Tyler Urban-$28.698

PUBLIC WORKS: Joseph Galpin-$30.160

RECYCLING: David Schulte-$27.690

STREET: Nathan Hegg-$32.890, Mark Zard-$23.841

WARRANTS: A-Ox Welding Supply, Supplies-$87.57; AAA Collections, Collection Fees-$69.61; AFLAC, Aflac Withholding-$10,283.24; AFLAC Group, Critical Care-$526.02; AFSCME Council 65, Union Dues-$529.20; Al's Engraving, Supplies-$6.95; Amazon Capital Services, Supplies-$1,569.93; American Garage Door, Maintenance-$170.53; Amy Hurt, Travel-$35.70; Aqua-Pure, Supplies-$1,125.00; Aramark, Supplies-$287.06; AT&T Mobility, Utilities-$607.00; AT&T Mobility, Utilities-$1,199.78; ATR Lighting Enterprises, Supplies-$74.47; Austin Resick, Reimbursement-$93.00; Auto Body Specialties, Supplies-$387.63; Avera Occupational Medicine, Physicals-$2,585.00; American Water Works, Membership-$233.00; B&B Upholstery, Repair-$130.00; Barr Engineering, 2021-20 P.E. #Ph2-12-$27,731.75; Bender's Sewer Cleaning, Maintenance-$12,728.00; Big Daddy D's, Contract Services-$3,920.80; Blackstrap, Supplies-$1,843.64; Brett Lowrie, Supplies-$30,000.00; Brian Daughters, Reimbursement-$60.00; C&B Operations, Maintenance-$1,392.27; Cadwell Sanford Deibert & Garry, Indoor Pool-$288.00; Carquest Auto Parts, Supplies-$31.98; Central Electric, Utilities-$12,978.46; Century Link, Utilities-$13.55; Chesterman Company, Supplies-$1,661.90; CHR Solutions, Billing Service-$3,487.51; CHS Farmers Alliance, Supplies-$309.44; City of Mitchell, Cash Change-$2,000.00; City of Mitchell, Golf Course Deductions-$1,389.10; City of Mitchell. Recreation Deductions-$1,752.96; Civil Design, 2023-1 P.E. #2-$2,100.00; CK Bicycles & Locks, Supplies-$45.00; Claims Associates, Liability-GC21.110033-$5,000.00; Commercial Asphalt/Spencer Quarries, Supplies-$1,267.20; Condrey & Associates. Professional Service-$13,750.00; Core & Main, Supplies-$2,545.44; Core-Mark Midcontinent, Supplies-$2,826.26; Corn Palace, Supplies-$14.75; Craig Stucky, Travel-$454.52; Dakota Pump, Supplies-$920.00; Dakota Supply Group, Supplies-$212.74; Dale Steffen, CDL Testing-$90.00; Daniel Fechner, Reimbursement-$14.00; Daniel Kopfmann, Supplies-$299.98; Delta Dental Plan of South Dakota, Dental Insurance-$15,036.06; Department of Motor Vehicle, Title and Registration-$15.00; Department of Social Services, Child Support-$921.22; Donald Everson, Reimbursement-$33.00; Doug L Driggs, Repair-$907.80; Environmental Equipment & Service, Supplies-$3,272.80; Eric Hieb, Contract Services-$8,783.32; Extractor Corporation, Supplies-$43.80; Fastenal, Supplies-$34.63; Fedex, Mailing-$5.78; First National Bank Omaha, Payment-$13,616.63; Fisher Scientific, Supplies-$529.55; Galls, Supplies-$212.64; GF Advertising Services, Punch Cards-$250.00; Golden West Technologies, Alarm Monitoring-$225.00; Grainger, Supplies-$522.35; Guardian Alliance Technologies, Software License-$100.00; Hali-

Brite, Supplies-$331.97; Harve's Sport Shop, Supplies-$111.96; HDR Engineering, 2021-31 P.E. #25-$36,515.13; Henry Schein, Supplies-$389.10; Howes Oil, Supplies-$21,727.15; HSM Ammunition, Supplies-$1,631.25; Identisys, Supplies-$398.40; Infrastructure Design Group, 2019-33 P.E. #16-$78,181.05; Ingram Library Services, Books-$602.49; Innovative Office Solution, Supplies-$154.91; Iverson Chrysler Center, Rental-$69.95; James Valley Landscape Solutions, Supplies-$219.78; Jason Tuttle, Reimbursement-$33.66; JCL Solutions, Supplies-$956.72; Jones Supplies, Supplies-$632.46; Kehn's Carpet Cleaning, Professional Service-$680.00; Kevin Roth, Reimbursement-$20.00; Key Contracting, Repairs-$67,250.00; Larry's I-90 Service, Supplies-$322.51; Lawson Products, Supplies-$893.28; Lewis Family Drug, Supplies-$38.94; Locators and Supplies, Supplies-$183.60; M&T Fire and Safety, Supplies-$661.55; Make it Mine Designs, Supplies-$360.00; McLeod's Printing, Supplies-$1,108.66; Mega Wash, Car Wash-$10.00; Menard's, Supplies-$989.90; Midcontinent Communication, Utilities-$16.33; Midstates Equipment & Supplies, Supplies-$3,141.66; Midwest Turf & Irrigation, Parts-$177.15; Millennium Recycling, Single Stream Fee-$4,369.75; Mitchell School District, Utilities-$1,804.74; Mitchell United Way, United Way Deductions-$224.50; Mueller Lumber, 2022-50 P.E. #3-$82,545.27; Muth Electric, Repair-$62.64; N-Able Solutions, Backup & Recovery-$276.48; Napa Central, Supplies-$1,211.34; North Central Seed, Supplies-$1,650.00; Northern Truck Equipment, Supplies-$378.60; Northwestern Energy, Utilities-$34,016.58; Parkeon, Alarms-$2,532.77; Paulson Sheet Metal, Supplies-$635.00; Pepsi Cola, Supplies-$1,008.80; Peterbilt of Sioux Falls, Supplies-$1,956.28; Premier Pest Control, Contract Services-$175.00; Public Health Laboratory, Labs-$482.00; Qualified Presort, Contract Services-$457.36; Robert Kroger, CDL Renewal-$35.00; Runnings Supply, Supplies-$530.46; S & M Printing, Supplies-$65.00; Sanitation Products, 2022-16 P.E. #1-$301,713.00; Schmucker, Paul, Nohr, 2021-45 P.E. #14-$21,486.29; Schoenfelder Portables, Rental-$200.00; Scott Supply, Supplies-$128.09; South Dakota Department of Transportation, 2022-36 P.E. #3-$968.63; South Dakota Governmental Human Resources, Registration-$50.00; South Dakota Public Assurance Alliance, Insurance Coverage-$3,662.41; South Dakota Retirement System, Retirement Contributions-$56,645.10; South Dakota Supplemental Retirement, Supplemental Retirement-$3,527.50; South Dakota Supplemental Roth 457, Roth 457 Contributions-$1,308.50; Sherwin-Williams, Supplies-$119.69; Sign Pro, Supplies-$391.86; Siteone Landscape Supply, Supplies-$6,699.34; Stan Houston Equipment, Supplies-$287.75; Standard Insurance, Life Insurance-$2,398.82; Staples, Supplies-$123.06; Sturdevants Auto Value Mitchell, Supplies-$3,263.77; Subway, Meals-$47.94; Sun Gold Sports, Supplies-$352.00; Taylor Concrete Construction, Supplies-$5,939.99; Tessier's, Repairs-$893.88; The Lodge at Deadwood, Travel-$336.00; Thomas L Price, Evaluations-$350.00; Thune True Value & Appliance, Supplies-$239.41; TK Electric, Repair-$801.51; TMA Stores, Parts-$1,144.59; United Laboratories, Supplies-$956.45; Upper Midwest Garage Door, Maintenance-$1,111.23; UPS Store #4227, Postage-$29.86; Verizon Wireless, Utilities-$360.09; Vern Eide Ford Lincoln, Supplies-$1,498.35; Walmart/Capital One, Supplies-$50.32; Walter Davis, Reimbursement-$62.49; Wheelco Brake & Supply, Supplies-$2,237.88; Wholesale Electronics, Supplies-$25.39; Xtreme Fire Protection, Inspection-$550.00; Zimco Supply, Supplies-$5,250.80; South Dakota State Treasurer, Sales Tax Payment-$15,094.09.

Members present voting aye: Allen, Barington, Doescher, McCardle, Rice, Sabers, Smith, Tjarks. Members present voting nay: none. Motion carried.

CITIZENS INPUT:

Terry Sabers, president of Mitchell Area Housing Inc., stated the TIF Application was almost ready to be submitted for the MAHI development.

Kevin Bruscher of Mitchell Pickleball stated the group is waiting on grants and has a growing membership and anticpates the Mitchell Pickleball project to be moving forward.

MADC Director Geri Beck stated they do not have the information to track people moving into and out of Mitchell. This question was asked at the last City Council meeting.

Corn Palace Stampede Rodeo representative Jim Miskimins stated the annual rodeo is at risk of not being held this summer.

BOARD OF ADJUSTMENT:

Moved by Allen, seconded by Sabers, for the City Council to recess and sit as the Board of Adjustment. Motion carried.

It was advised that this is the date and time set for hearing on the application of Cully Evers for a conditional use permit to operate a telecommunication tower located at 2700 North Main Street, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th PM, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Business District. Planning Commission recommended approval of said application. Moved by Smith, seconded by Sabers, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application of Cully Evers for a variance for height of 174' vs 65' for construction of a telecommunication tower located at 2700 North Main Street, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th PM, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Business District. Planning Commission recommended approval of said application. Moved by Rice, seconded by McCardle, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application of Erika Hennessey for a conditional use permit to operate a childcare, preschool, and nursery located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. The Planning Commission recommended approval of said application with three conditions, the permit is non-transferable, if business ceases to operate for 6 months a new application is required, and pass a fire inspection. Moved by McCardle, seconded by Rice, to approve said application with Planning Commission recommendations. Motion carried.

It was advised that this is the date and time set for hearing on the application of Kelly Jones for a rear yard (road side) variance of 20' vs 30' for construction of a house and attached garage located at 84 North Harmon Drive, legally described as Lot 42 of Bayside Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District. Planning Commission recommended approval of said application. Moved by Allen, seconded by Sabers, to approve said application. Motion carried.

Moved by Rice, seconded by McCardle, to set date for May 15, 2023 on the application of Jensen Capital and Development LLC for a conditional use permit to construct multi-family dwelling units at 1303 South Ohlman, legally described as the East 625' of Lot X lying North of X-2 in the SE ¼ of NE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion carried.

Moved by Rice, seconded by Allen, for the Board of Adjustment to adjourn and the City Council to reconvene in regular session. Motion carried.

HEARING:

It was advised that this is the date and time set for hearing on the application to transfer RL-28511 Retail (on-sale) Liquor License from Jeremy Andersen, 909 North Ohlman, Suite 3 to V.V. Inc dba The Garage, 909 North Ohlman, Suite 3. (This license is inactive.) Notice of hearing has been given and affidavit of publication is on file. Moved by McCardle, seconded by Sabers, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application to transfer RB-28510 Retail (on-off sale) Malt Beverage & SD Farm Wine License from Jeremy Andersen, 909 North Ohlman, Suite 3 to V.V. Inc dba The Garage, 909 North Ohlman, Suite 3. (This license is inactive.) Notice of hearing has been given and affidavit of publication is on file. Moved by Sabers, seconded by Smith, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application to transfer PL-4686 Package (off-sale) Liquor License from IYS Ventures LLC dba IMART Stores USA, 512 South Sanborn to Kareem Inc dba IMART Stores USA, 512 South Sanborn. Notice of hearing has been given and affidavit of publication is on file. Moved by Rice, seconded by Allen, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application to transfer RB-25873 Retail (on-off sale) Malt Beverage & SD Farm Wine License from IYS Ventures LLC dba IMART Stores USA, 512 South Sanborn to Kareem Inc dba IMART Stores USA, 512 South Sanborn. Notice of hearing has been given and affidavit of publication is on file. Moved by McCardle, seconded by Rice, to approve said application. Motion carried.

AWARD BIDS:

Bids were opened and read on Rock Chips Project #2023-10 on the 24th day of April, 2023. Moved by Allen, seconded by Tjarks, to award, as follows:

ROCK CHIPS
PROJECT #2023-10

Spencer Quarries Inc., 25341 430th Avenue, Spencer, SD 57374

Item 1-1500 ton	$14.00/ton	$21,000.00

Motion carried.

Bids were opened and read on Petroleum Products Project #2023-13 on the 24th day of April, 2023. Moved by McCardle, seconded by Tjarks, to award, as follows:

PETROLEUM PRODUCTS
PROJECT #2023-13

Jebro Inc., 2303 Bridgeport Drive, Sioux City, IA 51111

Item 1	$232,890.90
Item 2	$ 69,807.40

Motion carried.

Bids were opened and read on Paving & Overlay Project #2023-15 on the 24th day of April, 2023. Moved by Smith, seconded by Barington, to award, as follows:

PAVING & OVERLAY
PROJECT #2023-15

Commercial Asphalt, 25254 413th Avenue, Mitchell, SD 57301

Bid Schedule A	$497,156.50
Bid Schedule B	$73.00/ton

Motion carried.

CONSIDER APPROVAL:

Moved by Tjarks, seconded by Allen, to approve the the Electric Easement with Central Electric at the Above Ground Water Storage Site. Motion carried.

Moved by Smith, seconded by Tjarks, to approve the request for reimbursement from Mitchell Area Housing, Inc. in the amount of $28,317.00 to offset the cost to purchase, demo, and clean up a lot located at 622 N Duff. Motion carried.

Moved by Rice, seconded by Tjarks, to approve Agreement #A2023-15, TID #28 Developer Agreement for the Flats on Havens. Sabers abstained. Motion carried.

RESOLUTIONS:

Moved by McCardle, seconded by Tjarks, to approve Resolution #R2023-25, Dissolving Tax Increment #7-Westwood Addition, as follows:

RESOLUTION #R2023-25
Resolution Dissolving Tax Increment District #7

PREAMBLE:

WHEREAS, Tax Increment District #7, hereinafter referred to as TID #7, was established on or about August 23, 2005; and

WHEREAS, the positive tax increments during the term of this TID have been deposited in a special fund denominated "Tax Increment District Number Seven", for the payment of the incurred authorized debt and expenses of the TID; and

WHEREAS, all debts and expenses of TID #7 have been paid in full, and pursuant to SDCL 11-9-46, the TID shall terminate and the District will be dissolved when the payment of all projected costs and all tax incremental bonds and notes have been paid;

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MITCHELL:

That Tax Increment District #7 be, and it is hereby, dissolved, inasmuch as the payment of all projected costs and all tax incremental bonds and notes have been paid in full.

Motion carried and resolution declared duly adopted.

Moved by Allen, seconded by Barington, to approve Resolution #R2023-26, Plat of Lot 4 in Tract D, Wild Oak Golf Club Addition, as follows:

RESOLUTION #R2023-26

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 24th day of April, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by Nathan L. Jibben, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by Nathan L. Jibben, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by Tjarks, seconded by Barington, to approve Resolution #R2023-27, Plat of Lot 5 of North Maui's First Addition and Sara Ave, a Subdivision of Lot 4 in the East ½ of the West ½ of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County South Dakota, as follows:

RESOLUTION #R2023-27

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 24th day of April, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST ½ OF THE WEST ½ OF SECTIN 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST ½ OF THE WEST ½ OF SECTIN 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Paul J. Reiland, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by Rice, seconded by Allen, to approve Resolution #R2023-28, Plat of Lot 10, Block 4 of the Woods First Addition, as follows:

RESOLUTION #R2023-28

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 24th day of April, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST ½ OF THE SW ¼ OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOT 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST ½ OF THE SW ¼ OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by Paul J. Reiland, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Smith, to approve Resolution #R2023-29, Plat of Lot C, Block 1 and Lot 1, Block 3, Lakeridge Addition, as follows:

RESOLUTION #R2023-29

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 24th day of April, 2023; and

WHEREAS, it appears from an examination of the plat of LOT C, BLOCK 1 AND LOT 1, BLOCK 3 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW ¼ OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOT C, BLOCK 1 AND LOT 1, BLOCK 3 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW ¼ OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITHELL, DAVISON COUNTY, SOUTH DAKOTA as prepared by

Jeremy A. Wolbrink, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Sabers, to approve Resolution #R2023-30, Historic Preservation Commission Findings to the Property at 116 and 118 E 1st Avenue, as follows:

RESOLUTION #R2023-30

A RESOLUTION REGARDING SDCL SECTION 1-19A-11.1 FINDINGS
IN RELATION TO THE PROPERTY AT 116 and 118 E 1ST Ave

WHEREAS, Eternal Hope LLC is the owner of certain real property at 116 and 118 E 1st Ave which is legally described as:

E 40.5' of W 92' of Lots 5 & 6, Block 12; Original Plat of Town (now City) of Mitchell, Davison County, South Dakota.

WHEREAS the above described property is listed on the National Register of Historic Places.

WHEREAS Eternal Hope LLC sought a demolition for their property on November 14, 2022.

WHEREAS state law puts certain processes in place which must be followed prior to any governmental action that may damage, destroy, or encroach upon any historic property.

WHEREAS, in consideration of such laws, the City of Mitchell did provide notice on of the status of the property, reports of its condition, and eventually the Eternal Hope LLC demolition plan to the State Historic Preservation Office (SHPO) received on December 7, 2022. At which point SHPO issued its determination on January 4, 2023 that the proposed demolition plan would "encroach upon damage, or destroy a historic property which is included in the National and State Registers of Historic Places" and requested an 11.1 abbreviated case report,

WHEREAS an 11.1 abbreviated case report requires Mitchell Historic Preservation Commission to hear and act upon which did so at the meeting held on April 6, 2023 and agreed with the 11.1 abbreviated case report to demo the existing building due to financial impact and safety to the public.

WHEREAS SHPO received this 11.1 abbreviated case report on April 12, 2023. On April 18, 2023 SHPO issued findings based upon the information provided, a structural engineer and the insurance company inspected the building, and the cost to bring the building up to usable standards proved to be unfeasible for the owner based on current costs and structural damage. Therefore, SHPO has made the following determination that the proposal will encroach upon, damage, or destroy a historic property which is included in the National and State Registers of Historic Places. However, it appears that there are no feasible and prudent alternatives to the

proposal and that the proposal includes all possible planning to minimize harm to the historic resource.

WHEREAS SDCL 11.1 requires in this case that the City make a written determination that "based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use."

WHEREAS such a hearing by the City Council was scheduled, noticed, and held on May 1, 2023 during regular session and that at such hearing interested parties were afforded an opportunity to comment on the matter and the City Council did consider and discuss relevant facts relating to such demolition plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Mitchell, SD that the City Council does hereby make the following findings of fact and conclusions:

1. The above described property is listed on the National Register of Historic Places.

2. The City of Mitchell, did submit a notice, abbreviated case report, and supplemental materials as required by state law and as requested by the State Historic Preservation Office.

3. The City Council, in its capacity as the governing body designated to make a final determination of project acceptability under SDCL 1-19A-11.1, must determine that, "based on the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property."

4. The City Council has taken into consideration all relevant factors including all testimony provided at the above described hearing, all documentation provided at or for use in such hearing, and specifically, the following materials:

   116 and 118 E 1st Ave-State Case Report-1-4-23
   Historic Preservation Commission Unsigned Minutes 4-6-2023
   11.1 Case_ReportForm-116 and 118 E 1st Ave-Signed
   116 and 118 E 1st Ave-Demo Permit
   116 and 118 E 1st Ave-GIS
   116 and 118 E 1st Ave-Exterior Photos
   116 and 118 E 1st Ave-Interior Photos
   116 and 118 E 1st Ave-State Case Report-4-18-23

5. That in recognition of these findings and conclusions, the State Office of History shall be provided with notice of this determination by certified mail, to include a complete record of factors considered.

6. That after ten days from sending such notice, compliance with SDCL 1-19A-11.1 shall no longer serve as an impediment to carrying out the proposed demolition plan.

Motion carried and resolution declared duly adopted.

Moved by Allen, seconded by Barington, to approve Resolution #R2023-31, Designating the Lake Fund as the Appropriate Depository for Certain Revenue, as follows:

Resolution #R2023-31
A RESOLUTION DESIGNATING THE LAKE FUND AS THE APPROPRIATE DEPOSITORY FOR CERTAIN REVENUE

WHEREAS, an initiated measure petition was filed with the City of Mitchell that would remove the park land designation from eight city-owned properties with platted lots located on Lake Mitchell;

WHEREAS, the initiated measure is included on the ballot for the June 6, 2023 City Election for consideration by Mitchell voters;

WHEREAS, if the initiated measure is approved by Mitchell voters, it is possible for the eight city-owned properties with platted lots to be sold;

WHEREAS, if any of the eight city-owned properties were to be sold, the City of Mitchell intends for the proceeds from the future sale of the properties to be deposited in the Lake Mitchell Fund to be used for Lake Mitchell improvements;

WHEREAS, the purpose of this resolution is to plan for contingent events and not for the purpose of advocating for any particular outcome of the election relating to the initiated measure;

THEREFORE, BE IT RESOLVED by the City Council of the City of Mitchell, SD that if the initiated measure is approved by voters, and if any of the eight properties are sold, the proceeds from such sale or sales shall be deposited into the Lake Mitchell Fund for Lake Mitchell Improvements.

Motion carried and resolution declared duly adopted.

ORDINANCE:

Moved by Tjarks, seconded by Barington, to place Ordinance #O2023-03, Establishing the Discretionary Formula for Certain Classes of Real Property and Setting Boundaries for Certain Districts Relating Thereto on second reading. Motion carried. Moved by Barington, seconded by Allen, to adopt Ordinance #O2023-03, Establishing the Discretionary Formula for Certain Classes of Real Property and Setting Boundaries for Certain Districts Relating Thereto, as follows:

ORDINANCE #O2023-03

AN ORDINANCE ESTABLISHING THE DISCRETIONARY FORMULA FOR CERTAIN CLASSES OF REAL PROPERTY AND SETTING BOUNDARIES FOR CERTAIN DISTRICTS RELATING THERETO

BE IT ORDAINED BY THE CITY OF MITCHELL, SOUTH DAKOTA AS FOLLOWS:

Section 1.

That a NEW CHAPTER BE ADDED to the Mitchell City Code, under Title 2 – Finances and Taxation, titled Chapter 7: Property Tax Discretionary Formula, with Sections to read as follows:

2-7-1: PURPOSE: The purpose of this Chapter is to provide reduced taxation of the following identified property classes pursuant to SDCL Section 10-6-137.

2-7-2: CLASSES OF PROPERTY ELIGIBLE FOR DISCRETIONARY FORMULA

A. Industrial and Commercial. Any new industrial or commercial structure, or any addition, renovation, or reconstruction to an existing structure, located within a designated urban renewal area, if the new structure, addition, renovation, or reconstruction has a full and true value of thirty thousand dollars or more. The structure must be located in an urban renewal area defined under MCC Section 2-7-3 below;

B. Redevelopment Neighborhoods: Any new residential structure, or addition to or renovation of an existing structure, located within a redevelopment neighborhood, if the new structure, addition, or renovation has a full and true value of five thousand dollars or more. The structure must be located in a redevelopment neighborhood defined under MCC Section 2-7-3 below.

C. Other than those classes specifically adopted by this section as eligible for the discretionary formula, no other classes of property under SDCL Section 10-6-137. If a class is not adopted under this section, but a discretionary formula is established for such class under MCC Section 2-7-5, such discretionary formula shall not be used until such class is adopted by ordinance and expressly included in this section.

2-7-3: BOUNDARIES OF DISCRETIONARY FORMULA DISTRICTS: For those property classes which require the establishment of district boundaries, each district shall have the boundaries set below:

A. Mitchell Historic Commercial Urban Renewal Area. The Mitchell Historic Commercial Urban Renewal Area is hereby established for discretionary formula purposes. The Mitchell Historic Commercial Urban Renewal Area shall have the same boundaries as the previously established Mitchell Historic Commercial District. Pursuant to SDCL Section 11-8-3, such area is a blighted area due to the predominance of deteriorated site improvements.

B. Mitchell West Central Residential Redevelopment Neighborhood. The Mitchell West Central Residential Redevelopment Neighborhood is hereby established for discretionary formula purposes. The Mitchell West Central Residential Redevelopment Neighborhood shall have the same boundaries as the previously established Mitchell West Central Residential District. Pursuant to SDCL Section 11-7-3, such area is a blighted area due to the predominance of deteriorated site improvements.

2-7-4: VALUATION OF ELIGIBLE PROPERTIES:

A. Any residential property located within the corporate limits of the City of Mitchell, South Dakota, classified pursuant to the following, shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to as the "Pre-Adjustment Value." The assessed value to be used for tax purposes shall follow the discretionary formula described in MCC Section 2-7-5 below.

B. Reconstruction and renovation as used in this chapter means only improvements that increase the true and full value of the structure and shall not include normal maintenance and repair.

C. For properties classified under MCC Section 2-7-2(A):
   i. The assessed value during any of the five years may not be less than the assessed value of the property in the year preceding the first year of the tax years following construction.
   ii. Any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Chapter and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction.
   iii. The period that the property is valued for tax purposes under this Chapter may include the years when the property is partially constructed.

D. For properties classified under MCC Section 2-7-2(B):

i. During construction, the assessed value of the property may not exceed the assessed value of the property in the year preceding the beginning of construction.
ii. For purposes of MCC Section 2-7-5, the percentages used in the discretionary formula are limited to that portion of the assessed value that exceeds the property's assessed value in the year preceding the start of construction.

E. Property owners of any discretionary formula eligible property may choose to waive the application of the discretionary formula by submitting a written waiver to the City Finance Office, in which case the property will be assessed in full without application of the discretionary formula. Any waiver of the discretionary formula by an owner shall not prevent the discretionary formula from applying to subsequent eligible new structures by that owner.

2-7-5: DISCRETIONARY FORMULA: The following discretionary formulas shall apply:

A. For properties classified as affordable housing, redevelopment districts, or commercial residential:

Year One	25% of Pre-Adjustment Value
Year Two	25% of Pre-Adjustment Value
Year Three	50% of Pre-Adjustment Value
Year Four	50% of Pre-Adjustment Value
Year Five	75% of Pre-Adjustment Value
Year Six	75% of Pre-Adjustment Value
Year Seven	100% of Pre-Adjustment Value

B. For properties classified in any class other than those listed in MCC 2-7-5(A) above:

Year One	20% of Pre-Adjustment Value
Year Two	40% of Pre-Adjustment Value
Year Three	60% of Pre-Adjustment Value
Year Four	80% of Pre-Adjustment Value
Year Five	100% of Pre-Adjustment Value

C. Following the applicable five (5) year or seven (7) year period above, discretionary formula eligible properties shall thereafter be assessed at the same percentage as all other property for tax purposes.

2-7-6: STANDARDS FOR IMPROVEMENTS:

A. For a property to be eligible to receive the discretionary formula, any new structures, additions, reconstructions, renovations, or other such

improvements must meet all applicable city or county building and zoning code requirements.

B. For a property to be eligible to receive the discretionary formula under the redevelopment neighborhood classification, in addition to the requirements in MCC Section 2-7-6(A) above, and pursuant to SDCL 10-6-142, the property must meet any standards for redevelopment neighborhoods adopted by the City. Such standards may be established by the City Council by resolution.

Section 2.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3.

The City Finance Officer shall cause notice of adoption of this ordinance to be published in the official newspaper and, unless the referendum is invoked within twenty (20) days after the completed publication, this ordinance shall become effective for taxes assessed in calendar year 2023 and payable in calendar year 2024 and each successive taxation year thereafter unless repealed by the City Council of the City of Mitchell, South Dakota.

Pursuant to SDCL Section 10-6-137.1 and Section 10-6-140, any real property receiving benefit from the previously adopted Discretionary Taxation Ordinance, will continue to be assessed and taxed through the course of the said discretionary formula.

Members present voting aye: Allen, Barington, Doescher, McCardle, Rice, Sabers, Smith, Tjarks. Members present voting nay: none. Motion carried and ordinance declared duly adopted.

Ordinance #O2023-04, Updating the City of Mitchell Comprehensive Plan will return as a resolution on the May 15, 2023 City Council meeting.

PRESENTATION:

Eric Lund of Barr Engineering presented the Lake Mitchell Phase 2 Design Project Update and recommendations for internal load control projects to improve water quality given anticipated budget constraints.

EXECUTIVE SESSION:

The executive session scheduled was removed from the agenda.

ADJOURN:

There being no further business to come before the meeting, Mayor Everson adjourned the meeting.

Michelle Bathke
Finance Officer

Published once at the approximate cost of _____.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
May 8, 2023

1. Call to Order

Chairperson Larson called the May 8, 2023 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.
Present: Doescher, Jirsa (telephonically), Larson, Osterloo, Sonne.
Absent: Genzlinger, Penney, Schmitz.
Staff Present: Ellwein, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne on item #10.

4. Approve Agenda

Motion by Osterloo, seconded by Jirsa to approve the proposed agenda. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

5. Approval of Previous Minutes: April 24, 2023

Motion by Osterloo, seconded by Jirsa to approve the proposed minutes of the April 24, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: May 22, 2023

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for May 22, 2023. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

7. Plat: Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ronald & Michele Riggs

Jenniges explained this is located in the ETJ and zoned Urban Development. The County Planning Commission has approved the plat and the County Commission will hear it tomorrow. The applicant is parceling off the lot for another residential dwelling to be built. The applicant was not present to answer questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

8. Plat: Lots 42, 43 and 44 of the Island First Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc

Jenniges explained these three lots are following the master plan. The applicant was present to answer questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

9. Plat: Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by JVN Properties LLC

Jenniges explained this is located within the ETJ and the county will hear it at their June meetings. The applicant is platting some land to sell to the new owners. Lot 2-B is next to Jeff Hepplers and he has a shed on it. Lot 2-C there are no plans right now as most of it is in floodplain, but without platting it there would have been a gap in the original lot 2. Lot 2-D is being sold to the new owners of James Valley Nursery for them to continue to use for their business. There is an ingress/egress easement along the west side of Stange's property, so there are no land locked parcels. The applicant was not present to answer any questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

10. Conditional Use Permit: Jensen Capital and Development LLC

Jensen Capital and Development LLC has applied for a conditional use permit to construct Multi-Family Dwelling Units, located at 1303 S Ohlman St, legally described as the E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Jenniges explained that due to a lack of a quorum this item will be postponed to a later date and no action will be taken.

11. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #30

J Johnson gave a brief history of the process so far to get to this step. The TIF can be approved under affordable housing. The TIF will cover the cost of the infrastructure. City staff reviewed the TIF and worked with the developer for accurate cost breakdowns. This TIF meets the requirements of the city TIF handbook and also state law.

Don Petersen, representing Sharpestone Deuce LLC, stated they have sent the TIF to the Department of Revenue and have received preliminary approval from them. He also referenced a study done by Augustana University that the City of Mitchell needs between 32 and 42 new homes for workforce housing a year. This TIF is for affordable housing for retirement aged people to move into and open up the houses they were previously living in.

Schroeder noted Public Works has looked through all the plans and approved them. The road will be privately owned and maintained. The utilities will be installed by the developer and turned over to the city. The City of Mitchell will enter into a developers' agreement prior to building permits being issued.

Motion by Larson, seconded by Jirsa, to set the boundaries for TIF District #30 to include the following:

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

Motion by Osterloo, seconded by Jirsa to approve the project plan and recommend approval of TIF District #30. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:16 P.M.

_____

Jay A. Larson
Planning Commission Chairperson

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 24, 2023

1. Call to Order

Chairperson Larson called the April 24, 2023 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.
Present: Doescher, Genzlinger, Jirsa (telephonically), Larson, Osterloo, Penney, Schmitz, Sonne.
Absent: None.
Staff Present: Dammann, Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Jirsa item #7.

4. Approve Agenda

Motion by Schmitz, seconded by Genzlinger to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: April 10, 2023

Motion by Penney, seconded by Osterloo to approve the proposed minutes of the April 10, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting: May 8, 2023

Motion by Osterloo, seconded by Penney to set the date for the next Planning Commission meeting for May 8, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Plan Approval: Agronomy Plus LLC, 2450 W Havens, zoned Highway Business

Jenniges explained the applicant would like to build a new 64' x 136' Chemical Storage Building. Jenniges showed the location of the proposed building. The applicant was present to answer any questions.

Hegg noted that since the building is over 50' wide it will require a stamped structural plan prior to issuing a building permit which the applicant is already aware of.

Motion by Genzlinger, seconded by Penney to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 abstain; motion carried.

8. Plan Approval: Plains Commerce Bank, 900 S Burr St, zoned Highway Business

Jenniges explained the plat for this was approved in January of 2022. The applicants tore down some buildings in preparation for building the new bank. Public Works has reviewed the plan and will work through some small issues through the building permit process. The applicant was present to answer questions.

Motion by Schmitz, seconded by Genzlinger to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7

aye, 0 nay; motion carried.

9. Conditional Use Permit: Erika Hennessey

Erika Hennessey has applied for a conditional use permit to operate a Childcare, preschool and nursery, located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges explained that notices were sent out to neighbors, sign posted and it was published in the official newspaper with one response in favor and one against. The applicant was granted a conditional use permit for a Family Residential Childcare Center in May of 2021. The applicant has since moved to the house next door but would like to continue the daycare at 1325 Palmer Place. Per the city ordinance which they were approved before required them to live in the residence of the childcare center, the new application allows them not to live on premises. The applicant was not present to answer questions.

Motion by Penney, seconded by Genzlinger to recommend approval of the conditional use with the following conditions: 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, (3) pass a fire inspection. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Conditional Use Permit: Cully Evers

Cully Evers has applied for a conditional use permit to operate a Telecommunication Tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Jenniges explained notices were sent out to neighbors, sign posted and it was published in the official newspaper with three responses in favor and one requesting more information that did not make the packet. Jenniges also noted the next item on the agenda is the variance for the telecommunication tower, so discussion can be had about both items just has to be acted on separately. The applicant was present to answer questions.

Evers stated he has approval from the FAA to build to the height of 159' anywhere on the parcel. If he gets approved for the CUP and Variance, he will have to have SPN complete a 2C form for the FAA showing latitude, longitude and elevation for them to approve the extra height. He does not have any providers lined up to use the tower. It's a speculative tower. He builds cell phone towers for a living. This will be a monopole with no guidance wires.

Paul Koch, neighbor to the east/southest, is against the location of the tower. He plans to build next to the location and has concerns of the tower falling.

Motion by Genzlinger, seconded by Schmitz to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

11. Variance Permit: Cully Evers

Cully Evers has applied for a variance permit for a height of 174' vs 65' for construction of a telecommunication tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of

the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Jenniges explained notices were sent out to neighbors, sign posted and it was published in the official newspaper with three responses in favor. The applicant was present to answer questions.

Schmitz questioned where the 174' height came from. Evers stated that he is approved to 159' for the entire parcel, but if it is approved at 174' he can get one more carrier on the tower and just has to complete the 2C form done by SPN. He explained the poles are designed to collapse within themselves.

Paul Koch said he plans to develop his lots in the future and there is a better location that is not next to his property.

Jenniges reminded the board they are just approving the height variance with this application. This is zoned HB so prior to the issuance of a building permit, Planning Commission will have to approve the plan showing the location of the tower on the parcel.

Motion by Osterloo, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

12. Variance Permit: Kelly Jones

Kelly Jones has applied for a variance permit for rear yard (road side) setback of 20’ vs 30’ for construction of a house and attached garage, located at 84 N Harmon Dr, legally described as Lot 42 of Bayside Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District District.

Jenniges explained that notices were sent out to neighbors, sign posted and it was published in the official newspaper with one response in favor from the applicant explaining the reason for the requested variance. In 2008, there was a variance approved for a rear yard setback but that was from the road and not the right of way. The applicant moved the existing garage to another location and demolished the house. Because of the demolition, the existing variance is voided and they have to meet the required setbacks or request a variance again. The applicant was present to answer questions.

Larson acknowledged RL District lots have always been difficult for zoning and setbacks.

Osterloo questioned what the hardship was and the need for the variance. Jones explained that they would like to have more space on the lake side incase the lake floods and also for more privacy from the neighbors to the north.

Sonne questioned if the lot will require an elevation certificate. Schroeder said this lot will not. Sonne said that if the building is built outside the floodplain then in theory it shouldn't flood.

Motion by Jirsa, seconded by Schmitz to recommend approval of the variance. Roll call vote: Genzlinger – nay, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 6 aye, 1 nay; motion carried.

13. Plat: Lot 4 in Tract D, Wild Oak Golf Club Addition to the City of Mitchell, Davison

County, South Dakota; as requested by Firesteel Links LLC

Jenniges explained this follows the master plan and Public Works has reviewed and has no issues with it. The applicant was not present to answer any questions.

Motion by Schmitz, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

14. Plat: Lot 5 of North Maui's First Addition and Sara Avenue, a subdivision of Lot 4 in the East 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Maui Farms Inc.

Jenniges explained this is outside city limits but within the ETJ so it's city's zoning jurisdiction. The county will hear it on May 2 and 9. The applicant was not present to answer questions.

Motion by Genzlinger, seconded by Penney to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

15. Plat: Lot 10, Block 4 of the Woods First Addition, a subdivision of the East 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc

Jenniges explained this follows the master plan and Public Works has reviewed and has no issues with it. The applicant was not present to answer questions.

Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

16. Plat: Plat of Lot C, Block 1 and Lot 1, Block 3 of Lakeridge Addition, a subdivision of Irregular Tracts Nos. 1 and 2 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber

Jenniges explained this follows the master plan and Public Works has reviewed and has no issues with it. The applicant was not present to answer questions.

Motion by Penney, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

17. Other Business:

Jenniges anounced the South Dakota Planners Association conference will be held in Mitchell October 24 through 26. He will send out the agenda once it is made public so board members can decide if they would like to attend.

18. Public Input:

None.

19. Adjourn

Chairperson Larson adjourned the meeting at 12:42 P.M.

Jay A. Larson
Planning Commission Chairperson

Historic Preservation Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 6, 2023

1. Call to Order

Chairperson Logan called the April 6, 2023 Mitchell Historical Preservation Commission meeting to order at 5:17 P.M. in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.
Present: Bradley, Buechler, Clark, Enders, Jirsa (telephoncially), Logan, Schwalm.
Absent: Genzlinger, Pooley, Swenson.
Staff Present: Jenniges, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Clark, seconded by Enders to approve the proposed agenda. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

5. Approve Previous Minutes: January 26, 2023

Motion by Jirsa, seconded by Buechler to approve the proposed minutes of the January 26, 2023 Mitchell Historic Preservation Commission meeting. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

6. Review and Comment: Razing 116 & 118 E 1st Ave

Jenniges explained the City of Mitchell received an application for a demo permit for this property back in December of 2022. The State Historic Preservation Office (SHPO) was notified since it is located within the historic district and they requested an abbreviated 11.1 case report due to the potential to encroach upon, damage or destroy historic property. Jenniges explained the buildings to the east were razed and during that process the applicants believe some damage was done to their building and it is now structurally compromised. The buildings to the west have gone through the process and are ready to be razed as well. Jenniges showed the photos that the applicant provided in the 11.1 case review, one of which shows a hole in the roof letting water into the building and creating water damage and mold. The applicant had a representative there to answer questions.

Logan went over what the board's charge was and also noted the board could request a HABS survey as well, which had been done for a couple of other buildings prior to being razed.

Jirsa noted his concerns about public safety with the building, since the building on the east has already been razed and the building on the west is about to be razed. He believes clay tiles and bricks will fall. The building is in tough shape and no one will restore the building because it is extremely expensive to do so. He doesn't believe there needs to be a HABS survey done on this building.

Schwam questioned if any of the brick or other materials will be saved for restoration of other buildings. Jirsa noted that other project materials have been saved when possible but that is

very costly and the bricks on this building will crumble due to the water issues it has.

Schroeder noted that Schoenfelder Construction will pile brick separately from the rest of the building materials so they can crush the brick and use them for roads so it does not end up in the landfill.

Cal Muntifering of Schoenfelder Construction said they will let others go through the building prior to the demo if they want, but there really isn't anything in the building to salvage. It is not cost effective for them to try and salvage any of the materials besides the brick.

Motion by Jirsa, seconded by Beuchler to agree with the 11.1 case report to demo the existing building due to financial impact and safety to the public. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

7. Other Business:

None.

8. Public Input:

None.

9. Adjourn

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Bradley, seconded by Beuchler, to adjourn the meeting at 5:41 P.M. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

Jeff Logan
Historical Preservation Commission Chairperson

Historic Preservation Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 27, 2023

1. Call to Order

Vice Chairperson Clark called the April 27, 2023 Mitchell Historical Preservation Commission meeting to order at 5:15 P.M. in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.
Present: Bradley (5:21), Buechler, Clark, Genzlinger, Pooley, Schwalm.
Absent: Enders, Jirsa, Logan, Swenson.
Staff Present: Jenniges.

3. Declaration Of Conflicts Of Interests

Genzlinger stated that he had walked through 300 N Main St with the applicants but after sending them a bill, they did not get the contract on the job moving forward. The board did not see that as a conflict of interest since he has no financial gain moving forward.

4. Approve Agenda

Motion by Buechler, seconded by Genzlinger to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: April 6, 2023

Motion by Schwalm, seconded by Pooley to approve the amended minutes of the April 6, 2023 Mitchell Historic Preservation Commission meeting. All present voting aye; motion carried.

6. Review and Comment: SHPO 11.1 Case Review for 300 N Main St

Chairperson Clark acknowledged Bradley joining the meeting at 5:21.

Jenniges explained the applicants applied for a TIF and the scope of work would require a building permit and therefore approval from SHPO. SHPO was notified and based on the information provided, they determined the proposed project has the potential to encroach upon, damage or destroy historic property that is included in the National Register of Historic Places; specifically, the proposed windows and the new entrance to the historic building must be sympathetic and compatible in design, material and size in order to not encourch upon, damage or destroy historic property. Therefore, they requested the 11.1 abbreviated case review regarding addititional project information, the design, size and materiality of the replacement windows, and the design of the new street access. Jenniges went through the case report and photos with the board. The applicant was present to answer questions.

Buechler questioned the unusable office space and new entrance being created. Don Dahl stated one of the current tenants did not rent out about 1300 square feet of office space. By doing so, there is no entrance into that location without going through a maze of hallways. It would be hard for anyone to know the potential business is there and how to get to it since it is also the same entrance and hallway to the tenants' apartments. Dahl stated they will make the new entrance resemble the existing entrances on the south side of the building.

Dahl explained the different styles of windows throughout the building and their intention to restore them back to wood windows like they had done across the street at the Crafty Fox building. They also intend to keep the old window signage where possible.

Motion by Pooley, seconded by Bradley to agree with the 11.1 case report. All present voting aye; motion carried.

7. Other Business:

None.

8. Public Input:

None.

9. Adjourn

Vice Chairperson Clark asked for a motion to adjourn the meeting. Motion by Schwalm, seconded by Buechler, to adjourn the meeting at 5:28 P.M. All present voting aye; motion carried.

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Pat Clark
Historical Preservation Commission Vice Chairperson

CITY OF MITCHELL

1ST & 2ND PENNY SALES TAX

MONTHLY COLLECTION HISTORY

YEAR	BUDGET AMOUNT:	TOTAL ACTUAL COLLECTIONS:	ACTUAL % INCREASE:	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
2009#	4,630,000	4,453,158.83	(3.00)	278,866.43	354,799.27	393,126.96	254,370.86	394,943.70	168,969.34	549,674.47	361,205.67	401,756.24	433,862.91	338,505.25	523,077.73	
2010^	4,680,000	4,742,773.61	6.50	268,490.26	356,710.90	379,005.63	334,120.30	338,671.95	323,599.24	497,044.67	458,154.87	219,891.86	500,224.92	524,161.12	542,697.89	
2011+	4,750,000	4,916,440.28	3.66	250,103.91	365,260.54	382,726.95	412,828.04	393,665.81	369,634.88	432,490.26	545,861.28	329,552.31	385,888.30	469,123.49	579,304.51	
2012	4,975,000	5,368,608.63	9.20	346,788.91	449,455.86	346,919.80	430,304.87	380,434.30	407,381.77	437,148.87	539,313.62	441,628.13	439,166.07	577,488.90	572,577.53	
2013	5,228,000	5,213,186.08	(2.89)	284,189.92	465,006.00	387,230.64	362,587.02	351,657.77	476,842.89	352,938.41	534,399.25	512,032.79	374,128.92	529,966.32	582,206.15	
2014	5,375,000	5,408,745.24	3.75	288,281.34	488,723.56	355,134.60	426,999.34	431,734.62	318,581.73	617,399.39	425,433.42	461,037.24	495,377.71	536,821.64	563,220.65	
2015	5,375,000	5,560,346.84	2.80	339,858.56	484,146.43	422,302.23	381,710.90	460,723.61	268,597.26	646,185.82	427,106.91	469,656.13	515,639.93	439,824.99	704,594.07	
2016	5,590,000	5,471,800.14	(1.59)	262,045.44	454,696.09	404,757.42	457,175.98	427,186.92	304,652.26	636,229.69	495,486.87	509,235.58	491,896.66	386,211.17	642,226.06	
2017	5,590,000	5,472,944.38	0.02	314,226.16	439,907.44	414,473.29	428,428.32	360,943.07	383,528.56	703,067.14	450,666.82	565,721.51	395,455.72	467,453.85	549,072.50	
2018	5,471,800	5,724,840.89	4.60	383,276.70	505,707.15	447,184.03	402,686.59	443,340.74	283,989.97	720,544.06	546,190.43	527,070.30	378,035.60	429,741.17	657,074.15	
2019	5,521,800	5,645,323.19	(1.39)	380,964.38	475,050.96	439,829.32	286,501.27	595,560.40	226,352.24	617,301.74	648,368.69	463,520.66	487,890.04	535,978.36	488,005.13	
2020	5,378,333	5,615,768.74	(0.52)	482,425.98	401,397.66	398,890.87	476,968.75	422,410.65	154,761.72	820,662.75	494,907.24	464,629.72	520,474.40	441,945.44	536,293.56	
2021	5,593,333	6,187,725.34	10.18	504,793.07	370,090.20	389,887.56	596,963.70	510,380.97	148,174.57	935,626.32	509,241.13	581,897.23	540,337.38	461,781.44	638,551.77	
2022	5,715,769	6,775,812.09	9.50	583,303.14	371,021.69	530,565.79	581,055.46	484,781.15	556,110.56	656,824.67	536,419.86	653,776.19	614,839.88	529,332.04	677,781.66	Monthly
				583,303.14	954,324.83	1,484,890.62	2,065,946.08	2,550,727.23	3,106,837.79	3,763,662.46	4,300,082.32	4,953,858.51	5,568,698.39	6,098,030.43	6,775,812.09	YTD
						1,593,252.54			587,336.88			0.00			0.00	Quarter
2023	5,900,000	2,180,589.42	5.55	540,211.39	535,030.61	518,010.54	587,336.88									Monthly
				540,211.39	1,075,242.00	1,593,252.54	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	2,180,589.42	YTD
				-7.39%	**12.67%**	**7.30%**	**5.55%**									YTD %

#	Adjusted for Sales Tax Overpayment to reflect what actual collections were for 2006-2009. Repayment made Jan. 2010 and Feb. 2010 in the amount of $10,804.90 per penny, per month, but total collection figures shown.
^	Adjusted for DRR encoding error in March and April. Repayment made June 2010 throught December 2010 in the amount of $13,892.02 per penny, per month.
+	Adjusted for Sales Tax Repayment to the City of Mitchell from the Dept. of Revenue in the amount of $179,411.96 ($89,705.98 per penny).

CITY OF MITCHELL

3RD PENNY SALES TAX

MONTHLY COLLECTION HISTORY

YEAR	BUDGET AMOUNT:	TOTAL ACTUAL COLLECTIONS:	ACTUAL % INCREASE:	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
2009	621,000	613,011.40	2.63	22,851.48	38,584.53	50,571.81	34,668.15	47,827.37	24,435.56	77,976.98	58,288.47	69,946.25	68,167.22	49,813.37	69,880.21	
2010	621,000	664,564.41	8.40	31,043.18	33,390.75	56,151.46	37,944.29	44,431.40	43,859.01	70,222.72	69,888.47	51,275.18	75,773.49	77,286.38	73,298.08	
2011	633,000	656,532.15	(1.21)	26,671.51	39,718.12	52,305.37	38,082.17	55,190.54	43,028.14	60,191.20	88,869.14	59,330.81	63,627.23	61,965.11	67,552.81	
2012	685,000	697,676.11	6.27	35,495.28	50,249.85	40,223.92	53,342.71	41,471.21	53,061.04	66,511.13	70,424.58	66,513.28	78,163.66	70,292.30	71,927.15	
2013	698,000	691,101.94	(0.94)	39,093.16	45,866.76	46,995.83	46,613.05	43,611.55	54,752.71	59,752.01	73,658.78	87,800.75	58,844.21	66,328.60	67,784.53	
2014	722,000	725,646.21	5.00	40,589.02	55,025.37	39,932.15	52,364.46	50,247.07	39,537.64	84,347.73	60,746.51	80,425.22	79,444.10	76,788.99	66,197.95	
2015	722,000	770,673.56	6.21	40,576.25	59,215.80	54,719.15	45,861.63	61,744.01	38,705.69	88,722.32	81,104.74	84,132.85	72,490.69	70,456.90	72,943.53	
2016	750,000	793,240.17	2.93	41,867.71	51,009.46	52,674.42	63,143.71	49,546.19	44,965.73	86,758.93	77,118.75	86,148.78	89,887.83	68,789.53	81,329.13	
2017	680,000	790,107.66	(0.39)	40,489.65	56,521.74	50,677.06	61,899.68	49,494.55	58,254.78	101,128.39	68,449.71	99,641.56	64,528.02	65,496.74	73,525.78	
2018	820,000	789,559.57	(0.07)	41,017.18	62,200.06	60,841.78	50,561.37	49,355.07	43,471.88	107,048.99	85,942.83	85,336.14	55,490.48	63,417.12	84,876.67	
2019	790,000	833,576.12	5.57	51,576.74	62,859.78	59,877.64	39,434.95	78,468.82	37,515.98	89,755.78	102,353.23	88,685.77	76,541.45	80,242.70	66,263.28	
2020	790,000	755,428.66	(9.37)	59,397.75	56,494.36	56,549.98	60,882.27	40,520.39	22,918.06	96,077.01	74,822.08	75,068.34	83,093.78	57,532.07	72,072.57	
2021	650,000	929,153.77	23.00	55,833.11	50,072.02	52,153.92	82,977.05	65,403.88	31,383.95	141,572.27	88,289.63	115,642.67	86,501.58	70,472.20	88,851.49	
2022	755,000	974,002.42	4.83	69,159.45	43,370.47	71,726.38	88,038.67	65,622.79	79,575.08	101,833.57	86,884.13	111,617.49	86,439.65	81,092.65	88,642.09	Monthly
				69,159.45	112,529.92	184,256.30	272,294.97	337,917.76	417,492.84	519,326.41	606,210.54	717,828.03	804,267.68	885,360.33	974,002.42	YTD
						199,200.39			70,927.22			0.00			0.00	Quarter
2023	845,000	270,127.61	(0.80)	58,654.19	75,561.41	64,984.79	70,927.22									Monthly
				58,654.19	134,215.60	199,200.39	270,127.61	270,127.61	270,127.61	270,127.61	270,127.61	270,127.61	270,127.61	270,127.61	270,127.61	YTD
				-15.19%	**19.27%**	**8.11%**	**-0.80%**									YTD %

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
GENERAL					
101-102 CASH CHANGE	200.00	0.00	0.00	200.00	0.00
101-1021 CASH CHANGE-PS	200.00	0.00	0.00	200.00	0.00
101-103 CASH CHANGE-FINANCE	300.00	0.00	0.00	300.00	0.00
101-104 CASH IN INT BEARING ACCTS	12,378,970.24	7,597,674.69	(7,980,487.96)	11,996,156.97	(382,813.27)
101-1044 INVESTMENT-FIT	371,081.39	5,220.87	0.00	376,302.26	5,220.87
101-1046 ASSIGNED CASH-CAPITAL IMPROV	4,429,837.00	0.00	0.00	4,429,837.00	0.00
101-10465DESIGNATED CASH-VETERAN'S PARK	51,050.35	0.00	0.00	51,050.35	0.00
101-10471ASSIGNED CASH-MIT TOWNSHIP	61,635.00	0.00	0.00	61,635.00	0.00
101-10472ASSIGNED CASH-SAT FIRE STAT	40,166.21	0.00	0.00	40,166.21	0.00
101-10473ASSIGNED CASH-LAKE SHORE STABI	0.00	0.00	0.00	0.00	0.00
101-10474ASSIGNED CASH-JETTY/BOAT DOCKS	1,000,000.00	0.00	0.00	1,000,000.00	0.00
101-10475ASSIGNED CASH-ASSESSMENTS	500,000.00	0.00	0.00	500,000.00	0.00
101-1048 ASSIGNED CASH-EMS EQUIP REPL	0.00	0.00	0.00	0.00	0.00
101-1049 ASSIGNED CASH-27TH PAYROLL	0.00	0.00	0.00	0.00	0.00
101-105 CERT OF DEPOSIT-GENERAL FUND	0.00	0.00	0.00	0.00	0.00
101-1051 CERTIFICATE OF DEPOSIT-FIT	0.00	0.00	0.00	0.00	0.00
101-1053 CERT OF DEPOSIT-GENERAL FUND	0.00	0.00	0.00	0.00	0.00
101-1054 CERT OF DEPOSIT-GENERAL FUND	0.00	0.00	0.00	0.00	0.00
101-1055 REST CD-2012/13 COMM PROJ DSRF	0.00	0.00	0.00	0.00	0.00
101-1074 RES CASH-2013 COMM PROJ DSRF	0.00	0.00	0.00	0.00	0.00
101-1076 RESTRICTED SAVINGS-BID #2/SA	91,723.52	0.00	0.00	91,723.52	0.00
101-1077 RESTRICTED-CLFRF FUNDS	0.00	0.00	0.00	0.00	0.00
101-1079 RESTRICTED-STP PURPOSES	889,886.51	0.00	0.00	889,886.51	0.00
TOTAL 101-GENERAL	19,815,050.22	(7,602,895.56)	(7,980,487.96)	19,437,457.82	(377,592.40)
PARK FUND					
201-102 CASH CHANGE	510.00	0.00	0.00	510.00	0.00
201-104 CASH IN INT BEARING ACCTS	1,542,584.38	1,937,535.49	(1,380,742.69)	2,099,377.18	556,792.80
201-1045 DESIGNATED CASH-SKATEPARK	0.00	0.00	0.00	0.00	0.00
201-1046 DESIGNATED CASH-CADWELL	0.00	0.00	0.00	0.00	0.00
201-1047 DESIGNATED CASH-CAP IMPROV FEE	12,123.09	0.00	0.00	12,123.09	0.00
201-1048 DESIGNATED-LIFEQUEST	322,644.00	0.00	0.00	322,644.00	0.00
201-107 RESTRICTED CASH	0.00	0.00	0.00	0.00	0.00
TOTAL 201-PARK FUND	1,877,861.47	(1,937,535.49)	(1,380,742.69)	2,434,654.27	556,792.80
LAKE MITCHELL					
203-104 CASH IN INT BEARING ACCTS	2,216,909.72	224,406.83	(277,265.38)	2,164,051.17	(52,858.55)
TOTAL 203-LAKE MITCHELL	2,216,909.72	(224,406.83)	(277,265.38)	2,164,051.17	(52,858.55)
ENTERTAINMENT TAX					
211-104 CASH IN INT BEARING ACCTS	745,217.60	271,632.34	(304,560.90)	712,289.04	(32,928.56)
211-1041 ASSIGNED CASH-STREETSCAPE	10,567.94	0.00	0.00	10,567.94	0.00
211-1042 ASSIGNED-CP PLAZA EXPANSION	100,000.00	0.00	0.00	100,000.00	0.00
211-107 RESTRICTED CASH-BONDS	0.00	0.00	0.00	0.00	0.00
TOTAL 211-ENTERTAINMENT TAX	855,785.54	(271,632.34)	(304,560.90)	822,856.98	(32,928.56)

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
BUSINESS IMPROV DIST #3					
213-104 CASH IN INT BEARING ACCTS	105,199.47	10,640.60	(12,028.80)	103,811.27	(1,388.20)
TOTAL 213-BUSINESS IMPROV DIST #3	105,199.47	(10,640.60)	(12,028.80)	103,811.27	(1,388.20)
E-911 EMERGENCY					
214-104 CASH IN INT BEARING ACCTS	760,940.78	448,737.18	(284,201.27)	925,476.69	164,535.91
TOTAL 214-E-911 EMERGENCY	760,940.78	(448,737.18)	(284,201.27)	925,476.69	164,535.91
SPECIAL ASSESS REVOLVING					
216-104 CASH IN INT BEARING ACCTS	176,915.99	0.00	0.00	176,915.99	0.00
TOTAL 216-SPECIAL ASSESS REVOLVING	176,915.99	0.00	0.00	176,915.99	0.00
COMMUNITY SERVICES					
218-102 CASH CHANGE	0.00	0.00	0.00	0.00	0.00
218-104 CASH IN INT BEARING ACCTS	302,901.29	395,036.96	(459,219.11)	238,719.14	(64,182.15)
218-1045 DESIGNATED CASH-IMPROVEMENTS	890.77	0.00	0.00	890.77	0.00
TOTAL 218-COMMUNITY SERVICES	303,792.06	(395,036.96)	(459,219.11)	239,609.91	(64,182.15)
NUTRITION					
219-102 CASH CHANGE	25.00	0.00	0.00	25.00	0.00
219-104 CASH IN INT BEARING ACCTS	391,359.33	78,957.42	(125,555.54)	344,761.21	(46,598.12)
TOTAL 219-NUTRITION	391,384.33	(78,957.42)	(125,555.54)	344,786.21	(46,598.12)
LIBRARY FINES FUND					
226-104 CASH IN INT BEARING ACCTS	85,144.68	12,883.45	(4,558.22)	93,469.91	8,325.23
TOTAL 226-LIBRARY FINES FUND	85,144.68	(12,883.45)	(4,558.22)	93,469.91	8,325.23
DEBT SER-TID #5 IVERSON					
302-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 302-DEBT SER-TID #5 IVERSON	0.00	0.00	0.00	0.00	0.00
DEBT SER-TID #7 WSTWD ADD					
303-104 CASH IN INT BEARING ACCTS	132,841.97	38,989.72	(171,831.69)	0.00	(132,841.97)
TOTAL 303-DEBT SER-TID #7 WSTWD ADD	132,841.97	(38,989.72)	(171,831.69)	0.00	(132,841.97)
DEBT SER-TID #8 CONF CTR					
304-104 CASH IN INT BEARING ACCTS	125,850.96	31,855.98	0.00	157,706.94	31,855.98
TOTAL 304-DEBT SERV-TID #8-HIGHLAND	125,850.96	(31,855.98)	0.00	157,706.94	31,855.98
DEBT SERV-TID #9 VANTAGE					
305-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 305-DEBT SERV-TID #9-VANTAGE	0.00	0.00	0.00	0.00	0.00

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
DEBT SERV-TID #10 MADC					
306-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 306-TID #10-MADC BUSIN PARK	0.00	0.00	0.00	0.00	0.00
TID #13 - MTI SOUTH CAMP					
307-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 307-TID #13-MTI SOUTH CAMPUS	0.00	0.00	0.00	0.00	0.00
TID #14 - PEPSI WIS-PAK					
308-104 CASH IN INT BEARING ACCTS	0.00	57,444.46	0.00	57,444.46	57,444.46
TOTAL 308-TID #14 - PEPSI WIS-PAK	0.00	(57,444.46)	0.00	57,444.46	57,444.46
TID #15 - PROBUILD					
309-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 309-TID #15 - PROBUILD	0.00	0.00	0.00	0.00	0.00
TID #16 - INNOVATIVE SYS					
310-104 CASH IN INT BEARING ACCTS	18,169.46	9,878.90	0.00	28,048.36	9,878.90
TOTAL 310-DEBT SERV-TID #16-INNOVAT	18,169.46	(9,878.90)	0.00	28,048.36	9,878.90
TID #17 - WOODS ADDITION					
311-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 311-DEBT SERV-TID #17-WOODS	0.00	0.00	0.00	0.00	0.00
TIE #18 - STARLITE ESTAT					
312-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 312-TID #18-STARLITE ESTATES	0.00	0.00	0.00	0.00	0.00
TID #19 - ANTACH/MHA					
313-104 CASH IN INT BEARING ACCTS	10,349.07	0.00	(10,349.07)	0.00	(10,349.07)
TOTAL 313-TID #19 ANTACH/MHA	10,349.07	0.00	(10,349.07)	0.00	(10,349.07)
TID #20 - MORRIS					
314-104 CASH IN INT BEARING ACCTS	0.00	6,188.45	0.00	6,188.45	6,188.45
TOTAL 314-TID #20-MORRIS	0.00	(6,188.45)	0.00	6,188.45	6,188.45
TID #21 - HOHN ENTERPR.					
315-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 315-TID #21 HOHN ENTERPRISES	0.00	0.00	0.00	0.00	0.00
TID #22 - KUSTOM CYCLES					
316-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 316-TID#22-KUSTOM CYCLES	0.00	0.00	0.00	0.00	0.00

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
TID #24 - PERFORMANCE PET					
318-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 318-TID #24-PERFORMANCE PET	0.00	0.00	0.00	0.00	0.00
TID #26 - WESTERN BLDG					
319-104 CASH IN INT BEARING ACCTS	0.00	4,562.09	0.00	4,562.09	4,562.09
TOTAL 319-TID #26-WESTERN BUILDING	0.00	(4,562.09)	0.00	4,562.09	4,562.09
TID #27 - FIALA HOUSING					
320-104 CASH IN INT BEARING ACCTS	0.00	442.61	0.00	442.61	442.61
TOTAL 320-TID#27-FIALA HOUSING	0.00	(442.61)	0.00	442.61	442.61
INDOOR SWIMMING POOL					
350-104 CASH IN INT BEARING ACCTS	486,911.05	51,026.00	(300.00)	537,637.05	50,726.00
TOTAL 350-INDOOR SWIMMING POOL	486,911.05	(51,026.00)	(300.00)	537,637.05	50,726.00
INDOOR SWIMMING POOL					
537-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 537-INDOOR SWIMMING POOL	0.00	0.00	0.00	0.00	0.00
KUSTOM CYCLES-TID #22					
539-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 539-KUSTOM CYCLES-TID #22	0.00	0.00	0.00	0.00	0.00
WATER					
602-104 CASH IN INT BEARING ACCTS	2,365,078.13	1,743,653.68	(1,357,327.17)	2,751,404.64	386,326.51
602-107 RESTRICTED CASH B-Y WATER	0.00	0.00	0.00	0.00	0.00
602-1072 WATER OPERATING CERT OF DEPOSI	0.00	0.00	0.00	0.00	0.00
TOTAL 602-WATER	2,365,078.13	(1,743,653.68)	(1,357,327.17)	2,751,404.64	386,326.51
SEWER					
604-104 CASH IN INT BEARING ACCTS	2,799,248.45	2,847,298.71	(2,558,618.61)	3,087,928.55	288,680.10
604-10701DESIGNATED CASH-STORM SEWER	0.00	0.00	0.00	0.00	0.00
604-1071 RESTRICTED CASH-SEWER REPLACE	0.00	0.00	0.00	0.00	0.00
TOTAL 604-SEWER	2,799,248.45	(2,847,298.71)	(2,558,618.61)	3,087,928.55	288,680.10
AIRPORT					
606-104 CASH IN INT BEARING ACCTS	71,481.04	124,120.18	(135,580.73)	60,020.49	(11,460.55)
TOTAL 606-AIRPORT	71,481.04	(124,120.18)	(135,580.73)	60,020.49	(11,460.55)
SANITATION					
612-102 CASH CHANGE	300.00	0.00	0.00	300.00	0.00
612-104 CASH IN INT BEARING ACCTS	4,009,738.33	819,747.79	(1,143,423.88)	3,686,062.24	(323,676.09)
612-1041 LANDFILL CLOSURE RESERVES	0.00	0.00	0.00	0.00	0.00
612-1042 MRLF CLOSURE/POST CLOSURE RESE	0.00	0.00	0.00	0.00	0.00
612-1043 MRLF CELL CONSTRUCTION RESERVE	0.00	0.00	0.00	0.00	0.00
612-1046 INVESTMENT FOR LF POST-CLOSURE	631,153.71	522.11	0.00	631,675.82	522.11
612-1047 INVESTMENT FOR MRLF CL/POST-C	805,799.20	3,754.60	0.00	809,553.80	3,754.60
612-1071 RESTRICTED CASH-2004 RLFL #1	13,622.00	0.00	0.00	13,622.00	0.00
612-1072 RESTRICTED CASH-2004 RLFL #2	14,318.00	0.00	0.00	14,318.00	0.00

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
TOTAL 612-SANITATION	5,474,931.24	(824,024.50)	(1,143,423.88)	5,155,531.86	(319,399.38)
CORN PALACE					
613-102 ATM CASH CHANGE	10,000.00	0.00	0.00	10,000.00	0.00
613-1021 CASH CHANGE	6,620.00	0.00	0.00	6,620.00	0.00
613-104 CASH IN INT BEARING ACCTS	70,947.73	547,059.49	(425,926.25)	192,080.97	121,133.24
613-1072 DESIGNATED CP TILES-PHASE 2	0.00	0.00	0.00	0.00	0.00
613-1073 DESIGNATED FOR CAPITAL IMPROVE	0.00	0.00	0.00	0.00	0.00
TOTAL 613-CORN PALACE	87,567.73	(547,059.49)	(425,926.25)	208,700.97	121,133.24
GOLF COURSE					
614-104 CASH IN INT BEARING ACCTS	303,057.24	150,639.65	(129,336.17)	324,360.72	21,303.48
TOTAL 614-GOLF COURSE	303,057.24	(150,639.65)	(129,336.17)	324,360.72	21,303.48
CAMPGROUND					
619-102 CASH CHANGE	100.00	0.00	0.00	100.00	0.00
619-104 CASH IN INT BEARING ACCTS	66,889.97	28,373.52	(6,973.33)	88,290.16	21,400.19
TOTAL 619-CAMPGROUND	66,989.97	(28,373.52)	(6,973.33)	88,390.16	21,400.19
EMERGENCY MEDICAL SERVICE					
621-104 CASH IN INT BEARING ACCTS	267,686.84	637,837.31	(522,834.54)	382,689.61	115,002.77
621-1045 ASSIGNED CASH-AMBULANCE REPL	224,000.00	0.00	0.00	224,000.00	0.00
TOTAL 621-EMERGENCY MEDICAL SERVICE	491,686.84	(637,837.31)	(522,834.54)	606,689.61	115,002.77
HEALTH INSURANCE					
652-104 CASH IN INT BEARING ACCTS	5,426,529.57	1,329,233.80	(383,614.78)	6,372,148.59	945,619.02
TOTAL 652-HEALTH INSURANCE	5,426,529.57	(1,329,233.80)	(383,614.78)	6,372,148.59	945,619.02
AGENCY FUNDS					
700-104 CASH IN INT BEARING ACCTS	309.26	305,623.91	(305,933.17)	0.00	(309.26)
700-1041 BID DEPOSITS	33,300.00	0.00	(2,000.00)	31,300.00	(2,000.00)
700-10411CORN PALACE GAMES	4,137.00	144,066.40	(77,409.43)	70,793.97	66,656.97
700-1042 REVENUE FOR STATE	13,738.22	46,957.08	(34,902.28)	25,793.02	12,054.80
700-10423FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00
700-1044 PARKS & RECREATION	3,627.46	0.00	0.00	3,627.46	0.00
700-1045 MCSF ROUND-UP	399.62	403.78	0.00	803.40	403.78
700-1050 PUBLIC SAFETY-DARE	1,624.28	0.00	(194.20)	1,430.08	(194.20)
TOTAL 700-AGENCY FUNDS	57,135.84	(497,051.17)	(420,439.08)	133,747.93	76,612.09
SPECIAL ASSESSMENT-710					
710-104 CASH IN INT BEARING ACCTS	495,923.42	1,908.28	0.00	497,831.70	1,908.28
TOTAL 710-SPECIAL ASSESSMENT-710	495,923.42	(1,908.28)	0.00	497,831.70	1,908.28

CASH BALANCES REPORT

AS OF: APRIL 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
2005 STREET CONST					
720-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 720-2005 STREET CONST	0.00	0.00	0.00	0.00	0.00
2011 STREET CONST					
724-104 CASH IN INT BEARING ACCTS	437,108.32	1,063.24	(51,135.00)	387,036.56	(50,071.76)
TOTAL 724-STREET CONSTRUCTION	437,108.32	(1,063.24)	(51,135.00)	387,036.56	(50,071.76)
MMS&B LOAN PROGRAM					
750-104 CASH IN INT BEARING ACCTS	0.00	0.00	0.00	0.00	0.00
TOTAL 750-MMS&B LOAN PROGRAM	0.00	0.00	0.00	0.00	0.00
FLEXIBLE SPENDING ACCT					
753-104 CASH IN INT BEARING ACCTS	2,929.71	33,158.80	(26,195.66)	9,892.85	6,963.14
TOTAL 753-FLEXIBLE SPENDING ACCT	2,929.71	(33,158.80)	(26,195.66)	9,892.85	6,963.14
GRAND TOTAL	45,442,774.27	(19,948,536.37)	(18,172,505.83)	47,218,804.81	1,776,030.54

*** END OF REPORT ***

May 2, 2023

TO: Mayor & City Council

Building Permits Apr. 2023

NO	NAME	ADDRESS	BUILDING	CONTRACTOR	COST	FEE
14866	Roxanne Ackman	212 W. 1st Ave.	Rework Space	Dalrymple	$ 31,200.00	$ 291.00
14867	Jensen Design Bld.	2310 Urbana Dr.	New Home	Jensen Design Bld.	$ 194,500.00	$ 670.00
14868	Jay Peppel	840 E. 6th Ave.	Home\garg. Addn.	Owner	$ 80,320.00	$ 376.00
14869	Mebius Nursery	1700 N. Foster St.	New Shop/Office	Krogman Cost.	$ 79,000.00	$ 545.00
14870	Muth Elec.	730 N. Kimball St.	New Warehouse	Jim Radke	$ 101,000.00	$ 643.00
14871	James Robideau	625 N. Langdon St.	Reroof Home	Chucks Roofing	$ 6,800.00	$ 20.00
14872	MTC Spec. Home #101	2019 Quiett Lane	New Home	MTC	$ 239,575.00	$ 782.00
14873	Gold Key Proerties LLC	1164 Woods Circle	Move in Home	Ethan Lumber	$ 179,040.00	$ 545.00
14874	South Side Plaza	1305 W. Havens Ave.	Rework Space	Puetz Const.	$ 309,000.00	$ 1,375.00
14875	Mahi #3	622 N. Duff St.	New Home	MAHI	$ 117,900.00	$ 477.00
14876	MG Oil Genesis Farm	716 N. Rowley St.	Rework Space	H-T Const.	$ 410,000.00	$ 1,725.00
14877	Menards Self Storage	2510 S. Capital St.	New Storage Facility	Menards	$ 1,129,683.00	$ 3,930.00
14878	Mark Wilson	1431 N. Ridge Rd.	Windows/siding	Owner	$ 21,300.00	$ 20.00
14879	Chan Van Laecken	900 W. Spruce Ave.	Comm. Reside	Owner	$ 12,140.00	$ 135.00
14880	Donna Fortin	1401 S. Main St.	Car Port	Owner	$ 2,200.00	$ 34.00
14881	Mitchell Public School	821 N. Capital St.	New High School	Peutz Const.	$ 36,906,502.00	$ 111,259.00
14882	Quinton Young	925 E. Ash Ave.	Reroof Home	Owner	$ 6,800.00	$ 20.00
14883	Rick Brinker	400 E. 4th Ave.	New Windows	Your Home Improvement	$ 7,200.00	$ 20.00
14884	Vanny Cheng	1018 S. Miller St	Reroof Home	CE Const.	$ 6,100.00	$ 20.00
14885	Ramada Inn	1525 W. Havens Ave.	Comm. Reroof	Great Plains Roofing	$ 250,000.00	$ 1,165.00
14886	Steve&Kerri Soulek	816 W.5th Ave.	Windows/siding	Owner	$ 18,680.00	$ 20.00
14887	Adam Chapmann	1813 E. Birch Ave.	Finish Basement	Owner	$ 9,720.00	$ 81.00
				TOTALS	**$ 40,118,660.00**	**$ 124,153.00**

Sincerely,

John D. Hegg

Building Official

MITCHELL POLICE DEPARTMENT
ACTIVITY REPORT FOR APRIL 2023

	APRIL 2022	APRIL 2023	YEAR TO DATE 2023
CALLS			
Calls for Service (6 Counties)	**805**	**894**	3,771
Calls for Service (City of Mitchell)	**817**	**885**	3,313
Case Reports Written (City Mitchell)	**185**	**210**	780
TOTAL CALLS ANSWERED	1807	**1989**	7,864

TRAFFIC STOPS PERFORMED			
Mitchell Police	**226**	**212**	768
All other counties	**318**	**526**	1620
TOTAL TRAFFIC STOPS	544	**738**	2388

ACCIDENTS			
TOTAL ACCIDENTS REPORTED	15	**23**	116

TICKETS ISSUED	100	**116**	469

WARNING TICKETS ISSUED	176	**158**	620

PARKING TICKETS ISSUED	6	**12**	214

Mike Koster
Chief of Police

Mitchell Fire Rescue Monthly reports for 2023

Amb Call Activity	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total
Total amb calls	187	140	165	130									622
Amb. Transfers Out of Town	19	10	9	5									43
Fire Call Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Total fire calls	29	20	18	27									94
City fire calls	29	19	17	24									89
County fire calls	0	1	1	3									5
EMS assist calls	90	70	23	42									225
Fire Preven. Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Fire Inspections	5	10	15	11									41
Consultations/Plans	11	27	12	54									104
Public Education	0	1	4	1									6
Fire Investigations	1	0	1	1									3
Dept. Other Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Total Activities	5	3	4	5									
Dept. tours	2	1	0	1									
Public Education	4	2	4	4									

City of Mitchell | **Dept. of Public Safety**
201 West 1st Ave | Mitchell, SD 57301
Phone: 605-995-8400 | Fax: 605-995-8486
CityOfMitchell.org

April Monthly Code Enforcement report.

As of 04-30-23 Code Enforcement is currently monitoring approximately 20 properties in the city of Mitchell.

Code Enforcement is still monitoring 1 property on N Main St.
Code Enforcement is in the process of working on the abatement of Greg Patton's property on the south-east corner of Havens and Foster, progress is resuming and a quote from H&R Salvage for abatement has been received.

Contractors were not needed to mow properties within the city of Mitchell during the month of April.
City crews were not needed to abate any properties during the month of April.

Sincerely,

Justin Maas | Department of Public Safety
City of Mitchell
201 W. 1st Street, Mitchell. SD 57301
605-995-8400
justinm@mitchelldps.com

Palace Transit Monthly Ridership Report
Fiscal Year: October 1st, 2022 through September 30th, 2023
Month: MARCH 2023

	Month End		Year to Date		Difference	
	2022	2023	2022	2023	Month End	Year to Date
Elderly Riders	1,143	1,330	6,407	6,843	187	436
General Public Riders	454	877	2,079	4,174	423	2,095
Handicap Riders	2,108	2,492	10,523	12,329	384	1,806
School - Age Riders	2,816	3,074	14,414	15,445	258	1,031
Unduplicate						
59 & Under	12	39	469	628	27	159
Elderly 60 & Over	20	31	237	309	11	72
Total Rides	6,521	7,773	33,423	38,791	1,252	5,368
Total Miles	15,471	18,049	78,634	87,592	5,704	8,958

MARCH 2023	Education	Employment	Medical	Nutrition	Same Day	Shopping	Social Rec
Trip Type	3,632	1,958	970	89	126	358	640

MONTHLY -- B-Y WATER-GALLON AND CHEMICAL USAGE REPORT

MONTH --- April YEAR - 2023

Influent -------- 45.853-- Million Gallon's

Effluent ------- 44.040 -- Million Gallon's

Chemical costs for B-Y Water:

Chlorine usage --------- 0 lbs. @ $1.45 per lb. = $0.00

Ammonia usage ------- 0 lbs. @ $2.17 per lb. = $0.00

Poly –phosphate------ 500 lbs. @ $2.25 per lb. = $1,125.00

Total = $1,125.00

Cost per Unit (750 gallon) = $0.019

Cost per 1,000 gallons of water = $0.026

CITY OF MITCHELL

MONTHLY WATER TREATMENT CHEMICAL COMSUMPTION REPORT

MONTH / YEAR—April, 2023----- Jon Vermeulen – Utilities Superintendent

Coagulant Aid- (2187) = 0-Gals. X CONTRACT = $0.00

Lime = 0# or 0- TON'S X $192.39/TON = $0.00

Sodium Chlorite = 0-GAL. X CONTRACT = $0.00

Fluoride = 0-GAL. X $1.99/GAL. = $0.00

Polymer (2386) = 0-GAL. X CONTRACT = $0.00

Activated Carbon = 0# or 0- TON'S X $1,936.25/TON = $0.00

Chlorine = 0# or 0.000- TON'S X $1.45/LB. = $0.00

Poly Phosphate = 500# or .275 TON X $2.25/LB. = $1125.00

Carbon Dioxide = 0# or 0 - TON'S X $178.00/TON = $0.00

Ammonia = 0# or 0.000- TON'S X $2.17 /LB. = $0.00

Pristine Contract = 0 –MG of WATER X .255/1000 GALS. RAW WATER = $0.00

TOTAL = $1125.00

Raw Water Treated (LAKE) 0 MG------or 0 MGD----------or---------- PEAK DAY 0 MG

Finished Water (EFFLUENT) 44.040 MG-----or 1.468 MGD----------or-------- PEAK DAY 2.007 MG

B-Y- Water (INFLUENT) 45.853 MG------ or 1.528 MGD--------or---------- PEAK DAY 1.943 MG

B-Y & RAW WATER TREATED – TOTAL= 45.853 MG --- or 1.582 MGD ----or ----- PEAK DAY 1.943 MG

Chemical cost = 1125.00 = $25.54 per MG or 0.019 cents per Unit (750 GALLONS).

CHEMICAL FEED RATES IN Mg/L

Coagulant Aid- (2187) = 0 Mg/L -- 0 Gallons / Raw Water

Lime = 0 Mg/L 0 lbs. / 7 lbs. Per Gallon/ Raw Water

Sodium Chlorite = 0 Mg/L -- 0 Gallons / Raw Water

Fluoride = 0 Mg/L -- 0 Gallons / Raw Water

Polymer (2386) = 0 Mg/L -- 0 Gallons / Raw Water

Activated Carbon = 0 Mg/L -- 0 lbs. / 4 lbs. per Gallon / Raw Water

Chlorine = 0 Mg/L -- 0 lbs. / 11.75 lbs. per Gallon / Raw Water

Poly Phosphate = 1.50 Mg/L-- 500 lbs. / 10.5 lbs. per Gallon / Raw Water

Carbon Dioxide = 0 Mg/L -- 0 lbs. / 8.50 lbs. per Gallon / Raw Water

Ammonia = 0 Mg/L -- 0 lbs. / 5.15 lbs. per Gallon / Raw Water

Polymer = 0 Mg/L -- 0

CITY OF MITCHELL

Monthly - Chemical Inventory at the Water Treatment Plant

Date: 5/1/23

Coagulant – (AF-1102) ____270____Gallons

Lime __159,104__lbs. or __79.552__Ton's

Fluoride ____814____ Gallon's

Sodium Chlorite – (PHI-3125) ___80___ Gallon's

`

Polymer-(PHI-2386) ____0____Gallon's
(AF-84500)____0____Gallon's

Activated Carbon ___6,650___lbs. or ____3.325____Ton's

Chlorine ____795____lbs. or ___0.398___Ton

Poly-phosphate ____1650____lbs. or _.825____Ton's

Carbon Dioxide ___0___Lbs. or ___0___Ton's

Ammonia ____510.5____ lbs. or ____0.255____Ton's

WATER CONSUMPTION

DATE	Lake Mitchell Influent MG	B-Y Rural Water Influent MG	Effluent to Water Towers MG
4/1/2023	0-MG	1.210	1.056
4/2/2023	0-MG	1.322	1.399
4/3/2023	0-MG	1.629	1.429
4/4/2023	0-MG	1.100	0.954
4/5/2023	0-MG	1.741	1.782
4/6/2023	0-MG	1.165	1.000
4/7/2023	0-MG	1.721	1.749
4/8/2023	0-MG	1.146	1.029
4/9/2023	0-MG	1.584	1.695
4/10/2023	0-MG	1.317	1.117
4/11/2023	0-MG	1.622	1.708
4/12/2023	0-MG	1.943	1.622
4/13/2023	0-MG	1.725	1.943
4/14/2023	0-MG	1.304	1.130
4/15/2023	0-MG	1.244	1.478
4/16/2023	0-MG	1.573	1.478
4/17/2023	0-MG	1.504	1.693
4/18/2023	0-MG	1.453	1.317
4/19/2023	0-MG	1.861	2.007
4/20/2023	0-MG	1.192	0.968
4/21/2023	0-MG	1.608	1.596
4/22/2023	0-MG	1.701	1.033
4/23/2023	0-MG	1.639	1.760
4/24/2023	0-MG	1.425	1.213
4/25/2023	0-MG	1.686	1.706
4/26/2023	0-MG	1.530	1.295
4/27/2023	0-MG	1.907	1.933
4/28/2023	0-MG	1.359	1.411
4/29/2023	0-MG	1.764	1.547
4/30/2023	0-MG	1.878	1.992
TOTALS	0-MG	45.853	44.040

Utilities Superintendent-Jon Vermeulen

Date	Source	Site	Chlorine PPM 0.5PPM-4.00PPM	Bacteria
4/11/2023	Dakota Medical Specialis	#6	2.59	Absent
4/11/2023	Erickson Oil	#7	2.37	Absent
4/11/2023	Wesley Acres	#9	2.72	Absent
4/11/2023	Culvers	#10	2.74	Absent
4/11/2023	Moose Lodge	#11	2.74	Absent
4/11/2023	Casey's	#14	2.51	Absent
4/11/2023	City Hall	#15	2.69	Present
4/11/2023	Mitchell Tech Inst	#16	2.69	Absent
4/17/2023	Arnies	#8	2.84	Absent
4/17/2023	City Library	#12	2.71	Present
4/17/2023	City Park Dept	#13	2.84	Absent
4/17/2023	Holy Family Church	#17	2.62	Absent
4/17/2023	Mitchell Middle School	#18	2.80	Absent
4/17/2023	Brady Memorial Home	#19	2.94	Absent
4/17/2023	Abbra Body Shop	#20	2.79	Absent
Average			**2.71**	**Absent**

B-Y WATER DISTRICT

31039 428th AVENUE PO BOX 248
TABOR SD 57063

Phone (605) 463-2531 Toll Free (800) 286-3654
E-mail msmudder@hcinet.net or srwoods@hcinet.net

Office Hours:
Monday-Friday 8:00 A.M. to 4:30 P.M.

CITY OF MITCHELL
612 N. MAIN STREET
MITCHELL SD 57301

Service Address

Acct # 06771

Date Printed MAY 1 23

Monthly Billing Statement

Date Read	Present Reading	Previous Reading	Total Gallons Used	Water Charge	Non Water Charge	Amount
MAY 1 23	13,556,686,000	13,513,561,000	43,125,000	53,043.75		53,043.75

0.00

B-Y WATER
602-43330-42850

Balance Due Upon Receipt $ 53,043.75

If not paid by the 20th of the month, we will apply a $25.00 late fee to your bill.

JV

B-Y Water District is an Equal Opportunity Employer and Provider
PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT

CITY OF MITCHELL
612 N. MAIN STREET
MITCHELL SD 57301

06771

MAY 1 23

CUST ACCT # 06771

Date Read	Present Reading	Previous Reading	Total Gallons Used	Water Charge	Non Water Charge	Amount
MAY 1 23	13,556,686,000	13,513,561,000	43,125,000	53,043.75		53,043.75

0.00

Service Address

Balance Due Upon Receipt $ 53,043.75

Remit to:

B-Y WATER DISTRICT
P O BOX 248
TABOR SD 57063

TOTAL PAYMENT $ 53,043.75

City of Mitchell Water Rate Charged

5/1/2023

	Base Rate (1,000 Gallons)	Added Rate (1,000 Gallons)	Combined Rate (1,000 Gallons)
Use below 2.65 MGD =	$1.23	$0.00	$1.23
Use between 2.65 MGD to 2.90 MGD =	$1.23	$1.00	$2.23
Use between 2.90 MGD to 3.15 MGD =	$1.23	$1.50	$2.73
All use over 3.15 MGD =	$1.23	$2.00	$3.23

Month: 4 **Year:** 2023 **Billing Month:** 5

Day of Month	24 Hour Use(Kgal)	Use Above 2.65 MGD	Base Rate Use	Base Rate Cost	2.65 - 2.9 MGD Usage	2.65 - 2.9 MGD Added Cost	2.9 - 3.15 MGD Usage	2.9 - 3.15 MGD Added Cost	All Use Over 3.15 MGD	All Use Over 3.15 MGD Cost	Total Daily Cost
1	1,164,000	0	1,164,000	$1,431.72	0	$0.00	0	$0.00	0	$0.00	$1,431.72
2	1,160,000	0	1,160,000	$1,426.80	0	$0.00	0	$0.00	0	$0.00	$1,426.80
3	1,708,000	0	1,708,000	$2,100.84	0	$0.00	0	$0.00	0	$0.00	$2,100.84
4	848,000	0	848,000	$1,043.04	0	$0.00	0	$0.00	0	$0.00	$1,043.04
5	1,908,000	0	1,908,000	$2,346.84	0	$0.00	0	$0.00	0	$0.00	$2,346.84
6	1,116,000	0	1,116,000	$1,372.68	0	$0.00	0	$0.00	0	$0.00	$1,372.68
7	1,687,000	0	1,687,000	$2,075.01	0	$0.00	0	$0.00	0	$0.00	$2,075.01
8	1,096,000	0	1,096,000	$1,348.08	0	$0.00	0	$0.00	0	$0.00	$1,348.08
9	1,120,000	0	1,120,000	$1,377.60	0	$0.00	0	$0.00	0	$0.00	$1,377.60
10	1,697,000	0	1,697,000	$2,087.31	0	$0.00	0	$0.00	0	$0.00	$2,087.31
11	1,165,000	0	1,165,000	$1,432.95	0	$0.00	0	$0.00	0	$0.00	$1,432.95
12	1,734,000	0	1,734,000	$2,132.82	0	$0.00	0	$0.00	0	$0.00	$2,132.82
13	1,269,000	0	1,269,000	$1,560.87	0	$0.00	0	$0.00	0	$0.00	$1,560.87
14	1,672,000	0	1,672,000	$2,056.56	0	$0.00	0	$0.00	0	$0.00	$2,056.56
15	1,113,000	0	1,113,000	$1,368.99	0	$0.00	0	$0.00	0	$0.00	$1,368.99
16	1,621,000	0	1,621,000	$1,993.83	0	$0.00	0	$0.00	0	$0.00	$1,993.83
17	1,161,000	0	1,161,000	$1,428.03	0	$0.00	0	$0.00	0	$0.00	$1,428.03
18	1,718,000	0	1,718,000	$2,113.14	0	$0.00	0	$0.00	0	$0.00	$2,113.14
19	1,500,000	0	1,500,000	$1,845.00	0	$0.00	0	$0.00	0	$0.00	$1,845.00
20	1,475,000	0	1,475,000	$1,814.25	0	$0.00	0	$0.00	0	$0.00	$1,814.25
21	1,571,000	0	1,571,000	$1,932.33	0	$0.00	0	$0.00	0	$0.00	$1,932.33
22	1,132,000	0	1,132,000	$1,392.36	0	$0.00	0	$0.00	0	$0.00	$1,392.36
23	1,240,000	0	1,240,000	$1,525.20	0	$0.00	0	$0.00	0	$0.00	$1,525.20
24	1,750,000	0	1,750,000	$2,152.50	0	$0.00	0	$0.00	0	$0.00	$2,152.50
25	1,280,000	0	1,280,000	$1,574.40	0	$0.00	0	$0.00	0	$0.00	$1,574.40
26	1,844,000	0	1,844,000	$2,268.12	0	$0.00	0	$0.00	0	$0.00	$2,268.12
27	1,876,000	0	1,876,000	$2,307.48	0	$0.00	0	$0.00	0	$0.00	$2,307.48
28	1,208,000	0	1,208,000	$1,485.84	0	$0.00	0	$0.00	0	$0.00	$1,485.84
29	1,844,000	0	1,844,000	$2,268.12	0	$0.00	0	$0.00	0	$0.00	$2,268.12
30	1,448,000	0	1,448,000	$1,781.04	0	$0.00	0	$0.00	0	$0.00	$1,781.04
31	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
TOTALS	**43125000**	**0**	**43,125,000**	**$53,043.75**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**$53,043.75**

Previous Month Read =	13,513,561,000
Current Month Read =	13,556,686,000
Current Month Use =	43,125,000

	Total Cost	Gallons Used	Base Cost	Cost Over 2.65MGD
Days billed in April =	$53,043.75	43,125,000	$53,043.75	$0.00
Days carried from previous month =	$0.00	0	$0.00	$0.00
Total bill for April =	$53,043.75	43,125,000	$53,043.75	$0.00

Days that will be billed in May = $0.00

Note: May billing meter was read on May 1st therefore no April days will be included in June billing.

City of Mitchell | **Airport**
612 North Main Street | Mitchell, SD 57301

Mitchell
SOUTH DAKOTA
Outside expectations

Airport Report April 2023

Snow removal operations have concluded for the year. Preparations are underway for all turf maintenance operations. The lease/mowing tractor will be available mid May. Airfield lighting repairs , runway inspections and winter weather advisories were maintained throughout the month. All equipment received regular scheduled maintenance and repairs. We are currently getting quotes for a replacement boiler for the SRE building . We will need to move on this , as the building is without heat. Work will need to be completed this summer.

The Mitchell Airport is truly at a turning point. And this could very well be the point of no return. The FAA provides funding based on runway operations. According to the limited information they currently have, Mitchell is not meeting the requirement of 500 operations on 18/36 to keep the 5300' we have. The impact of shortening the length of runway 18-36 is nothing short of a step backwards. One of the great benefits that the Mitchell Airport has been able to provide is reasonably adequate runway lengths for a wide range of aircraft under typical wind/weather patterns. If 18-36 is shortened to 3600' a fair amount of traffic would be limited to one runway regardless. The direct effect of this is unknown , but could eventually make an impact on larger aircraft planning trips to Mitchell. The minimal benefits perceived by the FAA in initial reconstruction and typical maintenance savings do not outweigh the benefits of the current 5300'. Many airports have been forced to shorten their runways do to lack of space after the new de-coupling requirement was presented to them. Early projections indicate that we will be able to return to the original airbase configuration and still have adequate room for 5000-5500' . If you tour the airport during the opening weekends of pheasant hunting you will see a large number of jets and larger turbine aircraft. All of those aircraft were able to use either runway for landing and departures. It would really put the airport in kind of a precarious , maybe dangerous situation.

A new technology (VirTower) has recently become available for tracking airport arrivals and departures. This technology is a combination of minimal ground based equipment with 2 small GPS antennas and a small piece of equipment (VTAS-sensor) with internet connection . The equipment works by monitoring signals generated from the aircraft's ASD-B transponder. This transponder provides additional aircraft type and positioning information including GPS coordinates. You are then granted permissions to log onto the VirTower master server to not only track real time airport activity , but also provide hard copy records of numbers and types of aircraft using the airport , including which runways were used and when. These systems are being used at over 100 locations now to provide total airport operational activity , which can then be used to help justify/approve projects under FAA guidelines. This information would provide accurate information on operation numbers and type for each runway. The cost of the equipment and necessary permissions is $6,000 annually. We would not necessarily need the equipment beyond one year , and could terminate at 12 months. There are no long term requirements. We would like to install the equipment ASAP for 12 months and obtain accurate records of total aircraft operations . This would answer any questions moving forward regarding operations. It may not give us the numbers we hope for , but we would have information that we currently do not have. This will help develop our ALP and general long term planning. This system is helping airports across the country obtain grants from the FAA by providing accurate , verifiable data. This system is currently installed in Brookings SD with positive results .

Supplemental Budget Appropriation Request Form / Automatic Supplement Request Form

Department:	Park and Rec	Date Submitted:	05/15/2023
Budget line # to be supplemented:	201-45160-42500	Budget line description:	Sports Complex Repair and Maintenance
Supplemental amount requested:	$3,321.41	Submitted by:	Kevin Nelson

Describe the need for the supplemental funds:

Roof damage was incurred at the ice arena following a snow storm, and this insurance claim payment, along with the deductible, covered the cost of the related repairs which have been made to the facility.

Is this a re-appropriation of a previous year's budget?

○ yes ◉ no

What budget line # is the re-appropriation from?

N/A

What is the amount of the budget line was unspent?

N/A

Explain why the re-appropriation was not accomplished in the previous fiscal year's budget.

Storm damage and related expense occurred during 2023 calendar year.

Is this an automatic supplement request due to grant funds or other unanticipated revenue received?

◉ yes ○ no

Amount of funds received:

Funds received from:

Property insurance claim payment - pull from 20

Explain the impact of waiting until the next fiscal year to budget for this item:

N/A

CITY OF MITCHELL
RAFFLE PERMIT

Date of Application: 5-2-23

Organization: Moose Lodge - 875 - Mitchell

SDCL #22-25-25 authorizes the following organizations or committees to conduct lotteries / raffles. Please indicate your category:

_____ Chartered veterans' organization
_____ Charitable organization
✓ Fraternal organization
_____ Political party
_____ Political action committee or political committee on behalf of any candidate for a political office
_____ Religious organization
_____ Educational organization
_____ Local civic or service club
_____ Volunteer fire department

Contact Information:

Name: Carol Schoenfelder

Address: 2665 S. Rowley Mitchell SD 57301

Phone #: 605-933-0804

Email: cschoenfelder@lifeguestsd.com

501(c) 3 – (Non-Profit): yes ✓ no_____ eligible_____

Dates of Ticket Sales: As soon as approved

Date of Raffle Drawing: July 15th 2023

Value of Raffle Prize: $250.00 per board paid out $5.00 a chance

Proceeds Benefitting: Children + Youth Programs

*Raffle tickets cannot be sold until 30 days after permit is received by Finance Office

Date Received: 5-2-23

For Finance Office Use Only:

Council Approval Date: _____

Signature:

_____
Finance Officer

★ We normally mark of the street the day of the rodeo parade - but should we not have a rodeo we will still draw out of a bucket.

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Aaron Hieb
Desired Action of City Council:	Authorization & Approval		
Amount Budgeted in current fiscal year for this item (if applicable):	N/A - Traffic		
Agenda Item:	Special Event Permit for Tour de Corn on Saturday, August 19th, 2023		

Explanation/Background of Agenda Item Requested:

The Palace City Pedalers are requesting a Special Event Permit for their annual Tour de Corn on Saturday, August 19th, 2023, from 4:00 AM until 11:00 AM. Registration for the event begins at 5:30 AM at the Corn Palace. The first ride (100-Mile) starts at 6:00 AM, where hundreds of participants will ride different routes (15-Mile, 35-Mile, 62-Mile, and 100-Mile) throughout the Mitchell area and around Lake Mitchell.

The permit application requests the following:

- Road Closure
- Parking Lot Closure

Road closure will include 7th Avenue from Main Street to Lawler Street from 4:00 AM until 11:00 AM, since this is where the bikers take off from. Also, the parking lot closure will include the west half of the City Hall parking lot from 4:00 AM until 11:00 AM, as this is where the bikes will be parked.

Please see the attached Special Event Permit Application, the 15-Mile route map, and the road/parking lot closure map for more information.

*Approval of the submitted Special Event Permit Application will be contingent upon the receipt of the Certificate of Liability Insurance Form. They will submit the Certificate of Liability Insurance Form to the City as soon as it is available.

Staff recommends City Council approval of the requested Special Event Permit as outlined in the attached application.

Print

Special Event Permit Application - Submission #2594

Date Submitted: 4/26/2023

City of Mitchell SOUTH DAKOTA

Special Event Permit Application

Events that are open to the general public and take place within the public right-of-way; require closure of streets or parking lots, sound amplification, fireworks, or are located within a park, are coordinated through the special event application & permit process. Typically, these events require permits, licenses, and approvals from several City departments, depending on the size and nature of the special event. To apply for a Special Event Permit, please complete this application. Your application, including required attachments, needs to be submitted no later than forty-five (45) days before your event. Facility Use Agreements should also be completed at this time (if applicable).

Event Name:*

Tour De Corn

Event Date:*

8/19/2023

Event Hours:*

4:00 AM — 11:00 AM

Requests included in this application:*

- [x] Road Closure
- [x] Parking Lot Closure
- [ ] Parade Permit - with escort & closures ($250 Fee)
- [ ] Parade Permit ($50 fee)
- [ ] Noise Permit
- [ ] Fireworks Permit ($50 fee)
- [ ] Special Event Liquor License ($500 fee)
- [ ] Consumption Permit ($500 fee)

Time Requested for Road Closure

8/19/2023 4:00 AM — 8/19/2023 11:00 AM

Time Requested for Parking Lot Closure

8/19/2023 4:00 AM — 8/19/2023 11:00 AM

Event Information:

Overall Event Description:*

biking event where hundreds of participants ride different routes that consist of 100miles, 62miles, 35miles, and 15miles..

Please check all that apply:*

- [ ] This is a first time event.
- [x] This event is open to the public.
- [ ] Admission will be charged.
- [x] Vendor and / or participant fees are required.
- [ ] The event includes the sale or use of alcoholic beverages.
- [ ] Items and / or services will be sold at the event.
- [ ] The event will be held in a City Park or Facility.

Total anticipated attendance:*

370

Name of Group Sponsoring the Event:*

Palace City Peddlers

Is your organization a "Tax Exempt", non profit organization?*

- [x] yes (please attach 501C Exemption Letter)
- [ ] no

501C Exemption Letter Attachment

Choose File No file chosen

Event Application Contact Person:*

Katina Voje

Contact Person's Email:*

katvoje@gmail.com

Phone Number: *

605-505-0293

Day of Event Contact Person:*

Katina Voje

Contact Person's Email:*

katvoje@gmail.com

Phone Number:*

605-505-0293

Facility Use, Route Map, and Impacted Areas

Please provide a detailed description of what facilities and equipment will be used/needed (including bleachers, picnic tables, water, electricity, etc.), and what closures are needed. Attach a copy of the Event Map with your application. The Event Map should show overall layout and setup locations of the following items: alcoholic concessions, beer gardens, food concessions, food prep areas, first aid facilities, trash containers/dumpsters, fencing/barriers/or barricades, sources of electricty/generators, canopies or tent locations; stages, platforms, seating, or related structures.*

We would like the corner of 7th & main closed off because that is where the bikers take off from..Also need the parking lot on the north side of the corn palace closed off. Thanks

This event will include the use of:*

*** Any item(s) selected below needs to be reserved and fee submitted/collected to the respective City Department before application process can proceed.**

- ☐ Indoor Park Shelter ($117.15 Park & Rec Fee)
- ☐ Outdoor Park Shelter ($58.58 Park & Rec Fee)
- ☑ City Facility or Other City Building
- ☐ Picnic Table Rentals ($25/each/day- Park & Rec Fee)
- ☐ Bleacher Rentals ($35/each/day- Park & Rec Fee)
- ☐ Electricity - Main Street Only (Confirm Fee with the Corn Palace)
- ☐ Water - Main Street Only (Confirm Fee with Corn Palace)

Safety, Security, and Accessibility

Please provide a detailed description of the safety, security, and parking plans for the event. Please describe your procedures for crowd control, internal security, and accessibility plans for individuals with disabilities, as well as what arrangements have been made for First Aid, and parking/shuttle plans to the special event.*

bikes will be parked in the parking lot that is closed off

Noise Permits

Special events that cannot comply with Mitchell City Code Title 5, Chapter 5, Noise Control; are required to obtain a noise permit. MCC 5-5 can be found at: www.cityofmitchell.org/specialevents

Will Sound Amplification be used?*

- ○ Yes
- ◉ No

What time will sound amplification be used?

hh:mm am/pr — hh:mm am/pr

Please list the start time and finish time.

Will sound checks be conducted prior to the event?

- ○ Yes
- ○ No

When will sound checks be preformed?

hh:mm am/pr

Fireworks Permits

If any fireworks, rockets, or other pyrotechnics will be used, you must complete the information below. Fireworks permits require that the applicant provide a copy of a certificate of liability insurance coverage with a $1,000,000 per occurrence coverage with the City of Mitchell must be listed as an additional insured.

Contact information for the person(s) in charge of firing the display:

Name

Address

City

State

Zip Code

Phone Number

Email Address

Date of Display

mm/dd/yyyy

Time of Display

hh:mm am/ — hh:mm am/

Type of Fireworks

- [ ] Class B Explosive (special fireworks)
- [ ] Class C Common Fireworks

Exact Location of Display:

What are the width perimeter requirements?

Insurance Requirements

Insurance for your event will be required before final permit approval. Special Events: you will need $1,000,000 commercial general liability insurance. Liquor liability insurance is required if you are planning to sell alcoholic beverages at your event or facilities rental. A minimum of $500,000 liquor liability is required. Fireworks Permits require $1,000,000 of liability insurance per occurrence. All required insurance must name the "City of Mitchell, its officers, employees, and agents" as an additional insured. Insurance coverage must be maintained for the duration of this event.

I have the following coverages and will provide a copy of the Certificate showing the City of Mitchell as an additional insured as required above.*

- (●) Special Event Permit: $1,000,000 Commercial General Liability
- ( ) Special Event Liquor License: $500,000 per occurrence
- ( ) Fireworks Permit: $1,000,000 General Liability

Name of Insurance Company*

National Insurance

Agent's Name

Policy Number

Phone Number

Affidavit of Applicant

By typing your name by each of the items below, you are providing your acknowledgement of the requirements listed.

I understand that this application is subject to Mitchell City Council approval. Any violations of the approved permits will be grounds for law enforcement to require the immediate termination of the event.*

Palace City Peddlers

I acknowledge and agree to allow the City of Mitchell to publish the Contact Person and media referral telephone numbers on the internet in conjunction with the public notices and calendar of upcoming events in the City of Mitchell.*

Palace City Peddlers

I certify that the information in the foregoing application is true and correct to the best of my knowledge and belief and that I have read, understand and agree to abide by the rules and regulations governing the proposed special event and I understand that this application is made subject to the rules and regulations established by the City Council of Mitchell. I agree to abide by these rules and further certify that I, on behalf of the organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any cost and fees that may be incurred by or on behalf of the Event to the City of Mitchell.*

Palace City Peddlers

I am attaching the following items:

- ☐ Parade Route Map
- ☑ Road or Parking Lot Closure Map
- ☑ Event Map
- ☐ Certificate of Liability Insurance
- ☐ Certificate of Liquor Liability Insurance

Parade Route Map Attachment

Choose File No file chosen

Road or Parking Lot Closure Map Attachment

15 Mile Route (1).docx

Event Map Attachment

Choose File No file chosen

Certificate of Liability Insurance Attachment

Choose File No file chosen

Certificate of Liquor Liability Insurance Attachment

Choose File No file chosen

Action of City Council _____

_____

_____

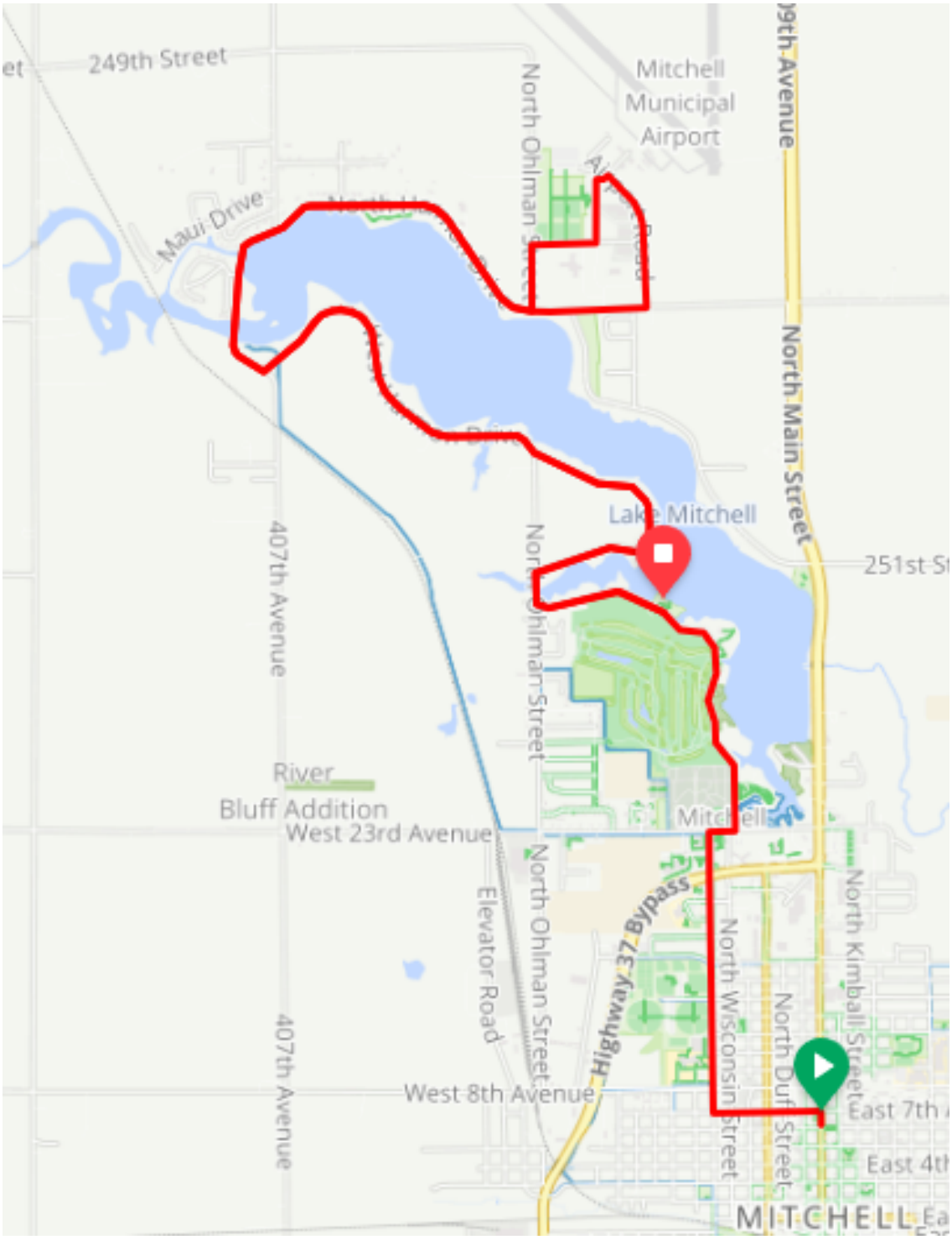
_____ _____

Finance Officer Mayor

(Seal)

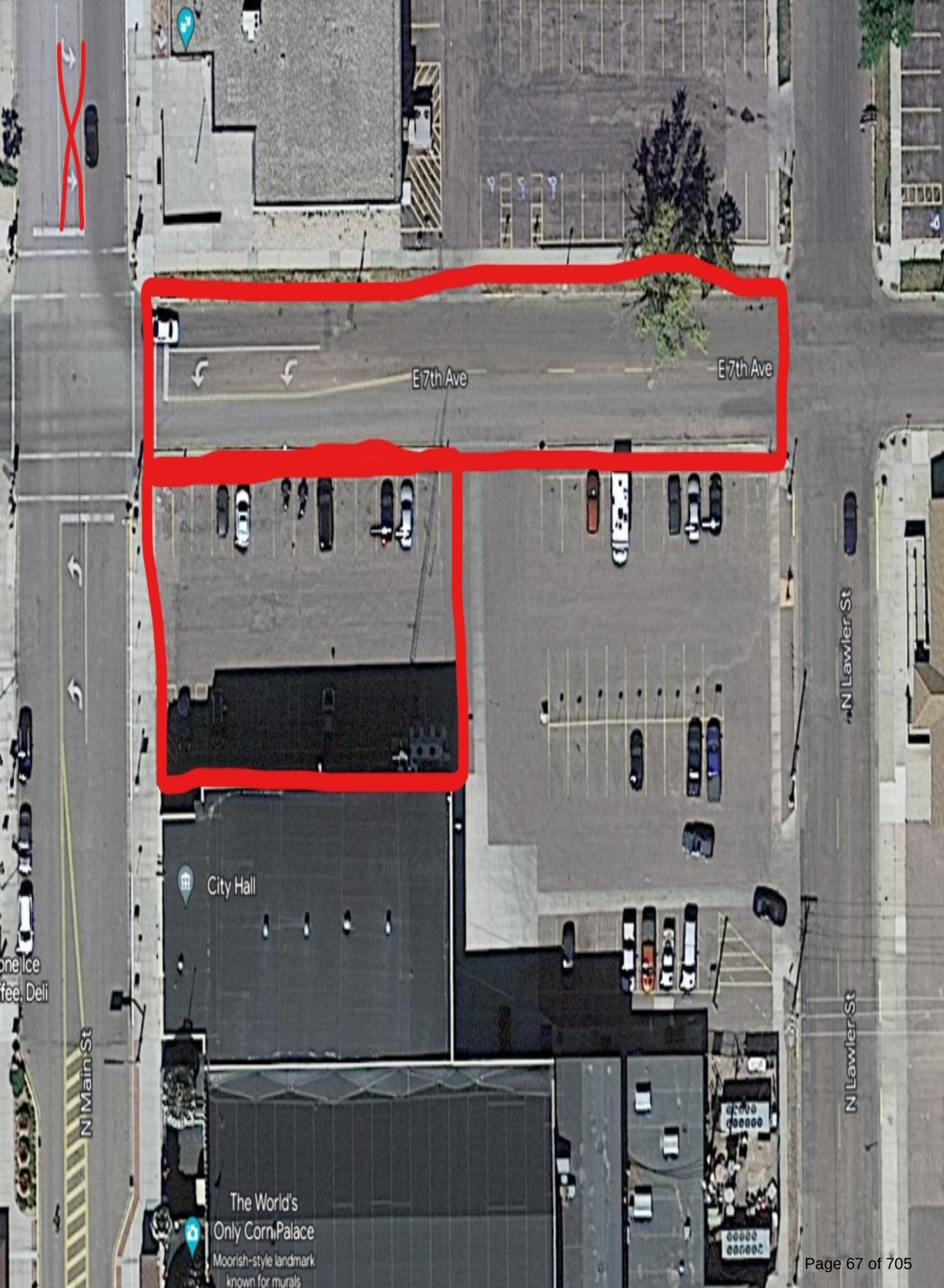
Date Approved: _____ Amount of Fees Paid: _____

15 Mile Route
2022 Tour de Corn



If you need assistance along the route, please call:

- **Cody Denne (Ron's Bike Shop)- 605-770-6932**


E 7th Ave
E 7th Ave
N Lawler St
N Lawler St
City Hall
N Main St
The World's
Only Corn Palace
Moorish-style landmark
known for murals

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Kevin Nelson
Desired Action of City Council:	Recommend Approval		
Amount Budgeted in current fiscal year for this item (if applicable):	$54,923		
Agenda Item:	Purchase of a Greens Mower And Extra Set of Reels through Sourcewell		
Explanation/Background of Agenda Item Requested:	Two greens mowers and extra reels were budgeted and approved for purchase in 2023 for Lakeview. However, only one mower with extra reels is available at this time.		

Toro #031121-TTC

Pricing for contract #031121-TTC offers Sourcewell participating agencies the following discounts:

- Toro Commercial Equipment: 22% off US MSRP
- Toro Specialty Vehicles: 7% off US MSRP
- Toro Bullseye Equipment: 5% off US MSRP
- Toro Landscape Contractor Equipment (LCE) (A): 27% off US MSRP
- LCE Allied Products (B): 0% off US MSRP
- Toro Landscape Contractor SNOW Equipment (LCE SNOW): 20% off US MSRP
- Toro Siteworks System (SWS) Equipment: 17% off US MSRP
- BOSS Snow Removal Equipment: 25% off US MSRP
- BOSS Snow Removal Equipment (Snowrator Units Only): $400 off US MSRP
- Ventrac 4500 Series Products: 12% off US MSRP
- Ventrac SSV Products: 5% off US MSRP
- Toro Golf Irrigation: 40% off US MSRP
- Toro Residential Commercial Equipment (RES COM): 40% off US MSRP
- Irritrol Irrigation Products: 0% - 40% off US MSRP
- Rain Master Irrigation Products: 0% - 40% off US MSRP
- Sentinel Irrigation Products: 35% off US MSRP
- Large Rotors: 15% off US MSRP
- Third party attachments: distributors/dealers will set the price but will not exceed list price and may include setup and freight charges.

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SOURCEWELL
STATE OF MINNESOTA

Member Sharon Thiel moved the adoption of the following Resolution:

RESOLUTION TO RATIFY COOPERATIVE CONTRACTING AWARDS

Resolution No. 2020-32

WHEREAS, the Sourcewell Board of Directors previously authorized the solicitations for the cooperative categories listed on Appendix A, which is attached and incorporated; and

WHEREAS, Sourcewell issued the cooperative contracting solicitations for the authorized categories; and

WHEREAS, through the Sourcewell Procurement Policy, the Board designated the Chief Procurement Officer to administer Sourcewell's cooperative purchasing and contracting program and to award all competitively solicited contracts, without limitation; and

WHEREAS, the Chief Procurement Officer made the awards listed based on the results of the competitive solicitation process; and

WHEREAS, the Board acknowledges that the awards made by the Chief Procurement Officer are valid and binding; however, based upon some members' legal requirements the Chief Procurement Official is required to seek subsequent Board ratification of all cooperative purchasing awards.

NOW THEREFORE BE IT RESOLVED by the Board of Directors ratifies the cooperative contracting awards made by the Chief Procurement Officer listed on Appendix A.

The motion for the adoption of the foregoing resolution was duly seconded by Member Greg Zylka and the following voted in favor: (list names here)
Wilson, Zylka, Veronen, Nagel, Thomas, Thiel, Arts and Kircher

and the following voted against: (list names here or "NONE")
NONE

whereupon said resolution was declared duly passed and adopted.

ATTEST: DocuSigned by:

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Clerk to the Board of Directors

APPENDIX A

SOURCEWELL PROCUREMENT DEPARTMENT
BOARD ITEMS -December 2020

CONSENT AGENDA ITEMS

Requesting Board permission to Solicit the following categories:

- Plastic Refuse and Recycling Container Solutions and Related Equipment, Supplies and Accessories
- Tree and Vegetation Management Equipment, Attachments, and Accessories
- Facilities Maintenance Services
- Special Education Teletherapy Services

Requesting Board permission to Re-Solicit the following categories:

- Auction Services with Related Solutions (published 12/08/20)
- Bulk Solid Waste and Recycling Equipment with Related Services, Accessories and Supplies
- Grounds Maintenance Equipment, Attachments, and Accessories

NEW CONTRACTS

Supplier Name	Contract Number	Solicitation Title
MSC Industrial Supply	101320-MSI	*"Janitorial Supplies and Equipment with Related Services"*
Staples Contract & Commercial, LLC	101320-SCC	*"Janitorial Supplies and Equipment with Related Services"*
W.W. Grainger, Inc.	101320-WWG	*"Janitorial Supplies and Equipment with Related Services"*
Dover Fueling Solutions, Inc.	092920-DVR	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
E.J. Ward, Inc.	092920-EJW	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Gilbarco, Inc.	092920-GVR	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Graco, Inc.	092920-GRC	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
JF Petroleum Group	092920-JFA	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Multiforce Systems Corp.	092920-MTF	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Syn-Tech Systems, Inc.	092920-SYS	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Titan Chemical Transfer Solutions, LLC	092920-TAN	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*
Western Global	092920-WST	*"Aboveground Fuel and Fluid Storage with Related Hardware, Software, and Services"*

CONTRACT EXTENSIONS

Supplier Name	Contract Number	Solicitation Title
Gilbarco Veeder-Root	022217-GVR	*"Fleet Management and Related Technology Solutions"*
Synovia Solutions	022217-SSL	*"Fleet Management and Related Technology Solutions"*
Pitney Bowes	041917-PIT	*"Mailing and Postage Equipment with Related Software, Accessories, Services and Supplies"*
National Auto Fleet Group	081716-NAF	*"Class 6, 7, and 8 Chassis with Related Equipment"*
Falcon Road Maintenance	052417-FRM	*"Roadway Maintenance Equipment"*
Audio Enhancement, Inc.	111616-AEI	*"Classroom Audio Technology Equipment with Related Accessories, Services and Supplies"*

NEW ezIQC CONTRACTS

Company Name	Contract Number	State - Region - Type of Work

ezIQC RENEWALS

Company Name	Contract Number	
Minnesota Exteriors, Inc.	MN-TMA-R01-120518-MEI	
Kraus-Anderson Construction Company	MN-SEA-GC03-120518-KRU	
Kraus-Anderson Construction Company	MN-SWA-GC02-120518-KRU	
Kraus-Anderson Construction Company	MN-NCM-GC04-120518-KRU	
Innovative Builders of Alexandria, Inc.	MN-RRV-GC01-120518-IBA	
McDowall Company	MN-RRV-R02-120518-MDC	
Kraus-Anderson Construction Company	MN-IRA-GC02-120518-KRU	
Solid Rock Construction	MN-CMA-GC03-120518-SRC	
Kraus-Anderson Construction Company	MN-TMA-GC05-120518-KRU	
Nor-Son, Inc.	MN-IRA-GC01-120518-NSI	
Nor-Son, Inc.	MN-SEA-GC01-120518-NSI	

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Nor-Son, Inc.	MN-TMA-GC02-120518-NSI	
RAK Construction, Inc.	MN-TMA-GC01-120518-RAK	
Solid Rock Construction	MN-TMA-GC03-120518-SRC	
RAK Construction, Inc.	MN-CMA-GC01-120518-RAK	
Nor-Son, Inc.	MN-NCM-GC02-120518-NSI	
Nor-Son, Inc.	MN-CMA-GC02-120518-NSI	
Nor-Son, Inc.	MN-RRV-GC02-120518-NSI	
Nor-Son, Inc.	MN-SWA-GC01-120518-NSI	
Bituminous Roadways, Inc.	MN-TMA-P01-120518-BRI	
McDowall Company	MN-TMA-R02-120518-MDC	
Minnesota Exteriors, Inc.	MN-SEA-R01-120518-MEI	
McDowall Company	MN-IRA-R02-120518-MDC	
Solid Rock Construction	MN-NCM-GC03-120518-SRC	
Minnesota Exteriors, Inc.	MN-CMA-RO1-120518-MEI	
McDowall Company	MN-NCM-R02-120518-MDC	
Kraus-Anderson Construction Company	MN-RRV-GC03-120518-KRU	
L.S. Black Constructors, Inc.	MN-TMA-GC04-120518-LSB	
McDowall Company	MN-CMA-R02-120518-MDC	
McDowall Company	MN-SWA-R02-120518-MDC	
Mid-Minnesota Hot Mix	MN-CMA-P01-120518-MHM	
Minnesota Exteriors, Inc.	MN-NCM-R01-120518-MEI	
Minnesota Exteriors, Inc.	MN-RRV-R01-120518-MEI	
Solid Rock Construction	MN-SEA-GC02-120518-SRC	
Anderson Brothers	MN-NCM-P01-120518-ABC	
Hy-Tec Construction	MN-NCM-GC05-120518-HTC	
Minnesota Exteriors, Inc.	MN-SWA-R01-120518-MEI	
Kraus-Anderson Construction Company	MN-CMA-GC04-120518-KRU	
Minnesota Exteriors, Inc.	MN-IRA-R01-120518-MEI	

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SOURCEWELL
STATE OF MINNESOTA

Member Thiel moved the adoption of the following Resolution:

RESOLUTION TO RATIFY COOPERATIVE CONTRACTING AWARDS

Resolution No. 2021-12

WHEREAS, the Sourcewell Board of Directors previously authorized the solicitations for the cooperative categories listed on Appendix A, which is attached and incorporated; and

WHEREAS, Sourcewell issued the cooperative contracting solicitations for the authorized categories; and

WHEREAS, through the Sourcewell Procurement Policy, the Board designated the Chief Procurement Officer to administer Sourcewell's cooperative purchasing and contracting program and to award all competitively solicited contracts, without limitation; and

WHEREAS, the Chief Procurement Officer made the awards listed based on the results of the competitive solicitation process; and

WHEREAS, the Board acknowledges that the awards made by the Chief Procurement Officer are valid and binding; however, based upon some members' legal requirements the Chief Procurement Official is required to seek subsequent Board ratification of all cooperative purchasing awards.

NOW THEREFORE BE IT RESOLVED by the Board of Directors ratifies the cooperative contracting awards made by the Chief Procurement Officer listed on Appendix A.

The motion for the adoption of the foregoing resolution was duly seconded by Member Zylka and the following voted in favor: (list names here)
Wilson, Zylka, Veronen, Nagel, Thomas, Thiel, Arts & Kircher
and the following voted against: (list names here or "NONE")
None
whereupon said resolution was declared duly passed and adopted.

ATTEST:

DocuSigned by:
Sara Nagel
CF62F09F8AFC4BB...
Clerk to the Board of Directors

APPENDIX A

SOURCEWELL PROCUREMENT DEPARTMENT
BOARD ITEMS - May 2021

CONSENT AGENDA ITEMS

Requesting Board permission to Solicit the following categories:

Requesting Board permission to Re-Solicit the following categories:

Tires and Related Equipment, Supplies, and Services
Restrooms and Related Solutions
Roadway Construction Equipment

NEW CONTRACTS

Supplier Name	Contract Number	Solicitation Title
Epson America, Inc.	030321-EPS	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
HP, Inc.	030321-HPC	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Konica Minolta Business Solutions USA, Inc.	030321-KON	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Ricoh USA, Inc.	030321-RCH	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Sharp Electronics Corporation	030321-SEC	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Toshiba America Business Solutions, Inc.	030321-TOS	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Xerox Corporation	030321-XOX	*"Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories and Services"*
Convergint Technologies, LLC	030421-CTL	*"Facility Security Systems, Equipment, and Software with Related Services"*
Johnson Controls Fire Protection, LP	030421-JHN	*"Facility Security Systems, Equipment, and Software with Related Services"*
Siemens Industry, Inc.	030421-SIE	*"Facility Security Systems, Equipment, and Software with Related Services"*
Stanley Convergent Security Solutions,	030421-SCS	*"Facility Security Systems, Equipment, and Software with Related Services"*
Tyco Integrated Fire and Security dba Johnson Controls	030421-TIS	*"Facility Security Systems, Equipment, and Software with Related Services"*
Ariens Company	031121-ACO	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Bobcat Company	031121-CEC	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Cub Cadet	031121-MTD	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Deere & Company	031121-DAC	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Generac Power Systems	031121-GNR	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Husqvarna Professional Products	031121-HSQ	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Hustler Turf Equipment Inc.	031121-THE	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Kubota Tractor Corporation	031121-KBA	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Old Dominion Brush Company	031121-ODB	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Scag Power Equipment Inc.	031121-SCG	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
The Toro Company	031121-TTC	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Woods Equipment Company	031121-WDE	*"Grounds Maintenance Equipment, Attachments, and Accessories with Related Services"*
Morbark, LLC	031721-MBI	*"Tree Maintenance Equipment, Attachments and Accessories"*
Vermeer Corporation	031721-VRM	*"Tree Maintenance Equipment, Attachments and Accessories"*

CONTRACT EXTENSIONS		
Supplier Name	**Contract Number**	**Solicitation Title**
Carrier Corporation	030817-CAR	*"HVAC Systems, Installation and Service with Related Products and Supplies"*
Crafco, Inc.	052417-CFC	*"Roadway Maintenance Equipment with Related Accessories, Attachments, Materials and Supplies"*
NEW ezIQC CONTRACTS		
Company Name	**Contract Number**	**State - Region - Type of Work**
ezIQC RENEWALS		
Company Name	**Contract Number**	
Brown & Root	GA-A01-040820-KBR	
Greene & Burdette Property Management, LLC	GA-A02-040820-GBP	
HITT Contracting, Inc.	GA-A03-040820-HCI	
Striker Contracting, LLC	GA-A04-040820-SCL	
Crown Retail Services, Inc.	GA-A05-040820-CRS	
Albion Scaccia Enterprises, LLC	GA-A06-040820-ALB	
Paryani Construction	GA-A07-040820-PAR	
HCR Construction, Inc.	GA-A08-040820-HCR	
Lichty Commercial Construction, Inc.	GA-A09-040820-LIY	
Place Services, Inc.	GA-A10-040820-PLA	
Greene & Burdette Property Management, LLC	GA-B02-040820-GBP	
Crown Retail Services, Inc.	GA-B03-040820-CRS	
HITT Contracting, Inc.	GA-B04-040820-HCI	
Albion Scaccia Enterprises, LLC	GA-B05-040820-ALB	
Centennial Contractors Enterprises, Inc.	GA-B06-040820-CCE	
Darsey Construction, LLC	GA-B07-040820-DAR	
Place Services, Inc.	GA-B08-040820-PLA	
Ujamaa Construction	GA-B10-040820-UJA	
Darsey Constructionm LLC	GA-C01-040820-DAR	
Greene & Burdette Property Management, LLC	GA-C02-040820-GBP	
Albion Scaccia Enterprises, LLC	GA-C03-040820-ALB	
HITT Contracting, Inc.	GA-C04-040820-HCI	
Place Services, Inc.	GA-C05-040820-PLA	
Centennial Contractors Enterprises, Inc.	GA-C06-040820-CCE	
Engineering Design Technologies, Inc.	GA-C07-040820-EDT	
Ujamaa Construction	GA-C08-040820-UJA	
Jewel of the South	GA-C10-040820-JOS	
Darsey Constructionm LLC	GA-D02-040820-DAR	
Greene & Burdette Property	GA-D03-040820-GBP	
Lynn Construction Contracting, Inc.	GA-D04-040820-LYN	
Albion Scaccia Enterprises, LLC	GA-D05-040820-ALB	
HITT Contracting, Inc.	GA-D06-040820-HCI	
Place Services, Inc.	GA-D07-040820-PLA	
Centennial Contractors Enterprises, Inc.	GA-D08-040820-CCE	
Engineering Design Technologies, Inc.	GA-D09-040820-EDT	
Ujamaa Construction	GA-D10-040820-UJA	
F.H. Paschen, S.N. Nielsen & Associates,	GA-ST01-040820-FHP	
Prime Contractors, Inc.	GA-ST02-040820-PCI	
JOC Construction	GA-ST03-040820-LRI	
Bayne Development Group	GA-ST04-040820-BDG	
Huper Optik USA, LP	GA-ST05-040820-HOP	
Ward Humphrey, Inc.	GA-ST06-040820-WHI	
Johnson-Laux Construction, LLC	GA-ST07-040820-JLC	
Osprey Management, LLC	GA-ST08-040820-OML	
Astra Construction Services, LLC	GA-ST09-040820-ACS	
Rubio and Son Interiors, Inc.	GA-ST10-040820-RSI	
LEE Construction Group, Inc.	FL-NEA-GC01-041019-LCI	

FHP Tectonics Corp.	FL-NEA-GC02-041019-FTC	
Epic Construction, Inc.	FL-NEA-GC03-041019-ECI	
Johnson-Laux Construction, LLC	FL-NEA-GC04-041019-JLC	
Charles Perry Partners, Inc.	FL-NEA-GC05-041019-CPP	
Astra Construction Services, LLC	FL-NEA-GC06-041019-ACS	
David Mancini & Sons, Inc.	FL-NEA-GC07-041019-DMS	
Lanzo Construction Co., Florida	FL-NEA-P01-041019-LCC	
Advanced Roofing, Inc.	FL-NEA-R01-041019-ADR	
EnviroWaste Services Group, Inc.	FL-NEA-UG1-041019-EWS	
Southern Underground Industries, Inc.	FL-NEA-UG2-041019-SUI	
LEE Construction Group, Inc.	FL-NWA-GC01-041019-LCI	
Astra Construction Services, LLC	FL-NWA-GC02-041019-ACS	
Johnson-Laux Construction, LLC	FL-NWA-GC03-041019-JLC	
OmniCon Corp	FL-NWA-GC04-041019-OMN	
Lanzo Construction Co., Florida	FL-NWA-P01-041019-LCC	
EnviroWaste Services Group, Inc.	FL-NWA-UG1-041019-EWS	
Southern Underground Industries, Inc.	FL-NWA-UG2-041019-SUI	
Advanced Roofing, Inc.	FL-NWA-R01-041019-ADR	
Harbour Construction, Inc.	FL-SEA-GC01-041019-HBC	
Shiff Construction & Development, Inc.	FL-SEA-GC02-041019-SCD	
d2 Construction, Inc.	FL-SEA-GC03-041019-DTC	
Team Contracting, Inc.	FL-SEA-GC04-041019-TCI	
BDI Construction Company	FL-SEA-GC05-041019-BDI	
Danz Contracting, LLC	FL-SEA-GC06-041019-DCL	
LEE Construction Group, Inc.	FL-SEA-GC07-041019-LCI	
FHP Tectonics Corp.	FL-SEA-GC08-041019-FTC	
Metro Express, Inc.	FL-SEA-P01-041019-MEI	
Lanzo Construction Co., Florida	FL-SEA-P02-041019-LCC	
Advanced Roofing, Inc.	FL-SEA-R01-041019-ADR	
EnviroWaste Services Group, Inc.	FL-SEA-UG1-041019-EWS	
Metro Express, Inc.	FL-SEA-UG2-041019-MEI	
BDI Construction Company	FL-WCA-GC01-041019-BDI	
LEE Construction Group, Inc.	FL-WCA-GC02-041019-LCI	
Epic Construction, Inc.	FL-WCA-GC03-041019-ECI	
Johnson-Laux Construction, LLC	FL-WCA-GC04-041019-JLC	
Charles Perry Partners, Inc.	FL-WCA-GC05-041019-CPP	
Caladesi Construction Co.	FL-WCA-GC06-041019-CAL	
Astra Construction Services, LLC	FL-WCA-GC07-041019-ACS	
Shiff Construction & Development, Inc.	FL-WCA-GC08-041019-SCD	
Caladesi Construction Co.	FL-WCA-P01-041019-CAL	
Lanzo Construction Co., Florida	FL-WCA-P02-041019-LCC	
Advanced Roofing, Inc.	FL-WCA-R01-041019-ADR	
EnviroWaste Services Group, Inc.	FL-WCA-UG1-041019-EWS	
Southern Underground Industries, Inc.	FL-WCA-UG2-041019-SUI	
ezIQC CONTRACT EXTENSIONS		
Company Name	**Contract Number**	

COMMENT AND REVIEW
to the
REQUEST FOR PROPOSAL (RFP) #031121
Entitled

Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

The following advertisement was placed January 19, 2021 in *USA Today*, in South Carolina's *The State,* and on the Sourcewell website www.sourcewell-mn.gov, Sourcewell Procurement Portal https://proportal.sourcewell-mn.gov, Biddingo, Merx, The New York State Contract Reporter www.nyscr.ny.gov, PublicPurchase.com, and January 20, 2021 in Oregon's *Daily Journal of Commerce*:

> *Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.*

The solicitation process was conducted through the Sourcewell Procurement Portal. The following parties expressed interest in the solicitation by registering for this opportunity within the portal:

Aebi Schmidt North America	Manufacturers Solutions Team
AGCO Corporation	Max Distributing / BCS America
Altoz, Inc.	Moridge Manufacturing, Inc.
Ariens Company	MTD Products
ASW, LLC dba American Landmaster	Oakcreek Golf and Turf, LP
Bandit Industries, Inc.	PB Loader Corporation
BCS America, LLC	Peak Machinery
Blue Diamond Attachments	Power Distributors, LLC
Bonnell Industries, Inc.	Prairie Coast Equipment, Inc.
BUCEPHALUS BUYER, LLC	Prime Vendor, Inc.
Builtrite Manufacturing, Inc.	Professionally Engineered Structures And Associates, LLC
C & B Manufacturing	Regina Construction Association
Chevin Fleet Solutions, LLC	RhinoAg, Inc.

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Clark Equipment Company	Saris Cycling Group
Crary Bear Cat	Scag Power Equipment
DABO, Inc.	Schiller Grounds Care
Deere & Company	Slope Care, LLC
Deerland Equipment	Smithco, Inc.
Diamond Tree Moving, Ltd	Stonebrooke Equipment, Inc.
Old Dominion Brush Company, by Contract Administrator DuCo, LLC	Switch-N-Go, LLC
Elements Design, Inc.	The Toro Company
Embankscape Equipment, LLC	ThorWorks Industries, Inc.
EnviroSales	Tobroco Machinery, LLC
Equipment Works Inc., LLC	Tony Sanchez, LTD
Exmark Mfg. Co., Inc.	Trackless Vehicles, Ltd.
Ferri	Tractorland Kubota, Ltd.
FIber Marketing International, Inc.	TURFCO Manufacturing
Generac Power Systems	United Rentals Fluid Solutions
Green Climber of North America	United Rotary Brush Corporation
GRYB USA	UtiliTough, Inc.
H. Barber & Sons, Inc.	Valley View Lawn and Landscape, LLC
Holder Tractors Inc	VENTURE PRODUCTS, INC.
Husqvarna Professional Products, Inc.	Voigt Smith Innovation, LLC
Hustler Turf Equipment, Inc.	Walker Manufacturing Company
JOHN-HENRY ENTERPRISES, INC.	WDDS ENTERPRISES
Karcher Municipal North America Corp.	Westvac Industrial, Ltd.
Kubota Tractor Corporation	Wiedenmann North America, LLC
Land Pride, A Division of Great Plains Mfg., Inc.	Woods Equipment Company

All Proposals remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Proposals were electronically opened, and the list of all Proposers was made publicly available on the Sourcewell Procurement Portal, on March 11, 2021, at 4:32:52 pm CT. Proposals were received from the following:

Aebi Schmidt North America
Altoz, Inc.
Ariens Company
Bandit Industries, Inc.
BCS America, LLC
Blue Diamond Attachments
Bonnell Industries, Inc.
BUCEPHALUS BUYER, LLC
C & B Manufacturing
Clark Equipment Company
Crary Bear Cat
Deere & Company
Embankscape Equipment, LLC
Exmark Mfg. Co., Inc.
Ferri

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Generac Power Systems
Green Climber of North America
GRYB USA
H. Barber & Sons, Inc.
Husqvarna Professional Products, Inc.
Hustler Turf Equipment, Inc.
Karcher Municipal North America Corp.
Kubota Tractor Corporation
Land Pride, A Division of Great Plains Mfg., Inc.
Max Distributing / BCS America
Moridge Manufacturing, Inc.
MTD Products
Old Dominion Brush (by DuCo, LLC)
RhinoAg, Inc.
Scag Power Equipment
Schiller Grounds Care
Smithco, Inc.
Stonebrooke Equipment, Inc.
Switch-N-Go, LLC
The Toro Company
Tobroco Machinery, LLC
Trackless Vehicles, Ltd.
TURFCO Manufacturing
VENTURE PRODUCTS, INC.
Walker Manufacturing Company
Wiedenmann North America, LLC
Woods Equipment Company

Proposals were reviewed by the Proposal Evaluation Committee:

Kim Austin, MBA, CPPB, Procurement Lead Analyst
Bev Hoemberg, Procurement Analyst
Duff Erholtz, Client Relations Administrator
Bill Davison, CPPO, CPP, Procurement Analyst

The findings of the Proposal Evaluation Committee are summarized as follows:

The Proposal Evaluation Committee applied the Sourcewell RFP evaluation criteria and determined that all proposal responses met the scope and mandatory submittal requirements and were evaluated.

Ariens Company manufacturers outdoor power equipment including a variety of snow removal products under the Snow-Thro brand, Gravely commercial mowers and utility vehicles, and a new all-day electric commercial zero-turn mower. Ariens Company has four Distribution Centers throughout the United States and 3,500 independent dealers. Sourcewell participating entities will receive a competitive price discount off list price and volume discounts are also available.

Clark Equipment Company designs, manufactures, markets, and distributes compact equipment for landscaping and grounds maintenance purposes. With 1,200 independent dealers and 3,000 sales specialists throughout North

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America, Bobcat can provide local sales, service, parts, lease, and rental services. Sourcewell participating entities will receive a competitive discount off list price and additional multi-unit quantity discounts.

Deere & Company provides a broad selection of lawn, turf, and vegetation maintenance and snow removal equipment, including lawn and garden tractors with attachments, professional mowing equipment, utility vehicles, compact tractors with attachments, tractor loaders, rotary cutters, golf and turf related equipment with attachments and implements under the Frontier brand. They offer discounts from MSRP by product category, with additional multi-unit purchase discounts on many lines. Deere dealers are available to serve the needs of participating entities across North America.

Generac Power Systems, DR Power and Mean Green Mowers offers a full line of commercial electric lawn mowers, ride-on electric mowers, stand-on electric mowers, wide-area mowers, field and brush mowers, rototillers, edgers, chippers, leaf vacuums, stump grinders and snow blowers. They have a network of over 1,200 independent dealers, and over 10,000 trained dealer technicians throughout North America to serve Sourcewell participating entities. Generac is offering a competitive discount off MSRP with available financing options.

Husqvarna Professional Products, Inc. is offering a full range of zero turn mowers, stand-on mowers, riding lawn mowers, walk behind mowers, robotic lawn mowers, chainsaws, hedge trimmers, leaf blowers, edgers, brushcutters, aerators, dethatchers, seeders, sprayers, and battery powered outdoor power equipment. With over 5,000 dealers across the Unites States and Canada, they stand ready to serve Sourcewell participating entities. Husqvarna is offering a range of discounts from list pricing on equipment, products, and attachments/accessories.

Hustler Turf Equipment, Inc. provides a full line of mowers, with accessories, and a line of utility vehicles, for participating entities' grounds maintenance needs. Sales and service are offered through over 1,100 dealers and they maintain distributor product and parts warehouses in multiple locations in the United States. The Hustler pricing includes significant discounts off MSRP, with free set up and delivery of mowers in the lower 48 states.

Kubota Tractor Corporation offers a full spectrum of lawn, sod, grounds, garden equipment and tools at over 1,100 Kubota dealers in the United States and 154 dealers in Canada. The Kubota product line includes lawn and garden tractors, riding mowers, walk behind mowers, zero-turn mowers, loaders, backhoes, buckets, grapple buckets, snow blowers, sweepers, mower decks, grass mulchers and catchers, plus blades for moving dirt or snow. Kubota offers a significant discount off MSRP to Sourcewell participating entities.

MTD Products offers a full line of zero-turn, stand-on and walk behind mowers along with snow blowers, lawn and garden equipment, and hand-held outdoor power equipment, including leaf blowers and trimmers. Current brands include: Cub Cadet®, Troy-Bilt®, Remington®, Robomow®, Yard Machines®, Rover®, WOLF-Garten®, and Bolens®. MTD Products Company has approximately 1,600 retailers throughout the United States and Canada. A considerable discount off list price is offered to Sourcewell participating entities.

Old Dominion Brush is providing truck-mounted, self-contained and tow behind leaf and debris collection vacuums. They have dealer locations throughout the United States and Canada available to serve participating entities. ODB is offering a solid discount off list price. Additional discounts are available on the purchase of multiple units.

Scag Power Equipment is providing commercial walk-behind, stand-on, sit down, zero turn lawn mowers, stand-on spreader sprayers, and debris management equipment. With 1,200 dealer locations, they can provide complete

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sales and service coverage across North America. Scag offers financing options and a considerable discount off MSRP pricing for Sourcewell participating entities.

Toro Company, for over 100 years, has been offering solutions in the US and Canada for outdoor projects including turf maintenance, snow management, landscape, irrigation solutions, specialty construction equipment and rentals. They have financing and leasing programs available. Sourcewell participating entities will receive a significant discount off MSRP line-item pricing, with additional volume pricing available at some dealerships.

Woods Equipment Company is offering attachments for tractors including rigid and flex-wing rotary cutters, rigid and flex-wing mowers, flail shredders, box scrapers, grading scrapers, landscape rakes, post hole diggers, rear blades, stump grinders, disc harrows, tillers, seeders, snow blowers, and zero-turn mowers. Woods has over 1,500 dealer locations across the United States and Canada to deliver solutions to Sourcewell participating entities. Their products are being offered at significant discounts from list price.

For these reasons, the Sourcewell Proposal Evaluation Committee recommends award of Sourcewell Contract #031121 to:

Ariens Company	#031121-ACO
Clark Equipment Company	#031121-CEC
Deere & Company	#031121-DAC
Generac Power Systems	#031121-GNR
Husqvarna Professional Products, Inc.	#031121-HSQ
Hustler Turf Equipment, Inc.	#031121-HTE
Kubota Tractor Corporation	#031121-KBA
MTD Products	#031121-MTD
Old Dominion Brush	#031121-ODB
Scag Power Equipment	#031121-SCG
Toro Company	#031121-TTC
Woods Equipment Company	#031121-WDE

The preceding recommendations were approved on April 28, 2021.

DocuSigned by:
Kim Austin
6830543C58384D1...

Kim Austin, MBA, CPPB, Procurement Lead Analyst

DocuSigned by:
Beverly Hoemberg
36394C13F1E94C7...

Bev Hoemberg, Procurement Analyst

DocuSign Envelope ID: 069610C8-6923-43D4-8929-784D391B97E6

DocuSigned by:
Duff Erholtz
AEAA4AE734F64D0...

Duff Erholtz, Client Relations Administrator

DocuSigned by:
Bill Davison
679614F597034BA...

Bill Davison, CPPO, CPP, Procurement Analyst

DocuSign Envelope ID: 069610C8-6923-43D4-8929-784D391B97E6

STATEMENT OF COMPLIANCE

As Chief Procurement Officer for Sourcewell, I have reviewed the recommendation of the Evaluation Committee and the accompanying support materials documenting the process followed for **RFP #031121** for **Grounds Maintenance Equipment, Attachments, and Accessories with Related Services**.

The committee accepted, deemed responsive, evaluated, and recommended proposals for award. Under authority granted to the Chief Procurement Officer in Sourcewell's bylaws, the recommendations set forth above are approved.

I hereby certify:

1. Sourcewell is a government agency, created and authorized by Minnesota law to provide cooperative procurement contracts.

2. The procurement process and resulting contracts have been awarded in compliance with the laws of the State of Minnesota (Minnesota Statutes Chapter 471 and Minnesota Statutes Section 123A.21), and in conformity to Sourcewell's Procurement Policy.

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

Jeremy Schwartz, CSSBB, CPPO
Chief Procurement Officer

Publish

Pending biddingo Approval

Type 1 Bid Notice Only

Publish /Verify Contents

Save as Template

Solicitation Setting

Invite Bidders	No
Evaluate Response online	No
Internal Approval	No
Enable Collaboration with other Users	No

Solicitation Details

Mandatory Information

Solicitation Type	RFP	Solicitation Number	031121
Solicitation Name	Grounds Maintenance Equipment, Attachments, and Accessories with Related Services	Procurement Type	Goods , Services
Country & Province/State	Canada / Ontario	Published By	Sourcewell
Accept Questions	Not Applicable		

Internal Information (For Internal Use Only)

Procurement Title/Project Name	031121 Grounds Maintenance

Advertisement

Basic Settings

Solicitation Type	Open to all suppliers	Estimated Contract Amount	$400,000,000.00
Publish Date	01/19/2021	Closing Date & Time	03/11/2021 16:30:00 CT
Publish Option		Value Range for this Solicitation	10,000,001 over

Selected Categories

Agricultural/ Forestry/ Mining	
Agricultural Equipment	Irrigation systems, harvesters, bailers, farming equipment, etc. tractors, aquaculture equipment

Solicitation Overview

Sourcewell Formerly NJPA

Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

031121

Closing Date: 03/11/2021 04:30:00 PM CT

Detail:

Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services **to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [**https://proportal.sourcewell-mn.gov**]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.**

Additional Recipients

Once the posting is approved, an e-mail will be sent to the following recipient(s).

Email Address
carol.jackson@sourcewell-mn.gov

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[User Manuals / Support]

AFFIDAVIT OF PUBLICATION

DJC

MAKE IT OFFICIAL
DJC PUBLIC NOTICE

11 NE Martin Luther King Jr. Blvd. Suite 201 / Portland, OR 97232-3579
(503) 226-1311

STATE OF OREGON, COUNTY OF MULTNOMAH--ss.
I, **Nick Bjork** , being first duly sworn, depose and say that I am a **Publisher** of the **Daily Journal of Commerce** , a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH, and WASHINGTON as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the Goods and Services notice described as

Case Number: NOT PROVIDED
Grounds Maintenance Equipment, Attachments, and Accessories with Related Services
Sourcewell; Bid Location Staples, MN, Todd County; Due 03/11/2021 at 04:30 PM

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for **1** time(s) in the following issues:

1/20/2021

SOURCEWELL
GROUNDS MAINTENANCE EQUIPMENT, ATTACHMENTS, AND ACCESSORIES WITH RELATED SERVICES
Proposals Due 4:30 pm, March 11, 2021
REQUEST FOR PROPOSALS
Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.
Published Jan. 20, 2021. 11953344

State of Oregon
County of Multnomah

SIGNED OR ATTESTED BEFORE ME
ON THE **20th** DAY OF **January, 2021**

Nick Bjork

Notary Public-State of Oregon

OFFICIAL STAMP
MICHELLE ANNE ROPP
NOTARY PUBLIC - OREGON
COMMISSION NO. 981091
MY COMMISSION EXPIRES NOVEMBER 05, 2022

Carol Jackson
Sourcewell
202 12th St NE
Staples, MN 56479-2438

Order No.: 11953344
Client Reference No:

Notice

Basic Information

Estimated Contract Value (CAD)	$400,000,000.00 (Not shown to suppliers)
Reference Number	0000190805
Issuing Organization	Sourcewell
Owner Organization	
Solicitation Type	RFP - Request for Proposal (Formal)
Solicitation Number	031121
Title	Grounds Maintenance Equipment, Attachments, and Accessories with Related Service
Source ID	PP.CO.USA.868485.C88455

Details

Location	All of Canada, All of Canada
Purchase Type	Term: 2021/05/10 01:00:00 AM EDT - 2025/05/09 01:00:00 AM EDT
Description	Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.

Dates

Publication	2021/01/19 08:45:42 AM EST
Question Acceptance Deadline	2021/03/04 05:30:00 PM EST
Questions are submitted online	No
Bid Intent	Not Available
Closing Date	2021/03/11 05:30:00 PM EST
Prebid Conference	2021/02/11 11:00:00 AM EST

Contact Information

Procurement Department
218-894-1930
rfp@sourcewell-mn.gov

Pre-Bidding Events

Event Type	Prebid Conference
Attendance	Recommended
Event date	2021/02/11 11:00:00 AM EST
Location	Online Conference
Event Note	Loging information will be emailed two business days prior to the event.

Bid Submission Process

Bid Submission Type	Electronic Bid Submission
Pricing	In attached document
Pricing	In attached document

Bid Documents List

Item Name	Description	Mandatory
Bid Documents	Documents defining the proposal	Yes

Categories

Selected Categories

GSIN Categories (5)	
G	**Goods** Goods
N37	**Agricultural Machinery And Equipment** Agricultural Machinery And Equipment
N3750C	**GARDENING AND GROUND MAINTENANCE IMPLEMENTS AND TOOLS, POWERED (N.E.S)** GARDENING AND GROUND MAINTENANCE IMPLEMENTS AND TOOLS, POWERED (N.E.S)
N3750R	**TRACTORS, GARDENING** TRACTORS, GARDENING
N3750S	**SPRINKLERS, GARDEN, LAWN** SPRINKLERS, GARDEN, LAWN
N3750	**GARDENING IMPLEMENTS AND TOOLS** Gardening Implements and Tools Includes Garden Tractors, Walking Type; Lawn Mowers, Powered and Nonpowered; Hedge Trimmers; Lawn Seeders; Fertilizer Spreaders; Gardening Rakes, Forks, Hoes, and other Garden Tools.
N3750P	**GARDENING AND GROUND MAINTENANCE IMPLEMENTS AND TOOLS, NON-POWERED (N.E.S)** GARDENING AND GROUND MAINTENANCE IMPLEMENTS AND TOOLS, NON-POWERED (N.E.S)
MERX Category (1)	
G	**Goods** Goods
G22	**Miscellaneous Goods** Miscellaneous Goods
UNSPSC Categories (2)	
70000000	**Farming and Fishing and Forestry and Wildlife Contracting Services**
70170000	**Water resources development and oversight**
70171700	**Irrigation**
72000000	**Building and Construction and Maintenance Services**
72100000	**Building construction and support and maintenance and repair services**
72102900	**Grounds maintenance services**

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New York State
Contract Reporter

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Bringing business and government together

This document printed
Friday, 01/15/2021

Contracting Opportunity

* * * This ad has not been published. It has been reviewed and pending publication. * * *

Title: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Agency: Sourcewell

Division: Procurement Department

Contract Number: 031121

Contract Term: 4 years, with potential 1 year extension

Date of Issue: 01/19/2021

Due Date/Time: 03/11/2021 4:30 PM
Central Time

County(ies): All NYS counties

Classification: Agriculture, Forestry, Gardening, Landscaping, Lawn Maintenance & Snow Removal - ***Commodities***

Opportunity Type: General

Entered By: Chris Robinson

Description: Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal .sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.

Service-Disabled Veteran-Owned Set Aside: No

Contact Information

Primary contact: Sourcewell
Procurement Department
Greg Grunig
Procurement Lead Analyst
202 12th Street NE
P.O. Box 219
Staples, MN 56479
United States
Ph: 218-895-4189
greg.grunig@sourcewell-mn.gov

Submit to contact: Sourcewell
Procurement Department
Greg Grunig
Procurement Lead Analyst
202 12th Street NE
P.O. Box 219
Staples, MN 56479
United States
Ph: 218-895-4189
greg.grunig@sourcewell-mn.gov

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Sourcewell
Formerly NJPA

Bid RFP #031121 - Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

[Switch to Vendor View]

Bid Type	**RFP**
Bid Number	**031121**
Title	**Grounds Maintenance Equipment, Attachments, and Accessories with Related Services**
Start Date	**Jan 19, 2021 7:50:24 AM CST**
End Date	**Mar 11, 2021 4:30:00 PM CST**
Agency	**Sourcewell**
Bid Contact	**Chris Robinson** (218) 895-4168 rfp@sourcewell-mn.gov 202 12th Street NE P.O. Box 219 Staples, MN 56479-0219

Access Reports
View reports on who has been notified of the bid or accessed it.
[Notification report] [Access report]

Questions
0 Questions
0 Unanswered
[View/Ask Questions]

Edit Bid
[Create Addendum]

Description

Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.

Pre-Bid Conference

Date	**Feb 11, 2021 10:00:00 AM CST**
Location	**Online Conference**
Notes	**Login information will be emailed two business days prior to the event.**

Documents

No Documents for this bid

Customer Support: agencysupport@publicpurchase.com | Copyright 1999-2021 © | The Public Group, LLC. All rights reserved.

The Public | Group

Alberta Purchasing Connection

Alberta Government

Opportunity Notice

Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Category: Services

This opportunity is now **closed.**

View Bid Package

Opportunity Information

Organization:	Saskatchewan
Organization Address:	
Reference Number:	RFP031121
Solicitation Number:	RFP031121
Solicitation Type:	Request for Proposal
Posting (MM/dd/yyyy):	01/20/2021
Closing (MM/dd/yyyy):	03/11/2021
Last Update (MM/dd/yyyy):	01/19/2021
Agreement Type:	NWPTA and CFTA and CETA
Region of Opportunity:	
Region of Delivery:	Saskatchewan
Opportunity Type:	
Commodity Codes:	

APC "Opportunity Notices" This notice is provided for information purposes only. Refer to the "Opportunity Documents" in the bid package for authoritative information.

All queries pertaining to the language, content or any missing or inaccurate information within this abstract must be sent to its originator of the abstract, as specified in the opportunity notice.

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Sourcewell

View Details

Bids Homepage Find more bids Create Account Login

Click here to return to the Sourcewell Procurement Portal home page.

Bid Details

Bid Classification:	Goods
Bid Type:	RFP - General
Bid Number:	RFP 031121
Bid Name:	Grounds Maintenance Equipment, Attachments, and Accessories with Related Services
Bid Status:	**Closed**
Bid Closing Date:	Thu Mar 11, 2021 4:30:00 PM (CST)
Question Deadline:	Thu Mar 4, 2021 4:30:00 PM (CST)
Time-frame for delivery or the duration of the contract:	Four years, with possible extension as stated in the bid documents
Negotiation Type:	Refer to project document
Condition for Participation:	Refer to project document
Electronic Auctions:	Not Applicable
Language for Bid Submissions:	English unless specified in the bid document
Submission Type:	Online Submissions Only
Submission Address:	Online Submissions Only
Public Opening:	No
Description:	Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.
Bid Document Access:	Bid Opportunity notices and awards and a free preview of the bid documents is available on this site free of charge without registration. Please note, some documents may be secured and you will be required to register for the bid to download and view the documents. There is no cost to obtain an unsecured version of the document and /or to participate in this solicitation.
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PENDING

Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.

This RFP is now closed.

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327043	0004853577	REQUEST FOR PROPOSALS Sourcewell, a State of Minnesota local go

Attention: Carol Jackson

SOURCEWELL
PO BOX 219
STAPLES, MN 56479

REQUEST FOR PROPOSALS

Sourcewell, a State of Minnesota local government agency and service cooperative, is requesting proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered. 4853577

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Published On:

January 19, 2021

Michelle Long
Inside Classified Accounts
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Amy L. Robbins
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NOTICES

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HBO finale details tawdry side of Tiger

Mike Freeman
Columnist
USA TODAY

The new Tiger Woods documentary is streaming on HBO Max. HBO

When the National Enquirer is one of the stars of a documentary, you know what's going to follow is absolute trash.

The second and final part of HBO's documentary "Tiger" aired on Sunday and it's dramatically different from the first. The initial one was deep, thoughtful and fearlessly examined the issue of race in Woods' life.

The second one was ... none of those things.

If you were going to give part two a title it would be: *Ewwwwwwwww.*

It's necessary to examine Woods, and how he created a phony image, and chronicle his downfall, his arrogance. That's all a part of the Woods story. It makes sense.

The Enquirer reporter being interviewed, and the tabloid's role in uncovering that Woods was having an affair, is just hard to take. It's Woods' fault. He played himself. He's in the wrong, but after watching the Enquirer part of the story you'll need a shower.

The reporter, for example, says in the documentary the tabloid took photographs of Woods having sex, and – this is insane to write but here we go – picked up a discarded tampon used by the woman Woods was having an affair with and kept it in their vault as some sort of proof.

Just imagine what the inside of that vault must have looked like.

Once Woods was caught, the documentary says, he and his camp cut a deal. They did a catch-and-kill with the story. This phenomenon became more generally known during the presidency of Donald Trump and it turns out Woods was ensnared by this as well. The Enquirer would kill the story if Woods appeared on the cover of Men's Fitness, which was owned by the same company. Woods agreed and appeared on the cover. It was all done in secret.

Other parts of the documentary deal with what people close to Woods say was his search for a substitute for his father's presence and approval. Earl Woods died in 2006 and after that Woods became an adrenaline junkie, once telling his caddie, Steve Williams, he wanted to quit golf and join the Navy SEALs.

Rachel Uchitel, who had an affair with Woods, gives a highly personal and honest interview to HBO, and the best part is how she describes how Woods could go on with his life but she never fully recovered.

"That was the end of my life as I knew it," she says in the documentary.

We don't hear from Woods' ex-wife, Elin Nordegren, the real victim in this story.

What Woods either didn't know, or he didn't care about, was that the Enquirer had been tracking him all along. Then came the infamous driveway car crash. After that, everything else in Woods' life crashed, too, until the comeback in 2019 when he won the Masters. It was his first major championship win in 11 years.

The second installment does chronicle other things besides the scandals, including Woods coming back from a series of injuries.

But there's so much scandal it overwhelms everything else about the second part of the doc.

The Enquirer tends to have this effect.

And for those who waited to view both parts together, here are observations from Part One:

It was after Tiger's historic 1997 Masters win that in many corners of the country, particularly the conservative ones, Woods' accomplishment was presented as proof that America wasn't racist.

Woods was a way for some to say: see, how bad could racism be? A Black dude just won the Masters.

Says Gary Smith, senior writer for Sports Illustrated, in the doc and speaking about Woods' Masters win: "It was like white America almost patting itself on the back. Like, 'Look, this is the promise that America makes. That anyone can use the tools that this country offers and make it to the highest levels. Regardless of race, color creed.'

"We like to believe we're this place without racism, but that's a great American myth."

Broadcaster Bryant Gumbel puts it even more bluntly: "It's a racial society."

Again, as people then were trying to use Woods as proof that America had a Black friend, Gumbel, like many others, knew better. Gumbel in the documentary told a poignant story about how he felt when Woods first publicly referred to himself as "Cablinasian."

"People of color had so much invested in him," Gumbel said. "I'd be lying if I said I wasn't disappointed. You know my grandkids are biracial. And somebody asked me, they said, 'Well, what do you tell them?' And I tell them, 'They're Black. They're African American.' They said, 'Why?' And I said that's how America is going to look at them."

We knew then how silly the notion of Woods as a racial healer was, and we particularly know it now, considering what's happening in the country at this moment.

What the documentary also shows is how the pressure on Woods to not just be an outstanding golfer, but to also be some type of unifying figure, was instigated by his father, Earl.

It should be noted the documentary absolutely savages Earl. He's portrayed as uber-controlling – and that's a nice way to put it.

Earl believed his son could flip the great American myth of a non-racist country on its head and transform it from myth to reality. He spoke about Woods after his Masters win like Woods was an Avenger.

"Other people now know what I knew all along," Earl said in the documentary. "They were just too stubborn to see it. He is just getting aware that he has this power. When he is in full control of that power, he can then make a difference in the world."

Olympic gold is target for 5-time US champ

Christine Brennan
Columnist
USA TODAY

Nathan Chen poses with his medal at the 2021 U.S. Figure Skating Championships.
ORLANDO RAMIREZ/USA TODAY SPORTS

The greatest U.S. male figure skater in a generation had just decisively won another national title Sunday, his fifth in a row, when attention immediately turned to where it always turns for Nathan Chen.

The Olympics. The next Winter Olympic Games, now just 13 months away in Beijing.

Three years ago, Chen was an 18-year-old gold medal favorite at the 2018 Olympics in South Korea when his nerves got the best of him and he bombed in the men's short program, finishing a dismal 17th. Having no chance to win a medal, with the weight of the world lifted from his shoulders, Chen went on to win the long program and finish fifth overall.

He has not lost a competition since. World championships, national championships, Grand Prix events – Chen, now 21, is undefeated since Pyeongchang, a remarkable achievement in any sport at any time, but especially now, at the most competitive time in his sport's history.

In the old days, with the 6.0 scoring system, competitions were more like coronations, with the skaters who possessed the most glowing résumés often getting preferential treatment from judges who could get away with almost anything back in the day.

There will always be shenanigans in figure skating, but because the foundation of the sport's infamous judging system now is built on a rigid points system, the skaters truly have to deliver the goods to have a chance to win.

Skating also is a slippery sport, where athletes such as Chen land multiple quadruple jumps on a sliver of a blade of steel, on ice of course. So to do what Chen has done, to win over and over again on both the national and world stage, is extraordinary.

But he knows, as we all do, that the 2022 Olympic gold medal in men's figure skating is his ultimate prize.

"It's always been a dream of mine to be able to win a national title, to win a world title, to win an Olympic title," he said. "Easier said than done. I thought that I had a chance in 2018 and that didn't happen and I'm able to live with that.

"Of course I would love to be able to win the next Olympics, but if that doesn't happen, it's not like my legacy or who I am is ultimately diminished. I'm still happy with everything that I've done. I'm proud of everything that I've already accomplished in skating. I still would love to improve and be better, but truthfully, I'm really happy with where I am and what I've already done, so whether or not I get that title at the Olympics is not going to define me as a person."

By easily defeating countrymen Vincent Zhou and Jason Brown on Sunday inside the skating bubble at Orleans Arena in Las Vegas, Chen became the first American man to win five consecutive national titles since the legendary Dick Button in the 1940s and 1950s. Brian Boitano never did it. Nor did Scott Hamilton. Michelle Kwan won eight national titles in a row, and nine overall, during her stellar career, but what Chen has accomplished is a rare feat indeed.

A rising junior at Yale, Chen is on a leave of absence from his studies during the pandemic to focus on this skating season, and, of course, the next, with all of its promise and pressure.

"The future will come," he said, "so right now, I'm just going to be happy in this moment."

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Proposal Evaluation
Grounds Maintenance Equipment, Attachments, and Accessories with Related Services RFP #031121

	Possible Points	Aebi Schmidt North America	Altoz, Inc	Ariens Company	Bandit Industries, Inc.	BCS America, LLC	Blue Diamond Attachments	Bonnell Industries Inc.	BUCEPHALUS BUYER, LLC	C & B Manufacturing	Clark Equipment Company	Crary Bear Cat	Deere & Company	DuCo, LLC	Embankscape Equipment LLC	Exmark Mfg. Co., Inc.	Ferri	Generac Power Systems	Green Climber of North America	GRYB USA	H. Barber & Sons, Inc.	Husqvarna Professional Products, Inc.
Conformance to Terms/ Conditions to Include Documentation	50	43	39	43	42	36	42	42	37	39	44	43	41	45	41	41	36	43	41	35	42	43
Pricing	400	324	326	331	314	240	323	325	304	271	346	328	329	328	316	323	311	339	289	272	335	329
Financial, Industry and Marketplace Successes	75	65	54	65	62	55	63	63	62	60	69	65	71	69	61	57	56	63	61	53	64	67
Bidder's Ability to Sell/ Service Contract Nationally	100	84	66	86	78	75	83	71	83	70	88	83	87	85	74	81	65	86	72	68	73	83
Bidder's Marketing Plan	50	43	38	43	37	35	40	41	38	32	43	44	43	46	40	42	36	42	38	35	43	44
Value Added Attributes	75	60	59	64	54	53	55	63	52	56	68	61	65	67	58	67	50	65	62	49	63	67
Warranty Coverages and Information	50	44	41	43	42	37	39	38	41	34	43	43	43	43	46	41	38	41	40	40	42	42
Selection and Variety of Products and Services Offered	200	151	145	164	150	146	153	144	164	134	172	148	175	157	139	174	138	162	139	134	146	174
Total Points	1,000	814	768	839	779	677	798	787	781	696	873	815	854	840	775	826	730	841	742	686	808	849
Rank Order		16	32	10	29	42	20	26	28	40	1	15	3	8.5	30.5	14	39	7	37	41	18	5

	Possible Points	Hustler Turf Equipment,Inc	Kärcher Municipal North America Corp.	Kubota Tractor Corporation	Land Pride, A Division of Great Plains Mfg. Inc.	Max Distributing / BCS America	Moridge Manufacturing, Inc.	MTD Products	RhinoAg, Inc.	Scag Power Equipment	Schiller Grounds Care	Smithco, Inc	Stonebrooke Equipment, Inc.	Switch-N-Go, LLC	The Toro Company	Tobroco Machinery LLC	Trackless Vehicles Ltd.	TURFCO Manufacturing	VENTURE PRODUCTS INC.	Walker Manufacturing Company	Wiedenmann North America, LLC	Woods Equipment Company
Conformance to Terms/ Conditions to Include Documentation	50	42	42	43	43	40	41	43	39	43	39	42	42	42	42	41	42	40	41	41	41	40
Pricing	400	353	319	330	335	323	320	337	313	339	290	322	317	297	346	328	309	300	320	315	317	339
Financial, Industry and Marketplace Successes	75	64	62	69	65	59	61	66	63	65	59	63	60	62	65	62	63	62	64	63	63	64
Bidder's Ability to Sell/ Service Contract Nationally	100	82	79	88	86	72	77	87	82	85	75	79	71	73	86	75	79	74	82	79	76	85
Bidder's Marketing Plan	50	43	41	43	42	39	38	42	39	42	42	40	37	37	43	42	41	42	43	42	41	45
Value Added Attributes	75	61	61	67	55	55	59	61	56	63	52	58	52	53	67	55	58	58	56	60	59	56
Warranty Coverages and Information	50	43	44	39	41	43	41	44	43	43	36	43	42	40	38	39	43	44	41	40	42	43
Selection and Variety of Products and Services Offered	200	165	161	168	162	127	154	160	163	156	152	149	128	130	175	146	140	142	149	158	147	164
Total Points	1,000	853	809	847	829	758	791	840	798	836	745	796	749	734	862	788	775	762	796	798	786	836
Rank Order		4	17	6	13	34	24	8.5	20	11.5	36	22.5	35	38	2	23	30.5	33	22.5	20	27	11.5

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Kim Austin
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Kim Austin, MBA, CPPB, Procurement Lead Analyst

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Bill Davison, CPPO, NIGP-CPP, Procurement Analyst

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Duff Erholtz, Procurement Analyst

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Proposal Opening Record

Date of opening: March 11, 2021

Sourcewell posted Request for Proposal #031121, for the procurement of Grounds Maintenance Equipment, Attachments, and Accessories with Related Services, on the Sourcewell Procurement Portal [proportal.sourcewell-mn.gov] on Tuesday, January 19, 2021, and the solicitation remained in an open status within the portal until March 11 2021, at 4:30 pm CT. The RFP required that all proposals be submitted through the Sourcewell Procurement Portal no later than 4:30 pm CT on March 11, 2021, the date and time specified in the Solicitation Schedule.

The undersigned certify that all responses received on Request for Proposal #031121 were submitted through the Sourcewell Procurement Portal, and that each Proposer's response material was digitally sealed upon submission and remained inaccessible until the due date and time specified in the Solicitation Schedule.

Responses were received from the following:

Aebi Schmidt North America - Submitted 3/11/21 at 12:56:09 PM
Altoz, Inc. - Submitted 3/10/21 at 11:44:17 AM
Ariens Company - Submitted 3/11/21 at 10:33:19 AM
Bandit Industries, Inc. - Submitted 3/08/21 at 8:57:49 AM
BCS America, LLC - Submitted 3/11/21 at 1:35:19 PM
Blue Diamond Attachments - Submitted 3/11/21 at 4:00:19 PM
Bonnell Industries, Inc. - Submitted 3/10/21 at 4:49:17 PM
BUCEPHALUS BUYER, LLC - Submitted 3/11/21 at 12:48:41 PM
C & B Manufacturing - Submitted 3/11/21 at 4:01:21 PM
Clark Equipment Company - Submitted 3/11/21 at 10:53:15 AM
Crary Bear Cat - Submitted 3/08/21 at 9:27:46 AM
Deere & Company - Submitted 3/10/21 at 8:15:55 AM
DuCo, LLC - Submitted 3/10/21 at 9:43:06 AM
Embankscape Equipment, LLC - Submitted 3/11/21 at 9:03:18 AM
Exmark Mfg. Co., Inc. - Submitted 3/10/21 at 3:48:37 PM
Ferri - Submitted 3/11/21 at 12:40:47 PM
Generac Power Systems - Submitted 3/11/21 at 8:30:27 AM
Green Climber of North America - Submitted 3/10/21 at 9:34:09 AM

GRYB USA - Submitted 3/10/21 at 7:37:44 AM
H. Barber & Sons, Inc. - Submitted 3/11/21 at 10:12:22 AM
Husqvarna Professional Products, Inc. - Submitted 3/10/21 at 3:20:41 PM
Hustler Turf Equipment, Inc. - Submitted 3/10/21 at 10:21:53 AM
KÃ¤rcher Municipal North America Corp. - Submitted 3/09/21 at 2:42:13 PM
Kubota Tractor Corporation - Submitted 3/11/21 at 1:37:19 PM
Land Pride, A Division of Great Plains Mfg., Inc. - Submitted 3/11/21/ at 4:05:39 PM
Max Distributing / BCS America - Submitted 3/09/21 at 5:29:18 PM
Moridge Manufacturing, Inc. - Submitted 3/09/21 at 4:31:03 PM
MTD Products - Submitted 3/10/21 at 11:29:19 AM
RhinoAg, Inc. - Submitted 3/10/21 at 3:35:13 PM
Scag Power Equipment - Submitted 3/10/21 at 1:51:39 PM
Schiller Grounds Care - Submitted 3/10/21 at 5:51:09 PM
Smithco, Inc. - Submitted 3/10/21 at 7:57:01 AM
Stonebrooke Equipment, Inc. - Submitted 3/11/21 at 1:26:16 PM
Switch-N-Go, LLC - Submitted 3/10/21 at 4:25:38 PM
The Toro Company - Submitted 3/10/21 at 4:49:38 PM
Tobroco Machinery, LLC - Submitted 3/09/21 at 5:57:12 PM
Trackless Vehicles, Ltd. - Submitted 3/10/21 at 12:12:39 PM
TURFCO Manufacturing - Submitted 3/11/21 at 2:18:16 PM
VENTURE PRODUCTS, INC. - Submitted 3/11/21 at 1:18:55 PM
Walker Manufacturing Company - Submitted 3/09/21 at 5:11:34 PM
Wiedenmann North America, LLC - Submitted 3/09/21 at 12:58:46 PM
Woods Equipment Company - Submitted 3/10/21 at 1:32:39 PM

The Proposals were opened electronically, and a list of all Proposers was made publicly available in the Sourcewell Procurement Portal, on March 11, 2021, at 4:32:52 PM CT. All responsive proposals were then submitted for review by the Sourcewell Evaluation Committee.

DocuSigned by:
Kim Austin
6830543C58384D1...

Kim Austin, MBA, CPPB, Procurement Lead Analyst

DocuSigned by:
Carol Jackson
6EE63AEDED5F46E...

Carol Jackson, Procurement Analyst

RFP #031121
REQUEST FOR PROPOSALS
for
Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Proposal Due Date: March 11, 2021, 4:30 p.m., Central Time

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Solicitation Schedule

Public Notice of RFP Published:	January 19, 2021
Pre-proposal Conference:	February 11, 2021, 10:00 a.m., Central Time
Question Submission Deadline:	March 4, 2021, 4:30 p.m., Central Time
Proposal Due Date:	**March 11, 2021**, 4:30 p.m., Central Time Late responses will not be considered.
Opening:	March 11, 2021, 6:30 p.m., Central Time **

** SEE RFP SUB-SECTION V. G. "OPENING"

I. ABOUT SOURCEWELL PARTICIPATING ENTITIES

A. SOURCEWELL

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and contract award process for the benefit of its 50,000+ participating entities across the United States and Canada. Sourcewell's solicitation process complies with State of Minnesota law and policies, conforms to Canadian trade agreements, and results in cooperative contracting solutions from which Sourcewell's Participating Entities procure equipment, products, and services.

Cooperative contracting provides participating entities and vendors increased administrative efficiencies and the power of combined purchasing volume that result in overall cost savings. At times, Sourcewell also partners with other purchasing cooperatives to combine the purchasing volume of their membership into a single solicitation and contract expanding the reach of contracted vendors' potential pool of end users.

Sourcewell uses a website-based platform, the Sourcewell Procurement Portal, through which all proposals to this RFP must be submitted.

B. USE OF RESULTING CONTRACTS

In the United States, Sourcewell's contracts are available for use by:

- Federal and state government entities;
- Cities, towns, and counties/parishes;
- Education service cooperatives;
- K-12 and higher education entities;
- Tribal government entities;
- Some nonprofit entities; and
- Other public entities.

In Canada, Sourcewell's contracts are available for use by:

- Provincial and territorial government departments, ministries, agencies, boards, councils, committees, commissions, and similar agencies;
- Regional, local, district, and other forms of municipal government, municipal organizations, school boards, and publicly-funded academic, health, and social service entities referred to as MASH sector (this should be construed to include but not be limited to the Cities of Calgary, Edmonton, Toronto, Calgary, Ottawa, and Winnipeg), as well as any corporation or entity owned or controlled by one or more of the preceding entities;

- Crown corporations, government enterprises, and other entities that are owned or controlled by these entities through ownership interest;
- Members of the Rural Municipalities of Alberta (RMA) and their represented Associations, Saskatchewan Association of Rural Municipalities (SARM), Saskatchewan Urban Municipalities Association (SUMA), Association of Manitoba Municipalities (AMM), Local Authority Services (LAS), Municipalities Newfoundland and Labrador (MNL), Nova Scotia Federation of Municipalities (NSFM), and Federation of Prince Edward Island Municipalities (FPEIM).

For a listing of current United States and Canadian Participating Entities visit Sourcewell's website (note: there is a tab for each country's listing): https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator.

Access to contracted equipment, products, or services by Participating Entities is typically through a purchase order issued directly to the applicable vendor. A Participating Entity may request additional terms or conditions related to a purchase. Use of Sourcewell contracts is voluntary and Participating Entities retain the right to obtain similar equipment, products, or services from other sources.

To meet Participating Entities' needs, public notice of this RFP has been broadly published, including notification in the United States to each state-level procurement department for possible re-posting.

Proof of publication will be available at the conclusion of the solicitation process.

II. EQUIPMENT, PRODUCTS, AND SERVICES

A. SOLUTIONS-BASED SOLICITATION

This RFP and contract award process is a solutions-based solicitation; meaning that Sourcewell is seeking equipment, products, or services that meet the general requirements of the scope of this RFP and that are commonly desired or are required by law or industry standards.

B. REQUESTED EQUIPMENT, PRODUCTS, OR SERVICES

It is expected that Proposers will offer a wide array of equipment, products, or services at lower prices and with better value than what they would ordinarily offer to a single government entity, a school district, or a regional cooperative.

1. Sourcewell is seeking proposals for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services, to include:

a. Lawn and garden equipment, tools, attachments, and accessories for all types of lawn, field and turf care, golf course maintenance, landscape maintenance, sidewalk and walking path maintenance, parking lot maintenance, and snow removal;

b. Irrigation systems, equipment, parts, and related installation and maintenance services;

c. Beach and waterfront maintenance equipment and accessories; and

d. Accessories, parts, and services related to the solutions described in subsection 1.a. - c. above, including maintenance or repair, and warranty programs. However, this solicitation should NOT be construed to include "service-only" solutions. Proposers may include related services to the extent that these solutions are complementary to the offering of the equipment and products being proposed.

2. The primary focus of this solicitation is on Grounds Maintenance Equipment, Attachments, and Accessories. This solicitation should NOT be construed to include equipment principally intended or designed for highway, road, right-of-way or sewer maintenance.

3. This solicitation does not include those equipment, products, or services covered under categories included in contracts currently maintained by Sourcewell:

a. Roadway Maintenance Equipment with Related Accessories, Attachments, Materials, and Supplies (RFP #052417)
b. Snow and Ice Handling Equipment, Supplies, and Accessories (RFP #080818)
c. Portable Construction Equipment with Related Accessories and Attachments (RFP#041719)
d. Ag Tractors with Related Attachments, Accessories, and Supplies (RFP #110719)

Proposers may include related equipment, accessories, and services to the extent that these solutions are complementary to the equipment, products, or service(s) being proposed.

Generally, the solutions for Participating Entities are turn-key solutions, providing a combination of equipment, products and services, delivery, and installation to a properly operating status. However, equipment or products only solutions may be appropriate for situations where Participating Entities possess the ability, either in-house or through local third-party contractors, to properly install and bring to operation the equipment or products being proposed.

Sourcewell prefers vendors that provide a sole source of responsibility for the products and services provided under a resulting contract. If Proposer requires the use of dealers, resellers, or subcontractors to provide the products or services, the Proposal should address how the products or services will be provided to Participating Entities and describe the network of dealers, resellers, and/or subcontractors that will be available to serve Participating Entities under a resulting contract.

Sourcewell desires the broadest possible selection of equipment, products, and services being proposed over the largest possible geographic area and to the largest possible cross-section of Sourcewell current and future Participating Entities.

C. REQUIREMENTS

It is expected that Proposers have knowledge of all applicable industry standards, laws, and regulations and possess an ability to market and distribute the equipment, products, or services to Participating Entities.

1. Safety Requirements. All items proposed must comply with current applicable safety or regulatory standards or codes.
2. Deviation from Industry Standard. Deviations from industry standards must be identified with an explanation of how the equipment, products, and services will provide equivalent function, coverage, performance, and/or related services.
3. New Equipment and Products. Proposed equipment and products must be for new, current model; however, Proposer may offer certain close-out equipment or products if it is specifically noted in the Pricing proposal.
4. Delivered and operational. Unless clearly noted in the Proposal, equipment and products must be delivered to the Participating Entity as operational.
5. Warranty. All equipment, products, supplies, and services must be covered by a warranty that is the industry standard or better.

D. ANTICIPATED CONTRACT TERM

Sourcewell anticipates that the term of any resulting contract(s) will be four (4) years. Up to two one-year extensions may be offered based on the best interests of Sourcewell and its Participating Entities.

E. ESTIMATED CONTRACT VALUE AND USAGE

Based on past volume of similar contracts, the estimated annual value of all transactions from contracts resulting from this RFP are anticipated to be USD $85 Million; therefore, proposers are expected to propose volume pricing. Sourcewell anticipates considerable activity under the contract(s) awarded from this RFP; however, sales and sales volume from any resulting contract are not guaranteed.

F. MARKETING PLAN

Proposer's sales force will be the primary source of communication with Participating Entities. The Proposer's Marketing Plan should demonstrate Proposer's ability to deploy a sales force or dealer network to Participating Entities, as well as Proposer's sales and service capabilities. It is expected that Proposer will promote and market any contract award.

G. ADDITIONAL CONSIDERATIONS

1. Contracts will be awarded to Proposers able to best meet the need of Participating Entities. Proposers should submit their complete line of equipment, products, or services that are applicable to the scope of this RFP.
2. Proposers should include all relevant information in its proposal, since Sourcewell cannot consider information that is not included in the Proposal. Sourcewell reserves the right to verify Proposer's information and may request clarification from a Proposer, including samples of the proposed equipment or products.
3. Depending upon the responses received in a given category, Sourcewell may need to organize responses into subcategories in order to provide the broadest coverage of the requested equipment, products, or services to Participating Entities. Awards may be based on a subcategory.
4. A Proposer's documented negative past performance with Sourcewell or its Participating Entities occurring under a previously awarded Sourcewell contract may be considered in the evaluation of a proposal.

E. PRICING

A. REQUIREMENTS

All proposed pricing must be:

1. Either Line-Item Pricing or Percentage Discount from Catalog Pricing, or a combination of these:
   a. **Line-item Pricing** is pricing based on each individual product or services**.** Each line must indicate the Vendor's published "List Price," as well as the "Contract Price."
   b. **Percentage Discount from Catalog or Category** is based on a percentage discount from a catalog or list price, defined as a published Manufacturer's Suggested Retail Price (MSRP) for the products or services. Individualized percentage discounts can be applied to any number of defined product groupings. Proposers will be responsible for providing and maintaining current published MSRP with Sourcewell, and this pricing must be included in its proposal and provided throughout the term of any Contract resulting from this RFP.
2. The Proposer's ceiling price (Ceiling price means that the proposed pricing will be considered as the highest price for which equipment, products, or services may be billed to a Participating Entity). However, it is permissible for vendors to sell at a price that is lower than the contracted price;
3. Stated in U.S. and Canadian dollars (as applicable); and
4. Clearly understood, complete, and fully describe the total cost of acquisition (e.g., the cost of the proposed equipment, products, and services delivered and operational for its intended purpose in the Participating Entity's location).

Proposers should clearly identify any costs that are NOT included in the proposed product or service pricing. This may include items such as installation, set up, mandatory training, or initial inspection. Include identification of any parties that impose such costs and their relationship to the Proposer. Additionally, Proposers should clearly describe any unique distribution and/or delivery methods or options offered in the Proposal.

B. ADMINISTRATIVE FEES

Proposers are expected to pay to Sourcewell an administrative fee in exchange for Sourcewell facilitating the resulting contracts. The administrative fee is normally calculated as a percentage of the total sales to Participating Entities for all contracted equipment, products, or services made during a calendar quarter, and is typically one percent (1%) to two percent (2%). In some categories, a flat fee may be an acceptable alternative.

F. CONTRACT

Proposers awarded a contract will be required to execute a contract with Sourcewell (see attached template). Only those modifications the Proposer indicates in its proposal will be available for discussion. Much of the language in the Contract reflects Minnesota legal requirements and cannot be altered. Numerous and/or onerous exceptions that contradict Minnesota law may result in the Proposal being disqualified from further review and evaluation.

To request a modification to the Contract terms, conditions, or specifications, a Proposer must complete and submit the Exceptions to Terms, Conditions, or Specifications table, with all requested modifications, through the Sourcewell Procurement Portal at the time of submitting the Proposer's Proposal. Exceptions must:

1. Clearly identify the affected article and section, and
2. Clearly note what language is requested to be modified.

Unclear requests will be automatically denied.

Only those exceptions that have been accepted by Sourcewell will be included in the contract document provided to the awarded vendor for signature.

If a Proposer receives a contract award resulting from this solicitation it will have up to 30 days to sign and return the contract. After that time, at Sourcewell's sole discretion, the contract award may be revoked.

G. RFP PROCESS

A. PRE-PROPOSAL CONFERENCE

Sourcewell will hold an optional, non-mandatory pre-proposal conference via webcast on the date and time noted on page one of this RFP and on the Sourcewell Procurement Portal. The

purpose of this conference is to allow potential Proposers to ask questions regarding this RFP and Sourcewell's competitive contracting process. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Vendor Account. Pre-proposal conference attendance is optional.

B. QUESTIONS REGARDING THIS RFP AND ORAL COMMUNICATION

Questions regarding this RFP must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this RFP. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a Proposer or generally related to the RFP, must be submitted using this process. Do not contact individual Sourcewell staff to ask questions or request information as this may disqualify the Proposer from responding to this RFP. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA

Sourcewell may modify this RFP at any time prior to the proposal due date by issuing an addendum. Addenda issued by Sourcewell become a part of the RFP and will be delivered to potential Proposers through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a proposal will be accepted through the Sourcewell Procurement Portal, all addenda, if any, must be acknowledged by the Proposer by checking the box for each addendum. It is the responsibility of the Proposer to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a Proposer submitted its proposal, the Sourcewell Procurement Portal will WITHDRAW the submission and change the Proposer's proposal status to INCOMPLETE. The Proposer can view this status change in the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account. The Proposer is solely responsible to check the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account periodically after submitting its Proposal (and up to the Proposal due date). If the Proposer's Proposal status has changed to INCOMPLETE, the Proposer is solely responsible to:

i) make any required adjustments to its proposal;
ii) acknowledge the addenda; and
iii) ensure the re-submitted proposal is received through the Sourcewell Procurement Portal no later than the Proposal Due Date and time shown in the Solicitation Schedule above.

D. PROPOSAL SUBMISSION

Proposer's complete proposal must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule. Any other form of proposal submission, whether electronic, paper, or otherwise, will not be considered by Sourcewell. **Late proposals will not be considered.** It is the Proposer's sole responsibility to ensure that the proposal is received on time.

It is recommended that Proposers allow sufficient time to upload the proposal and to resolve any issues that may arise. The time and date that a Proposal is received by Sourcewell is solely determined by the Sourcewell Procurement Portal web clock.

In the event of problems with the Sourcewell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to twenty-four (24) hours to respond to certain issues.

Upon successful submission of a proposal, the Portal will automatically generate a confirmation email to the Proposer. If the Proposer does not receive a confirmation email, contact Sourcewell's support provider at support@bidsandtenders.ca.

To ensure receipt of the latest information and updates via email regarding this solicitation, or if the Proposer has obtained this solicitation document from a third party, the onus is on the Proposer to create a Sourcewell Procurement Portal Vendor Account and register for this solicitation opportunity.

Within the Procurement Portal, all proposals must be digitally acknowledged by an authorized representative of the Proposer attesting that the information contained in in the proposal is true and accurate. By submitting a proposal, Proposer warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential contract award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a contract award and may subject the Proposer to remedies available by law.

E. GENERAL PROPOSAL REQUIREMENTS

Proposals must be:

- In substantial compliance with the requirements of this RFP or it will be considered nonresponsive and be rejected.
- Complete. A proposal will be rejected if it is conditional or incomplete.
- Submitted in English.
- Valid and irrevocable for 90 days following the Proposal Due Date.

Any and all costs incurred in responding to this RFP will be borne by the Proposer.

F. PROPOSAL WITHDRAWAL

Prior to the proposal deadline, a Proposer may withdraw its proposal.

G. OPENING

The Opening of Proposals will be conducted electronically through the Sourcewell Procurement Portal. A list of all Proposers will be made publicly available in the Sourcewell Procurement Portal after the Proposal Due Date, but no later than the Opening time listed in the Solicitation Schedule.

To view the list of Proposers, verify that the Sourcewell Procurement Portal opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Proposal Due Date and Time.

H. EVALUATION AND AWARD

A. EVALUATION

It is the intent of Sourcewell to award one or more contracts to responsive and responsible Proposer(s) offering the best overall quality, selection of equipment, products, and services, and price that meet the commonly requested specifications of Sourcewell and its Participating Entities. The award(s) will be limited to the number of Proposers that Sourcewell determines is necessary to meet the needs of Participating Entities. Factors to be considered in determining the number of contracts to be awarded in any category may include the following:

- The number of and geographic location of:
  - Proposers necessary to offer a comprehensive selection of equipment, products, or services for Participating Entities' use.
  - A Proposer's sales and service network to assure availability of product supply and coverage to meet Participating Entities' anticipated needs.
- Total evaluation scores.
- The attributes of Proposers, and their equipment, products, or services, to assist Participating Entities achieve environmental and social requirements, preferences, and goals. Information submitted as part of a proposal should be as specific as possible when responding to the RFP. Do not assume Sourcewell's knowledge about a specific vendor or product.

B. AWARD(S)

Award(s) will be made to the Proposer(s) whose proposal conforms to all conditions and requirements of the RFP, and consistent with the award criteria defined in this RFP.

Sourcewell may request written clarification of a proposal at any time during the evaluation process.

Proposal evaluation will be based on the following scoring criteria and the Sourcewell Evaluator Scoring Guide (available in the Sourcewell Procurement Portal):

Conformance to RFP Requirements	50
Financial Viability and Marketplace Success	75
Ability to Sell and Deliver Service	100
Marketing Plan	50
Value Added Attributes	75
Warranty	50
Depth and Breadth of Offered Equipment, Products, or Services	200
Pricing	400
TOTAL POINTS	**1000**

C. PROTESTS OF AWARDS

Any protest made under this RFP by a Proposer must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. The protest must be received no later than 10 calendar days' following Sourcewell's notice of contract award(s) or non-award and must be time stamped by Sourcewell no later than 4:30 p.m., Central Time.

A protest must include the following items:

- The name, address, and telephone number of the protester;
- The original signature of the protester or its representative;
- Identification of the solicitation by RFP number;
- A precise statement of the relevant facts;
- Identification of the issues to be resolved;
- Identification of the legal or factual basis;
- Any additional supporting documentation; and
- Protest bond in the amount of $20,000, except where prohibited by law or treaty.

Protests that do not address these elements will not be reviewed.

D. RIGHTS RESERVED

This RFP does not commit Sourcewell to award any contract and a proposal may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Proposals that contain false statements or do not support an attribute or condition stated by the Proposer may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this RFP at any time;
- Reject any and all proposals received;
- Reject proposals that do not comply with the provisions of this RFP;
- Select, for contracts or for discussion, a proposal other than that with the lowest cost;

- Independently verify any information provided in a Proposal;
- Disqualify any Proposer that does not meet the requirements of this RFP, is debarred or suspended by the United States or Canada, State of Minnesota, Participating Entity's state or province; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the proposals received;
- Clarify any part of a proposal and discuss any aspect of the proposal with any Proposer; and negotiate with more than one Proposer;
- Award a contract if only one responsive proposal is received if it is in the best interest of Participating Entities; and
- Award a contract to one or more Proposers if it is in the best interest of Participating Entities.

E. DISPOSITION OF PROPOSALS

All materials submitted in response to this RFP will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591, after negotiations are complete. Sourcewell considers that negotiations are complete upon execution of a resulting contract. It is the Proposer's responsibility to clearly identify any data submitted that it considers to be protected. Proposer must also include a justification for the classification citing the applicable Minnesota law.

Sourcewell will not consider the prices submitted by the Proposer to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a Proposer is not considered trade secret under the statutory definition.

The Proposer understands that Sourcewell will reject proposals that are marked confidential or nonpublic, either substantially or in their entirety.

1/19/2021

Addendum No. 1
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is there a line item copy of this bid?

Answer 1:

Sourcewell utilizes a competitive, solutions-based solicitation approach that is not based on detailed specifications or finite quantities. A proposer can propose its entire line of equipment, products, and services falling within the requested equipment, products, and services as described in the RFP.

Question 2:

Is this the successor to Sourcewell Contract #062117?

Answer 2:

Each opportunity posted to the Sourcewell Procurement Portal represents a separate and distinct competitive solicitation.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 1/19/2021, is required at the time of proposal submittal.

1/20/2021

Addendum No. 2
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is there a way to publish the list of questions outlined in Tables 1-15 so bidders can review and access them off-line?

Answer 1:

After selecting “Start Submission”, a proposer may navigate to Step 4 – “Preview Bid” and select “Preview My Bid in PDF” if a downloadable PDF of the questionnaire tables is desired.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 1/20/2021, is required at the time of proposal submittal.

1/21/2021

Addendum No. 3
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

We are a factory authorized dealer/distributor for products used in construction, agricultural, golf, municipal and mining industries. Would Sourcewell add these products to the RFP for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services?

Answer 1:

Each proposer, in its discretion, will propose the equipment, products, and services that it deems to fall within Sourcewell's requested equipment, products, and services as described in RFP Section II. B (Requested Equipment, Products and Services). Only those products and services within the scope of the RFP will be included in any contract awarded by Sourcewell as a result of this solicitation. Sourcewell does not anticipate an amendment of the description of requested equipment, products, and services in RFP Section II. B.

Question 2:

Does this RFP include the equipment that can go into the water to remove weeds and debris along the edges of beaches and waterfront?

Answer 2:

Sourcewell utilizes a competitive, solutions-based solicitation approach that is not based on detailed specifications. Each proposer, in its discretion, will propose the equipment, products, and services that it deems to fall within Sourcewell's requested equipment, products, and services as described in RFP Section II. B (Requested Equipment, Products and Services).

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 1/21/2021, is required at the time of proposal submittal.

2/2/2021

Addendum No. 4
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Clarify what data is needed for Table 3, Question 19, sales volume? Would you like this as an average overall or per contract?

Answer 1:

It is left to the discretion of each proposer to determine and articulate the response that best represents their current or previous contract volumes. Individual proposals are evaluated based on the criteria stated in the RFP.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/2/2021, is required at the time of proposal submittal.

2/12/2021

Addendum No. 5
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

For references in Table 4, are you just asking for customer types that bought from us before or customers that have bought from us but did not use Sourcewell?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. So, it is left to the discretion of each proposer to determine the information necessary to best demonstrate their marketplace success and that they are willing to include.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/12/2021, is required at the time of proposal submittal.

2/16/2021

Addendum No. 6
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

In Table 5, Sourcewell asks for a list of our top five government or education customers, including the size of transactions and dollar volumes from the past three years. We consider this information confidential. Can we use "Confidential" in the required fields and still be considered a responsive responder?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to determine the information that they are willing to include and that is necessary to best demonstrate their marketplace success. Proposals are evaluated according the scoring criteria stated in the RFP on the content submitted.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/16/2021, is required at the time of proposal submittal.

2/17/2021

Addendum No. 7
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

For financial information and the Dunn and Bradstreet report, will the most current on file be suitable as our year end? The 2020 reports will not be complete until after the bid due date?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to determine the information necessary to best demonstrate their financial viability/success and that they are willing to include. Proposals are evaluated on the content submitted.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/17/2021, is required at the time of proposal submittal.

2/22/2021

Addendum No. 8
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

RFP Amendment:

As the result of a formatting error, several Section headings of the RFP document were mislabeled at the time of publication. The following listed RFP Section headings are revised to delete the erroneous section letter, and insert the correct section numeral, to read as indicated:

~~**I.**~~ **III. PRICING**
~~**J.**~~ **IV. CONTRACT**
~~**K.**~~ **V. RFP PROCESS**
~~**L.**~~ **VI. EVALUATION AND AWARD**

The remainder of the RFP Section headings and sub-headings, and all other RFP content remains unchanged.

Question 1:

Is it possible to submit two price lists? One for Canada and one for the U.S.?

Answer 1:

Yes, if applicable, pricing is to be submitted in U.S. and Canadian dollars. Refer to RFP Section III. A. 3., Pricing - Requirements. (RFP Article numbering corrected above.) Proposals are evaluated based on the criteria stated in the RFP.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/22/2021, is required at the time of proposal submittal.

2/23/2021

Addendum No. 9
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Are there any specific font type or size requirements related to our typed responses in the solicitation tables and/or attachment we provide?

Answer 1:

Sourcewell does not identify a mandatory font type or size. In the competitive process, Sourcewell will not advise a proposer on the format for attachments. It is left to the discretion of each proposer to determine the method it deems best suited to represent their proposal and meet the requirements of the RFP.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/23/2021, is required at the time of proposal submittal.

2/25/2021

Addendum No. 10
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

For line items 21 and 22, what references are required? Should these include previous entities we have worked with outside of Sourcewell?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to determine the information that they are willing to include and that is necessary to best demonstrate their marketplace success. Proposals are evaluated according the scoring criteria stated in the RFP on the content submitted.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 2/25/2021, is required at the time of proposal submittal.

3/4/2021

Addendum No. 11
Solicitation Number: RFP 031121
Solicitation Name: Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Are vendors only allowed one submission, or is it possible to propose multiple submissions?

Answer 1:

Each vendor may only submit one proposal as restricted by the rules set in the Sourcewell Procurement Portal.

Question 2:

Is the administrative fee paid to Sourcewell calculated on our proposed price or the proposed price plus additional costs such as set up and freight?

Answer 2:

Refer to RFP Section III. B. – Administrative Fees, for directions on proposing an administrative fee. It is left to the discretion of each proposer to determine and propose an administrative fee that is consistent with its business and its industry.

Question 3:

If your company is not awarded a contract, does all proposal information become public?

Answer 3:

Refer to RFP Section VI. E. - Disposition of Proposals, for guidance on materials submitted in response to the RFP and applicable public data laws.

End of Addendum

Acknowledgement of this Addendum to RFP 031121 posted to the Sourcewell Procurement Portal on 3/4/2021, is required at the time of proposal submittal.

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Solicitation Number: RFP #031121

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and The Toro Company, 8111 Lyndale Avenue South, Bloomington, MN 55420 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services from which Vendor was awarded a contract.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires April 30, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.

C. SURVIVAL OF TERMS. Articles 11 through 14 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

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All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended for the duration of Vendor's written warranty for such item. Other than the warranties in this paragraph and Vendor's express written warranty for its product, Vendor expressly disclaims all other warranties, express or implied. Vendor agrees to work with its dealers and distributors to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized dealers, distributors, and/or resellers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be

returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

B. SALES TAX. Each Participating Entity is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Contract Administrator. This form is available from the assigned Sourcewell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and

- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Vendor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Vendor. Typically, a Participating Entity will issue an order directly to Vendor. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration of this Contract; however, Vendor performance,

Participating Entity payment, and any applicable warranty periods or other Vendor or Participating Entity obligations may extend beyond the term of this Contract.

Vendor's acceptable forms of payment are included in Attachment A. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entitles may require the use of a Participating Addendum; the terms of which will be worked out directly between the Participating Entity and the Vendor. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Participating Entity and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Participating Entity.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Vendor will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Vendor must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcewell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State/Province;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Vendor will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Vendor may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Vendor will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Vendor's name and Sourcewell-assigned contract number in the memo; and must be

mailed to the address above “Attn: Accounts Receivable” or remitted electronically to Sourcewell’s banking institution per Sourcewell’s Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract’s expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor’s Authorized Representative is the person named in the Vendor’s Proposal. If Vendor’s Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.

D. WAIVER. If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

E. CONTRACT COMPLETE. This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. LIABILITY

Vendor must indemnify, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including injury or death to persons or property and attorneys' fees, alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications and operating instructions.

12. GOVERNMENT DATA PRACTICES

Vendor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcewell and Sourcewell will assist with how the Vendor should respond to the request.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
   a. Sourcewell grants to Vendor a royalty-free, worldwide, non-exclusive right and license to use theTrademark(s) provided to Vendor by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Vendor.
   b. Vendor grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Vendor's Trademarks in advertising and promotional materials for the purpose of marketing Vendor's relationship with Sourcewell.
2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to its and their respective distributors, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Sourcewell must not alter Vendor's Trademarks from the form provided by Vendor and must comply with Vendor's removal requests as to specific uses of its trademarks or logos.

b. Vendor must not alter Sourcewell's Trademarks from the form provided by Sourcewell and must comply with Sourcewell's removal requests as to specific uses of its trademarks or logos.

c. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's Trademarks only in good faith and in a dignified manner consistent with such party's use of the Trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Vendor agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Vendor in violation of applicable patent or copyright laws.

5. Termination. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of vendors which may be used until the next printing). Vendor must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

D. ENDORSEMENT. The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. A Party will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Vendor.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.
Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for Products-Completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.
Minimum Limits:
$1,000,000 each accident, combined single limit

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4. *Umbrella Insurance*. During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Vendor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Vendor must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcewell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Vendor’s Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing

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regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

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D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

22. CANCELLATION

Sourcewell or Vendor may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

By: _____
Jeremy Schwartz
Title: Chief Procurement Officer

Date: 4/28/2021 | 12:24 PM CDT

Approved:

DocuSigned by:
Chad Coauette
7E42B8F817A64CC...

By: _____
Chad Coauette
Title: Executive Director/CEO

Date: 4/29/2021 | 4:31 PM CDT

The Toro Company

DocuSigned by:
Brad Hamilton
4B4574B1E1E54C4...

By: _____
Brad Hamilton
Title: Group VP

Date: 4/29/2021 | 4:07 PM CDT

RFP 031121 - Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Vendor Details

Company Name:	The Toro Company
Does your company conduct business under any other name? If yes, please state:	Toro
Address:	8111 Lyndale Avenue South Bloomington, MN 55420
Contact:	Jon Stodola
Email:	jon.stodola@toro.com
Phone:	612-597-3224
Fax:	612-597-3224
HST#:	41-0580470

Submission Details

Created On:	Tuesday January 26, 2021 08:26:53
Submitted On:	Wednesday March 10, 2021 16:49:38
Submitted By:	Jon Stodola
Email:	jon.stodola@toro.com
Transaction #:	a9949e16-696c-4bd0-8278-1f0375b1ebb6
Submitter's IP Address:	76.113.144.182

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Please do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; mark “NA” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (and applicable d/b/a, if any):	The Toro Company	*
2	Proposer Address:	8111 Lyndale Avenue South Bloomington, MN 55420	*
3	Proposer website address:	www.toro.com	*
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Brad Hamilton, Group VP 8111 Lyndale Avenue South Bloomington, MN 55420 952-887-8815 Brad.Hamilton@toro.com	*
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Jon Stodola, Government Contracts Manager 8111 Lyndale Avenue South Bloomington, MN 55420 612-597-3224 Jon.Stodola@toro.com	*
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	N/A	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	

7	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis. We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, professional contractors, underground construction professionals, groundskeepers, agricultural growers, rental companies, government and educational institutions, and homeowners – in addition to many leading sports venues and historic sites. Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in more than 125 countries around the world. The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Arizona, California, Connecticut, Florida, Massachusetts, Montana, Minnesota, Ohio, Virginia, and Ontario Canada. Most customer activity for the Commercial Division products will be with our distributor's sales force of approximately 200 Outside Sales representatives. The resources are located in every state except Alaska. We also have a network of hundreds of Landscape Contractor and Siteworks Systems dealers throughout the US and Canada. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts, etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. Our Purpose: To help our customers enrich the beauty, productivity, and sustainability of the land. Our Vision: To be the most trusted leader in solutions for outdoor equipment. Every day. Everywhere. Our Mission: To deliver superior innovation and to deliver superior customer care. For more information, visit www.toro.com.	*
8	What are your company's expectations in the event of an award?	Our expectation is that customers will use the Sourcewell value-based contract to purchase Toro and related equipment, in order to achieve their goals of creating and maintaining outstanding grounds and landscapes. We also expect our dedicated distributor/dealer network to support Sourcewell members with superior customer service that aligns with our corporate mission. In doing so, we expect to develop new relationships with Sourcewell members and incrementally grow our sales of Toro and related equipment to government and education customers.	*
9	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	The Toro Company continues to strengthen our position as a leading worldwide provider of innovative solutions for the outdoor environment, including turf, snow, irrigation, and ground-engaging equipment. Through a strong network of professional distributors, dealers, and retailers in more than 125 countries, we proudly offer a wide range of products across a family of global brands to help golf courses, professional contractors, agricultural growers, rental companies, government and education institutions, and homeowners achieve their goals. For fiscal year 2020, The Toro Company achieved nearly $3.4 billion in net sales (a 7.7% increase over fiscal year 2019), and $327.7 million in net earnings. See the attached (The Toro Company_Fourth-Quarter and Full-Year Fiscal 2020 Results) for more details. In addition, attached is a summary of Toro's financial condition according to Dunn & Bradstreet (Attachment: BnBi THE TORO COMPANY Feb 19 2021 (002).pdf)	*

10	What is your US market share for the solutions that you are proposing?	Toro is not able to divulge that information.	*
11	What is your Canadian market share for the solutions that you are proposing?	Toro is not able to divulge that information.	*
12	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No.	*
13	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	The Toro Company would best be described as a manufacture. As such, Toro utilizes our channel partners (distributors/dealers) to provide service and support to our end-user customers. For our Commercial Division, which makes up approximately 90% of our Government Contracts business, we have 26 distributors throughout the United States and Canada with many satellite offices to meet your needs. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. Our distributors and dealers handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. BOSS Snowplow provides sales and service support through 228 Distributors in the United States and Canada. Within a Distributor protected sales territory they also set up a network of Dealers to quickly and effectively service the customer. Our Distributors and Dealers handle all aspects of the customer experience including sales, ordering, registration, installation, service, and warranty. The attached list of 228 Distributors will provide information on their location, contact, and which BOSS Products they are qualified to support. The BOSS Technical Service and Customer Service Departments provide factory support and training to all Distributors and Dealers and we pride ourselves on providing World-Class service to all levels of customer. Feedback from or Customers and Dealers allows BOSS to continuously improve our product. We communicate these improvements through Service Bulletins, Training Videos, Technical Manuals, and Web-based training. Similar to BOSS, Toro's LCE, SWS, and RESCOM Irrigation divisions provide service and support through a combined network of more than 5,500 dealers/distributors, throughout the United States and Canada. For a complete list of Distributors and Dealers, please reference the attached file (Toro Distributor_Dealer List 2021).	*
14	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Toro products are designed and built to comply with all applicable voluntary safety and environmental standards, including ISO standards, CE standards, and exhaust and evaporative standards set by the US Environmental Protection Agency (EPA), California Air Resources Board (CARB), and the European Union. Toro products are also tested and certified by outside laboratories to comply with EMC (electro-magnetic compatibility) regulatory arrangements. The Toro Company holds a Dealer License (wholesaler) from the State of Minnesota, a Business License from the State of Washington, a manufacturer license from the Arizona Department of Transportation, and a license as a Recreational Product Manufacturer from the Louisiana Motor Vehicle Commission. In addition, The Toro Company is authorized to conduct business in the following states, as well as being incorporate in Delaware: California, Colorado, Florida, Indiana, Iowa, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Nebraska, Pennsylvania, Rhode Island, Tennessee, Texas, and Wisconsin. Toro distributors and dealers also have the proper licenses and registrations to conduct business in the states/provinces in which they operate. In an effort to achieve our vision of becoming the most trusted leader in solutions for outdoor equipment, Toro requires each of our direct employee and distributor salespeople to complete an extensive and ongoing training program called TSPC (Toro Sales Professional Certification) that focuses on ethical selling practices and professional sales management. We are unique in our industry in requiring this certification of professional standard.	*
15	Provide all “Suspension or Debarment” information that has applied to your organization during the past ten years.	Toro has not been under any suspension or disbarment within the past ten years.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	

16	Describe any relevant industry awards or recognition that your company has received in the past five years	a) Heavy Equipment Guide, Top Product in 2020: The Toro e-Dingo Small machines that rental houses and contractors want for versatile use both indoors and outdoors and in areas with noise and emissions reduction needs are the perfect proving ground for electric equipment. Toro's first electric Dingo, the wheeled e-Dingo 500, is a small machine delivering environmentally friendly performance both indoors and outdoors, and we look forward to seeing more electric compact equipment like it in the coming years. b) Innovative Iron Awards, 2020 – The Toro e-Dingo Selected as a “game-changer” for its zero emissions and lithium-ion battery. c) Rental Equipment Register (RER) – The Toro e-Dingo received the following Innovative Product Awards: Winner in the Earthmoving category, and Silver winner in Overall. d) Rental Magazine 2020 Editor's Choice Award - The Toro e-Dingo. The Rental 2020 Editor’s Choice Awards represent the equipment rental industry’s best products gaining interest from end-users and rental professionals alike. Rental’s editorial staff chose products based on several factors including innovation, utility for the rental market, and audience engagement online at ForConstructionPros.com/Rental e) Innovative Iron Awards, 2019 – The Toro TRX Trencher Selected one of the most innovative products in the equipment classes include all compact equipment, including skid steers, mini excavators, backhoes, telehandlers, tractors, aerial lifts, UTVs, and components like engines, hydraulics, and software. f) Green Industry Pros, Editor’s Choice Award, 2019 – The Toro TRX Trencher Chosen for Innovation, Dependability, Audience engagement online at GreenIndustryPros.com, and from end-users and landscape professionals alike. g) Heavy Equipment Guide, Top Product in 2020: The Toro Dingo TXL 2000 As the industry’s biggest ride-on utility loader, Toro’s Dingo TXL 2000 fits into a smaller class of equipment but has the capability of small skid steers or compact track loaders. h) The Toro Company received the AE50 award for our innovative engineering of the NEW Toro Outcross in Feb. 2019. Awards are presented at ASABE's annual Agricultural Equipment Technology Conference (AETC). The award-winning products are also highlighted in a special issue of ASABE's Resource magazine and given by the American Society of Ag and Biological Engineers. i) The Toro Company is the leading “smart” irrigation products manufacturer, having receiving multiple accolades and awards from the Irrigation Association®, EPA, and others, for their innovative and water-efficient products. Some examples of unique Toro irrigation products include Precision™ Series Spray Nozzles with patented oscillating stream technology that delivers water savings of up to 35 percent when compared to competitive fixed spray nozzles; the T5 RapidSet® ¾” gear-driven rotor and its patent-pending tool-free arc adjustment feature; the cutting-edge EVOLUTION® Series irrigation controller and its multiple wireless add-on devices that enable performance advances, such as web connectivity, soil moisture sensing, and automatic weather-based schedule adjustments; and a full line of drip irrigation products, such as DL2000™ dripline and its patented ROOTGUARD® technology that allows it to be buried below ground to virtually eliminate the water waste seen through evaporation and runoff. j) The Toro GrandStand MULTI FORCE was a new product award winner in the May/June 2016 issue of Landscape and Irrigation’s “Twenty for 2016 New Product Awards”. The award recognizes the GrandStand MUTLI FORCE as one of the standout new products to hit the market in 2016, based on innovation and application within the market. Endure k) The Toro Company received the Gold Medal for Innovation, awarded to the Toro Reelmaster 5010-H at demopark+demogolf 2015.	*
17	What percentage of your sales are to the governmental sector in the past three years	As we are a publicly-traded Company, Toro considers information about our customers confidential. However, below is a representation of The Toro Company revenue for fiscal year 2020 by market segment and geographic location. Net Sales By Segment: Professional 75% / Residential 24% / Other 1% Net Sales By Product: Equipment 88% / Irrigation 12% Net Sales By Geographical Location: US 80% / International 20%	*
18	What percentage of your sales are to the education sector in the past three years	As we are a publicly-traded Company, Toro considers information about our customers confidential.	*

19	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	a) NASPO ValuePoint Contracts - AK, HI, KS, KY, ME, MO, NE, NM, RI, SD, VA, WI b) Toro held State Contracts - AR, DE, NY, OH c) Toro Distributor held State Contracts - CA, GA, IA, IL, LA, MA, MD, MN, MS, NC, OK, OR, PA, SC, TN, UT, WA d) Cooperative Contracts - OMNIA Partners, Kinetic GPO As we are a publicly-traded company, the detailed sales information you are requesting is considered confidential.	*
20	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	a) GSA Contract : GS-06F-0012R – Schedule 51v - Kansas City b) GSA Contract : GS-07F-5432R – Schedule 78 – Philadelphia As we are a publicly-traded company, the detailed sales information you are requesting is considered confidential.	*

Table 4: References/Testimonials

Line Item 21. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Ramsey County Parks - Goodrich Golf Course	Charlie Miller, Superintendent	651-784-2500	*
City of Minneapolis Parks and Recreation Department	Dale Walker, Fleet Manager	612-313-7772	*
City of Lakeville Parks	Mark Kruse, Supervisor	952-985-2720	*

Table 5: Top Five Government or Education Customers

Line Item 22. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Confidential	Government	California - CA	Golf, Turf & Landscape Equipment & Irrigation	Various mix of mowers, vehicles, specialty equipment, and irrigation components valuing $500-$600K	$5M - $6M	*
Confidential	Government	California - CA	Golf, Turf & Landscape Equipment & Irrigation	Various mix of mowers, vehicles, specialty equipment, and irrigation components valuing $300-$600K	$3M-$4M	*
Confidential	Government	Nevada - NV	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing $350-$850K	$2.5M-$3M	*
Confidential	Government	Wisconsin - WI	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing $250-$400K	$2.5M-$3M	*
Confidential	Government	Colorado - CO	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing $150K-$1M	$1M-$1.5M	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
23	Sales force.	Toro has a national sales team of more than 50 Regional and District Sales Managers that represent our Commercial, Landscape Contractor, Irrigation, Siteworks Systems, and BOSS products across the United States and Canada. These representatives are assigned to various distributors and dealers to provide training, programming, and strategy for initiatives such as this one with Sourcewell.	*
24	Dealer network or other distribution methods.	Most of our distributors and dealers are privately-owned companies that are the connection between Toro and the end-user customer. The sales managers of these companies will manage a team of representatives responsible for selling and marketing Toro products. Every area of the United States and Canada has a representative assigned for sales coverage from one of our distributors/dealers. We have included a listing of these distributors/dealers with this proposal. See Distributor_Dealer List 2021 attached. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts, etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. In addition, Toro has thousands of local dealers that represent Landscape Contractor products, Irrigation, Siteworks Systems, and Boss snow removal equipment throughout the US and Canada.	*
25	Service force.	Toro utilizes our channel partners to provide service and support to our end-user customers. For our Commercial division, we have 26 distributors in the United States and Canada with many satellite offices to meet your needs. All distributors maintain a service parts fulfillment operation and carry A, B, and C moving parts to ensure they are positioned to respond to their customer service needs. Additionally, they also maintain service facilities staffed with full-time technicians to provide services in the area to meet Toro's service level objective of 9+ in Overall Satisfaction. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. The Toro Company provides on-going technical training (on-line and in-person) to our channel partners ensuring the service technicians have the technical knowledge and aptitude to support advanced technology. The Toro company also provides centralized and advanced technical assistance and support to our distributor operations teams. This includes troubleshooting equipment issues, providing updates to equipment, issuing service bulletins, working through warranty issues, implementing performance standards and measurements, providing on-site support when needed for product quality concerns, and developing action plans for improvement. We have processes in place to help our channel partners exceed the needs of our customers developed through our 100 years of experience. These include monitoring our customer's opinion of their service experience and developing improvements as necessary to achieve Customer Satisfaction Index scores above 9.	*
26	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	The Toro Commercial Customer Care group operates a Voice of Customer program in North America that focuses on the end-customer service experience. Commercial distributors provide Toro their completed customer repair orders for the week or month then Toro contracts an independent 3rd party to complete customer experience surveys. The insights gained are used to correct processes and provide additional resources as we collectively strive to maintain a 9+ overall customer satisfaction index, which is above industry standard. See attached labeled (Question 26) Graphs) for rolling 12-month performance. These metrics along with additional operational metrics are factored into a distributor's overall annual performance rating which has specific incentives tied to it. Distributor response time: Response time is dependent on many factors but generally, our distributor partners respond to a customer call or email immediately and determine an agreeable time to service the equipment. Most distributors have field service capabilities that allow service work at the customer's site. Toro Commercial Customer Care measures our distributor on two performance metrics specific to service repair turnaround time and their ability to respond and repair a customer service issue in 6 calendar days or less.	*

27	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	As described in response to our reach and capabilities, Toro has the ability to fully support the needs (products and service) of public agencies throughout the US. As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcewell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcewell agreements and provides financial support for those who do. Furthermore, most of our dealers and all of our Commercial distributors see the value of simplifying the buying process and encourage their customers to use the agreement.	*
28	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	As described in response to our reach and capabilities, Toro has the ability to fully support the needs (products and service) of public agencies throughout Canada. As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcewell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcewell agreements and provides financial support for those who do. Furthermore, most our distributors/dealers see the value of simplifying the buying process and encourage their customers to use the agreement.	*
29	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Toro has the ability to serve all geographic areas in the US and Canada through our distributor and dealer networks.	*
30	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Toro ihas the ability to serve all participating entity sectors in the US and Canada through our distributor and dealer networks.	*
31	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Participating entities in Hawaii, Alaska, US Territories, and Canada may be subject to additional freight charges. Any additional freight charges would be provided prior to purchase as a pass-through cost and included in the customer quote. Due to a difference in the buying structure and fluctuation in the US/Canada exchange rate, a separate price structure will be established for Canadian customers. Please reference pricing documents for details.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	a) The Toro Company will release a Distributor Operating Bulletin (DOB) to its channel partners, endorsed by the executive sponsor Grant Young, General Manager, Commercial announcing the new award which will be incorporated into the Commercial Division Program Manual used by distribution. Additionally, Toro University hosts monthly webcasts and other training events where the contract will be discussed. We have been training and implementing government contracts with our distributor and dealer partners for many years. If we are awarded the Sourcewell contract, we will continue to employ many different techniques to provide training. Initially, we will train the Toro sales and marketing team responsible for this implementation. We will provide PowerPoint presentations to our distributors/dealers that are co-authored by Toro and Sourcewell. We will implement individual conference calls by distributor to review the contract, discuss the benefits to the customer and the distributor, and answer questions. b) The Toro sales and marketing team will make sales calls with our channel partners to our end users to discuss this contract and sign up new users. Our marketing department will create specific documents that provide our distributors and customers with an overview of the contract and the benefits to them. These marketing pieces will be made available to all of our distributors and will be used at local and national trade shows. As part of the ongoing training process, Toro representatives will drive participation in local and regional trade shows and conferences with our distributors where we model the selling of this contact to customers. c) We will continue to train our sales force and engaging the resources we need to assure the success of this contract. See the attached (Toro Marketing Samples) file for examples.	*
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	The Toro Company uses a variety of technologies to communicate with customers and to deliver relevant and meaningful content in a timely fashion. The goal of these Marketing initiatives ranges from driving basic awareness of our brand and products to driving increasing levels of engagement relating to learning about the features, advantages, and benefits of each product we sell. From websites, eNewsletters, email messaging, and videos to Social Media postings and beyond, Toro uses a wide range of tools – digital and analog - to generate interest in and drive leads to our distributor channel partners who sell and support our products locally.	*
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	a) The Toro Company's expectations of Sourcewell's role in promoting the contract would include; jointly publishing a press release announcing the award, deployment of an eBlast to the Sourcewell membership announcing the new contract, and/or announcing it on the Sourcewell social media channels, updating The Toro Company contract on the Sourcewell website, and that Sourcewell would promote the contract at the appropriate industry trade shows and forward any inquires directly about The Toro Company to Toro in order for The Toro Company to convert that inquire into a sale. b) Regarding the integration into our sales process, and beyond those referenced in response to question (32), Toro has made the Sourcewell agreement a standard part of our onboarding training for internal and distributor/dealer personnel. As part of our discovery process with government and non-profit agencies, we are identifying and encouraging the use of the Sourcewell agreement. Our distributors/dealers see the value of the Sourcewell agreement for their organization by simplifying the buying process, and for their customers (end-users) by offering competitive pricing and simplifying the buying process on their end. A Toro/Sourcewell co-branded flier is used to highlight the benefits of the agreement and used by distributor/dealer personnel during customer calls and industry events. See the (Toro Marketing Samples) attachment for an example of the co-branded flyer.	*
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	No	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

36	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	All new and used equipment delivered to the customer includes one-on-one or group training provided by the salesperson and service staff. Their distributor salesperson can discuss these offerings as they are made available by The Toro Company. Local training is offered by each of our distributors and the educational content varies depending on the end user's needs. Group training may be offered as well. Dates and cost of training vary from year to year. Certificates of completion are issued to each attendee after completion of training classes. Operator safety training for all products are offered: online at Toro.com and a digital operator manual is provided with each new piece of equipment. Safety Video: https://www.toro.com/en/customer-support/education-and-tech-reference/operator-training The Toro Company also offers in-depth factory training at a reasonable cost to the end-user. This training takes place at Toro's World Headquarters in Bloomington, MN. The dates vary year by year. Topics include the following: - Cutting Unit Technology: Cutting unit set-up and adjustments - Traction Units: Electronic and hydraulic systems diagnostics, troubleshooting, and testing - Tier4 Engine Systems: Overview of why and how they work - Spray Systems: Components, operation, and calibration - Toro Reel Cutting Units: How they really work - Open forum with engineering and other product experts - Diagnostics, InfoCenters, and more! Additional training and reference materials found on Toro.com or in myTurf@toro.com	*
37	Describe any technological advances that your proposed products or services offer.	★ = Toro exclusive features GR3360/3370 Greensmaster eTriFlex models carry no hydraulic fluid and utilize all-electric components for traction, steering, lift, and cutting. - All-Electric Traction, Steering, Lift & Reel Control – No onboard hydraulic fluid eTriflex Models: - Engine/Generator Model, with Battery Assist Technology and up to 20% fuel savings. Constant 2,400 rpm and shrouded engine for amazingly quiet operation - Lithium-Ion Battery Model, 48-Volt virtually silent operation - ★ Radius Dependent Speed (RDS) System for Optimal Perimeter Cut - Advanced Cutting Performance o Double A-Arm ★ plus Link-System Suspension for superior contour-following o ★ Industry-leading Flex™ technology and DPA cutting units for easy adjustment and precision o ★ Lift-In-Turn feature combined with RDS provides a consistent cleanup cut - Highly Productive and Versatile o ★ "Slow-in-Turn" feature minimizes turf scrubbing that can occur during turn arounds o ★ Tool-Free, Quick-Change cutting units o ★ Lift-Gate Footrest for easy access to the center cutting unit Greensmaster Walk greens mowers (flex & fixed head) - ★ Flex Suspension with proven Dual Precision Adjustment (DPA) Cutting Unit technology - Multiple, easy to configure clip rate settings - ★ Telescoping loop handle design with combined operational and safety bail - Operational bail allows slowing down or a complete stop in tight turns without disengaging traction - ★ Rubber-mounted handle to reduce oscillation motion from walking for cutting consistency - No greasing requirement and modular designs for labor-saving maintenance - Excellent balance for superior tracking and easy turnaround - ★ Tool-free cutting unit removal Toro exclusive PX Hydraulic Fluid is another great innovation from Toro. This new premium hydraulic fluid performs better and lasts longer than conventional fluids. This means your equipment will run more smoothly and require fewer hydraulic fluid changes saving you time and money – up to 71%. Most 2019 and newer Toro commercial equipment come factory filled with Toro PX Hydraulic Fluid and have change intervals twice as long as previously...up to 2000 hours! EdgeSeries Reels+™ replacement reels take performance to the next level with bearings and seals already installed on the reel. Available for Toro riding and walk Greensmaster® and Reelmaster® mowers, EdgeSeries Reels+ are designed for longer life with less maintenance —all while delivering a phenomenal quality of cut. myTurf Pro is a powerful and easy-to-use, application that seamlessly connects your assets and your maintenance program, regardless of brand. Provide your team with the tools to become more efficient by automating routine tasks, easily ordering parts, managing	*

maintenance assignments, and tracking task completion. “At a glance” overviews keep you informed of asset status.

Toro Genuine Parts
Reliability – Most local distributors deliver parts within 24 hours. Toro backs this promise with 48-hour delivery support

Toro MVP kits - Toro provides Maintenance Value Performance (MVP) Kits for many common maintenance jobs, including filter change kits, hydraulic hose replacement kits, cutting unit overhaul kits, roller rebuild kits, and more. All the required parts are included in a single package to make ordering and completing the job easier and less expensive. Whether you are rebuilding rollers, replacing hydraulic hoses, or overhauling your cutting units, Toro MVP Kits make it simple to order all the necessary parts for the job

DPA Cutting Units with all-new EdgeSeries™ Reels for Improved Greens & Fairways - EdgeSeries innovations include – longer-lasting - materials, even more precise manufacturing techniques, and well-researched design changes to both the reel and bedknife geometry that come together to provide an outstanding quality of cut with less maintenance.

Groundsmaster 3200/3300
The innovative tilt-up deck design making blade maintenance and deck cleaning simple. Additionally, all engine maintenance points are easily accessible. Enhanced climbing and hillside stability – CrossTrax all-wheel drive is based on the innovative Toro Series/Parallel™ design. If one of the front tires begins to slip, power is transferred to the opposite rear tire for optimum traction. Heavy-duty, 7-gauge steel decks with a front bullnose and side bumpers paired with the industry's toughest spindle assembly for extended product life. INFOCENTER™ CONTROL PANEL Real-time information delivered to the operator’s fingertips for ultimate control.

Outcross 9060
Don’t mistake the Outcross 9060 for the agricultural tractors often found on golf courses and sports fields. It is not a tractor! The Outcross 9060 does all the work of a tractor AND a super-duty utility vehicle without the headaches often associated with operating each in turf maintenance applications. Outcross’s 4-wheel steering makes it highly maneuverable, stable, and extremely turf-friendly. Its electronically-controlled traction drive and low center of gravity help it traverse side hills and challenging terrain. The Outcross 9060 has a hydrostatic drive system, eliminating the need for an operator who is proficient with the complicated controls and shifting commonly associated with a traditional tractor. Simply select forward or reverse, and drive! Pre-set parameters and programable “guardrails” ensure the operator is productive while keeping them from operating outside the manager’s specifications. Simple one-action operation of complicated attachments, such as an aerator, keeps the operator focused on the task at hand. Cruise control, shuttle shifting, a passenger seat, and intuitive controls add to the ease-of-use and efficiency. Save money by maintaining one machine instead of two or three. Spread fertilizer and seed more accurately to reduce waste. With three-point, drawbar, bed, and loader capabilities, productivity comes standard. Outcross owners can mow grass, spread fertilizer, load sand, haul a pallet of sod, aerate, top dress, remove snow and ice, blow leaves, prune roots, spread seed, tow a trailer, sweep a path, chop wood, and much, much more.

38	Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Sustainability is not a new concept for The Toro Company. It is deeply rooted in our purpose - to help our customers enrich the beauty, productivity and sustainability of the land. At our corporate website we have full details of our Sustainability initiative, which is more comprehensive than a policy. Please see: https://www.thetorocompany.com/sustainability/sustainability-endures Alternative power, smart-connected products, and autonomous technologies are important areas of focus for us. For example, our Reelmaster® 5010-H and Greensmaster® eTriFlex™ hybrid mowers provide fuel savings over comparable mowers, plus they reduce noise levels and operating costs for our customers. In addition, the new e-Dingo is designed to provide customers with the ability to work indoors with zero emissions and lower noise pollution. We also recently established a new technology acceleration center, which is designed to support our development of smart-connected technologies. Key sustainability initiatives and accomplishments include: • Deepening commitment to diversity, equity, and inclusion. In addition to designating DEI as part of the formal responsibilities within Toro’s human resources team, the company is broadening the lens from workforce and workplace practices to seeking out synergies with supplier management practices and philanthropic giving. • Employee health and safety is a paramount value of Toro. Toro implemented a comprehensive environmental, health and safety data management system to help drive engagement and increased transparency for proactive safety performance. Toro saw reductions in both its total recordable injury and lost workday rates during fiscal 2020. • Impacting our communities and smallholder farmers in developing countries. As part of its Land. Water. Thrive. philanthropic initiative and employee immersion experience, Toro partnered with iDE to work with smallholder farmers in Honduras to better understand their irrigation practices to help develop drip systems and water storage solutions that are affordable, sustainable, and meet the needs of both growers and their communities. • Continued focus on water stewardship. Toro was recognized by the U.S. Environmental Protection Agency with the WaterSense Excellence Award for its dedication to water management innovation and education, marking the fifth consecutive year that it has received the prestigious award. • Improving operational efficiency. Toro began its journey to implement a new energy management system to better access site energy consumption and resource efficiency at its production facilities. The new system provides real-time access to data with analytics to identify key performance trends and opportunities for operational efficiency, as well as energy and environmental impact reduction. • Energy-efficient technologies. With a focus on energy efficiency and developing sustainable solutions, Toro introduced several products to further expand its alternative power offerings. Examples include a new line of 60V lithium-ion products for homeowners, the Greensmaster eTriFlex hybrid riding greens mower, and the all-electric e-Dingo 500 compact utility loader. • In Australia Toro refreshed its product packaging and received an “advanced” classification in a recent audit of sustainable packaging activities undertaken by the Australian Packaging Covenant, a government body. • We participate in a “closed loop” recycling partnership in CA with Revolution Plastics; this recycles our drip irrigation materials. In the first six months of the program, 381,000 pounds of materials were recycled. • Toro has replaced its printed operator manuals with online guides, in order to improve comprehension and reduce paper usage. • Our Hammerhead business introduced “Cured-in-Place Pipes” whereby aging pipes are repaired with a revolutionary bluelight LED system. Repairing rather than replacing extends the life of existing pipe networks and reduces overall landfill waste. Other sustainability-related awards include: - Wyland National Mayor's Challenge for Water Conservation Co-Sponsor - Urban Park Innovation Award - 2019 Everyday Hero Award - ISO 14001:2004 compliant	*
39	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	The battery chargers we use for our electric products meet the California Energy Commission (CEC) energy efficiency standards and are labeled with the “BC” mark. They also meet the U.S. DOE and NRCAN energy efficiency standards.	*

40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	The Toro Company does not qualify for a WMBE, SBE, or Veteran owned business. However, most of our distributor/dealer partners are designated Small Businesses and several are Woman and/or Minority owned.	*
41	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Toro is unique in the breadth of products it can offer through its comprehensive distributor/dealer network to Sourcewell members under this contract. Sourcewell members will be able to obtain, from a single Toro distributor/dealer, utility vehicles, rotary mowers, reel mowers, turf cultivation, walk-behind trenchers, ride-on vibratory plows, irrigation products, synthetic turf grooming equipment, and a variety of turf renovation, tree care, compaction, concrete, and masonry equipment. This wide range of products available from a single dealer provides Sourcewell members that varying equipment needs with the extra efficiency of working with a single, knowledgeable dealer. As an organization, Toro is focused on providing and developing Turf specific products. Toro is unique in its focus and support of the Turf Industry.	*

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
42	Do your warranties cover all products, parts, and labor?	As a product owner, the Sourcewell member is responsible for required maintenance and adjustments stated in the Operator's Manual. Failure to perform required maintenance and adjustments can be grounds for disallowing a warranty claim. When a warrantable condition exists, an authorized Toro distributor or dealer will repair the Product at no cost to the Sourcewell member, including applicable diagnosis, labor, and parts, excluding the following: - Product failures which result from the use of non-Toro replacement parts, or from installation and use of add-on or modified non-Toro branded accessories and products. A separate warranty may be provided by the manufacturer of these items. - Product failures which result from failure to perform recommended maintenance and/or adjustments. Failure to properly maintain the Toro product per the Recommended Maintenance listed in the Operator's manual can result in claims for warranty being denied. - Product failures which result from operating the Product in an abusive, negligent, or reckless manner. - Parts subject to consumption through use unless found to be defective. Examples of parts that are consumed, or used up, during normal Product operation include, but are not limited to, brake pads and linings, clutch linings, blades, reels, rollers and bearings (sealed or greaseable), bed knives, spark plugs, castor wheels and bearings, tires, filters, belts, and certain sprayer components such as diaphragms, nozzles, and check valves, etc. - Failures caused by outside influence. Including, but not limited to, weather, storage, practices, contamination, use of unapproved fuels, coolants, lubricants, additives, fertilizers, water, or chemicals, etc. - Failure or performance issues due to the use of fuels (e.g. gasoline, diesel, or biodiesel) that do not conform to their respective industry standards. - Normal noise, vibration, wear and tear, and deterioration. - Normal "wear and tear" includes, but is not limited to, damage to seats due to wear or abrasion, worn painted surfaces, scratched decals or windows, etc.	*
43	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Yes. The standard commercial equipment warranty covers the equipment for two years or 1500 operational hours, whichever comes first.	*
44	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Travel time and mileage of Toro Authorized distributor and dealer service personnel to diagnose and perform warranty repairs are covered by Toro, up to 1,000 total miles per claim.	*

45	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Toro can provide warranty repair for all geographic areas in the US and for all Canadian Provinces through our authorized distributor and dealer networks.	*
46	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Non-Toro brand attachments are not covered under Toro's Commercial warranty but the service can be provided by Toro distributors.	*
47	What are your proposed exchange and return programs and policies?	New, unused, uninstalled items are eligible for return or exchange and subject to a 15% restocking fee. In addition, any charges associated with return shipment from the returnee's specified location to a Toro distribution center will be the responsibility of the returnee. Used or installed items cannot be returned or exchanged. New, uninstalled Parts are to be returned at customer's expense within 90 days of purchase.	*
48	Describe any service contract options for the items included in your proposal.	Our distributors may offer a variety of maintenance programs depending on the need of the customer. These range from Time and Materials type services, Preventive maintenance contracts, Full-Service maintenance contracts that include preventive maintenance and repairs. These programs are priced based on the specific needs of the customer, equipment age, and condition. The distributor can provide pricing for these programs on a local level. Toro has also developed a Web-based Asset Maintenance Management system called myTurfPro offering both free and subscription-based services.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
49	What are your payment terms (e.g., net 10, net 30)?	Standard payment terms are 0% 30 days for cash/check payments and EFT payments.	*
50	Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?	Multiple leasing and financing options are supported by Toro and available from Toro distributors and dealers. Tax-exempt financing and leasing is a tool that municipalities can use to spread the cost of capital equipment acquisitions over the life of the assets being financed. Toro has partnership agreements in the US with two different finance companies, PNC Equipment Finance and TCF Equipment Finance. Because of these relationships, we have developed documents to help streamline the process for our tax-exempt customers. This includes the credit application, approval, and non-appropriation language. This nationwide team of finance professionals has an in-depth understanding of tax-exempt financing. Based on tax-exempt pricing ($1 purchase option at end of lease term), the monthly lease rate is indexed to a spread not to exceed 470 basis points (BPS) over the like term US treasuries. Individual transaction pricing will be priced to the market based on specific transaction details. For Fair Market Value (FMV) leases, terms from three to five years will be available. The monthly payments will not exceed 3.5% of the award price (at 600 hours per year of use). Alternative hours and payment terms (skip pays, annual pays, etc.) can be quoted by one of our financing partners. At the end of the lease (assuming all terms and conditions of the lease have been met), the equipment may be returned (subject to turn-in requirements identified in the lease documents), renewed for an additional time, on mutually agreeable terms between the parties, or purchased at the then, fair market value of the equipment. In Canada, Toro's distributors hold direct relationships with financial institutions. As for LCE equipment, various additional special finance options are available through Toro's finance partners including, stated value and municipal lease options as well as no interest and low-interest fixed-term loans. For current offers, visit www.toro.com/finance.	*
51	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell participating entities' purchase orders.	Sourcewell members will submit purchase orders directly to an authorized Toro distributor/dealer. Sourcewell members can contact Toro directly to verify a specific dealer and/or pricing provided by our local distributor/dealers. Sourcewell members may also confirm their authorized distributor/dealer online at www.toro.com/locator. Toro will encourage and incent our authorized distributors/dealers to participate in the Sourcewell contract and provide contract pricing to Sourcewell members at the agreed-upon prices. Toro distributors/dealers supporting the Sourcewell contract will receive rebates from Toro for equipment sold under the Sourcewell contract to Sourcewell members. Toro distributors/dealers will be required to submit documentation to ensure compliance with the contract in order to receive their rebates. This information will be shared with Sourcewell directly from Toro on a quarterly basis, or as requested by Sourcewell. Toro has an impeccable track record of providing this information accurately and on time since the beginning of our first contract. We understand the importance of transparency and accurate reporting for Sourcewell, and for our customer agencies.	*
52	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Most of Toro's authorized distributors/dealers are able to accept P-card procurement and payments. Additional fees may apply to purchases made using p-card procurement.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as desribed in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
53	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	For the contiguous United States, our pricing model is a discount off US MSRP that includes freight charges to the customer's dock. For Hawaii, Alaska, and US Islands, the discount structure is the same (discount off US MRSP) but freight is not included in the price. Freight will be determined at the time of the sale by the distributor/dealer. For Canada, the pricing model is our US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at that time according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied. Bank of Canada – Monthly Exchange Rate https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/	*
54	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	• Toro Commercial products: 22% off current US MSRP • Bullseye Products: 5% off current US MSRP • Toro Landscape Contractor Equipment (LCE): 27% off current US MSRP • Toro Landscape Contractor SNOW Equipment (LCE SNOW): 20% off current MSRP • Toro Golf Irrigation: 40% off current US MSRP • Toro Residential Commercial Irrigation: 40% off current US MSRP • Irritrol Irrigation Wholefoods, Attachments and Accessories: 40% off current US MSRP • Rainmaster Irrigation Wholegoods (RA): 35% off current US MSRP • Rainmaster Irrigation Parts (RB): 0% off current US MSRP • Sentinel Irrigation Wholegoods: 35% off current US MSRP • Large Commercial Rotors: 15% off current US MSRP • Site Works Systems (SWS) Equipment: 17% off current US MSRP • Ventrac Products: 12% off current US MSRP • Toro BOSS Snow Removal Products: 25% off current US MSRP • Used and Demonstrator equipment: pricing will be set by the distributor/dealer based on product condition, age, hours, etc. • Third-party attachments: distributors/dealers will set the price but will not exceed the list price and may include setup and freight charges.	*
55	Describe any quantity or volume discounts or rebate programs that you offer.	Toro authorized distributors/dealers understand these are ceiling prices and may choose to provide additional discounts based on unit quantity or total purchase volume..	*
56	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Toro authorized distributors/dealers may provide third-party equipment that attaches to Toro products. These products will be priced no higher than that products List Price. Freight and set-up fees may also apply to these products.	*
57	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	We have identified the pricing and potential cost variations in items 53, 54, 55, and 56.	*
58	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Shipping charges for Toro equipment outside the contiguous United States are not covered as part of the product price. The Sourcewell members outside this area will be invoiced only for the actual costs of freight and delivery which can be provided at the time of order. Shipping costs will also be added for any third-party attachments purchased for Toro products.	*

59	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	For Hawaii, Alaska, and US Islands, the discount structure is the same (discount off US MRSP) but freight is not included in the price. Freight will be determined at the time of the sale by the distributor/dealer. For Canada, the pricing model is our US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at that time according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied. Bank of Canada – Monthly Exchange Rate https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/	*
60	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Most products will be shipped from a distributor/dealer to the customer, but many of the products in the Landscape Contractor Equipment or Irrigation divisions may be available at the distributor/dealer location and may be picked up on-site.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
61	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	The pricing in our proposals is one of the most aggressive pricing structures offered to GPOs, cooperative procurement organizations, or state purchasing departments as a result of the reach and value provided by Sourcewell.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
62	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	The Toro Company will be paying all administration fees to Sourcewell for sales on this contract. Toro distributors/dealers supporting the Sourcewell contract will receive rebates from Toro for equipment sold under the Sourcewell contract to Sourcewell members. Toro distributors/dealers will be required to submit documentation to ensure compliance with contract in order to receive rebate. Additionally, Toro may contact Sourcewell members purchasing Toro product under the Sourcewell cooperative purchasing contract to ensure member satisfaction. For our Commercial products we have a pricing system that allows our distributors to choose the Program pricing they need. We will have the Sourcewell pricing established in this system for them to select, and verification against this system will be used during the rebating process.	*
63	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Toro agrees to pay administrative fees to Sourcewell in the amount of 1.5% of all sales of whole goods and accessories, less freight, shipping, and set-up costs, associated with this contract.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
64	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Toro offers a full line of irrigation, synthetic turf maintenance, and mowing equipment from 21" rotary mowers to rotary mowers with up to 16' width of cut, reel mowers, aeration equipment, sprayers, debris removal equipment, material handling, greens rollers, zero-turn mowers, four-wheel steer mowers, snow removal attachments, compact utility loaders, and utility vehicles to meet the needs of any golf course, park, sports field, or general grounds maintenance. • SPORTS FIELDS AND GROUNDS EQUIPMENT Toro offers a complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, irrigation products, turf cultivation equipment, and synthetic maintenance equipment. • GOLF COURSE MAINTENANCE EQUIPMENT Toro offers a complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment, turf cultivation equipment, and irrigation equipment. • RELATED EQUIPMENT PARTS Toro provides a complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts. • USED EQUIPMENT Each of our distributors provides access to quality used and demonstrator (demo) equipment. (Quantities and products are based on availability.)	*
65	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	a) Walk-Behind Rotary Mowers b) Zero-Radius Rotary Mowers c) Wide-Area Rotary Mowers d) Walk-Behind Reel Mowers e) Commercial and Wide-Area Reel Mowers f) Walk-Behind and Ride-On Greens Mowers g) Utility Vehicles h) Utility Tractors i) Turf Cultivation Equipment j) Turf Application Equipment k) Debris Management Equipment l) Infield Groomers m) Compact Utility Loaders n) Residential / Commercial Irrigation o) Sentinel Irrigation Products p) Irritrol Irrigation Products q) Large Commercial Rotors r) Rainmaster Irrigation Wholegoods s) Rainmaster Irrigation Parts/Accessories t) Golf Irrigation u) Snow & Ice Removal Equipment v) Synthetic Turf Maintenance Equipment	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
66	Lawn and garden equipment, tools, attachments, and accessories	(●) Yes ( ) No	As described in section 14A, Toro provides a wide variety of lawn and garden equipment, attachments, and accessories. Including, but not limited to lawnmowers, utility tractors, utility vehicles, snow removal equipment, and golf course maintenance equipment.	*
67	Irrigation systems, equipment, parts, and related installation and maintenance services	(●) Yes ( ) No	As described in section 14A, Toro provides a wide variety of Residential, Commercial, and Golf Course Maintenance equipment, parts, repair, and installation services for both new and renovation projects.	*
68	Beach and waterfront maintenance equipment and accessories	(●) Yes ( ) No	As described in section 14A, Toro provides a wide variety of beach and waterfront maintenance equipment and accessories that include, but are not limited to infield groomers, utility tractors, utility vehicles, and Debris Management Equipment.	*
69	Accessories, parts, and services related to the solutions described above, including maintenance or repair, and warranty programs	(●) Yes ( ) No	Toro provides a wide variety of Original Equipment Manufacturer (OEM) accessories and parts for unique configurations, and to increase the life of reliability of our equipment. Toro and our distributor/dealer network provide the latest technology to support the maintenance, repair, and warranty of Toro equipment.	*

Table 15: Industry Specific Questions

Line Item	Question	Response *	
70	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Through Toro's Partners in Excellence (PIE) program, Toro measures specific areas of the business, year after year, and provides tangible ways for both Toro, and our distributor/dealer partners to see what we're doing well and what areas need improvement. Scores are based on things such as customer satisfaction, parts and product availability, service, and growth. These, along with contract utilization metrics will be used to measure the success of the Sourcewell contract.	*
71	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.).	myTurf Pro is a powerful and easy-to-use, application that seamlessly connects your assets and your maintenance program, regardless of brand. Provide your team with the tools to become more efficient by automating routine tasks, easily ordering parts, managing maintenance assignments, and tracking task completion. “At a glance” overviews keep you informed of asset status. Toro Genuine Parts Reliability – Most local distributors deliver parts within 24 hours. Toro backs this promise with 48-hour delivery support Toro MVP kits - Toro provides Maintenance Value Performance (MVP) Kits for many common maintenance jobs, including filter change kits, hydraulic hose replacement kits, cutting unit overhaul kits, roller rebuild kits, and more. All the required parts are included in a single package to make ordering and completing the job easier and less expensive. Whether you are rebuilding rollers, replacing hydraulic hoses, or overhauling your cutting units, Toro MVP Kits make it simple to order all the necessary parts for the job. Also, see our response to question 25 for additional details on the serviceability of products (parts availability, warranty, and technical support).	
72	Describe advancements reflected in the equipment or products offered in your proposal, such as safety, longevity or life cycle cost measures.	Toro exclusive PX Hydraulic Fluid is another great innovation from Toro. This new premium hydraulic fluid performs better and lasts longer than conventional fluids. This means your equipment will run more smoothly and require fewer hydraulic fluid changes saving you time and money – up to 71%. Most 2019 and newer Toro commercial equipment come factory filled with Toro PX Hydraulic Fluid and have change intervals twice as long as previously...up to 2000 hours! EdgeSeries Reels+™ replacement reels take performance to the next level with bearings and seals already installed on the reel. Available for Toro riding and walk Greensmaster® and Reelmaster® mowers, EdgeSeries Reels+ are designed for longer life with less maintenance —all while delivering a phenomenal quality of cut. DPA Cutting Units with all-new EdgeSeries™ Reels for Improved Greens & Fairways - EdgeSeries innovations include – longer-lasting - materials, even more precise manufacturing techniques, and well-researched design changes to both the reel and bedknife geometry that come together to provide an outstanding quality of cut with less maintenance.	

Exceptions to Terms, Conditions, or Specifications Form

Only those proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Proposer's Affidavit

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor’s objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:

    a. Included on the “Specially Designated Nationals and Blocked Persons” list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    b. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

c. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Brad Hamilton, Group Vice President, The Toro Company

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

◉ **Yes** ○ **No**

If the Applicant declares an actual or potential Conflict of Interest by marking the box below, the Applicant must set out below details of the actual or potential Conflict of Interest:

Toro does not believe we have an actual or potential Conflict of Interest. However, for the purpose of full transparency, The Toro Company has been in communication with Venture Products, Inc. (i.e. Ventrac) during the solicitation process, who we believe will be responding to this solicitation. The Toro Company acquired Venture Products, Inc. in March of 2020 and is one of several brands under the Toro Family of Brands.

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_11_ Grounds_Maintenance_Equipment_RFP_031121 Thu March 4 2021 06:08 PM	☑	2
Addendum_10_ Grounds_Maintenance_Equipment_RFP_031121 Thu February 25 2021 01:00 PM	☑	1
Addendum_9_ Grounds_Maintenance_Equipment_RFP_031121 Tue February 23 2021 10:33 AM	☑	1
Addendum_8_ Grounds_Maintenance_Equipment_RFP_031121 Mon February 22 2021 10:21 AM	☑	2
Addendum_7_ Grounds_Maintenance_Equipment_RFP_031121_CDR_Suggests Wed February 17 2021 09:01 AM	☑	1
Addendum_6_ Grounds_Maintenance_Equipment_RFP_031121 Tue February 16 2021 11:03 AM	☑	1
Addendum_5_ Grounds_Maintenance_Equipment_RFP_031121 Fri February 12 2021 03:14 PM	☑	1
Addendum_4_ Grounds_Maintenance_Equipment_RFP_031121 Tue February 2 2021 02:12 PM	☑	1
Addendum_3_ Grounds_Maintenance_Equipment_RFP_031121 Thu January 21 2021 03:47 PM	☑	2
Addendum_2_ Grounds_Maintenance_Equipment_RFP_031121 Wed January 20 2021 02:02 PM	☑	1
Addendum_1_ Grounds_Maintenance_Equipment_RFP_031121 Tue January 19 2021 03:36 PM	☑	1

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AMENDMENT #1
TO
CONTRACT # 031121-TTC

THIS AMENDMENT is by and between **Sourcewell** and **The Toro Company** (Vendor).

Sourcewell awarded a contract to Vendor to provide Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to Sourcewell and its Participating Entities, effective April 29, 2021, through April 30, 2025 (Contract).

The parties wish to amend the following terms within the Contract.

1. This Amendment is effective upon the date of the last signature below.

2. Vendor wishes to modify its pricing model to offer Product-category discounts off of current MSRP will apply as described in items 54-60. In Canada, the pricing model will be US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at the time of order, according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied. Bank of Canada – Monthly Exchange Rate: https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/

3. Vendor will offer a "Smart Value" volume discount that includes the following incentive for individual large orders.

Toro Commercial Purchases	Customer Goods	Toro Commercial Purchases	Customer Goods
$ 150K - $ 199K	$ 4,500	$ 550K - $ 599K	$ 22,000
$ 200K - $ 249K	$ 6,000	$ 600K - $ 649K	$ 24,000
$ 250K - $ 299K	$ 10,000	$ 650K - $ 699K	$ 26,000
$ 300K - $ 349K	$ 12,000	$ 700K - $ 749K	$ 28,000
$ 350K - $ 399K	$ 14,000	$ 750K - $ 799K	$ 30,000
$ 400K - $ 449K	$ 16,000	$ 800K - $ 849K	$ 32,000
$ 450K - $ 499K	$ 18,000	$ 850K - $ 899K	$ 34,000
$ 500K - $ 549K	$ 20,000	$ 900K*	$ 36,000

Only single Purchase Orders (POs) on Toro Commercial Equipment qualify. Multiple POs may not be combined to qualify.

Vendor-authorized distributors/dealers understand these are ceiling prices and may choose to provide additional discounts based on unit quantity or total purchase volume.

4. Vendor-authorized distributors/dealers may provide third-part equipment that attach to, or are used in, the configuration with any of Toro's products. These products will be priced no higher than the products List Price.

   Freight and setup fees may apply.

   Vendor-authorized distributors/dealers may include setup fees – not to exceed 2% of the total Product cost, plus up to an additional 6% for cab-unit setups. Setup fees must be identified as a separate line- item on the quotation.

   For the contiguous United States, delivery fees may be included at the distributor/dealer discretion – not to exceed 2% of the total product cost. Delivery fees must be identified as a separate line-item on the quotation.

   For Alaska, Hawaii, US Islands, and Canada, freight and delivery fees may be included at distributor/dealer discretion – delivery fees not to exceed 2% of the total product cost; freight not to exceed actual pass-through costs. Freight and deliver fees must be identified as a separate line-item on the quotation.

5. Vendor will encourage and incent its authorized dealers to provide contract terms to Sourcewell members consistent with the terms of this Amendment; however, participation in the program described in the Amendment will be at the discretion of each Toro dealer.

Except as amended by this Amendment, the Contract remains in full force and effect.

Sourcewell

DocuSigned by:

By: Jeremy Schwartz
C0FD2A139D06489...

Jeremy Schwartz, Chief Procurement Officer

Date: 10/29/2021 | 3:14 PM CDT

Approved:

DocuSigned by:

By: Chad Coauette
7E42B8F817A64CC...

Chad Coauette, Executive Director/CEO

Date: 10/29/2021 | 3:28 PM CDT

The Toro Company

DocuSigned by:

By: Brad Hamilton
4B4574B1E1E54C4...

Brad Hamilton

Title: Group Vice President

Date: 10/29/2021 | 3:00 PM CDT

MIDWEST EST. 1980
TURF & IRRIGATION

TORO

14201 CHALCO VALLEY
OMAHA, NE 68138-3893
(402) 895-8900
FAX (402) 895-8913

May 8, 2023

Jason Gunnare
Lakeview Municipal GC
Mitchell, SD
Email – jgunnare@cityofmitchell.org

Jason:

Here are the numbers on the Equipment you requested.

Model	Description	List	Omnia/Sourcewell
04530	**Greensmaster 3320**	$48,752.00	
04655	14 Blade DPA C/Units	12,393.00	
04255	Narrow Wiehle Rollers	1,344.00	
04554	LED Light Kit	857.00	
		---	---
		$63,346.00	**$49,410.00***
04655	**14 Blade DPA C/Units**		
04255	Narrow Wiehle Rollers		---
			$10,715.00*

****This is new pricing and pricing for products delivered before October 30, 2024. We are honoring that price as long as we can get it this year.**

2023 Greensmaster 3320 Triflex w/14 Blade DPAs, Light Kit **$44,736.00**

2023 14 Blade DPA C/Units w/ rollers **$10,187.00**

- Please call with any questions!
- We would recommend getting the order in early to get in production order.
- Pricing and Finance Rates are not protected and could change based on Manufacture or interest increases...
- Inc. Delivery and all Setup Fees....

Sincerely,

Kirk Lubbers
Commercial Turf Sales
Midwest Turf & Irrigation
402-740-4309

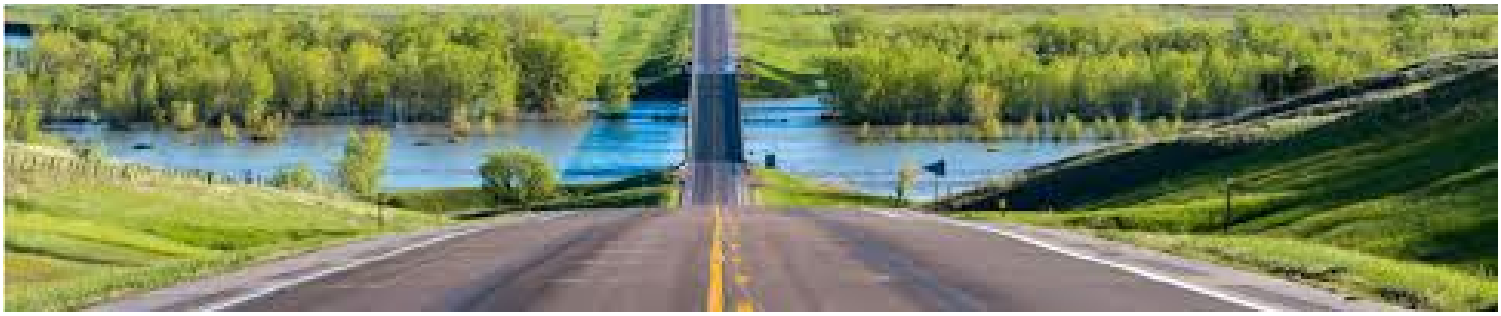
CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Jessica Pickett
Desired Action of City Council:	Approval		
Amount Budgeted in current fiscal year for this item (if applicable):	NA		
Agenda Item:	Application for Section 5311 and Title IIIB Grant Funds		
Explanation/Background of Agenda Item Requested:	Palace Transit would like to submit an application for it's annual Administrative and Operating grant funding through the South Dakota Department of Transportation. The transit funding fiscal year runs from October 1 through September 30. Palace Transit would apply as a subgrantee under the SD DOT for Surface Transportation Funds provided by the Federal Transit Administration as well as Title IIIB funding. Funding Breakdown: Administrative = 80% Federal & 20% Local Operating = 50% Federal & 50% Local Title IIIB = No local match requirement		

Section 5311 & Title IIIB Application and Guide for Fiscal Year 2024



SD DOT

South Dakota DHS
DEPARTMENT OF HUMAN SERVICES

Section 5311 Program

The Surface Transportation Assistance Act authorized the Section 5311 Program. The U.S. Department of Transportation selected the Federal Transit Administration (FTA) for federal liaison andthe Governor of South Dakota has designated the South Dakota Department of Transportation (SDDOT) for state administration.

There are three categories of public transportation assistance: 1) administrative costs, 2) operating costs, 3) capital. Administrative costs are reimbursed using 82.82% federal funds; examples are project director salaries, vehicle insurance and secretary and bookkeeper salaries. Operating costs are reimbursed using federal funds to pay 51.76% of the operating deficit examples are driver and dispatcher salaries, oil and fuel costs, vehicle maintenance and repair costs, licenses, and bus barn utilities. Capital costs are reimbursed using federal funds to pay 80% of the capital deficit; examples are Vehicle and facility preventive maintenance and rolling stock (Inter-city bus provider only). The local share must be provided from sources other than federal funds except where specific legislative language of a federal program permits. Projects eligible for Section 5311 assistance must benefit residents in non-urban areas of South Dakota with less than 50,000 population.

Title III-B Program

The Administration for Community Living (ACL) authorizes the Older Americans Act (OAA) Title III B Supportive Services program to make transportation affordable and accessible for people with disabilities, older adults, and caregivers to travel to work, volunteer, spend time with family and friends, and engage in their community while living in their homes avoiding institutionalized care. The U.S. Department of Health and Human Services selected the Administration on Aging (AoA) as the federal liaison and the Governor of South Dakota has designated the South Dakota Department of Human Services (SDDHS), Division of Long-Term Services and Supports as state liaison.

Older Adults aged 60 and over qualify for rides under Title III-B and can contribute back to the transit program by donating at a suggested donation. Any qualifying older individual aged 60 and over cannot be turned away due to inability to pay for their, donations are encouraged, and a suggested donation schedule shall be developed and posted to include the full cost of services by stating the cost per mile or trip. The schedule shall be posted as a public announcement in the transit office, senior center, in the vehicle and printed in brochures and newsletters.

There are two categories of Title III-B assistance: 1) administrative costs and 2) service/operating costs. Examples of administrative costs include director salaries, travel, and office supplies. Service/ operating cost examples include driver salaries, travel, insurance, oil, fuel, maintenance, and repair costs.

Title III-B administrative and service/operating costs are combined into total costs. This total cost is reduced by reimbursements and participant donations equaling net cost. Assistance may be sought using federal/state funds to pay 75% of the net cost. The remaining 25% of net cost must be provided by the applicant in the form of cash match.

Projects eligible for Title III-B assistance may serve people in urbanized and/or non-urbanized areas.

Technical Assistance

SDDOT and SDDHS intend to assist any prospective applicants in the preparation of applications for projects under this program including those that provide service to predominately low-income and minority populations. Applications prepared with SDDOT and SDDHS assistance will be evaluated on the same basis as those which are not.

Any applicant seeking assistance in preparing an application should contact:

Terri Geigle
Office of Air, Rail & Transit
South Dakota Department of Transportation
700 East Broadway Avenue
Pierre, South Dakota 57501-2586Phone: 605-773-3014
E-mail: Terri.Geigle@state.sd.us

Monte Meier
Office of Air, Rail & Transit
South Dakota Department of Transportation
700 East Broadway Avenue
Pierre, South Dakota 57501-2586Phone: 605-773-4169
E-mail: Monte.Meier@state.sd.us

Taylor McLennan
Division of Long-Term Services and Supports
South Dakota Department of Human Services
3800 E. Highway 34
C/O 500 East Capitol
Pierre, South Dakota 57501-5070
Phone: 605-773-3656
E-Mail: Taylor.McLennan@state.sd.us

Application Instructions

An application must be submitted for each project by the appropriate applicant/grantee. Below are a list of definitions and a list of application submittal requirements that must be included in the application submission. The required submittals are described in greater detail later in this application.

Definitions

- **Designated State Agency** - SDDOT, Secretariat and SDDHS, Division of Long-Term Services and Supports.
- **Applicant/Grantee** - the organization undertaking legal responsibility for carrying out project.
- **Eligible applicants** – State Agencies, Local Public Bodies and Agencies thereof (cities-counties), Indian Tribes and Nonprofit Organizations. Private for-profit providers of serviceare eligible recipients through purchase of service agreements with a local eligible applicant forthe provision of public transportation services.

Application Submittal Requirements

Required Document	Required if submitting for 5311 Only	Required if submitting for both 5311 / Title III-B	Required if submitting for Title III-B Only
Letter of Transmittal	X	X	X
Application Cover Sheet – Attachment 1	X	X	X
System Description and Level/Use of Service – Attachment 2	X	X	X
Project Description and Justification – Attachment 3	X	X	X
Assurance – Attachment 4	X	X	
Project Budget - Attachment 5	X	X	
Annual Vehicle Certification – Facility - Attachment 6	X	X	X
Annual Shop Equipment or Tool Certification – Attachment 7	X	X	X
Annual Vehicle Use Certification – Attachment 8	X	X	X
Published Public Notice	X	X	
Title III-B Assurance – Attachment 10		X	X
Transportation Service Projections - Title III-B Projects – Attachment 11			X
Transportation Objectives and Budget – Title III-B Projects – Attachment 12			X
Indirect Cost Documentation - Attachment 13	X	X	

IMPORTANT SUBMISSION INFORMATION

All applicants requesting Section 5311 funds **only** shall submit applications to the South DakotaDepartment of Transportation.

All applicants requesting Title III-B funds **only** shall submit applications to the South Dakota Department of Human Services, Division of Long-Term Services and Supports.

All applicants requesting **both** Section 5311 and Title III-B funding shall submit **two Copies of application** to South Dakota Department of Transportation.

All applications are required to submitted with original signatures according to above directions. No electronic submissions are accepted.

Applications are due to SDDOT:

June 1, 2023

Applications not received by the SDDOT imposed deadline will be considered ineligible for consideration. Subrecipients considered non-compliant with grant regulations at the time of project selection may be determined to not have the technical capacity to receivefunding.

Any subrecipient considered non-compliant with SDDOT or FTA rules and regulations will be notified of the non-compliance by SDDOT. The subrecipient will have 90 days from the notification date to resolve all non-compliant issues. If the subrecipient fails to resolve compliance issue(s), allocated funding will be redistributed to eligible subrecipients.

Subrecipients will have 90 days to execute the funding agreement provided by the SDDOT. If the subrecipient fails to meet the deadline, the allocated funding will be re-distributed to eligible subrecipients.

All subrecipients applying for the above listed funds will be required to complete a Subrecipient Questionnaire. The Subrecipient Questionnaire will be reviewed and ranked to determine the subrecipient's financial risk. Based on the risk assessment, additional technical assistance and monitoring may be required. It may also result in SDDOT making the decision to withhold or not award federal funds to the applicant.

ATTACHMENTS

Attachment	Title	Pages
1	Application Cover Sheet	11
2	System Description and Level/Use of Service	12-13
3	Project Description and Justification	14
4	Assurance	15
5	Project Budget Information	16-21
6	Annual Bus Facility Use Certification	22
7	Annual Shop Equipment or Tool Certification	23
8	Annual Vehicle Use Certification	24
9	Public Notice	25
10	Title III-B Assurances	26-33
11	Title III-B Transportation - Service Projections	34
12	Title III-B Transportation –	
	Objective	35-39
	Service Operation Costs	40-41
	Administration Budget	42-43
	Project Summary	44-45
	Project Supporting Budget Schedule	46
	Local Match Available	47
	Staff Training Plan	48
13	Indirect Cost Documentation	49

Attachment 1
Cover Sheet

Each agency is to include a cover sheet to enclose this entire application.

Attachment 2
System Description and Level and Use of Service

These worksheets allow the applicant to describe system characteristics and service level characteristics.

Attachment 3
Project Description and Justification

All applications must include the following information that is not found elsewhere in the application. The narrative must include the following paragraph headings and information for approval:

Purpose

The purpose for applying and how the subrecipient will benefit from this funding.

Project Description/Justification

This section must include a description of the proposed project, including a summary of any proposed or implemented improvements within the current year and/or expansions or reductions in current service, if applicable. This description must include the following supportive information, but it is not limited to these items:

1. Description of proposed service to all users including general public, low-income, elderly, citizens with disabilities and minority populations.
2. The benefits to all users: general public, low-income, elderly, citizens with disabilities, and minority populations.
3. Current map of service area showing communities served or routes.
4. Description of how the general public including low-income, elderly, citizens with disabilities and minority populations will be informed of the service.
5. Preventive Maintenance: The preventive maintenance allocation is based on revenue miles driven by non-5310 funded revenue vehicles from the prior year's performance data by applying an allocated amount per mile allowable. An applicant can submit justification to adjust the rate used for consideration based on preventive maintenance cost history and state of good repair.

Project Coordination Initiative

All Section 5311 applicants must submit an update to their 2023 approved locally developed transportation coordination plan. If you are a new applicant a coordination plan is required to be submitted to SDDOT for approval. All Section 5310 and 5311 applicants that were required to have an approved coordination plan are not eligible for funding without the submission of their updated coordinated plan by August 1, 2023. The update should include measurable results for goals in the approved plan, new goals with timeframes along with any other major changes to the plan. Submit this information as a separate submission. For example:

1. Goals completed from prior year.
2. Goals not completed from prior year.
3. Any new goals for application year.

4. Timeframes of these new goals.
5. Identify changes any coordination changes with other agencies.
6. Explain if your service area changed.
7. What previous yeas goals did not work and why?

While SD DOT will not set a page limit on the update, it is expected to submit more than a couple of paragraphs (2-3 pages minimum). SD DOT will approve updates that fully answer all of the above-mentioned questions adequately.

Public Involvement

This illustrates the extent of public involvement in preparing the application. Any meetings, hearings or public notices pertaining to the application or project must be described.

Private Enterprise Involvement

This section describes existing private mass transportation companies in the service area to be covered by the project. If the project provides service in competition with or supplementary to service provided by an existing mass transportation company, the description must outline how the project is essential and how the recipient, to the maximum extent feasible, provides for the participation of the private companies. This description shows the project's efforts to include private providers and other forms of private enterprise in the project. A copy of the required public notice must be sent by direct mail to each private and public provider in your service area. The description must include or describe the results of the mailing. If the recipient contracts directly with a private company for the transportation service, this description is not required.

Provisions for Elderly Persons and Persons with Disabilities and Low-Income or Minority Populations

This section must describe how the needs of the elderly persons and persons with disabilities, especially wheelchair users and semi-ambulatory persons, will be met. The applicant must make every effort to ensure that elderly persons and persons with disabilities will be able to use the public transportation service effectively. In addition, applicants must provide a balanced description of the needs of all users, including low-income or minority users. Applicants are advised that the needs of all populations are to be weighed equally, including those of the general public.

Attachment 4
Standard Assurance
(Section 5311 Applications and Title III-B Applications)

The assurances in attachment 4 for Section 5311 are statements assuring compliance with the laws and administrative requirements described in the attachment. Attachment 4 may simply be reproduced, signed, dated, and submitted. However, the submission must use each assurance verbatim.

Before signing the master list of assurances, an applicant is advised to examine the assurances carefully to become fully aware of the obligations being undertaken. While the majority of assurances are self-explanatory, others may require referring to the cited Federal Regulations.

Attachment 5
Project Budget

Each application must include a project budget for each service area. If an area has its own Board of Directors, then a budget will be required. The budget guidance is located in Attachment 5 for Section 5311 applicants and in Attachment 12 for Title III-B applicants.

All increases from the previous year must be clearly identified for each line item along with supportive justifications forthe proposed increases.

Attachments 6, 7, 8 Annual Certifications

These certifications are required of all applicants if applicable. If a certification is not applicable to an applicant, please write “N/A” on the certification and return it with those certifications that are applicable to the project. All certifications should be returned with the applications.

Attachment 9
Public Notice
(Section 5311 Applications)

Before the application can be approved by SDDOT, the applicant must publish a public notice offering the opportunity for a public hearing on the proposed Section 5311 project and invite service proposals from private and public transit providers.

The applicant must publish the public notice in newspaper(s) of general circulation in the service area. This notice shall be published at least twice, with the first publication at least ten days before the application is submitted to SDDOT. The public should be given thirty days from the first publication to respond. If a sample cover letter and sample public notice is needed, please contact the SDDOT Transit office.

The applicant must document the results of the public notice. If there is a request for a hearing, SDDOT will publish a notice of intent to hold a public hearing in a newspaper of general circulation in the service area. This notice shall be published at least twice before the public hearing with the first publication occurring not less than thirty days before the date of the hearing. SDDOT will make a transcript of the hearing.

A copy of the PUBLIC NOTICE must be sent by direct mail to all public and private transit or paratransit providers in the proposed service area at the time the notice is sent to the newspaper(s) for publishing. Any response to this mailing must be documented.

Attachment 10
Assurance
(Section 5311 and Title III-B Applications)

The assurances in attachment 10 for Title III-B are statements assuring compliance with the laws and administrative requirements described in the attachment. Attachment 10 may simply be reproduced, signed, dated, and submitted. However, the applicant must use each assurance verbatim.

Before signing the master list of assurances, an applicant is advised to examine the assurances carefully to become fully aware of the obligations being undertaken. While the majority of assurances are self-explanatory, others may require referring to the cited Federal Regulations.

Attachment 11, 12
Transportation Service Projections
(Title III-B Applications)

All Title III-B applications must include completed forms in these sections.

Attachment 13
Indirect Cost
(Section 5311 Application)

Provide Cost Allocation plan and approval by cognizant agency, if applicable.

Attachment 1
Application Cover Sheet
(Section 5311 and Title III-B)

PROJECT PERIOD

Beginning: Ending:

INDICATE FUNDING REQUESTED

Section 5311 ☐ Section 5311/Title III-B ☐ Title III-B ☐

APPLICANT AGENCY

Name:

Address:

The applicant certifies that to the best of its knowledge and belief, the statements in this application are true and correct, and that it will comply with the attached assurances.

(Typed Name of Authorized Representative of Board)

(Title) *(Telephone Number)*

(Signature of Authorized Person) *(Date of Application)*

CONTACT PERSON FOR QUESTIONS PERTAINING TO THIS APPLICATION

Name:

Address:

Telephone Number:

E-Mail Address:

Attachment 2
System Description
Section 5311 and Title III-B

1. Type of service (check all that apply):
   ❒Fixed Route ❒Demand/Response
   ❒Deviated Fixed Route

   *If Fixed Route, describe how you meet the requirements of the Americans with Disabilities Act. *You will need to provide a Complementary Paratransit Plan to SDDOT office.*

   **If Demand/Response is this:

   ❒Curb-to-curb ❒Door-to-door
   ❒Door-through-door ❒Reservations required***

   If reservations are required, how far in advance? _____

2. Service Area:
   Check one: ❒City ❒County ❒multi-County, ❒Other (specify):

3. Population:
   What is the population of your service area?

4. Connectivity:
   Do you connect with other modes of transportation? Check all that apply.

   ❒Urban Public Systems ❒Airports/Trains
   ❒Intercity Carriers ❒Other Rural Operators in Your Region ***(please list below):***

As stated in the state management plan, the intercity bus provider is required to perform yearly meetings with all agencies who provide feeder service to ensure the local communities needs are being met.

If applicable, please provide date the meeting was conducted. _____

Attachment 2
Level and Use of Service
Section 5311 Applicants

1. Ridership:
   Estimate the average number of rides: Per Day_____Per Year _____

   Projected growth or decline in rides over last year: Per Day_____Per Year _____

2. Passenger Type: Indicate percent. Must total 100%.
   _____Elderly (60 and over)
   _____Disabled
   _____General Public
   _____Youth

3. Trip Purpose: Indicate percent. Must total 100%.
   _____ Medical
   _____ Nutrition
   _____ Education
   _____ Other (specify)
   _____ Employment
   _____ Social/Recreation
   _____ Shopping/Personal

4. Days/Hours of Service:
   List days of the week and hours transit provider is in service.
   _____
   _____
   _____

5. Marketing or Advertising:
   Explain how people know about or can access the transit provider for service.
   _____
   _____
   _____

6. Annual Miles of Service:
   Total annual mileage of all vehicles: _____

7. What percent of the public transit overall budget is federally subsidized? 0.00%_____

8. Provide the local match source that will be used to match the Section 5311 funds.
   _____

9. Provide an explanation of the economic impact transit provided to the service area.
   _____

Attachment 3
Project Description and Justification

Please refer to the attachment description at the beginning of the application regarding project description and justification as required.

Use additional pages as necessary.

Attachment 4
Assurance
(Section 5311 Applications)

The _____ hereby assures and certifies to the following:

1. That "special efforts are being made in its service area to provide transportation that people with disabilities, unable to use the recipient's service for the general public, can use. This transportation service shall be reasonable in comparison to the service provided to the general public and shall meet a significant fraction of the actual transportation needs of such persons within a reasonable time."
2. Have the requisite fiscal, managerial, technical, and legal capability to carry out the Section 5311program and to receive and disburse Federal funds.
3. Some combination of state, local, or private funding sources has been and will be committed to provide the required local share.
4. Have, or will have by the time of delivery, sufficient funds to operate and maintain the vehicles and/or equipment purchased under this project, as applicable.
5. To the maximum extent feasible coordinated with other transportation providers and users, including social service agencies capable of purchasing service.
6. The subrecipient will confirm to the 200CFR Part 200 requirements as it pertains to this funding.

Date: _____ By: _____

Signature of Authorized Official

Attachment 5
5311 Project Budget Information
(Section 5311 Applications)

In preparing Section 5311 project budgets, applicants shall itemize entries under each revenue and expense category. Each entry must outline the proposed increase from the previous year with a justification for the proposed increase in each budget submitted. It is particularly important that the itemization of revenues and expenses be sufficient for SDDOT to verify the calculations of eligible operating expenses, net project cost, local match, and eligible Section 5311 assistance. For example, the national RTAP has a cost allocation tool available at https://www.nationalrtap.org/Technology-Tools/Cost-Allocation-Calculator/Support.

The budget is developed by Section 5311 applicants on the basis of revenue and expense statements. The budget serves three basic and interrelated purposes:

1. The project budget must fully describe estimated transit operating expenses, the identification ofexpenses, the application of state and local government funds and other sources of local match,and the resulting eligibility for Section 5311 assistance.
2. To demonstrate the manner in which the eligible expenses are covered by transit operating revenues, state/local government funds, other non-federal income sources, and Section 5311 operating assistance.
3. To demonstrate the required matching of federal funds by a local match. (Throughout this section, the term "local match" is used synonymously with "non-federal share", and may include state funds, county funds, funds provided by regional bodies, certain non-fare box transit revenues, and unrestricted federal funds which are eligible as local match.) For operating assistance, the amount represented as local match must be equal to or greater than the amount of Section 5311 funds requested.

Appropriate documentation in support of the project budget may be provided to demonstrate the proper allocation of revenues to non-operating expenses and such other reconciliations as may be necessary to clarify estimates or projections of financial conditions during the project year. Certification of project budgets based on estimates or projections is not required. Section 5311 fundsare disbursed on a reimbursement basis only. The project budget shows estimated Section 5311 funds, but reimbursements are made on all eligible actual costs up to the limiting contract amount.

Use the excel format budget and modify as directed to fit the agency's operations. The budget line items and amounts should match the administrative, operating, and capital expenses of the agency.

1. To calculate Capital Preventive Maintenance Line item for FY24 use .09 per revenue mile. Non-5310 Revenue vehicle miles are to be used from prior year ridership verified with SDDOT for this calculation.

2. Facility Preventative Maintenance - Complete the Facility Maintenance tab to provide details of the projects included in the budget line item. The total from this tab needs to be entered into the budget line item on the budget tab.

All expenses applied for in this application are to be directly related to your transit program and shall relate to an actual cost incurred by the organization while providing public transportation for people. If staff works on multiple programs in your organization, you must only submit bills for work related to the transit program.

The project budget submitted in this exhibit contains several basic line items, as follows:

- Eligible Expenses
  - Administrative and Overhead - Some of the more common eligible administrative and overhead expenses are the project director's salary, secretary and bookkeeper salaries, office supplies, office rent, utilities, travel expenses, vehicle insurance, vehicle lease, and training.
  - Operating - Eligible operating expenses are fuel, oil, replacement tires, replacement parts, drivers' and mechanics' salaries, dispatcher salaries, and vehicle licenses. Expenses for contractual services directly incidental to the management and operation oftransportation services and which are not otherwise reimbursed are also included. In practice, eligible operating expenses are derived as the remainder when various categories of non-eligible expenses are subtracted from total expenses.

    - The following three items are generally **ineligible** for Section 5311 assistance:
      1. Costs of advisory councils, unless prior SDDOT approval has been granted.
      2. Indirect transit-related functions or activities of regional or local entities performed as a normal or direct aspect of general public administration (e.g., expenses of a City Council in considering transit matters).
      3. Expenses for contingencies or capital acquisitions, including contributions to acapital reserve account or fund.
  - Capital - Eligible expenses include facility and vehicle preventive maintenance. Refer to SDDOT eligible and ineligible guidance located on SDDOT Website. Rolling stock is only eligible for intercity bus providers.

- Vehicle and Other Income
  As indicated above, all funds used to cover eligible operating expenses must be represented in the project budget. This line represents those revenues used to cover eligible expenses. This can include all or part of a service contract.

  Revenue items that directly offset transit expenses and which are subtracted from the total project costs to determine net project costs eligible for Section 5311 assistance include:
  - All fares must be reported at 100%.
  - Interest income earned on working capital.
  - Proceeds from the sale of equipment in excess of the depreciated value (Private Operatorsonly).
  - Sale of concessions and advertising.
  - Cash discounts and refunds that directly offset accrued expenses.
  - Insurance claims and reimbursements that directly offset accrued liabilities.

- Net Project Cost
  - Administrative: Net administrative cost equals Total Administrative Costs minus Vehicle & Other Income. This is the amount of eligible administrative expenses that is eligible to be covered by Section 5311 funds and the required local match funds. The reimbursement for administration expenses shall not exceed 82.82% of net project costs.

- Operating: Net operating cost equals Total Operating Cost minus Vehicle and Other Income. This is the amount of eligible operating expenses that is eligible to be covered by Section 5311 funds and the required local match funds. The reimbursement for Operating expenses shall not exceed 51.76% of Net Operating Costs.

- Capital: Net Capital costs equals Total Capital Costs minus Vehicle and Other Income. This is the amount of eligible capital expenses that is eligible to be covered by Section 5311 funds and the required local match funds. The reimbursement for capital expenses shall not exceed 80% of Net Capital Costs

- Local Match

Local match (i.e., non-federal share) includes all funds that can be used to match Section 5311funds. The local match must be 17.18% of the net administrative cost, 48.24% of the netoperating cost, and 20% for capital. Local match may include state funds, county funds, contracts, Medicaid, funds provided by regional bodies, non-operating revenues and unrestricted funds from other federal programs.

Non-operating revenues are public grants, service contracts, and income generated from other activities of the local agency not directly related to transit vehicle operation and maintenance, such as ferry operations, airport operations, and interstate carrier ticket sales.

Unrestricted funds are Federal funds allowed by the Federal agency administering them to beused to match other Federal dollars, such as Title III-B funds. However, the applicant must have documentation that authorization has been received from the Federal agency to use funds formatching purposes.

Project applicants are ultimately responsible for identifying unrestricted funds because they are held accountable by the other federal agencies involved.

- Section 5311 Funds Requested
  This is the amount determined to be the estimated Section 5311 share. The estimated Section 5311 share is 82.82% of the net administrative cost, 51.76% of the net operating cost, and 80% of the total cost of capital. Total Section 5311 Funds - This amount represents the total of estimated Section 5311 funds requested for administrative, operating, and capital.

- Summary Of All Funds
  These amounts summarize the funds breakdown provided in the above budget.

- Intercity Bus (ICB) Feeder Budget Guidance
  Complete the ICB feeder budget tab in the excel budget template to include all eligible ICB feeder service costs for your agency. The ICB budget will be added to the budget summary tab to include an overall proposed budget in the application.

Attachment 5
Project Budget Summary – Instructions
Projects requesting Section 5311/Title III-B Funds

TOTAL PROPOSED BUDGET –

Line 1 - Enter Proposed Budget Subtotals from Administrative, Operating, and Capital Budget sheets.

Line 1 – Total Column – Sum of Line 1 Administrative, Operating, and Capital Columns.

BUS AND OTHER INCOME –All revenues directly derived from the bus must be identified in this category.

Line 2a – Vehicle Donations/Fares – Enter estimated donations and fares to be collected. 100% of fares are required to be reported during the month they are received.

Line 2b - Advertising – Enter estimated income from sale of advertisements on the vehicles.

Line 2c – Medicaid – Enter estimated or projected Medicaid reimbursements.

Line 2d – Vehicle Contracts. Show each contract on a separate line. Add lines if necessary.

Line 2e - Other Local Funds – Specify other income that is used to directly offset transit operating or administration expenses, interest income earned on working capital, insurance claims and reimbursements which directly offset accrued liabilities, sale of equipment, cash discounts and refunds that directly offset accrued expenses, etc.

TOTAL VEHICLE AND OTHER INCOME

Line 3 - Sum of Lines 2a through 2e.

Line 3 - Total Column - Sum of Line 3 Administrative, Operating, and Capital Columns.

NET PROJECT COSTS – This calculation is the difference between the total proposed budget and revenues directly coming from the operation of the vehicles indicated per category.

Line 4 - Result of Line 1 minus Line 3.

REQUESTED 5311 FUNDS

Line 6 - Result of Line 4 times the percentage on Line 5. This is the maximum amount that may be requested and reimbursed in Section 5311 program funds.

Line 6 - Total Column – Sum of Line 6 Administrative, Operating, and Capital Columns.

LOCAL MATCH – This category is the match requirements for the Section 5311 program, as follows 17.18% of net administrative project costs, 48.24% of net operating project costs and 20% of net capital project costs**.**

Match funds may include State funds, county funds, funds provided by regional bodies, non-operating revenues, and unrestricted funds from other federal programs or contracts. Unrestricted funds are Federal funds allowed by the administering agency to be used as match, such as Title III-B funds. The applicant must have documentation that authorization has been received from the Federal agency to use the funds for matching purposes.

Line 7a – Enter the amount of Title III-B Funds being requested. Title III-B funds will be provided at the same level as FY 2023.
Line 7b – Enter state funds received prior year.
Line 7c – Local Funds to be used as local match.
Line 7d – Other Funds to be used as local match.

REQUIRED LOCAL MATCH

Local Match is Required for administrative, operating, and capital.

Line 8 – Sum of Lines 7a through 7d. Administrative Column must equal 17.18% of Line 4 Administrative Column, Operating Column must equal 48.24% of Line 4 Operating Column and Capital Column must equal 20% of Line 4 Capital Column.

Line 8 – Total Column – Sum of Line 8 Administrative, Operating and Capital Columns.

TOTAL REQUESTED SECTION 5311 FUNDS

Line 9 – Enter the amount from Line 6 Total Column.

TOTAL REQUESTED TITLE III-B FUNDS

Line 10 – Enter the sum of Line 7a Administrative, Operating and Capital Columns.

TOTAL REQUESTED STATE FUNDS

Line 11 – Enter the amount received in the current year of State Funds. State Funds will be granted at same levels as FY 2023 based on availability.

TOTAL LOCAL EFFORT

Line 12 – Enter the difference of Line 4 Total Column minus Lines 9, 10, and 11.

TOTAL FUNDING

Line 13 – Enter the sum of Lines 3 and 9 through 12. This should equal Line 1's Total Column.

Attachment 5
Project Budget Summary – Instructions
Projects requesting Section 5311/Title III-B Funds

Please complete Excel FY2024 Budget Template that accompanies the application. This form will allow for easier customization of the budget lines items. By accurately identifying the positions and budget line items, it allows us to capture the data more accurately. This will help us to better identify each agency's needs while assisting with oversight requirements. The agency's request form is required to match the approved budget line items. If you have a budget line item not listed in the approved budget, please insert or replace an unused budget line item.

Attachment 6
Annual Vehicle Facility Use
Certification(Section 5311

Annual Vehicle Facility Use Certification

The South Dakota Department of Transportation, Office of Air, Rail and Transit (SDDOT) requires you to submit an annual vehicle facility use certification.

I, _____, certify to the SDDOT, that the vehicle facility that has been partially
funded(Exec Director, Board Pres., etc.)

with funds from the Federal Transit Administration to _____ is still being used
(Your transit agency name)

in accordance with the terms of the original agreement, and that no part of the local contribution to the cost of the facility has been refunded or reduced. Applicable facilities will be maintained at a high level of cleanliness, safety, and mechanical soundness. It is understood that this facility is to be used for transit-related purposes, and this/these facilities will be maintained in accordance with the Maintenance Facility Policy that was signed on _____ and submitted to SDDOT.

I understand a template of the Asset Maintenance Plan is available to me at https://dot.sd.gov/transportation/public-transit/forms-publications and will be immediately available to mewhen requested, and that SDDOT may request a copy of our signed Asset Maintenance Plan at any time. This certification applies to vehicle facilities in the following community/communities:

_____

_____

_____

_____
Printed Name Transit Agency Name

_____ _____
Signed Name, Title Date

Attachment 7
Annual Shop Equipment or Tool Certification
(Section 5311 Applications)

Annual Shop Equipment or Tool Certification

The South Dakota Department of Transportation, Office of Air, Rail and Transit (SDDOT) requires you to submit an annual shop equipment or tool certification with your FY 2024 Application.

I _____ certify to the SDDOT, that the shop equipment or tools that

(Exec Director, Board Pres., etc.)

have been granted to _____ with funds

(Your transit agency name)

from the Federal Transit Administration or the State of South Dakota, are being used in accordance with the terms of the original agreement, and that no part of the local contribution to the cost of the shop equipment or tools have been refunded or reduced. Applicable equipment and tools will be maintained at a high level of cleanliness, safety, and mechanical soundness.

List shop equipment or tools that have been funded in part by funds from the Federal Transit Administration:

_____

_____

_____

_____

Printed Name Transit Agency Name

_____

Signed Name, Title Date

Attachment 8
Annual Vehicle Use Certification
(Section 5311 Applications)

Annual Vehicle Use Certification

The South Dakota Department of Transportation, Office of Air, Rail and Transit (SDDOT) requires you to submit an annual vehicle use certification.

I _____ certify to the SDDOT, that transit vehicles that have been granted
(Exec Director, Board Pres., etc.)

to _____ with funds from the Federal Transit
(Your transit agency name)

Administration or the State of South Dakota, are still being used in accordance with the terms of the original agreement, and that no part of the local contribution to the cost of the equipment has been refunded or reduced. Applicable vehicles will be maintained at a high level of cleanliness, safety, and mechanical soundness.

_____
Printed Name Transit Agency Name

_____ _____
Signed Name, Title Date

Attachment 9
Public Notice
(Section 5311 Applications)

Applicant must provide documentation of a public notice and copy of the paper affidavit that the notice was in the paper.

Attachment 10
Assurances
(Title III-B Applications)

The Grantee/Applicant hereby assures and certifies that it will comply with the regulations, policies, guidelines and requirements, including 2 CFR Part 200, as they relate to the application, acceptance and use of federal funds for this federally assisted project. Also, theGrantee/Applicant assures and certifies to the grant that:

1. PROPERTY MANAGEMENT STANDARDS:
   The Grantee agrees to observe Federal Government uniform standards governing the utilization of property whose cost was charged to a project supported by a federal grant.

2. TECHNICAL ASSISTANCE:
   The State agrees to provide technical assistance regarding Department of Human Services rules, regulations and policies to the Grantee and to assist in the correction of problem areas identified by the State's monitoring activities.

3. LICENSING AND STANDARD COMPLIANCE:
   The Grantee agrees to comply in full of all licensing and other standards required by Federal, State, County, City or Tribal statute, regulation or ordinance in which the service and/or care is provided for the duration of this agreement. Liability resulting from noncompliance with licensing and other standards required by Federal, State, County, City or Tribal statute, regulation or ordinance or through the Grantee's failure to ensure the safety of all individuals served is assumed entirely by the Grantee.

4. ASSURANCE REQUIREMENTS:
   The Grantee agrees to abide by all applicable provisions of the following assurances: Lobbying Activity, Drug-Free Workplace, Title VI of the Civil Rights Act of 1964, Section 504 and Section 511 of the Rehabilitation Act of 1973 as amended, Title IX of the Education Amendments of 1972, Age Discrimination Act of 1975, Americans with Disabilities Act of 1990, Health Insurance Portability and Accountability Act (HIPAA) of 1996, Charitable Choice Provisions and Regulations, Deficit Reduction Act of 2005 and American Recovery and Reinvestment Act of 2009, as amended and as applicable.

5. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION:
   Grantee certifies, by signing this agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions by the federal government or any state or local government department or agency. Grantee further agrees that it will immediately notify the State, if during the term of this Agreement, the Grantee or its principals become subject to debarment, suspension, proposed for debarment, or declared ineligible from participating in transactions bythe federal government, or by any state or local government department or agency.

6. OFFICE OF INSPECTOR GENERAL EXCLUSIONARY LIST REQUIREMENTS:
   Grantees, who utilize federal Medicaid or Medicare funds, agree to screen all employees and contractors, prior to hiring or contracting and on a regular basis, to determine whether any of them are listed on the Office of Inspector General (OIG) List of Excluded Individuals/Entities. Grantee shall maintain documentation to support the screenings were performed and shall immediately report to DHS all cases in which employees are found on the exclusionary list. Grantee understands that no payment shall be made for any goods or services furnished,

ordered, or prescribed by an excluded individual or entity and any payment made for services provided by excluded parties will be recouped; and recoupment may include penalties.

7. RETENTION AND INSPECTION OF RECORDS:
The Grantee agrees to maintain or supervise the maintenance of records necessary for the proper and efficient operation of the program, including records and documents regarding applications, determination of eligibility (when applicable), the provision of services, administrative costs, statistical, fiscal, other, and other information records necessary for reporting and accountability required by the State. The Grantee shall retain such records for three (3) years after the date of the submission of the final expenditure report.

If any litigation, claim, or audit is started before the expiration of the three-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken. The three-year retention period may be extended upon written notice by the State. Records for real property and equipment acquired with Federal funds must be retained for three years after final disposition. When records are transferred to or maintained by the federal awarding agency or the State, the three-year retention requirement is not applicable to the Grantee. In the event Grantee must report program income after the period of performance, the retention period for the records pertaining to the earning of the program income starts from the end of Grantee's fiscal year in which the program income is earned. In the event the documents and their supporting records consist of indirect cost rate computations or proposals, cost allocation plans, and any similar accounting computations of the rate at which a particular group of costs is chargeable, the following applies: (1) If submitted for negotiation - If the proposal, plan, or other computation is required to be submitted to the Federal Government (or to the State) to form the basis for negotiation of the rate, then the three-year retention period for its supporting records starts from the date of such submission. (2) If not submitted for negotiation - If the proposal, plan, or other computation is not required to be submitted to the Federal Government (or to the State) for negotiation purposes, then the three-year retention period for the proposal, plan, or computation and its supporting records starts from the end of the Grantee's fiscal year (or other accounting period) covered by the proposal, plan, or other computation.

The State, through any authorized representative, will have access to and the right to examine and copy all records, books, papers or documents related to services rendered under this Agreement and shall have access to personnel of the Grantee for purposes of interview and discussion related to the records, books, papers and documents. State Proprietary Information, which will include all information disclosed to the Grantee by the State, will be retained in the Grantee's secondary and backup systems and will remain fully subject to the obligations of confidentiality stated in this Agreement until such information is erased or destroyed in accordance with the Grantee's established record retention policies.

All payments to the Grantee by the State are subject to site review and audit as prescribed and carried out by the State. Any over payment under this Agreement must be returned to the State within thirty days after written notification to the Grantee.

8. AUDIT REQUIREMENTS:
If the total of all Department of Human Service funding is greater than $750,000 during the Grantee's fiscal year, the Grantee agrees to submit to the State a copy of an annual entity-wide, independent financial audit. The audit shall be completed and filed with the Department of Human Services by the end of the fourth month following the end of the fiscal year being audited or 30 days after receipt of the auditor's report, whichever is earlier. The audit should be sent to:

Department of Human Services
Provider Reimbursements and Grants
3800 East Highway 34
c/o 500 East Capitol
Pierre, SD 57501

Audits conducted in accordance with this provision shall contain, as part of the supplementary information, for Division of Developmental Disabilities (DDD), a DDD cost report as outlined by the Department of Human Services to include schedule A, Schedule B, Attachment A, and Attachment B. Attachment 1 shall be submitted annually and directly to the Department of Human Services within the same time frame and is not considered part of the audit.

If federal funds of $750,000 or more have been received by the Grantee the audit shall be conducted in accordance with OMB Uniform Guidance 2 CFR Chapter I, Chapter II, Part 200, et al Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards by an auditor approved by the Auditor General to perform the audit. On continuing audit engagements, the Auditor General's approval should be obtained annually. Audits shall be completed and filed with the Department of Legislative Audit by the end of the fourth month following the end of the fiscal year being audited or 30 days after receipt of the Auditor's report, whichever is earlier. For a Uniform Guidance audit, approval must be obtained by forwarding a copy of the audit engagement letter to:

Department of Legislative
Audit427 South Chapelle
% 500 East Capitol
Pierre, SD 57501-5070

If Grantee prefers to send the engagement via electronic mail (email), the Grantee should contact the Department of Legislative Audit via telephone number (605) 773-3595 to obtain the email address to use.

If the Grantee expends less than $750,000.00 during any Grantee fiscal year, the State may perform a more limited program or performance audit related to the completion of the Agreement objects, the eligibility of services or costs, and adherence to Agreement provisions.

Audits will be filed with and approved by the State Auditor General by the end of the ninth month following the end of the fiscal year of the entity being audited or thirty (30) days after receipt of the auditor's report, whichever is earlier.

9. COST PRINCIPLES
Grantee agrees to comply in full with the applicable cost principles as outlined in OMB Uniform Guidance 2 CFR Chapter II, Part 200, et al. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

10. TERMINATION:
   a. For Convenience. The State may, with the concurrence of FTA, terminate the PROJECT and cancel this Agreement if both parties agree that the continuation of the PROJECT would not produce beneficial results commensurate with the further expenditure of funds.

   b. For Cause. The State may, by written notice to the Sub-Recipient, terminate the PROJECT and cancel this Agreement for any of the following reasons:

i. The Sub-Recipient discontinues the use of the PROJECT equipment for the purpose of providing transportation services to a segment of the general public, as defined by age, disability, or low income, during the equipment's useful life.

ii. The Sub-Recipient takes any action pertaining to this Agreement without the State's approval and which under the procedures of this Agreement would have required the State's approval.

iii. The Sub-Recipient's commencement, prosecution, or timely completion of the PROJECT is, for any reason, rendered improbable, impossible, or illegal.

iv. The Sub-Recipient is in default under any provision of this Agreement.

v. FTA fails to provide the State with sufficient federal funds to meet the State's share of the PROJECT costs.

vi. The Sub-Recipient fails to commence, maintain, or continue good faith efforts to coordinate transit services with the public and other entities or organizations providing transit services in the PROJECT area.

c. Action Upon Termination. Upon termination of the PROJECT and cancellation of this Agreement under the provisions of paragraph a. or b. of this Section, the Sub-Recipient will dispose of the PROJECT equipment in accordance with the OMB regulations found at 2 CFR Part 200.

11. FUNDING:
This agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. If for any reason the Legislature fails to appropriate funds or grant expenditure authority, or funds become unavailable by operation of the law or federal funds reduction, this agreement will be terminated by the State. Termination for any of these reasons is not a default by the State nor does it give rise to a claim against the State.

12. ASSIGNMENT AND AMENDMENTS:
The Grantee will not assign any portion of the work to be performed under this Agreement, or execute any contract, amendment, or change order, or obligate the Grantee in any manner with any third party with respect to the Grantee's rights and responsibilities under this Agreement, without the State's prior written consent.

13. CONTROLLING LAW:
This Agreement will be governed by and construed in accordance with the laws of the State of South Dakota without regard to any conflicts of law principals, decisional law, or statutory provision which would require or permit the application of another jurisdiction's substantive law. Venue for any lawsuit pertaining to or affecting this Agreement will be in the Circuit Court, Sixth Judicial Circuit, Hughes County, South Dakota.

14. SUPERCESSION:
All other prior discussions, communications and representations concerning the subject matter of this agreement are superseded by the terms of this agreement, and except as specifically provided herein, this agreement constitutes the entire agreement with respect to the subject matter hereof.

15. SEVERABILITY:
In the event that any provision of this agreement shall be held unenforceable or invalid by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

16. NOTICE:
Any notice or other communication required under this agreement shall be in writing and sent to the address set forth above. Notices shall be given by and to the Division being contracted with on behalf of the State, and by the Grantee, or such authorized designees as either party may from time to time designate in writing. Notices or communications to or between the parties shall be deemed to have been delivered when mailed by first class mail, provided that notice of default or termination shall be sent by registered or certified mail, or, if personally delivered, when received by such party.

17. SUBCONTRACTORS/SUB-SUB-RECIPIENTS:
The Grantee will not use subcontractors or other sub-recipients to perform work under this Agreement without the express prior written consent from the State. The State reserves the right to complete a risk assessment on any proposed sub-contractor or sub-recipient and to reject any person or entity presenting insufficient skills or inappropriate behavior.

The Grantee will include provisions in its subcontracts or sub-grants requiring its subcontractors and sub-recipients to comply with the applicable provisions of this Agreement, to indemnify the State, and to provide insurance coverage for the benefit of the State in a manner consistent with this Agreement. The Grantee will cause its subcontractors, sub-recipients, agents, and employees to comply with applicable federal, state and local laws, regulations, ordinances, guidelines, permits and requirements and will adopt such review and inspection procedures as are necessary to assure such compliance. The State, at its option, may require the vetting of any subcontractors and sub-recipients. The Grantee is required to assist in this process as needed.

The subcontractor or other sub-recipient must insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as the FTA may by appropriate instructions require, and also a clause requiring the subcontractors or other sub-recipients to include these clauses in any lower tier subcontracts. The prime contractor will be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

18. FEDERAL FUNDING ACCOUNTING AND TRANSPARENCY ACT
The Subrecipient agrees to:

a. Assist and support State in complying with Federal Funding Accounting and Transparency Act (FFATA) requirements by providing any and all information the State must report to be compliant with FFATA. More information about FFATA reporting requirements can be found at www.fsrs.gov.
b. Indemnify and hold harmless State for any amount of costs for non-compliance with FFATA requirements due to Subrecipient (Grantee) non-compliance or failure to comply with subsection (a) of this Provision. Subrecipient understands and agrees thatit is liable to State for any costs determined to be not allowed by the United States government for non-compliance with FFATA requirements due to Subrecipient's failureto supply State with any requested information necessary to comply with FFATA.

19. AWARD RECIPIENT ATTESTATION

The award recipient or sub-recipient attest to meeting the following requirements per SDCL § 1-56-10:

a. A conflict-of-interest policy is enforced within the recipient's or sub-recipient's organization.
b. The Internal Revenue Service Form 990 has been filed, if applicable, in compliance with federal law, and is displayed immediately after filing on the recipient's or sub-recipient's website.
c. An effective internal control system is employed by the recipient's or sub-recipient's organization; and
d. If applicable, the recipient or sub-recipient is in compliance with the federal Single Audit Act, in compliance with SDCL § 4-11-2.1, and audits are displayed on the recipient's or sub- recipient's website.

The Grantee further represents that any and all concerns or issues it had in complying with the foregoing attestations were provided to the State and resolved to their satisfaction prior to signing this Agreement.

The Grantee agrees to disclose to the State, in writing, any conflicts of interest that exist under the Grantee's conflict of interest policy. The State will publicly post any disclosed conflicts of interest along with the corresponding grant agreement on the State of South Dakota's OpenSD website.

In the event of a significant change in the conflict-of-interest policy, the Grantee agrees to provide immediate notice of such change to the State and provide a copy of the new conflict of interest policy. The Grantee understands that any change in the conflict-of-interest policy may result in a change in their monitoring or other performance requirements under the grant and expressly agrees to comply with those changes and to facilitate any additional monitoring as required by the State.

20. HOLD HARMLESS:

The Grantee agrees to hold harmless and indemnify the State of South Dakota, its officers, agents, and employees, from and against any and all actions, suits, damages, liability or other proceedings which may arise as the result of performing services hereunder. This section does not require the Grantee to be responsible for or defend against claims or damages arising solely from errors or omissions of the State, its officers, agents, or employees.

21. INSURANCE:

Before beginning work under this agreement, the Grantee shall furnish the State with properly executed Certificates of Insurance which shall clearly evidence all insurance required in this agreement and which provide that such insurance may not be canceled, except on 30 days' prior written notice to the State. The Grantee shall furnish copies of insurance policies if requested by the State.

a. Commercial General Liability Insurance:
The Grantee shall maintain occurrence-based commercial general liability insurance or an equivalent form with a limit of not less than $1,000,000 for each occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two times the occurrence limit.

b. Business Automobile Liability Insurance:
The Grantee shall maintain business automobile liability insurance or an equivalent form with a limit of not less than $500,000 for each accident. Such insurance shall include coverage for owned, hired, and non-owned vehicles.

c. Worker's Compensation Insurance:
The Grantee shall procure and maintain workers' compensation and employer' liability insurance as required by South Dakota law.

d. Professional Liability Insurance:
The Grantee agrees to procure and maintain professional liability insurance with a limit not less than $1,000,000.

22. REPORTING

Grantee agrees to immediately report to the Department any event or incident encountered in the course of performance of this agreement which results in injury to any person or property, or which may otherwise subject Grantee, or the State of South Dakota or its officers, agents, or employees to liability. Grantee shall report any such event to the State immediately upon discovery.

Grantee's obligation under this section shall only be to report the occurrence of any event to the State and to make any other report provided for by their duties or applicable law. Grantee's obligation to report shall not require disclosure of any information subject to privilege or confidentiality under law. Reporting to the State under this section shall not excuse or satisfy any obligation of Grantee to report any event to law enforcement or other entities under the requirements of any applicable law.

23. CONFLICT OF INTEREST

Grantee agrees to establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal organizational conflict of interest, or personal gain as contemplated by SDCL §§ 5-18A-17 through 5-18A-17.6. Any potential conflict of interest must be disclosed in writing and approved, in writing, by the State. In the event of a conflict of interest, the Grantee expressly agrees to be bound by the conflict-of-interest resolution process set forth in SDCL §§ 5-18A-17 through 5-18A-17.6.

24. CONFIDENTIALITY OF INFORMATION

For the purposes of the sub-paragraph, "State Proprietary Information shall include all information disclosed to the Grantee by the State. Grantee acknowledges that it shall have a duty to not disclose any State Proprietary Information to any third person for any reason without the express written permission of a State officer or employee with authority to authorize the disclosure. Grantee shall not: (i) disclose any State Proprietary information to any third person unless otherwise specifically allowed under this contract;
(ii) make any use of State Proprietary Information except to exercise rights and perform obligations under this contract; (iii) make State Proprietary Information available to any of its employees, officers, agents, or consultants except those who have agreed to obligations of confidentiality at least as strict as those set out in this contract and who have a need to know such information. Grantee is held to the same standard of care in guarding State Proprietary Information as it applies to its own confidential or proprietary information and materials of a similar nature, and no less than holding State Proprietary Information in the strictest confidence. Grantee shall protect confidentiality of the State's Information from the time of receipt to the time that such information is either returned to the State or destroyed to the extent that it cannot be recalled or reproduced. State Proprietary Information shall not includeinformation that (i) was in the public domain at the time it was disclosed to Grantee; (ii) was known to Grantee without restriction at the time of disclosure from the State; (iii) that is disclosed with the prior written approval of the State's officers or employees having authority to disclose such information; (iv) was independently developed by Grantee without the benefitof influence of the State's information; (v) becomes known to Grantee without restriction from a source not connected to the State of South Dakota. State's proprietary Information shall include names, social security numbers, employer numbers, addresses and all other data about applicants, employers or other clients to whom the State provides services of any kind. Grantee understands that this information is confidential and protected under applicable Statelaw at SDCL §1-27-1.5, modified by SDCL 1-27-1.6, SDCL 28-1-29, SDCL 28-1-32, and SDCL28-1-68 as applicable federal regulation and agrees to immediately notify the State is the information is disclosure, either intentionally or inadvertently. The parties mutually agree that neither of them shall disclose the contents of the agreement except as required by applicablelaw or as necessary to carry out the terms of the agreement or to enforce that party's rights under this agreement. Grantee acknowledges that the state and its agencies are public entities and thus bound by the South Dakota open meetings and open records laws. It is therefore not a breach of this contract for the State to take any action that the State reasonably believes is necessary to comply with the South Dakota open records or open meetings laws. If work assignments performed in the course of this agreement require additional security requirements or clearance, the Grantee will be required to undergo investigation.

25. TERMS:

By accepting this agreement, the Grantee assumes certain administrative and financial responsibilities. Failure to adhere to these responsibilities without prior written approval by the State shall be in violation of the terms of this agreement, and the agreement shall be subject to termination.

The following shall be completed by the Provider:

Type of Organization:

Individual ☐ Nonprofit ☐ Profit ☐

Provider fiscal year begins _____ and ends _____

Federal ID Number _____

Signature of Authorized Official

Title

Date

The following shall be completed by the State:

Subrecipient status: __XX___OR Vendor status: _____

Fund source name: __Title III-B__CFDA No: 93.044

Program(s):_Supportive Services - Transportation

MSA Account Code:_1000\2003 5206070 1920 310E0105

Attachment 11
Title III-B Transportation Service Projections
(Title III-B Application)

PROJECT NAME: _____

1. Estimate TOTAL COSTS: $_____

   Estimate the TOTAL number of miles to be driven: _____

   Estimate the cost per mile: $_____(total costs divided by total miles)

2. Estimate Units of Service (one-way trips)

   Total Units:_____ Cost per Unit: $_____

   Title III-B Units of Service (for individuals 60 years of age and older: _____

3. Estimate the total number of unduplicated Title III-B participants to be served (60 years of age and older): _____

4. Estimate the following unduplicated Title III-B participants:

   A. Minority _____

   B. Greatest Economic Need _____

   C. Frail/Disabled _____

5. Estimate the number of outreach attempts that will be made to encourage community members to utilize your transportation services. _____

Attachment 12
TITLE III-B - TRANSPORTATION
Instructions

Objective:
Complete the objective with the total number of units to be provided and the total number of unduplicated ordifferent people to be served by the end of the grant period.

1. Service Projections:
   Fill in the total number of units of service and the total number of unduplicated older persons to be served during each quarter. Individual of greatest economic need have an income at or below the current Bureau of Census poverty threshold. Individuals of greatest social needs may include older adults who are non-English speaking or living alone or in a rural, isolated area.

2. Geographic Area to be Served:
   Enter the area to be served by name of town(s) and surrounding vicinities.

3. Supporting Data:
   This section is a request for the information you have which shows that there is a need for the particular service in your geographic area. The answer should include the source of this information and the names, if any, of other agencies providing the services in the area.

4. Self-explanatory.

5. Action Steps:

   In this section, please provide a step-by-step explanation of how you will achieve the objectives of the grant. Each entry is called an action step that describes the activities that will occur during the grant year. Indicate the timeframe or completion date for each action step. Please include how each of the following areas will be addressed.

   A Promotion/Advertising
   B Service Analysis & Planning
      i. Evaluations
      ii. Community surveys
   C Budget
      i. Fundraising or local support
      ii. Donations (methods for encouraging & collecting)
      iii. Cost Analyses
   D Policy Planning (operating & administrative)
   E Involvement with DHS field staff and other agencies.

   Provide time frames for completion of the following activities:

   A. Driver Evaluations
   B. Establishment of transportation advisory board

Attachment 12
Title III-B Objectives and Budget
(Title III-B Applications)

Objective: To provide _____ units of service to _____ unduplicated older persons by _____

1. Service Projections:

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total
Units:					
Unduplicated Persons:					

Of the number of unduplicated persons_____are of greatest economical need

_____are of greatest social need

_____are minority

2. Geographic Area to be Served: (County/Town)

_____

_____

_____

3. What data do you have that indicates the need for this service in your area?
(Source of information, other agencies providing services in your area, etc.)

_____

_____

_____

_____

_____

_____

4. Estimated average number of miles to be driven each month: _____

Estimated average number of miles to be driven each year: _____

Scheduling - Describe the hours and days of week service is in operation. Attach schedules.

List vehicles to be used and source of acquisition:

Are vehicles used by any other agency or organization? _____

If so, who and on what basis?

Indicate other vehicles and transportation systems available in your community, e.g., school buses or vehicles owned by other agencies, and explain efforts made to coordinate services or share vehicle use.

Attach additional sheets as necessary

5. Action Steps | Completion Date

Attachment 12
TITLE III-B - TRANSPORTATION
Service Operation Costs - Instructions

1. Personnel:
   List each individual whose salary and fringe benefits will be a cost to the grant. Fringe benefits may include Social Security, unemployment compensation, Workers Compensation, health insurance, life insurance and retirement. List by title of position, number of hours per day, times hourly rate per hour, times days per year, plus fringe benefits.
   EXAMPLE: Driver: 4 hours/day x $5.00 x 260 days = $5,200 + $980 (fringe benefits) = $6,180.

   *Attach an itemization of fringe benefits for full and part-time employees.

2. Travel:
   This item is for staff travel for the purpose of supporting the objective as described in the application. List travel by trips, number of miles and purpose. Any out-of-state travel will require approval by the Division of Long-Term Services and Supports.

   Include here any mileage reimbursement for volunteers. Reimbursement may not exceed .51/c per mile. Meal costs may not exceed $6.00 for breakfast, $14.00 for lunch, and $20.00 for dinner. Lodging may not exceed $75.00 plus tax. Adult Services and Aging will consider higher lodging costs if rate has been approved by the grantee board of directors.

3. Supplies:
   List any supplies that are needed for operation of the grant.

4. Other Costs:
   List gas, oil, maintenance, repairs, mileage paid to volunteers for transporting eligible individuals and other items not included in the above categories.

5. Vehicle/Volunteer Insurance:
   List vehicle/volunteer insurance.

6. Total:
   Enter the total of all costs listed in the above budget categories.

Attachment 12
TITLE III-B - TRANSPORTATION
Service Operation Costs

Applicant Name: _____

Budget Category:_____ **Total:** _____

1. **Personnel**

Position	Hours/Day	Rate/Hour	Days/Year	Fringe Benefits	Total

2. **Travel**

3. **Supplies**

4. **Other Costs (Itemize)**

5. **Vehicle/Volunteer Insurance**

6. **Total**

Attachment 12
TITLE III-B - TRANSPORTATION
Administration Budget - Instructions

1. Personnel:
   List each individual whose salary and fringe benefits will be a cost to the grant. List by title of position, number of hours per day spent in this program times hourly rate times days per year plus fringe benefits. Fringe benefits may include Social Security, unemployment compensation, Workers Compensation, health insurance, life insurance and retirement. Use example in service operation costs instructions.

   Administrative personnel include project directors, coordinators, secretaries and bookkeepers whose time cannot be tied directly to a specific service objective.

2. Travel:
   This item is for staff travel for the purpose of supporting the objective as described in the application. List travel by trips, number of miles and purpose. Any out-of-state travel will require approval by the Division of Long-Term Services and Supports.

   Include here any mileage reimbursement for volunteers. Reimbursement may not exceed .51c/ per mile. Meal costs may not exceed $6.00 for breakfast, $14.00 for lunch, and $20.00 for dinner. Lodging may not exceed $75.00 plus tax. Division of Long-Term Services and Supports will consider higher lodging costs if rate has been approved by the grantee board of directors.

3. Supplies:
   List here office supplies such as paper, stamps, pencils, stamps, file folders, etc., and printing costs.

4. Other Costs:
   List here such costs as telephone, DTA dues and other administrative costs not entered in the categories above.

5. Total:
   Enter the total of all costs listed in the above budget categories.

Attachment 12
TITLE III-B - TRANSPORTATION
Administration Budget

Applicant Name: _____

Budget Category:_____ **Total:** _____

1. **Personnel** (Include fringe benefits)

Position	Hours/Day	Rate/Hour	Days/Year	Fringe Benefits	Total

2. **Travel**

3. **Supplies** (Office)

4. **Other Costs** (Itemize)

5. **Total**

Attachment 12
TITLE III-B - TRANSPORTATION
Project Summary - Instructions

A. Total Project Budget:

Bring forward totals from service operation costs and administration costs to each budget category and total.

B. Funding:

1. Total Cost:	Enter the total of project income.
2. Less Reimbursement:	Enter the total estimated reimbursements.
3. Less Participant Donations:	Enter the total of donations.
4. Net Costs:	Line 1 minus Lines 2 and 3.
5. Local Match:	Enter total match (local cash) from the Supporting Budget Schedule. This figure should be at least 25% of Line 4. (Net Costs)
6. Federal/State Title III-B Funds Requested:	Line 4 (Net Costs) minus Line 5 (Local Match).

C. Enter the total estimated units of service to be provided.

To determine cost per unit, divide the Total Cost from Line B.1. by the number of units.
Total Cost ($20,000) / Units of Service (10,000) = $2.00/unit.

D. To be completed by transportation providers only:

Total miles to be drive: Enter the estimated number of miles to be driven during the year.

Cost per mile: Calculate the cost per mile by dividing total cost from Line B.1 by the total number of miles to be driven.

Example: Total Operating Cost: $5,100
Miles to be driven: 6,000

$5,100 divided by 6,000 miles = $.85 per mile

Attachment 12
TITLE III-B - TRANSPORTATION
Project Summary

A.

Total Project Budget:	Total Service Operation Costs	Administrative Costs	Total
Personnel:			
Travel:			
Supplies:			
Other Costs:			
Vehicle Insurance:			
Total Costs:			

B.

Funding:

1. Total Cost	
2. Less Reimbursements	
3. Less Participant Donations	
4. Net Costs	
5. Local Match Percentage	0.00%
6. Federal/State Title III-B Funds Requested	

C.

Service/Cost Projections:

Estimated units of service: *

Cost per unit of service:

D.

Transportation Providers:

Total Miles to be driven: *

Cost per mile:

*Use your current units and miles to project year-end totals.

Attachment 12
TITLE III-B - TRANSPORTATION
Project Supporting Budget Schedule – Instructions

Local cash match for Title III-B must be a minimum of 25% of the net costs (total cost less project income).

1. Local Cash Resources
   List the amount of cash contributions and source. Attach letters of commitment from contributing organizations. If through fundraising, explain tentative plans).

2. Total
   Add the cash resources and enter on the Project Summary Sheet as local match.

3. Other
   Some programs have staff whose salaries are paid through Green Thumb, Job Training Partnership Act (JTPA) or other federal programs. These staff are undoubtedly essential to the operation of the program. Please identify those staff persons and their salaries. Also, show volunteer hours per day or other resources available to the program that are not claimed as match.

Attachment 12
TITLE III-B - TRANSPORTATION
Project Supporting Budget Schedule
Local Match Available

Source: _____ Amount: _____

1. **Local Cash Resources** (Itemize and attach letters of commitment)**:**

2. **Total:**

3. **Other** (Explain)**:**

Attachment 12
TITLE III-B - TRANSPORTATION
Staff Training Plan

All Title III grantees shall establish a staff training plan.

In the space below, indicate the areas of training which will be provided during the grant period. Examples of areas of training include, but are not limited to the following: state-provided fiscal training sessions, Cardiopulmonary resuscitation (CPR), first-aid, bus driver training, etc. Grantees should utilize local resources whenever possible in the provision of staff training. Use additional sheets if necessary.

Staff Participants	Training Area	Completion Date

Attachment 13
Indirect Cost
(Section 5311 Application)

Provide Cost Allocation plan and approval by cognizant agency, if applicable.

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Kevin Nelson
Desired Action of City Council:	Request Authorization		
Amount Budgeted in current fiscal year for this item (if applicable):	$10,000		
Agenda Item:	Application for Funding for Local Efforts for Control of West Nile Virus		
Explanation/Background of Agenda Item Requested:	Application to South Dakota Department of Health		

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Kevin Nelson

Desired Action of City Council:	Request Authorization
Amount Budgeted in current fiscal year for this item (if applicable):	None for this program but $10,000 from this source
Agenda Item:	Acceptance of a Good And Healthy Community Grant for $52,000 from the SD Dept. Of Health
Explanation/Background of Agenda Item Requested:	We will be expanding on a current project with the Mitchell Food Pantry Inc., the culinary arts program at Mitchell High School and Sanford Health of Mitchell, which focuses on the prevention of chronic conditions for community members. We will run events, promotions and classes to help navigate resources available in Mitchell along with educating students and their families on proper nutrition, exercise and wellness activities.

May 1, 2023

City of Mitchell Recreation Center
1300 N Main St
Mitchell, SD, 57301

Dear Thomas,

The Office of Disease Prevention and Health Promotion received your application for the 2023-2025 Good & Healthy Community Grant. I am pleased to inform you that your application for grant funding has been awarded at the amount of $52,000.

Below I listed some strengths and weaknesses of your application provided by the review committee.

Strengths: Looking to expand current funded activities to more populations through greater frequency, different locations. Application met requirement of implementing activities in three goal areas within two sectors. Included strong local and national data in statement of need. Provided a clear plan moving forward with strong partners.

Weaknesses: None noted.

Thank you for applying and I look forward to working with you and your community.

If you have any questions, please contact the Larissa Skjonsberg at 605-773-3737.

Sincerely,

Larissa Skjonsberg
Nutrition & Physical Activity Program Director
South Dakota Department of Health

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Michelle Bathke

Desired Action of City Council:

Amount Budgeted in current fiscal year for this item (if applicable): $8,000.00

Agenda Item: Approve the Election Board and Set Election Worker's Compensation for the June 6, 2023 Municipal/School Election

Explanation/Background of Agenda Item Requested:

Election Workers and Compensation

School Board:
Mary Overbay
Wanda Kobes
Brenda Bohn

Ward 1 and 2:
Jim Montgomery
Gloria Montgomery
Sue Wermers

Ward 3:
Don Roti
Jeanette Jones
Lyla Jerke

Ward 4:
Mary Ellen Jepsen
Renee Michael
Kari Kirchmeyer

Master Book:
Kathy Frank

Resolution Board:
Mary Freeman
Roxi Brown

Election Workers/Master Book: $250.00
Resolution Board: $25.00 per hour

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	CINDY ROTH
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Set date for June 5, 2023 for Hearing and Action on the following Alcohol License Applications		
Explanation/Background of Agenda Item Requested:	On the application to transfer RB-3833 Retail (On-Off Sale) Malt Beverage & SD Farm Wine License from Marco's Pizza, 605 S Sanborn Blvd to MG Oil Company dba Jokerz Casino Mitchell-2, 716 N Rowley On the application of the Corn Palace Stampede Inc for a Special Liquor License located at 5951 Airport Road for July 15 & 16 for the chili cook off		

Date Received: _____
Date Issued: _____

Uniform Alcoholic Beverage License Application

License No. RB-3823

A. CORPORATION, LLC OR SOLE PROPRIETOR NAME AND MAILING ADDRESS

Name		Phone Number	
MG Oil Company		605-342-0527	
Address	**City**	**State**	**Zip**
PO Box 1006	Rapid City	SD	57709

B. DOING BUSINESS AS NAME AND PHYSICAL ADDRESS

Name		Phone Number	
Jokerz Casino Mitchell - 2		605-342-0527	
Address	**City**	**State**	**Zip**
716 N Rowley St, Suite	Mitchell	SD	57301

Is place of business located in a municipality?	[●] YES [ ] NO
County	DAVISON
Do you own or lease this property?	[ ] OWN [●] LEASE
Are real property taxes paid to date?	[●] YES [ ] NO
Are you of good moral character having never been convicted of a felony?	[●] YES [ ] NO

C. INDICATE CLASS OF LICENSE BEING APPLIED FOR

(Submit separate application for each class of license).

- [ ] Retail (on-sale) Liquor
- [ ] Retail (on-sale) Liquor - Restaurant
- [ ] Convention Center (on-sale) Liquor
- [ ] Package (off-sale) Liquor
- [ ] Retail (on-off sale) Wine and Cider
- [✓] Retail (on-off sale) Malt Beverage & SD Farm Wine
- [ ] Package Delivery
- [ ] Hunting Preserve
- [ ] Other _____

Is this license in active use?	[●] YES [ ] NO
Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses? (If yes, please list on additional sheet)	[●] YES [ ] NO

D. LEGAL DESCRIPTION OF LICENSED PREMISE:

Legal Description:
Rowleys 1st Addn-NW(22), Lots 18, 19, 20 & 21 Blk 4 - Suite B-2

E. State Sales Tax Number applied for

F. [ ] New License [●] Transfer? ($150) [ ] Re-issuance

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are correct; that the said applicant complies with all of the statutory requirements for the class of license being applied in SDCL 35-2-2.1 and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date	Print Name	Signature
04/26/2023	Troy Erickson	

H. APPROVAL OF LOCAL GOVERNING BODY Notice of hearing was published on _____. Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

FOR LOCAL GOVERNMENT USE

(Seal) Mayor or Chairman	Date

If disapproved, endorse reason thereon and return to applicant

Renewal—no public hearing held : [ ]
Establishment is ineligible for video lottery : [ ]
Amount of fee collected with application: $_____
Amount of fee retained: $_____
Forwarded with application: $_____

Uniform Alcoholic Beverage License Application
(For corporate/partnership/LP/LLC applicants)

Name of corporation/partnership/LP/LLC MG Oil Company		
Address of office and principal place of business of corporation/partnership/LP/LLC 1108 Creek Drive		
City Rapid City	**State** SD	**Zip Code** 57703
Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony?		[●] YES [ ] NO

Name, title of office, occupation, and address of each of the officers/owners of the corporation, partnership, LP or LLC:

Name	Office	Address	Occupation
Troy Erickson	President	PO Box 1006, Rapid City, SD	Oil Jobber
Marlyn Erickson	Treasurer	PO Box 1006, Rapid City, SD	Oil Jobber

Name of any officers, directors, partners, or stockholders of applicant having a financial interest or capital stock in any other alcoholic beverage license:

Name	Type of License	License #	Financial Interest Held	Address of Business Location
See Attached				

Where and with whom are all company records kept, such as charter, by-laws, minutes, accounts, notes payable, and notes and accounts receivable, etc.?

Attorney - Jess Pekarski, 704 St. Joseph Street, Rapid City, SD 57701

With signature the applicant agrees to the following:

That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to comply therewith, whether by the undersigned corporation, partnership/LP/LLC or by any stockholder thereof, or by anyone interested in said company, shall constitute cause for revocation or suspension of any license issued pursuant to and in reliance on this application, or for refusal to renew such license upon expiration thereof.

We the undersigned officers and directors of the applicant company acknowledge that the within supplement application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other alcoholic beverage license that that expressly set forth above. If company stock is to be transferred we ask for approval of such voluntary stock transfer.

Signature of Authorized Officer/Director/Partner	Date
	4/24/2023

ATTACHMENT TO:
UNIFORM ALCOHOLIC BEVERAGE LICENSE APPLICATION

Name of any officers, directors or stockholders of applicant Corporation having a financial interest or capital stock in any other retail, liquor outlet:

MG OIL COMPANY
Marlyn G. Erickson & Troy M. Erickson

Loc #	Location Name	Location Address	Type of License	License Num	Owner
4	Corner Pantry #4	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25630	MG Oil
5	Corner Pantry #5	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25627	MG Oil
6	Corner Pantry #6	Sturgis, SD	Package (off-sale) Malt Beverage &	RB-25497	MG Oil
8	Corner Pantry #8	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25629	MG Oil
9	Corner Pantry #9	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25626	MG Oil
10	Corner Pantry #10	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25625	MG Oil
11	Corner Pantry #11	Hot Springs, SD	Retail (on-off) Malt Beverage	RB-22547	MG Oil
11	Corner Pantry #11	Hot Springs, SD	Retail (on-off) Malt Beverage	RB-25225	MG Oil
12	Corner Pantry #12	Custer, SD	Retail (on-off) Malt Beverage	RB-3616	MG Oil
12	Corner Pantry #12	Custer, SD	Retail (on-off) Malt Beverage	RB-27312	MG Oil
13	Corner Pantry #13	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25624	MG Oil
14	Corner Pantry Deadwood Ave #14	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25623	MG Oil
16	Corner Pantry Moon Meadows #16	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25295	MG Oil
18	Corner Pantry Lacrosse #18	Rapid City, SD	Package (off-sale) Malt Beverage &	RB-25628	MG Oil
19	Corner Pantry #19	Brookings, SD	Retail (on-off) Malt Beverage	RB-20065	MG Oil
20	Homestead Casino	Philip, SD	Retail (on-off) Malt Beverage	RB-24841	MG Oil
20	Corner Pantry #20	Philip, SD	Retail (on-off) Malt Beverage	RB-3661	MG Oil
21	Corner Pantry #21	Rapid City, SD	Retail (on-off) Malt Beverage	RB-24086	MG Oil
21	Corner Pantry #21	Rapid City, SD	Retail (on-off) Malt Beverage	RB-25294	MG Oil
22	Metro City Corner Pantry #22	Fort Pierre, SD	Retail (on-off) Malt Beverage	RB-2555	MG Oil
24	Corner Pantry #24	Brookings, SD	Retail (on-off) Malt Beverage	RB-19483	MG Oil
24	Corner Pantry #24-B	Brookings, SD	Retail (on-off) Malt Beverage	RB-28002	MG Oil
25	Corner Pantry #25	Huron, SD	Retail (on-off) Malt Beverage	RB-2589	MG Oil
26	Corner Pantry #26	Huron, SD	Retail (on-off) Malt Beverage	RB-2730	MG Oil
27	Corner Pantry #27	Huron, SD	Retail (on-off) Malt Beverage	RB-2140	MG Oil
29	Corner Pantry #29	Huron, SD	Retail (on-off) Malt Beverage	RB-18935	MG Oil
29	Corner Pantry #29B	Huron, SD	Retail (on-off) Malt Beverage	RB-23334	MG Oil
30	Corner Pantry Casino #30	Huron, SD	Retail (on-off) Malt Beverage	RB-20010	MG Oil
30	Corner Pantry #30	Huron, SD	Retail (on-off) Malt Beverage	RB-2732	MG Oil
31	Corner Pantry #31	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-28310	MG Oil
32	Corner Pantry #32	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-24826	MG Oil
32	Corner Pantry 32	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27731	MG Oil
42	Lucky Lady Casino	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-2669	MG Oil
42	Lucky Lady Casino 2	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27176	MG Oil
45	The Park	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2962	MG Oil
45	The Park 2	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2997	MG Oil
45	The Park 2B	Rapid City, SD	Retail (on-off) Malt Beverage	RB-29239	MG Oil
45	The Park 3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3023	MG Oil
46	Market Square	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3027	MG Oil
46	Market Square II	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2604	MG Oil
46	Market Square - 3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-27874	MG Oil
46	Market Square - 4	Rapid City, SD	Retail (on-off) Malt Beverage	RB-27967	MG Oil
52	Flying J Travel Plaza	Box Elder, SD	Retail (on-off) Malt Beverage	RB-2977	MG Oil
53	Truck Stop Lounge	Box Elder, SD	Retail (on-off) Malt Beverage	RB-2743	MG Oil
54	Flying J Hermosa / Town of Hermosa	Hermosa, SD	Retail (on-off) Malt Beverage	RB-2776	MG Oil
57	Mint Casino	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27571	MG Oil
57	Mint Casino - 2	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27572	MG Oil
57	Mint Casino - 3	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-28181	MG Oil
57	Mint Casino - 4	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-28182	MG Oil
58	Lucky Strike Casino	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-3473	MG Oil
60	Happy Jacks Sioux Falls II	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-21995	MG Oil
60	Happy Jacks Sioux Falls II - B	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26718	MG Oil
61	LaCrosse Street Casino #1	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2797	MG Oil
61	LaCrosse Street Casino #2	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3011	MG Oil
61	Lacrosse Street Casino #3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3114	MG Oil
63	Rushmore Casino III	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2342	MG Oil
63	Rushmore Casino	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2952	MG Oil
63	Rushmore Casino II	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3015	MG Oil
64	BP Casino II	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2966	MG Oil
64	BP Casino	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3012	MG Oil
65	Uncle Sam's West	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2275	MG Oil
65	Sam's #2	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3039	MG Oil

ATTACHMENT TO:
UNIFORM ALCOHOLIC BEVERAGE LICENSE APPLICATION

Name of any officers, directors or stockholders of applicant Corporation having a financial interest or capital stock in any other retail, liquor outlet:

MG OIL COMPANY
Marlyn G. Erickson & Troy M. Erickson

Loc #	Location Name	Location Address	Type of License	License Num	Owner
67	Uncle Sam's South	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3004	MG Oil
67	777 Casino South A2	Rapid City, SD	Retail (on-off) Malt Beverage	RB-29238	MG Oil
67	Uncle Sam's South Too	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2987	MG Oil
67	Uncle Sam's South 3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2946	MG Oil
68	Chance's Casino	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2967	MG Oil
68	Chance's Casino Too	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3590	MG Oil
68	Chances Casino 3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3037	MG Oil
68	Chances Casino 4	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3208	MG Oil
68	Chances Casino 5	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3005	MG Oil
69	Jokerz 7-B	Tea, SD	Retail (on-off) Malt Beverage	RB-21591	MG Oil
69	Jokerz 7	Tea, SD	Retail (on-off) Malt Beverage	RB-2528	MG Oil
69	Jokerz 7-C	Tea, SD	Retail (on-off) Malt Beverage	RB-28140	MG Oil
69	Jokerz 7-D	Tea, SD	Retail (on-off) Malt Beverage	RB-28139	MG Oil
74	Dakota Star Casino	Brandon, SD	Retail (on-off) Malt Beverage	RB-26575	MG Oil
74	Dakota Star Casino - 2	Brandon, SD	Retail (on-off) Malt Beverage	RB-3612	MG Oil
75	Dakota Star Casino - 3	Brandon, SD	Retail (on-off) Malt Beverage	RB-3167	MG Oil
76	Jokerz Too	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB 23116	MG Oil
77	Jokerz 3	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-2751	MG Oil
78	Jokerz 4	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-3119	MG Oil
78	Jokerz 5	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-24624	MG Oil
78	Jokerz 6	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-24623	MG Oil
80	Happy Jacks of Pierre #3	Pierre, SD	Retail (on-off) Malt Beverage	RB-22511	MG Oil
80	Happy Jacks of Pierre #2	Pierre, SD	Retail (on-off) Malt Beverage	RB-22518	MG Oil
80	Happy Jacks of Pierre #1	Pierre, SD	Retail (on-off) Malt Beverage	RB-3449	MG Oil
81	Happy Jacks East	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3006	MG Oil
81	Happy Jacks Too	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3657	MG Oil
84	Happy Jacks I-90	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2996	MG Oil
85	Happy Jacks Summerset 2	Summerset, SD	Retail (on-off) Malt Beverage	RB-18919	MG Oil
85	Happy Jacks Summerset	Summerset, SD	Retail (on-off) Malt Beverage	RB-2318	MG Oil
86	Happy Jacks Omaha	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3810	MG Oil
89	Happy Jacks Sioux Falls	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-3379	MG Oil
91	Happy Jacks Sioux Falls III	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-3385	MG Oil
92	Happy Jacks Sioux Falls IV	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26636	MG Oil
92	Happy Jacks Sioux Falls IV - B	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26719	MG Oil
93	Toby's Casino North II	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3044	MG Oil
93	Toby's Casino North I	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3219	MG Oil
94	Toby's Casino South Too	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3538	MG Oil
94	Toby's Casino South	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3593	MG Oil
97	Jokers Casino South	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2808	MG Oil
97	Jokers Casino South II	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3508	MG Oil
98	Jackpot Casino Too #2	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2343	MG Oil
98	Jackpot Casino Too #3	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2969	MG Oil
98	Jackpot Casino Too	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2995	MG Oil
99	Valley Square Casino	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3594	MG Oil
99	Valley Square Sports Pub	Rapid City, SD	Retail (on-off) Malt Beverage	RB-3599	MG Oil
603	The Lie-brary - 3	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27080	MG Oil
605	Village Bowl 5	Mitchell, SD	Retail (on-off) Malt Beverage	RB-23601	MG Oil
605	Village Bowl 2	Mitchell, SD	Retail (on-off) Malt Beverage	RB-2828	MG Oil
605	Village Bowl 4	Mitchell, SD	Retail (on-off) Malt Beverage	RB-2844	MG Oil
606	Alpine Sports Bar & Casino 2	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26751	MG Oil
607	The Lanes - B	Brookings, SD	Retail (on-off) Malt Beverage	RB-27244	MG Oil
607	The Lanes - C	Brookings, SD	Retail (on-off) Malt Beverage	RB-27245	MG Oil
608	Country Market II-B	Rapid City, SD	Retail (on-off) Malt Beverage	RB-2964	MG Oil
750	Jokerz 8	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26743	MG Oil
750	Jokerz 8 -2	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-3116	MG Oil
751	Jokerz Casino 31	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-22006	MG Oil
752	Cash Out Casino and Vape - 2	Huron, SD	Retail (on-off) Malt Beverage	RB-26370	MG Oil
752	Cash Out Casino and Vape - 4	Huron, SD	Retail (on-off) Malt Beverage	RB-25870	MG Oil
777	777 Casino	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-26483	MG Oil
777	777 Casino - 2	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27199	MG Oil
778	777 Casino A	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27573	MG Oil
778	777 Casino B	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27574	MG Oil

ATTACHMENT TO:
UNIFORM ALCOHOLIC BEVERAGE LICENSE APPLICATION

Name of any officers, directors or stockholders of applicant Corporation having a financial interest or capital stock in any other retail, liquor outlet:

MG OIL COMPANY
Marlyn G. Erickson & Troy M. Erickson

Loc #	Location Name	Location Address	Type of License	License Num	Owner
778	777 Casino C	Sioux Falls, SD	Retail (on-off) Malt Beverage	RB-27575	MG Oil
8	Corner Pantry #8	Rapid City, SD	Package (off-sale) Liquor	RL-20178	MG Oil
18	Corner Pantry Lacrosse #18	Rapid City, SD	Package (off-sale) Liquor	PL-4443	MG Oil
19	Corner Pantry #19	Brookings, SD	Retail (on-off Sale) Wine	RW-21522	MG Oil
20	Corner Pantry #20	Philip, SD	Package (off-sale) Liquor	PL-4742	MG Oil
21	Corner Pantry #21	Rapid City, SD	Retail (on-off Sale) Wine	RW-19127	MG Oil
22	Metro City Corner Pantry #22	Fort Pierre, SD	Package (off-sale) Liquor	PL-4566	MG Oil
23	Corner Pantry 23	Sioux Falls, SD	Package (off-sale) Liquor	PL-4835	MG Oil
29	Corner Pantry #29	Huron, SD	Package (off-sale) Liquor	PL-4613	MG Oil
30	Corner Pantry #30	Huron, SD	Retail (on-off Sale) Wine	RW-19267	MG Oil
31	Corner Pantry #31	Sioux Falls, SD	Package (off-sale) Liquor	PL-4422	MG Oil
32	Corner Pantry #32	Sioux Falls, SD	Package (off-sale) Liquor	PL-4703	MG Oil
43	Hop Scotch	Fort Pierre, SD	Retail (on-sale) Liquor	RL-5591	MG Oil
45	The Park	Rapid City, SD	Retail (on-sale) Liquor	RL-5869	MG Oil
45	The Park 3	Rapid City, SD	Retail (on-sale) Liquor	RL-5870	MG Oil
45	The Park 2	Rapid City, SD	Retail (on-sale) Liquor	RL-6329	MG Oil
53	Truck Stop Lounge	Box Elder, SD	Retail (on-sale) Liquor	RL-5383	MG Oil
54	Flying J Hermosa / Town of Hermosa	Hermosa, SD	Package (off-sale) Liquor	PL-4469	MG Oil
55	Hermosa Deli and Lounge / Hermosa	Hermosa, SD	Retail (on-sale) Liquor Sunday Sale	RL-5208	MG Oil
56	J Bar - Truck Stop Lounge North	Box Elder, SD	Retail (on-sale) Liquor	RL-5462	MG Oil
69	Jokerz 7	Tea, SD	Retail (on-off Sale) Wine	RW-19954	MG Oil
74	Dakota Star Casino - 2	Brandon, SD	Retail (on-off Sale) Wine	RW-23526	MG Oil
74	Dakota Star Casino	Brandon, SD	Retail (on-off Sale) Wine	RW-23527	MG Oil
76	Jokerz Too	Sioux Falls, SD	Retail (on-off Sale) Wine	RW-23141	MG Oil
78	Jokerz 4	Sioux Falls, SD	Retail (on-off Sale) Wine	RW-23114	MG Oil
80	Happy Jacks of Pierre #3	Pierre, SD	Retail (on-off Sale) Wine	RW-22512	MG Oil
85	Happy Jacks Summerset 2	Summerset, SD	Retail (on-sale) Liquor	RL-5278	MG Oil
600	18th Amendment	Sioux Falls, SD	Retail (on-sale) Liquor	RL 5930	MG Oil
600	18th Amendment - 2	Sioux Falls, SD	Retail (on-sale) Liquor	RL 6131	MG Oil
602	Billy Frog's	Sioux Falls, SD	Retail (on-sale) Liquor	RL 5203	MG Oil
603	Lie-Brary	Sioux Falls, SD	Retail (on-sale) Liquor	RL 6174	MG Oil
603	Lie-Brary - 2	Sioux Falls, SD	Retail (on-sale) Liquor	RL-26641	MG Oil
604	Red Eye	Sioux Falls, SD	Retail (on-sale) Liquor	RL-5948	MG Oil
604	Grain Bin (Red Eye 2)	Sioux Falls, SD	Retail (on-sale) Liquor	RL-5938	MG Oil
605	Village Bowl 7	Mitchell, SD	Retail (on-sale) Liquor	RL-5759	MG Oil
605	Village Bowl	Mitchell, SD	Retail (on-sale) Liquor	RL-5766	MG Oil
605	Village Bowl 6	Mitchell, SD	Retail (on-sale) Liquor	RL-6380	MG Oil
605	Village Bowl 3	Mitchell, SD	Retail (on-off Sale) Wine	RW-6464	MG Oil
606	Alpine Sports Bar & Casino 2	Sioux Falls, SD	Retail (on-sale) Liquor	RL-28106	MG Oil
606	Alpine Sports Bar & Casino	Sioux Falls, SD	Retail (on-sale) Liquor	RL-6168	MG Oil
607	The Lanes	Brookings, SD	Retail (on-sale) Liquor	RL-6262	MG Oil
608	Country Market II	Rapid City, SD	Retail (on-sale) Liquor	RL-5874	MG Oil

AFFIDAVIT

STATE OF SOUTH DAKOTA)
)ss
COUNTY OF PENNINGTON)

Josh Holdinghausen, Member of Marco's Pizza, being first duly sworn on oath deposes and says: That on the 26th day of April, 2023 he was the owner of the license Rb-3833 in the city of Mitchell, South Dakota and that on the said date he made a transfer of said license operated under an alcoholic beverage license to MG Oil Company DBA Jokerz Casino Mitchell of Mitchell, South Dakota.

(Signature)

(Signature)

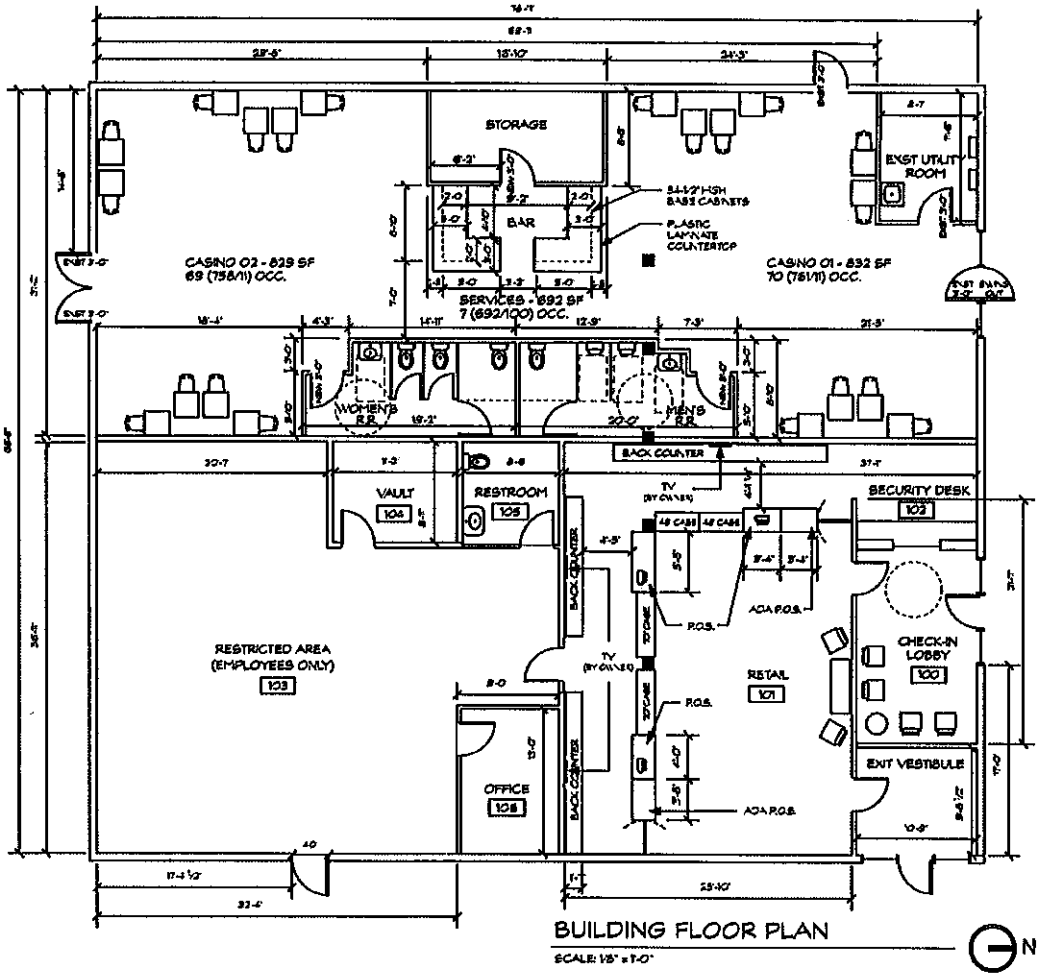
Subscribed and sworn to before me this 26th day of April, 2023

Tyanna M Knapp (Notary Public)

Commission Expires: My Commission Expires January 12, 2027

TYANNA M KNAPP NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA

(Notary Seal)



BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

LEGEND

EXISTING COLUMN

ID-1.1

TENANT A & TENANT B BUILDING FLOOR PLAN

715 N Rowley St
Mitchell, SD 57301

1.12.2023

Date Received_____
Date Issued_____

License No._____

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

Corn Palace Stampede Inc
P.O. Box 177
Mitchell SD 57301

Owner's Telephone #: 605-770 7454

B. Business Name and Address

Same

Business Telephone #:

Place of business is located in a municipality? ☑ Yes ☐ No

County:

Do you own or lease this property? ☐ Own ☑ Lease

Are real property taxes paid to date? ☐ Yes ☐ No Exempt

C. Indicate the class of license being applied for (submit separate application for each class of license).

- ☒ Retail (on-sale) Liquor
- ☐ Retail (on-sale) Liquor - Restaurant
- ☐ Convention Center (on-sale) Liquor
- ☐ Package (off-sale) Liquor
- ☐ Retail (on-off sale) Wine and Cider
- ☐ Retail (on-off sale) Malt Beverage & SD Farm Wine
- ☐ Package Delivery
- ☐ Hunting Preserve
- ☐ Other Special Event Liquor July 15+16

Is this license in active use? ☑ Yes ☐ No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?
☐ Yes ☑ No **If Yes, please list on the back page.**

D. Legal description of licensed premise:

59711 Airport Rd

Have you ever been convicted of a felony? ☐ Yes ☑ No

E. State Sales Tax Number Exempt

F. New license ☑ Transfer? ($150) ☐ Re-issuance ☐

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date 5-10-23 Print Name David Emmert Signature David Emmert

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on _____. Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held ☐
Amount of fee collected with application $_____
Amount of fee retained $_____
Forwarded with application $_____

For Local Government Use

(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

Transferred (State Use)

From:_____

Sales tax approval_____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL_____ REVIEW_____

Please complete the reverse side if applicable

Company supplement information
(For corporate/partnership/LP/LLC applicants)

Name of corporation/partnership/LP LLC _____

Address of office and principal place of business of corporation/partnership/LP/LLC _____

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? ☑ Yes ☐ No

Name, title of office, occupation and address of each of the officers/owners of the corporation, partnership, LP or LLC:

Name	Office	Address	Occupation
Jim Miskimins	President	420 Nathan Ave	States Atty
Matt Zens	Treas.	40975 256th St.	Education
Keedt Tonn	Sec.	919 W Ash	Seed Sales
Dave Emmert	Committee.	40672 252nd St.	Meat Mgr. CF.

Name of any officers, directors, partners or stockholders of applicant having a financial interest or capital stock in any other alcoholic beverage license:

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location

Where and with whom are all company records kept, such as charter, by-laws, minutes, accounts, notes payable, and notes and accounts receivable, etc?

919 W Ash

With signature the applicant agrees to the following:

That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to comply therewith, whether by the undersigned corporation, partnership/LP/LLC or by any stockholder thereof, or by anyone interested in said company, shall constitute cause for revocation or suspension of any license issued pursuant to and in reliance on this application, or for refusal to renew such license upon expiration thereof.

We the undersigned officers and directors of the applicant company acknowledge that the within supplement application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other alcoholic beverage license than that expressly set forth above. If company stock is to be transferred we ask for approval of such voluntary stock transfer.

Signature of Authorized Officer/Director/Partner **Date**

David Emmert 5-10-23 ~~3-30-23~~

218.5'
976.3'
22.3ac
4,078.9'
1,345.7'
N OHLMAN ST
638.3'
HANGAR RD
900.1'
6201
5851

City of Mitchell | **Street & Sanitation Department**
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8465 | Fax: 605-995-8467
CityOfMitchell.org

May 4, 2023

TO: MAYOR & CITY COUNCIL

RE: On Road & Off-Road Diesel Fuel & Unleaded Gasoline

Howes Oil Company Inc.

On Road Diesel- #2	1000	1000	$2.7025	$2,702.50*
Unleaded Gas-10% Ethanol	0	0	$0	$0
Unleaded Gas-No Ethanol	0	0	$0	$0
Off Road Diesel- #2	6500	6500	$2.4275	$15,778.75*
				Total: $18,481.25*

Vollan Oil

On Road Diesel- #2	1000	1000	$2.748	$2,748.00
Unleaded Gas-10% Ethanol	0	0	$0	$0
Unleaded Gas-No Ethanol	0	0	$0	$0
Off Road Diesel- #2	6500	6500	$2.482	$16,133.00
				Total: $18,881.00

Howes Oil was the low quote for the items marked with asterisk. They were awarded the quote.

Sincerely,
Kevin Roth
Street & Sanitation Superintendent

cc: Howe's Oil Company
Vollan Oil

PAY ESTIMATES FOR MAY 15, 2023

CONTRACTORS	PROJECT	P.E. #	AMOUNT	PAID TO DATE	CONTRACT AMOUNT
Infrastructure Design Group, Inc.	#2019-33 Dry Run Creek Analysis	#17	$ 14,603.40	$ 181,368.20	$ 177,800.00
Planning&Development District I	#2019-33 Dry Run Creek Analysis Hydrology	#1	$ 1,000.00	$ 1,000.00	
Quality Cut-Lawn & Snow	#2019-53R2 Mitchell Airport Snow Removal	#8-2022	$ 4,333.38		
Quality Cut-Lawn & Snow	#2019-53R2 Mitchell Airport Snow Removal	#8A-2022	$ 10,000.00	$ 85,000.00	$ 85,000.00
Infrastructure Design Group	#2020-20 Ground Storage Tank - Piping	#18	$ 11,553.75	$ 759,197.12	$ 1,462,687.34
Helms & Associates	#2021-8 Landfill Cell #4	#25	$ 4,047.48	$ 299,617.21	$ 298,925.14
H&W Contracting, LLC	#2021-16 West Harmon Utility Improvements	#4	$ 3,117.18	$ 758,337.52	$ 773,813.80
Helms & Associates	#2021-30 New Recycling Bldg at Landfill	#8	$ 8,355.00	$ 35,337.20	$ 106,505.00
PKG Contracting Inc.	#2021-31 North Waste Water Improvements	#11	$ 669,660.53	$ 7,377,845.90	$ 15,796,900.00
First Rate Excavating	#2022-2 200-400 Blks of E. 10th-Sch. B	#2	$ 34,487.37	$ 79,496.64	$ 162,618.02
Brosz Engineering, Inc.	#2023-3 Jetty & Marina Bike Trail	#4	$ 2,440.00	$ 20,427.50	$ 86,700.00
Kogel Archeological Consulting S	#2023-7 West Harmon Watermain Loop	#1	$ 4,300.00	$ 4,300.00	
McLaury Engineering	#2023-21 2nd/4th & Main Street	#1	$ 8,192.50	$ 8,192.50	$ 177,895.00
Helms & Associates	AIP '28 Airport ALP/Master Plan	#24	$ 7,439.26	$ 252,934.25	$ 371,962.87
	TOTALS		$ 783,529.85	$ 9,863,054.04	$ 19,500,807.17

Prepared by Deb Hanson-Sudbeck

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: N/A NON-DEPARTMENTAL BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00331	DEB HANSON-SUDBECK					
		I-04282023	101-3699	REFUNDS AND R MILEAGE JURY DUTY	197191	20.40
01-09668	DAN LONDON					
		I-04282023	101-3699	REFUNDS AND R MILEAGE JURY DUTY	197218	15.30
01-09852	JEAN PATRICK					
		I-04282023	101-3699	REFUNDS AND R MILEAGE JURY DUTY	197267	15.30
				DEPARTMENT NON-DEPARTMENTAL TOTAL:		51.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1110 CITY COUNCIL BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-04015	CORN PALACE					
		I-CITYMITCHELL512023	101-41110-42600	SUPPLIES & MA COFFEE	197156	77.55
		I-MIT05012023	101-41110-42600	SUPPLIES & MA CITY COUNCIL WATER	197156	14.75
				DEPARTMENT 1110 CITY COUNCIL TOTAL:		92.30

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1210 MAYOR'S OFFICE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01518	VERIZON WIRELESS					
		I-9933659001	101-41210-42800	UTILITIES-TEL ACCT #886931646-00001	197306	46.80
01-01590	MCLEOD'S PRINTING					
		I-66996	101-41210-42600	SUPPLIES & MA LAKE SIGNS	197221	70.00
				DEPARTMENT 1210 MAYOR'S OFFICE	TOTAL:	116.80

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1220 CITY ADMINISTRATOR BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	101-41220-42800	UTILITIES-TEL ACCT #00223662-2	197239	2.50
				DEPARTMENT 1220 CITY ADMINISTRATOR TOTAL:		2.50

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1230 ADMINISTRATIVE BOARDS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-03633	GENTLE SPIRIT HORSES RE					
		I-2590	101-41230-42920	SPORTS AUTHOR HORSE TRAINERS CHALLENGE	197185	1,000.00
01-06478	MITCHELL BASEBALL					
		I-2592	101-41230-42920	SPORTS AUTHOR YOUTH BASEBALL TOURNAMENTS	197232	6,000.00
01-07306	MITCHELL SCHOOL DISTRIC					
		I-2600	101-41230-42920	SPORTS AUTHOR SODAK 16 GBB/BBB	197238	1,750.00
01-08932	MITCHELL AREA COMMUNITY					
		I-2582	101-41230-42920	SPORTS AUTHOR MITCHELL AREA COMMUNITY TRIATH	197230	2,200.00
01-09579	MITCHELL KIWANIS CLUB					
		I-2588	101-41230-42920	SPORTS AUTHOR KIWANIS YOUTH BASEBALL	197235	500.00
01-10289	CORN PALACE CORN HOLE					
		I-04112023	101-41230-42920	SPORTS AUTHOR CORN PALACE CORN HOLE TOURNMNT	197157	1,000.00
01-10334	301 RODZ					
		I-2589	101-41230-42920	SPORTS AUTHOR OUTKAST CAR CLUB	197124	1,500.00
01-10479	DEPARTMENT OF SOUTH DAK					
		I-2587	101-41230-42920	SPORTS AUTHOR DEPT OF SOUTH DAKOTA VFW	197171	3,130.00
				DEPARTMENT 1230 ADMINISTRATIVE BOARDS TOTAL:		17,080.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1410 ATTORNEY'S OFFICE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06739	THOMSON REUTERS - WEST					
		I-848224668	101-41410-42610	WEST GROUP LA ONLINE SUBSCRIPTION	197297	800.80
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	101-41410-42810	UTILITIES-TEL ACCT #00223662-2	197239	0.59
				DEPARTMENT 1410 ATTORNEY'S OFFICE	TOTAL:	801.39

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1420 FINANCE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-03678	INTERSTATE OFFICE PRODU					
		I-01DY5518	101-41420-42600	SUPPLIES & MA RUBBERBANDS,TAPE,LEAD,PENS	197205	97.17
		I-01DY5519	101-41420-42600	SUPPLIES & MA STICKY POP-UP NOTES	197205	27.27
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	101-41420-42800	UTILITIES - T ACCT #00223662-2	197239	3.04
				DEPARTMENT 1420 FINANCE	TOTAL:	127.48

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1440 HUMAN RESOURCES BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01590	MCLEOD'S PRINTING					
		I-66995	101-41440-42600 SUPPLIES & MA	EMPLOYMENT APPLICATIONS	197221	249.90
01-01703	SD NEWSPAPER SERVICES I					
		I-15663	101-41440-42300 PUBLISHING	EMPLOYMENT ADVERTISING	197285	2,167.46
01-04779	AVERA OCCUPATIONAL MEDI					
		I-00097855-00	101-41440-42231 EMPLOYEE PHYS	DRUG SCREENINGS	197132	1,928.00
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	101-41440-42800 UTILITIES	ACCT #00223662-2	197239	2.32
01-08711	ONE SOURCE THE BACKGROU					
		I-10CRM3472-20230430	101-41440-42210 PROFESSIONAL	BACKGROUND CHECKS	197262	134.00
		I-3472PT-20230430	101-41440-42210 PROFESSIONAL	BACKGROUND CHECKS	197262	546.00
				DEPARTMENT 1440 HUMAN RESOURCES	TOTAL:	5,027.68

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1460 INSURANCE & BONDS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02840	TESSIER'S INC					
		I-TES074527	101-41460-42110	LIABILITY, PR REPAIR ROOF VENTS-SNOW DAMAGE	197295	5,000.00
01-06324	CUSTOM PLUS COLLISION C					
		I-11864	101-41460-42110	LIABILITY, PR 2020 FORD VEHICLE REPAIR	197160	1,000.00
		I-11966	101-41460-42110	LIABILITY, PR 2018 DODGE DURANGO REPAIRS	197160	1,000.00
01-08515	SD DEPT OF PUBLIC SAFET					
		I-116680	101-41460-42110	LIABILITY, PR BOILER INSPECTIONS	197284	230.00
				DEPARTMENT 1460 INSURANCE & BONDS TOTAL:		7,230.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1920 MUNICIPAL BUILDINGS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY					
		I-2587293-8.04.23	101-41920-42811	UTILITIES-CIT 612 N MAIN ST	197250	1,685.24
		I-2830632-2.04.23	101-41920-42810	UTILITIES-STO 5951 AIRPORT RD	197250	239.45
01-02484	DARRINGTON WATER COND					
		I-62208.04.23	101-41920-42620	SUPPLIES-CITY COOLER RENTAL	197166	62.80
01-08281	ARAMARK					
		I-6380091100	101-41920-42520	REPAIR-CITY H MAT CLEANING	197131	79.48
01-08540	DAKOTA DATA SHRED					
		I-3878060	101-41920-42520	REPAIR-CITY H SHREDDING SERVICES	197161	67.70
				DEPARTMENT 1920 MUNICIPAL BUILDINGS	TOTAL:	2,134.67

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 1935 INFORMATION TECHNOLOGY BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3348	101-41935-42615	POSTAGE	POSTAGE 04.16-30.2023	197275	230.14
01-01590	MCLEOD'S PRINTING						
		I-66896	101-41935-42640	COPY MACHINE	COPY PAPER	197221	219.96
01-05195	A & B BUSINESS SOLUTION						
		I-IN1046423	101-41935-42250	MANAGED PRINT	CONTRACT SERVICE CT9857-01	197125	4,655.42
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-41935-42850	UTILITIES/TEL	ACCT #00223662-2	197239	2,328.00
		I-10986088	101-41935-42850	UTILITIES/TEL	ACCT #00223662-2	197239	4.22
01-06894	TYLER TECHNOLOGIES, INC						
		I-025-419315	101-41935-42920	COMPUTER SOFT	FINANCIALS PROJECT MANAGEMENT	197302	250.00
					DEPARTMENT 1935 INFORMATION TECHNOLOGY TOTAL:		7,687.74

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 2110 POLICE DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00377	MINER COUNTY AUDITOR						
		I-04132023	101-42110-42902	ALCOHOL TASK	ALCOHOL TASK FORCE REIMBRSMNT	197228	76.97
01-01199	STURDEVANTS AUTO VALUE						
		I-815013264	101-42110-42610	GAS OIL TIRES	OIL FILTERS	197291	15.86
		I-815013710	101-42110-42610	GAS OIL TIRES	WIPER BLADES,BRAKE PADS	197291	241.82
01-01322	LARRY'S I-90 SERVICE IN						
		I-97028	101-42110-42610	GAS OIL TIRES	MOUNT & BALANCE TIRES	197215	50.00
		I-97055	101-42110-42610	GAS OIL TIRES	TIRES,MOUNT & BALANCE	197215	531.14
		I-97116	101-42110-42610	GAS OIL TIRES	MOUNT & BALANCE TIRES	197215	50.00
01-01590	MCLEOD'S PRINTING						
		I-669994	101-42110-42600	SUPPLIES	BUSINESS CARDS	197221	49.90
01-02679	MENARD'S INC						
		I-52243	101-42110-42600	SUPPLIES	PERFORMAX TAPE	197222	20.94
01-02684	STREICHER'S - MINNEAPOL						
		I-I1631505	101-42110-42640	UNIFORM ALLOW	ALBAUGH-UNDER VEST SHIRT	197290	109.97
01-02804	TMA STORES						
		I-95837	101-42110-42610	GAS OIL TIRES	ALIGNMENT	197299	83.15
01-03170	MICHAEL J KOSTER						
		I-05012023	101-42110-42700	TRAVEL, CONF	MEALS-DEADWOOD SD	197211	28.00
01-03267	WALMART/CAPITAL ONE						
		I-00238	101-42110-42600	SUPPLIES	PHONE CASE	197309	14.88
01-03360	WHOLESALE ELECTRONICS I						
		I-C31220030	101-42110-42600	SUPPLIES	CALCULATOR BATTERY	197313	1.99
01-04497	DEAN KNIPPLING						
		I-05012023	101-42110-42700	TRAVEL, CONF	MEALS-DEADWOOD SD	197209	28.00
01-05234	DANIEL FECHNER						
		I-04252023	101-42110-42700	TRAVEL, CONF	MEAL-SIOUX FALLS	197179	20.00
01-06324	CUSTOM PLUS COLLISION C						
		I-11864	101-42110-42500	REPAIR & MAIN	2020 FORD VEHICLE REPAIR	197160	1,250.69
		I-11901	101-42110-42500	REPAIR & MAIN	2020 FORD FENDER REPAIR	197160	325.00
		I-11966	101-42110-42500	REPAIR & MAIN	2018 DODGE DURANGO REPAIRS	197160	5,883.45
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-42110-42800	TELEPHONE	ACCT #00223662-2	197239	29.58
01-08252	CORPORATE TRANSLATION S						
		I-240679	101-42110-42200	PROFESSIONAL	TRANSLATION SERVICE	197214	125.86

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 2110 POLICE DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-08281	ARAMARK						
		I-6380091880	101-42110-42200	PROFESSIONAL	MAT CLEANING	197131	50.31
01-08978	BUHL'S DRYCLEANERS & LI						
		I-72107	101-42110-42200	PROFESSIONAL	MOP CLEANING	197141	14.00
01-09589	DAVID SARNE						
		I-05012023	101-42110-42640	UNIFORM ALLOW	EXTERNAL CARRIER REIMBURSE	197282	287.99
01-10357	CULLIGAN WATER MITCHELL						
		I-4873	101-42110-42600	SUPPLIES	COOLER RENTAL	197159	26.00
					DEPARTMENT 2110 POLICE DEPARTMENT	TOTAL:	9,315.50

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 2130 TRAFFIC DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC					
		I-1617976	101-42130-42530	TRAFFIC LIGHT INCREASING ADAPTOR	197277	6.39
01-00428	CARQUEST AUTO PARTS INC					
		I-4977-285937	101-42130-42530	TRAFFIC LIGHT BATTERIES	197143	806.97
01-01020	CENTRAL ELECTRIC COOPER					
		I-12553001.05.23	101-42130-42835	UTILITIES-STR CARL RD	197146	197.00
		I-14579001.05.23	101-42130-42835	UTILITIES-STR 25040 SD HWY 37	197146	504.00
01-01199	STURDEVANTS AUTO VALUE					
		I-815013368	101-42130-42560	SIREN REPAIR BATTERIES	197291	500.00
		I-815013369	101-42130-42560	SIREN REPAIR BATTERIES	197291	500.00
01-01450	MUTH ELECTRIC INC					
		I-656520PB	101-42130-42570	REPAIRS-TRAFF REPAIRED LIGHT POLE	197244	19,281.00
		I-659171	101-42130-42530	TRAFFIC LIGHT MINNESOTA & BYPASS INTERSECTN	197244	150.00
		I-659331	101-42130-42535	LIGHT MAINTEN REPAIRED STREET LIGHTS	197244	3,084.78
01-01518	VERIZON WIRELESS					
		I-9933659001	101-42130-42820	TELEPHONE ACCT #886931646-00001	197306	94.14
01-01830	NORTHWESTERN ENERGY					
		I-2573393-2.05.23	101-42130-42810	UTILITIES-TRA E 1ST AND GAMBLE ST	197250	18.07
		I-2573626-5.05.23	101-42130-42810	UTILITIES-TRA 1030 E 1ST AVE	197250	11.70
		I-2581243-9.04.23	101-42130-42835	UTILITIES-STR STREET LIGHTS	197250	17,297.47
		I-2581251-2.04.23	101-42130-42520	EMERGENCY SIR 1221 S MINNESOTA ST	197250	22.87
		I-2583139-7.04.23	101-42130-42810	UTILITIES-TRA 1309 W UNIVERSITY AVE	197250	11.55
		I-2583145-4.04.23	101-42130-42810	UTILITIES-TRA 1522 W UNIVERSITY AVE	197250	11.08
		I-2583840-0.04.23	101-42130-42810	UTILITIES-TRA S SANBORN AND HAVEN ST	197250	116.31
		I-2585321-9.04.23	101-42130-42810	UTILITIES-TRA E HAVENS AND BURR ST	197250	172.01
		I-2585416-7.04.23	101-42130-42810	UTILITIES-TRA 700 E NORWAY AVE	197250	235.23
		I-2585457-1.04.23	101-42130-42810	UTILITIES-TRA 700 E KAY AVE	197250	151.37
		I-2585833-3.04.23	101-42130-42810	UTILITIES-TRA 1909 N MAIN ST	197250	114.35
		I-2586693-0.04.23	101-42130-42835	UTILITIES-STR 112 W 2ND AVE	197250	87.33
		I-2586929-8.04.23	101-42130-42835	UTILITIES-STR 111 W 5TH AVE	197250	101.08
		I-2586966-0.04.23	101-42130-42835	UTILITIES-STR 111 W 7TH AVE	197250	87.87
		I-2748245-4.04.23	101-42130-42810	UTILITIES-TRA BURR & SPRUCE SIGNAL LIGHTS	197250	239.29
		I-2748246-2.04.23	101-42130-42810	UTILITIES-TRA N RAMPS I 90 SIGNAL LIGHTS SGN	197250	152.49
		I-2778164-0.05.23	101-42130-42810	UTILITIES-TRA 1ST AND SANBORN ST	197250	98.31
		I-2781011-8.05.23	101-42130-42520	EMERGENCY SIR 1001 E BIRCH AVE SIREN	197250	23.18
		I-2793476-9.05.23	101-42130-42810	UTILITIES-TRA 1ST AND BURR ST	197250	51.71
		I-2812391-7.04.23	101-42130-42520	EMERGENCY SIR 5861 TOWER RD	197250	25.66
		I-2860182-1.04.23	101-42130-42810	UTILITIES-TRA MINNESOTA AND 16 AVE	197250	10.62
		I-2860183-9.04.23	101-42130-42810	UTILITIES-TRA MINNESOTA AND 18 AVE	197250	10.77
		I-2942176-5.05.23	101-42130-42810	UTILITIES-TRA 809 E 1ST AVE	197250	11.39
		I-2955717-0.04.23	101-42130-42835	UTILITIES-STR 500 N MAIN	197250	43.17
		I-2980768-2.04.23	101-42130-42810	UTILITIES-TRA 121 W HAVENS	197250	124.20
		I-3480194-4.04.23	101-42130-42810	UTILITIES-TRA 111 W 7TH SIGNAL	197250	140.81

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 2130 TRAFFIC DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY continued					
		I-3480195-1.04.23	101-42130-42810	UTILITIES-TRA 112 W 2ND SIGNAL	197250	107.88
		I-3480197-7.04.23	101-42130-42810	UTILITIES-TRA 111 W 5TH SIGNAL	197250	127.30
		I-3621835-2.04.23	101-42130-42810	UTILITIES-TRA S RAMPS I 90 SIGNAL LIGHTS SGN	197250	159.58
		I-3701975-9.04.23	101-42130-42835	UTILITIES-STR N RAMPS I 90 STREET LIGHT	197250	598.05
		I-3880132-0.04.23	101-42130-42810	UTILITIES-TRA 1808 N MINNESOTA AVE SGNL	197250	103.09
01-02880	THUNE TRUE VALUE & APPL					
		I-A538333	101-42130-42535	LIGHT MAINTEN NUTS, BOLTS	197298	18.48
		I-B271860	101-42130-42530	TRAFFIC LIGHT PARTS	197298	5.97
01-03686	NEWMAN SIGNS INC					
		I-TRFINV046415	101-42130-42540	SIGNS SIGN REPAIR PARTS	197246	6,493.06
01-03771	INDEPENDENT VIKING GLAS					
		I-40681	101-42130-42600	SUPPLIES GLASS REPLCMNT&REPR	197200	212.91
01-06045	TRAFFIC CONTROL CORPORA					
		I-143116	101-42130-42530	TRAFFIC LIGHT GREEN TINT,METAL FRAME	197301	472.00
01-09703	AMAZON CAPITAL SERVICES					
		I-11GY-QXWN-PJNG	101-42130-42640	UNIFORMS HORTON BOOTS	197129	89.52
01-10463	ECHO GROUP, INC					
		I-S010017530.001	101-42130-42600	SUPPLIES CLAMP METER	197175	118.50

DEPARTMENT 2130 TRAFFIC DEPARTMENT TOTAL: 53,000.51

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 2200 FIRE DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00005	MTC MARINE STUDENT FUND						
		I-05012023	101-42200-42500	REPAIR & MAIN	WATER PUMP,OIL	197243	58.00
01-01404	MITCHELL IRON & SUPPLY						
		I-79056	101-42200-42600	SUPPLIES	O-RING	197234	3.40
01-01495	HARVE'S PRO PRINTS						
		I-5570	101-42200-42640	UNIFORMS	EMBROIDERY ON UNIFORMS	197193	36.00
01-01830	NORTHWESTERN ENERGY						
		I-2583799-8.04.23	101-42200-42810	UTILITIES	201 W 1ST AVE	197250	3,825.63
		I-2719777-1.04.23	101-42200-42810	UTILITIES	2020 W HAVENS NEW BLDG	197250	188.76
		I-3566523-1.04.23	101-42200-42810	UTILITIES	AIRPORT HNGR	197250	189.68
01-02679	MENARD'S INC						
		I-52293	101-42200-42600	SUPPLIES	METAL POLISH	197222	9.87
01-03137	WATEROUS COMPANY						
		C-P404065	101-42200-42500	REPAIR & MAIN	SALES TAX RETURNED	197310	11.98-
		I-P2S6608	101-42200-42500	REPAIR & MAIN	PILOT VALVE REPAIR KIT PIVAL	197310	196.29
01-03267	WALMART/CAPITAL ONE						
		I-08836	101-42200-42600	SUPPLIES	WEB CAM	197309	30.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-42200-42800	TELEPHONE	ACCT #00223662-2	197239	2.84
01-10357	CULLIGAN WATER MITCHELL						
		I-4873	101-42200-42600	SUPPLIES	COOLER RENTAL	197159	26.00

DEPARTMENT 2200 FIRE DEPARTMENT TOTAL: 4,554.49

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3100 STREET DEPARTMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC						
		I-1608514	101-43100-42600	SUPPLIES	UTILITY JUGS	197277	32.97
		I-1610135	101-43100-42600	SUPPLIES	RAINSUIT TUFF	197277	24.99
		I-1613186	101-43100-42600	SUPPLIES	STIHL PARTS	197277	21.97
01-00532	A-OX WELDING SUPPLY CO						
		I-0001297552	101-43100-42600	SUPPLIES	FLEX-A-PRENE WELDING	197126	94.27
01-00712	NAPA CENTRAL						
		I-784339	101-43100-42600	SUPPLIES	HOSE FITTINGS	197245	21.22
01-00917	DAKOTA FLUID POWER INC						
		I-7068167	101-43100-42600	SUPPLIES	MEGA CRIMPS,SWIVELS	197162	445.61
01-01117	WHEELCO BRAKE & SUPPLY						
		C-CM49452	101-43100-42600	SUPPLIES	2-SPEED REBUILD KIT RETURNED	197312	773.97-
		I-INV330547	101-43100-42600	SUPPLIES	2-SPEED REBUILD KIT	197312	773.97
		I-INV342385	101-43100-42600	SUPPLIES	SEALED SPRING,SWIVEL HOSE	197312	99.90
		I-INV343409	101-43100-42600	SUPPLIES	DUEL SWIVEL HOSE,SLACK ADJSTR	197312	131.43
01-01199	STURDEVANTS AUTO VALUE						
		I-815013265	101-43100-42600	SUPPLIES	OIL FILTER	197291	7.93
		I-815013714	101-43100-42600	SUPPLIES	PERMATEX,CIRCUIT BRAKER,FLEET	197291	442.99
01-02679	MENARD'S INC						
		I-51895	101-43100-42600	SUPPLIES	PLUGS,CAPS	197222	43.40
		I-52212	101-43100-42600	SUPPLIES	OIL CART WHEEL	197222	19.98
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-43100-42800	UTILITIES	ACCT #00223662-2	197239	2.40
01-08130	C & B OPERATIONS LLC						
		I-12122791	101-43100-42600	SUPPLIES	STARTER REPLAY	197142	33.37
01-09512	ENVIRONMENTAL EQUIPMENT						
		I-22943	101-43100-42600	SUPPLIES	SINGLE WATER VALVE ASSEMBLY	197176	284.29

DEPARTMENT 3100 STREET DEPARTMENT TOTAL: 1,706.72

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3110 PUBLIC WORKS ADMIN BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01199	STURDEVANTS AUTO VALUE						
		I-815013266	101-43110-42600	SUPPLIES	OIL FILTER	197291	7.93
		I-815013711	101-43110-42600	SUPPLIES	CONNECTOR,ACTUATOR,DOOR RPR	197291	118.52
01-01518	VERIZON WIRELESS						
		I-9933659001	101-43110-42800	UTILITIES	ACCT #886931646-00001	197306	80.04
01-02170	DAVISON COUNTY REGISTER						
		I-04262023	101-43110-42600	SUPPLIES	WITTSTRUCK DOCUMENT FEES	197167	30.00
01-03014	ADVANCE AUTO PARTS						
		I-5761311878044	101-43110-42600	SUPPLIES	TAPE,HEAT SHEATH	197127	80.00
01-03114	SUBWAY						
		I-2/A-599317	101-43110-42750	PLANNING COMM	PLANNING COMMISSION MEALS	197293	15.98
01-03678	INTERSTATE OFFICE PRODU						
		I-01DY5893	101-43110-42600	SUPPLIES	PACKAGING TAPE	197205	31.08
		I-01DY6769	101-43110-42600	SUPPLIES	PUSH PINS	197205	7.22
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-43110-42800	UTILITIES	ACCT #00223662-2	197239	15.49
		I-10989354	101-43110-42916	NUISANCE ABAT	ACCT #00019259-0	197239	5.31
01-08010	METTLER IMPLEMENT INC						
		I-56780	101-43110-43400	MACHINERY & E	OIL CHANGE,WIPER SYSTEM INSTAL	197224	1,238.94
01-09869	MCLAURY ENGINEERING INC						
		I-2023-21 P.E. #1	101-43110-42200	PROFESSIONAL	2023-21 P.E. #1	197220	8,192.50

DEPARTMENT 3110 PUBLIC WORKS ADMIN TOTAL: 9,823.01

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3120 STREET & SIDEWALK CONST BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-07364	VERNON HOLDING CO INC/T					
		I-04-23-00201	101-43120-42200	PROF SERVICES TITLE SEARCH FEE	197308	265.00
01-08560	FIRST RATE EXCAVATE INC					
		I-2022-2 P.E. #2	101-43120-43300	STREET OVERLA 2022-2 P.E. #2	197181	34,487.37
				DEPARTMENT 3120 STREET & SIDEWALK CONST TOTAL:		34,752.37

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3130 SNOW REMOVAL BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02679	MENARD'S INC					
		I-52043	101-43130-42600	SUPPLIES & MA GEAR DRIVE,SPRAY HEAD,RISER	197222	78.03
		I-52045	101-43130-42600	SUPPLIES & MA GENTRY POST MOUNT COMBO	197222	63.99
		I-52050	101-43130-42600	SUPPLIES & MA POP UP IMPACT	197222	18.98
				DEPARTMENT 3130 SNOW REMOVAL TOTAL:		161.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3150 STORM DRAINAGE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00944	PLANNING & DEVELOPMENT					
		I-2019-33 P.E. #1	101-43150-42200	PROF FEES/SER 2019-33 P.E. #1	197271	1,000.00
01-08417	INFRASTRUCTURE DESIGN G					
		I-2019-33 P.E. #17	101-43150-42200	PROF FEES/SER 2019-33 P.E. #17	197202	14,603.40
				DEPARTMENT 3150 STORM DRAINAGE	TOTAL:	15,603.40

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 3700 CEMETERY BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00436	CHS FARMERS ALLIANCE						
		I-IF5577	101-43700-42610	GAS & FUEL	GOLF RUBY FIELDMASTER	197149	213.25
		I-IY3399	101-43700-42600	SUPPLIES & MA	MOBIL DTE 25	197149	116.70
		I-IY3468	101-43700-42610	GAS & FUEL	KEROSENE	197149	38.50
01-01404	MITCHELL IRON & SUPPLY						
		C-78500	101-43700-42600	SUPPLIES & MA	INCORRECT CHARGE	197234	37.57-
		I-78484	101-43700-42600	SUPPLIES & MA	OIL SEAL	197234	37.57
01-01518	VERIZON WIRELESS						
		I-9933659001	101-43700-42800	UTILITIES	ACCT #886931646-00001	197306	71.47
01-01787	NORTH CENTRAL SEED CO						
		I-24183	101-43700-42604	TREES, SOD &	LAWN MIX	197248	450.00
01-02880	THUNE TRUE VALUE & APPL						
		I-A539013	101-43700-42600	SUPPLIES & MA	SPREADER RENTAL	197298	1.00
01-09703	AMAZON CAPITAL SERVICES						
		I-1PH7-Y3YK-KRHC	101-43700-42600	SUPPLIES & MA	OIL SEALS,BROTHER LABEL TAPE	197129	75.42
		I-1PH7-Y3YK-KRJ7	101-43700-42600	SUPPLIES & MA	STARTER FOR MOWER	197129	110.38
					DEPARTMENT 3700 CEMETERY	TOTAL:	1,076.72

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 4120 ANIMAL CONTROL BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01210	LAKEVIEW VETERINARY CLI					
		I-325459	101-44120-42900	IMPOUNDING DO APR 2023 MANAGEMENT	197213	900.00
01-02017	DAVISON RURAL WATER SYS					
		I-4837-.05.23	101-44120-42800	UTILITIES-POU APRIL USAGE	197168	33.45
01-09865	MITCHELL ANIMAL RESCUE					
		I-05012023	101-44120-42900	IMPOUNDING DO MAY MANGEMENT FEE	197229	350.00
				DEPARTMENT 4120 ANIMAL CONTROL	TOTAL:	1,283.45

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 5500 LIBRARY BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00141	OCLC INC						
		I-1000302490	101-45500-42690	MINITEX FEES	CATALOGING SUBSCRIPTON	197261	378.90
01-00424	RUNNINGS SUPPLY INC						
		I-1610447	101-45500-42500	REPAIR & MAIN	BELT	197277	9.99
01-00553	DEMCO INC						
		I-7298415	101-45500-42600	SUPPLIES & MA	BOOK TAPE,UTILITY GLASS	197169	75.82
01-01015	INGRAM LIBRARY SERVICES						
		I-75546765	101-45500-43420	BOOKS	BOOKS	197203	571.46
		I-75562897	101-45500-43421	AUDIO-VISUAL	MOVIE,BOOKS	197203	25.24
		I-75562897	101-45500-43420	BOOKS	MOVIE,BOOKS	197203	57.93
		I-75572523	101-45500-43420	BOOKS	BOOKS	197203	94.35
		I-75637510	101-45500-43420	BOOKS	BOOKS	197203	214.74
		I-75655675	101-45500-43420	BOOKS	BOOKS	197203	314.77
		I-75743620	101-45500-43421	AUDIO-VISUAL	MOVIES,BOOKS	197203	77.28
		I-75767687	101-45500-43420	BOOKS	BOOKS	197203	191.03
01-01830	NORTHWESTERN ENERGY						
		I-2585828-3.04.23	101-45500-42800	UTILITIES	221 N DUFF ST	197250	4,213.28
01-02679	MENARD'S INC						
		I-52031A	101-45500-42600	SUPPLIES & MA	MR CLEAN,FEBREEZE,CLAW HAMMER	197222	77.46
01-02811	JONES SUPPLIES						
		I-141221	101-45500-42600	SUPPLIES & MA	AIR FILTER,ROLL TOWELS	197207	118.42
01-05088	BLACKSTONE PUBLISHING						
		I-2098069	101-45500-43421	AUDIO-VISUAL	AUDIOBOOKS	197139	67.99
		I-2098670	101-45500-43421	AUDIO-VISUAL	AUDIOBOOK	197139	31.99
01-06026	CENTER POINT LARGE PRIN						
		I-2011624	101-45500-43420	BOOKS	LARGE PRINT BOOKS	197145	94.08
01-06583	BAKER & TAYLOR						
		I-2037452989	101-45500-43420	BOOKS	CHILDREN'S BOOKS	197135	93.43
		I-2037491289	101-45500-43420	BOOKS	CHILDRENS BOOKS	197135	29.86
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	101-45500-42800	UTILITIES	ACCT #00223662-2	197239	3.72
		I-10987446	101-45500-42800	UTILITIES	ACCT #00217267-0	197239	72.95
01-08281	ARAMARK						
		I-6380093527	101-45500-42600	SUPPLIES & MA	CLEANING MATS	197131	68.85
01-09703	AMAZON CAPITAL SERVICES						
		I-199M-DFKX-74N9	101-45500-43421	AUDIO-VISUAL	MOVIE	197129	12.95
		I-1F16-GQ7V-1L3D	101-45500-43420	BOOKS	CHILDREN'S BOOKS	197129	79.62

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 5500 LIBRARY BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-09703	AMAZON CAPITAL SERVICES continued						
		I-1H1K-Y1T4-J4QY	101-45500-42600	SUPPLIES & MA	CORRECTION TAPE,FAN	197129	54.37
		I-1YFP-X7R1-46YW	101-45500-43421	AUDIO-VISUAL	MOVIES	197129	103.10
01-10218	INFO USA MARKETING INC						
		I-10004095789	101-45500-43420	BOOKS	REFERENCE BOOKS	197201	455.00
				DEPARTMENT 5500	LIBRARY	TOTAL:	7,588.58

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 101 GENERAL
DEPARTMENT: 6500 ECONOMIC DEVELOPMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-10540	MITCHELL AREA HOUSING,					
		I-04252023	101-46500-42917	MAHI 622 N DUFF DEMOLITION	197231	28,317.00
				DEPARTMENT 6500 ECONOMIC DEVELOPMENT	TOTAL:	28,317.00
				FUND 101 GENERAL	TOTAL:	207,534.31

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5110 RECREATION & AQUATICS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01193	KROHMER PLUMBING INC					
		I-72457	201-45110-43300	CAPITAL IMPRO NEW POOL HEATER INSTALLED	197212	41,668.64
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	201-45110-42800	UTILITIES ACCT #00223662-2	197239	2.34
01-09268	FORUM COMMUNICATIONS CO					
		I-MP2468450423	201-45110-42300	PUBLISHING ACCT #MP246845-ADVERTISING	197184	3,895.63
	PROJ: J55-DAILY	P&A PUBLISHING		PUBLISHING-DAILY REPUBLIC		
01-09509	INNOVATIVE OFFICE SOLUT					
		I-IN4171005	201-45110-42600	SUPPLIES & MA COLOR PAPER	197204	161.20
	PROJ: J51-SM-OFFIC	P&A YOUTH PROGRAMS		SUPPLIES/MATERIAL-OFFICE		
				DEPARTMENT 5110 RECREATION & AQUATICS TOTAL:		45,727.81

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5140 RECREATION CENTER BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00001	GLOBAL SPECIALTY CONTAC					
		I-2023-77	201-45140-42500	REPAIR & MAIN KIDDIE POOL SLIDE MAT	197186	1,500.00
	PROJ: J02-RM-GENER	INDOOR AQUATIC CTR		REPAIR/MAINT-GENERAL		
01-01410	MITCHELL SCHOOL DISTRIC					
		I-2583796-4.04.23	201-45140-42800	UTILITIES 1301 N KIMBALL ST-CITY SHARE	197237	1,772.16
	PROJ: J09-ELE/GAS	REC CTR UTILITIES		UTILITIES-ELECTRIC/GAS		
01-01497	GRAINGER					
		I-9677561921	201-45140-42600	SUPPLIES & MA CABLE TIES	197187	7.09
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
01-01733	O'CONNOR COMPANY					
		I-133100	201-45140-42500	REPAIR & MAIN PHASE MONITOR RELAY	197260	402.97
	PROJ: J02-RM-HVAC	INDOOR AQUATIC CTR		REPAIR/MAINT-HVAC		
01-01830	NORTHWESTERN ENERGY					
		I-2580493-1.04.23	201-45140-42800	UTILITIES 1300 N MAIN	197250	2,828.33
	PROJ: J09-ELE/GAS	REC CTR UTILITIES		UTILITIES-ELECTRIC/GAS		
01-02560	PEPSI COLA COMPANY					
		I-97771512	201-45140-42601	CONCESSION SU BUBBLR,POP,GATORADES	197268	240.28
	PROJ: J05-CONC SUP	REC CTR CONCESSIONS		CONCESSION SUPPLY		
01-02567	S & M PRINTING INC					
		I-80189	201-45140-42600	SUPPLIES & MA HEALTHY COMMUNITY FLYER	197279	82.95
	PROJ: J06-SM-OFFIC	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-OFFICE		
		I-80232	201-45140-42600	SUPPLIES & MA RECIPE SHEETS	197279	70.25
	PROJ: J06-SM-OFFIC	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-OFFICE		
		I-80315	201-45140-42600	SUPPLIES & MA YOU ARE NOT ALONE FLYERS	197279	68.25
	PROJ: J06-SM-OFFIC	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-OFFICE		
01-02602	PUBLIC HEALTH LABORATOR					
		I-10609748	201-45140-42602	CHEMICALS LAB FEES	197274	60.00
	PROJ: J02-CHEMICAL	INDOOR AQUATIC CTR		CHEMICALS		
01-02790	SUN GOLD SPORTS LLC					
		I-20149	201-45140-42600	SUPPLIES & MA BASKETBALL PROGRAM SHIRTS	197294	476.00
	PROJ: J06-SM-PROGR	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-PROGRAMS		
		I-20389	201-45140-42600	SUPPLIES & MA RECREATION CENTER AWARDS	197294	50.00
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
01-02880	THUNE TRUE VALUE & APPL					
		I-A5328231	201-45140-42600	SUPPLIES & MA LIGHTER	197298	2.79
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
		I-A538066	201-45140-42600	SUPPLIES & MA ROPE,BOLT SNAP	197298	19.48
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
		I-A538606	201-45140-42600	SUPPLIES & MA LIQUID PLUMBER	197298	12.49
	PROJ: J06-SM-PLUMB	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-PLUMBING		

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5140 RECREATION CENTER BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02880	THUNE TRUE VALUE & APPL continued					
		I-B269808	201-45140-42600	SUPPLIES & MA NOZZLE,WALL PLATE,POWER STRIP	197298	21.97
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
		I-B271655	201-45140-42600	SUPPLIES & MA BOLTS	197298	6.49
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
01-03267	WALMART/CAPITAL ONE					
		I-09643	201-45140-42600	SUPPLIES & MA FOOTBALLS	197309	15.00
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
		I-1038	201-45140-42600	SUPPLIES & MA CUTLERY,NAPKINS,PLATES	197309	41.33
	PROJ: J06-SM-OFFIC	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-OFFICE		
01-04293	JCL SOLUTIONS					
		I-1325097	201-45140-42500	REPAIR & MAIN PLASTIC HOLDERS	197206	36.68
	PROJ: J06-RM-GENER	REC CTR-GENERAL BLDG		REPAIR/MAINT-GENERAL		
01-04950	MIDCONTINENT COMMUNICAT					
		I-INV-512698	201-45140-42300	PUBLISHING ADVERTISING	197227	45.00
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-INV-513211	201-45140-42300	PUBLISHING ADVERTISING	197227	304.20
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-INV-513386	201-45140-42300	PUBLISHING PUBLISHING	197227	1,812.00
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
01-06750	ATV HOLDINGS, LLC dba M					
		I-10990188	201-45140-42800	UTILITIES ACCT #00037690-1	197239	72.95
	PROJ: J09-TV	REC CTR UTILITIES		UTILITIES-TV		
01-07716	SAGA COMMUNICATIONS OF					
		I-MC-12304104289	201-45140-42300	PUBLISHING ADVERTISING	197280	513.00
	PROJ: J08-KMIT	REC CTR PUBLISHING		PUBLISHING-KMIT		
01-09633	STAPLES					
		I-3535553508	201-45140-42600	SUPPLIES & MA NITRILE GLOVES	197288	97.54
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3536052540	201-45140-42600	SUPPLIES & MA WHITE TOWELS,TOILET PAPER	197288	217.75
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3536052541	201-45140-42600	SUPPLIES & MA DISINFECTANT WIPES	197288	33.78
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
01-09703	AMAZON CAPITAL SERVICES					
		I-1NJL-TLGG-1LQN	201-45140-42650	UNIFORMS CRANNY UNIFORMS	197129	80.72
	PROJ: J10-CHRIS	REC CTR UNIFORMS		UNIFORMS-CHRIS		

DEPARTMENT 5140 RECREATION CENTER TOTAL: 10,891.45

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT					
		I-2279-3348	201-45160-42600	SUPPLIES & MA POSTAGE 04.16-30.2023	197275	0.63
01-00424	RUNNINGS SUPPLY INC					
		C-1593426	201-45160-42600	SUPPLIES & MA RETURNED FITTINGS	197277	43.16-
	PROJ: H04-42600	BASEBALL		SUPPLIES/MATERIALS		
01-00436	CHS FARMERS ALLIANCE					
		I-IF6846	201-45160-42610	GAS & FUEL HOCKEY CYLINDER FILL	197149	78.00
	PROJ: H01-42610	SPORTS COMPLEX EQUIPMENT		GAS-FUEL		
		I-IF7742	201-45160-42610	GAS & FUEL CYLINDER FILL	197149	104.00
	PROJ: H01-42610	SPORTS COMPLEX EQUIPMENT		GAS-FUEL		
		I-IF7767	201-45160-42610	GAS & FUEL CYLINDER FILL	197149	52.00
	PROJ: H01-42610	SPORTS COMPLEX EQUIPMENT		GAS-FUEL		
01-00555	MICHAELS FENCE & SUPPLY					
		I-87480	201-45160-42500	REPAIR & MAIN FORK LATCHES FOR FENCES	197225	35.28
	PROJ: H04-42500	BASEBALL		REPAIR/MAINTENANCE		
01-00839	PIONEER MANUFACTURING C					
		I-INV881718	201-45160-42600	SUPPLIES & MA BRITE STRIPE WHITE	197269	1,295.80
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		
		I-INV881719	201-45160-42600	SUPPLIES & MA BRITE STRIPE WHITE	197269	1,295.90
	PROJ: H07-42600	PEPSI COMPLEX		SUPPLIES/MATERIALS		
01-01193	KROHMER PLUMBING INC					
		I-71325	201-45160-42500	REPAIR & MAIN REPAIR ROOF VENT-SNOW DAMAGE	197212	453.31
	PROJ: H13-42500	ARENA-SOUTH RINK		REPAIR-MAINTENANCE		
01-01199	STURDEVANTS AUTO VALUE					
		I-815012823	201-45160-42500	REPAIR & MAIN OIL FRAM,LAWN/GARDEN APPILCATR	197291	41.15
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
		I-815013263	201-45160-42500	REPAIR & MAIN LACQUER THINNER,BRAKES	197291	97.58
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
		I-815013356	201-45160-42500	REPAIR & MAIN PRIME GREEN	197291	31.98
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
		I-815013715	201-45160-42500	REPAIR & MAIN AIR FLEET,BATTERY,AIR FILTER	197291	176.67
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-01404	MITCHELL IRON & SUPPLY					
		I-78806	201-45160-42500	REPAIR & MAIN U-CUP,WIPER,WASHER	197234	31.72
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-01518	VERIZON WIRELESS					
		I-9933659001	201-45160-42800	UTILITIES ACCT #886931646-00001	197306	46.80
01-01805	FASTENAL COMPANY					
		I-SDMIT166794	201-45160-42500	REPAIR & MAIN PARTS	197178	35.74
	PROJ: H05-42500	SOFTBALL		REPAIR/MAINTENANCE		

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY						
		I-2579265-6.04.23	201-45160-42800	UTILITIES	1101 N EDMUNDS M SHLTR	197250	10.00
	PROJ: H10-42800	MUNROE PARK		UTILITIES			
		I-2585121-3.04.23	201-45160-42800	UTILITIES	313 N HARMON DR	197250	63.54
	PROJ: H07-42800	PEPSI COMPLEX		UTILITIES			
		I-2586408-3.04.23	201-45160-42800	UTILITIES	TOURNEY HDQT	197250	25.04
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES			
		I-2586410-9.04.23	201-45160-42800	UTILITIES	1301 N MINNESOTA LIFT	197250	25.66
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES			
		I-2718054-6.04.23	201-45160-42800	UTILITIES	5825 TOWER RD	197250	459.05
	PROJ: H07-42800	PEPSI COMPLEX		UTILITIES			
		I-2787244-9.04.23	201-45160-42800	UTILITIES	D E CONCESSION	197250	48.47
	PROJ: H05-42800	SOFTBALL		UTILITIES			
		I-2787247-2.04.23	201-45160-42800	UTILITIES	WEST ELEC D E	197250	524.50
	PROJ: H05-42800	SOFTBALL		UTILITIES			
		I-2787248-0.04.23	201-45160-42800	UTILITIES	WEST ELEC F G	197250	69.95
	PROJ: H05-42800	SOFTBALL		UTILITIES			
		I-2787249-8.04.23	201-45160-42800	UTILITIES	H I J K SHOP	197250	23.94
	PROJ: H05-42800	SOFTBALL		UTILITIES			
		I-2787283-7.04.23	201-45160-42800	UTILITIES	SOCCER FIELD	197250	83.17
	PROJ: H03-42800	OLD SOCCER FIELDS		UTILITIES			
		I-2787285-2.04.23	201-45160-42800	UTILITIES	CADWELL PARK CONCESSION	197250	12.95
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES			
		I-2825237-7.04.23	201-45160-42800	UTILITIES	1301 N MINNESOTA	197250	284.86
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES			
		I-2920373-4.04.23	201-45160-42800	UTILITIES	STAD SCOREBOARD 23	197250	148.29
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES			
01-01964	DAKOTA SUPPLY GROUP						
		I-S102695757.001	201-45160-42600	SUPPLIES & MA	WRENCHES, ACCT 704	197164	39.90
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS			
01-02811	JONES SUPPLIES						
		I-141210	201-45160-42600	SUPPLIES & MA	T-PAPER	197207	183.00
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS			
01-02840	TESSIER'S INC						
		I-TES074527	201-45160-42500	REPAIR & MAIN	REPAIR ROOF VENTS-SNOW DAMAGE	197295	2,185.91
	PROJ: H13-42500	ARENA-SOUTH RINK		REPAIR-MAINTENANCE			
01-02880	THUNE TRUE VALUE & APPL						
		I-A537606	201-45160-42600	SUPPLIES & MA	NUTS, BOLTS	197298	2.09
	PROJ: H04-42600	BASEBALL		SUPPLIES/MATERIALS			
		I-A538059	201-45160-42600	SUPPLIES & MA	WIRE BRUSHES	197298	5.97
	PROJ: H07-42600	PEPSI COMPLEX		SUPPLIES/MATERIALS			
01-03588	ZIMCO SUPPLY CO						
		I-178042	201-45160-42602	CHEMICALS	FERTILIZER	197314	11,200.00
	PROJ: H07-42602	PEPSI COMPLEX		CHEMICALS			

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-10988603	201-45160-42800	UTILITIES ACCT #00213674-5	197239	21.00
	PROJ: H13-42800	ARENA-SOUTH RINK		UTILITIES		
01-07142	ULINE					
		I-162909639	201-45160-42600	SUPPLIES & MA LANYARD SNAP HOOKS	197303	161.02
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		
01-08191	MOST DEPENDABLE FOUNTAI					
		I-INV72771	201-45160-42500	REPAIR & MAIN VB3 ADJUSTABLE KIT	197240	134.00
	PROJ: H12-42500	DOG PARK		REPAIR/MAINTENANCE		
01-09703	AMAZON CAPITAL SERVICES					
		I-1791-3HM6-JL33	201-45160-42500	REPAIR & MAIN CART KEY SWITCH	197129	26.98
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-10356	CK BICYCLES & LOCKS LLC					
		I-1751	201-45160-42600	SUPPLIES & MA CADWELL PARK KEYS	197152	36.00
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		

DEPARTMENT 5160 SPORTS COMPLEXES TOTAL: 19,508.69

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5165 CADWELL CONCESSIONS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02560	PEPSI COLA COMPANY					
		I-97771309	201-45165-42610	COST OF GOODS GATORADES,BIBS,WATER	197268	5,079.90
01-03700	CORE-MARK MIDCONTINENT					
		I-9307011	201-45165-42610	COST OF GOODS LOLLIES,SEEDS,CHIPS,HOT DOGS	197155	2,275.87
				DEPARTMENT 5165 CADWELL CONCESSIONS TOTAL:		7,355.77

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5210 PARKS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT					
		I-2279-3348	201-45210-42600	SUPPLIES & MA POSTAGE 04.16-30.2023	197275	0.63
		I-573326	201-45210-42600	SUPPLIES & MA FLATS POSTAGE	197275	2.44
01-01518	VERIZON WIRELESS					
		I-9933659001	201-45210-42800	UTILITIES ACCT #886931646-00001	197306	41.80
01-01830	NORTHWESTERN ENERGY					
		I-2573053-2.05.23	201-45210-42800	UTILITIES 421 S FOSTER ST SHOP	197250	378.76
	PROJ: H51-42800	PARK SHOP		UTILITIES		
		I-2573054-0.05.23	201-45210-42800	UTILITIES 401 S FOSTER TNCT	197250	10.00
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2573055-7.05.23	201-45210-42800	UTILITIES 1001 E BIRCH AVE SW P SHLTR	197250	17.44
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2573056-5.05.23	201-45210-42800	UTILITIES 1001 E BIRCH AVE CONC 5	197250	6.52
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2573203-3.05.23	201-45210-42800	UTILITIES 1001 E HANSON ST 9 10 13	197250	20.62
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2580826-2.04.23	201-45210-42800	UTILITIES 800 E 11TH AVE	197250	7.11
	PROJ: H60-42800	NORTHRIDGE PARK		UTILITIES		
		I-2581610-9.04.23	201-45210-42800	UTILITIES PUBLIC BEACH	197250	46.91
	PROJ: H74-42800	PUBLIC BEACH		UTILITIES		
		I-2581644-8.05.23	201-45210-42800	UTILITIES KIWANIS WOODLOT	197250	36.34
	PROJ: H71-42800	KIWANIS WOODLOT		UTILITIES		
		I-2581648-9.04.23	201-45210-42800	UTILITIES ACCESS LOT LITE	197250	7.11
	PROJ: H79-42800	LAKE PARK ACCESS AREAS		UTILITIES		
		I-2581649-7.04.23	201-45210-42800	UTILITIES DAY CAMP	197250	39.45
	PROJ: H67-42800	DAY CAMP		UTILITIES		
		I-2583204-9.04.23	201-45210-42800	UTILITIES 1201 S MINNESOTA PARK	197250	14.22
	PROJ: H58-42800	JENNEWEIN PARK		UTILITIES		
		I-2584325-1.04.23	201-45210-42800	UTILITIES 1300 S ROWLEY PIONEER	197250	10.00
	PROJ: H61-42800	PIONEER PARK		UTILITIES		
		I-2584526-4.04.23	201-45210-42800	UTILITIES DRY RUN RESTROOM 20	197250	10.00
	PROJ: H55-42800	DRY RUN CREEK PARK		UTILITIES		
		I-2707036-6.05.23	201-45210-42800	UTILITIES W TENNIS COURT 11	197250	82.40
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2787841-2.05.23	201-45210-42800	UTILITIES 421 S FOSTER SHOP	197250	247.48
	PROJ: H51-42800	PARK SHOP		UTILITIES		
		I-2787842-0.05.23	201-45210-42800	UTILITIES 1001 E BIRCH AVE SB LITE	197250	10.00
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2810876-9.05.23	201-45210-42800	UTILITIES 1001 E HANSEN P SHLTR	197250	18.84
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES		
		I-2973566-9.04.23	201-45210-42800	UTILITIES 621 N MAIN ST	197250	12.95
	PROJ: H62-42800	ROTARY PARK		UTILITIES		
		I-3045799-8.04.23	201-45210-42800	UTILITIES 311 1/2 N HARMON	197250	80.49
	PROJ: H66-42800	CAMP ARROYA		UTILITIES		
		I-3328555-2.04.23	201-45210-42800	UTILITIES 425 S BURR	197250	54.10
	PROJ: H55-42800	DRY RUN CREEK PARK		UTILITIES		
		I-3449572-1.04.23	201-45210-42850	UTILITIES-VET 101 N MAIN ST	197250	67.48
	PROJ: H63-42850	VETERANS PARK		UTILITES/VETERANS PARK		

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5210 PARKS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY	continued				
		I-3600484-4.04.23	201-45210-42800 UTILITIES	745 N HARMON DR	197250	14.81
	PROJ: H76-42800	SANDY BEACH	UTILITIES			
			DEPARTMENT 5210 PARKS		TOTAL:	1,237.90

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 201 PARK FUND
DEPARTMENT: 5220 SUPERVISION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01518	VERIZON WIRELESS						
		I-9933659001	201-45220-42800	UTILITIES	ACCT #886931646-00001	197306	46.80
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	201-45220-42800	UTILITIES	ACCT #00223662-2	197239	2.18
				DEPARTMENT 5220	SUPERVISION	TOTAL:	48.98
				FUND 201	PARK FUND	TOTAL:	84,770.60

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 203 LAKE MITCHELL
DEPARTMENT: 5220 LAKE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06294	BROSZ ENGINEERING INC					
		I-2023-3 P.E. #4	203-45220-42200 PROFESSIONAL	2023-3 P.E. #4	197140	2,440.00
			DEPARTMENT 5220 LAKE		TOTAL:	2,440.00
			FUND 203 LAKE MITCHELL		TOTAL:	2,440.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 211 ENTERTAINMENT TAX
DEPARTMENT: 6311 ENTERTAINMENT TAX BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01396	MITCHELL CONVENTION & V					
		I-05012023	211-46311-42960	CONV VISITORS MAY 2023 FUNDING	197233	20,800.00
				DEPARTMENT 6311 ENTERTAINMENT TAX	TOTAL:	20,800.00
				FUND 211 ENTERTAINMENT TAX	TOTAL:	20,800.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 214 E-911 EMERGENCY
DEPARTMENT: 3500 E-911 BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-03334	MOTOROLA SOLUTIONS INC					
		I-8281603480	214-43500-43460	RADIO SYSTEM ENHANCED VHF MOBILE	197241	60,398.80
01-04308	SANTEL COMMUNICATIONS C					
		I-11000726	214-43500-42800	UTILITIES - T ACCT #00212623-2	197281	106.16
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	214-43500-42800	UTILITIES - T ACCT #00223662-2	197239	19.15
		I-10990141	214-43500-42800	UTILITIES - T ACCT #00024899-5	197239	83.17
01-08252	CORPORATE TRANSLATION S					
		I-240679	214-43500-42200	PROFESSIONAL TRANSLATION SERVICE	197214	2.34
				DEPARTMENT 3500 E-911	TOTAL:	60,609.62
				FUND 214 E-911 EMERGENCY	TOTAL:	60,609.62

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 218 COMMUNITY SERVICES
DEPARTMENT: 5150 PALACE TRANSIT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01199	STURDEVANTS AUTO VALUE					
		I-815013261	218-45150-42500	REPAIR AND MA SCREENASY	197291	30.03
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
		I-815013712	218-45150-42500	REPAIR AND MA .OIL FILTER,AIR FILTER,BRAKE L	197291	131.38
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
01-04362	DALE STEFFEN					
		I-04262023	218-45150-42231	DRUG TESTING/ GRAN CDL TESTING	197289	90.00
	PROJ: E01-CDLDUE	5311-FY18/19		CDL/Dues		
01-05107	HARLOW'S BUS SALES INC-					
		I-03P5356	218-45150-42600	SUPPLIES & MA LIFT PARTS FOR BUSES	197192	867.09
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	218-45150-42800	UTILITIES ACCT #00223662-2	197239	1.43
	PROJ: E01-OFFUT	5311-FY18/19		Office Utilities		
01-07717	VERN EIDE FORD LINCOLN					
		I-25033056	218-45150-42500	REPAIR AND MA BOTTOM SEAT CUSHION COVER	197307	173.35
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
		I-25033151	218-45150-42500	REPAIR AND MA SEAT CUSHION BACK	197307	276.65
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
		I-25033266	218-45150-42500	REPAIR AND MA PAD FOR SEAT CUSHION	197307	104.19
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
01-09100	MARK GRAN					
		I-04262023	218-45150-42231	DRUG TESTING/ CDL REIMBURSEMENT	197188	33.00
	PROJ: E01-CDLDUE	5311-FY18/19		CDL/Dues		
01-09268	FORUM COMMUNICATIONS CO					
		I-221361-1	218-45150-42300	PRINTING TRANSIT ADS	197184	17.51

DEPARTMENT 5150 PALACE TRANSIT TOTAL: 1,724.63

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 218 COMMUNITY SERVICES
DEPARTMENT: 5180 JVCC BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00002	THE ABBEY OF THE HILLS						
		I-04282023	218-45180-42900	FUNDRAISING	BUS TRIP	197296	330.00
01-00004	TERESA MATSON						
		I-1	218-45180-42900	FUNDRAISING	REIMBURSE QUILTING SUPPLIES	197219	20.99
01-00500	MITCHELL REPUBLIC						
		I-177946971.2023	218-45180-42600	SUPPLIES & MA	SR CENTER SUBSCRIPTION RENEWAL	197236	250.80
01-00767	FOREMAN CHARTERS						
		I-20230508	218-45180-42900	FUNDRAISING	BUS TRIP BROOKINGS,MARVIN&VOLG	197183	1,540.00
01-01830	NORTHWESTERN ENERGY						
		I-3358242-0.05.23	218-45180-42800	UTILITIES	300 W 1ST AVE	197250	1,849.86
01-03209	GREENWOOD CLEANING						
		I-6116	218-45180-42500	REPAIR & MAIN	KITCHEN HOOD CLEANING	197189	525.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	218-45180-42800	UTILITIES	ACCT #00223662-2	197239	0.48
01-09251	WATERTOWN WHOLESALE						
		I-47003	218-45180-42600	SUPPLIES & MA	BINGO TABLE PARTS	197311	90.97
		I-47707	218-45180-42600	SUPPLIES & MA	BINGO PAPER	197311	141.00

DEPARTMENT 5180 JVCC TOTAL: 4,749.10

FUND 218 COMMUNITY SERVICES TOTAL: 6,473.73

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 219 NUTRITION
DEPARTMENT: 5140 NUTRITION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00483	COUNTY FAIR					
		I-05012023	219-45140-42911	CONTRACT SERV SR MEALS-MAY 2023	197158	1,218.00
01-01221	MT VERNON SCHOOL DISTRI					
		I-05012023	219-45140-42911	CONTRACT SERV APR 2023 SR MEALS-MT VERNON	197242	169.50
01-06232	COBORNS INC					
		I-05012023	219-45140-42911	CONTRACT SERV APR 2023 SR MEALS	197153	588.00
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	219-45140-42800	UTILITIES ACCT #00223662-2	197239	0.14
01-09069	BIG DADDY D'S INC					
		I-809	219-45140-42911	CONTRACT SERV SR MEALS-04.24-28.2023	197138	2,076.40
		I-813	219-45140-42911	CONTRACT SERV SR MEALS 05.01-05.2023	197138	1,989.40
		I-814	219-45140-42911	CONTRACT SERV TOGO CONTAINERS	197138	225.78
01-09521	OVERTIME					
		I-05012023	219-45140-42911	CONTRACT SERV APR 2023 SR MEALS-PARKSTON	197263	2,232.00
01-10569	THE DUGOUT					
		I-05022023	219-45140-42911	CONTRACT SERV APR 2023 SR MEALS-TRIPP	197174	1,036.00

DEPARTMENT 5140 NUTRITION TOTAL: 9,535.22

FUND 219 NUTRITION TOTAL: 9,535.22

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 602 WATER
DEPARTMENT: 3330 WATER TREATMENT PLANT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC					
		I-1609562	602-43330-42600	SUPPLIES & MA BATTERY	197277	39.99
01-00520	HAWKINS INC					
		I-6447546	602-43330-42600	SUPPLIES & MA CHEMICALS	197195	50.00
01-01830	NORTHWESTERN ENERGY					
		I-2585902-6.04.23	602-43330-42800	UTILITIES 2800 N MAIN ST	197250	8,221.16
		I-2586002-4.04.23	602-43330-42800	UTILITIES N LAKE MITCHELL	197250	70.77
01-04312	USA BLUEBOOK					
		I-343295	602-43330-42600	SUPPLIES & MA FLEXIBLE SHUTOFF ROD	197305	674.53
01-04692	B-Y WATER DISTRICT					
		I-05012023	602-43330-42850	B-Y WATER CHA APRIL 2023 USAGE	197134	53,043.75
01-04802	MID-AMERICAN RESEARCH C					
		I-0789314-IN	602-43330-42600	SUPPLIES & MA TAR REMOVER	197226	511.20

DEPARTMENT 3330 WATER TREATMENT PLANT TOTAL: 62,611.40

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 602 WATER
DEPARTMENT: 3340 WATER DISTRIBUTION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00007	DISCOUNT CELL INC						
		I-OE-26853	602-43340-42600	SUPPLIES & MA	SIGNAL BOOSTER KIT	197173	440.00
01-00356	QUALIFIED PRESORT						
		I-2279-3348	602-43340-42660	POSTAGE	POSTAGE 04.16-30.2023	197275	2.49
01-00424	RUNNINGS SUPPLY INC						
		I-1608389	602-43340-42600	SUPPLIES & MA	HOOK,WIRE BRUSH,SCRAPER,CLEAN	197277	34.16
		I-1612746	602-43340-42600	SUPPLIES & MA	ADHESIVE SEALANT	197277	5.29
		I-1613687	602-43340-42600	SUPPLIES & MA	SHOVEL,SPRAYER	197277	49.98
01-00532	A-OX WELDING SUPPLY CO						
		I-0000284592	602-43340-42600	SUPPLIES & MA	CYLINDER FILL	197126	20.37
01-00717	H & W CONTRACTING LLC						
		I-2021-16 P.E. #4	602-43340-43332	WEST HARMON D	2021-16 P.E. #4	197190	3,117.18
01-00786	SOUTH DAKOTA 811						
		I-SD23-00919	602-43340-42200	LOCATES	APRIL 2023 SERVICES	197287	129.67
01-00985	HONDA OF MITCHELL						
		I-133496	602-43340-42600	SUPPLIES & MA	SPARK PLUG	197199	6.98
01-01020	CENTRAL ELECTRIC COOPER						
		I-20385	602-43340-43355	ABOVE GROUND	ABOVE GROUND STORAGE SERVICE	197146	9,907.04
01-01518	VERIZON WIRELESS						
		I-9933659001	602-43340-42800	UTILITIES	ACCT #886931646-00001	197306	93.60
01-01819	NORTHWEST PIPE FITTINGS						
		I-418153	602-43340-43348	WATER MAIN-RO	PIPES,GASKETS,BOLTS,WIRES	197249	32,171.94
01-01830	NORTHWESTERN ENERGY						
		I-2958403-4.04.23	602-43340-42800	UTILITIES	1800 VAN DYKE DR	197250	827.48
01-02029	BEST WESTERN RAMKOTA HO						
		I-469784	602-43340-42700	TRAVEL, CONF	SCHUMAN-RAPID CITY ROOMS	197137	148.00
01-02170	DAVISON COUNTY REGISTER						
		I-05022023	602-43340-43355	ABOVE GROUND	ABOVE GROUND WATER DOC FEES	197167	30.00
01-02470	CORE & MAIN LP						
		I-S394389	602-43340-42600	SUPPLIES & MA	GASKETS,BALL STOPS,RINGS	197154	2,811.20
		I-S658463	602-43340-42600	SUPPLIES & MA	PIPES,WIRES,T-BOLTS,FLIPS	197154	10,752.23
		I-S698994	602-43340-42600	SUPPLIES & MA	SS BANDS	197154	389.14
01-02880	THUNE TRUE VALUE & APPL						
		I-B271913	602-43340-42600	SUPPLIES & MA	MANIFOLD,WASH HOSE	197298	60.97

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 602 WATER
DEPARTMENT: 3340 WATER DISTRIBUTION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06656	PREMIER PEST CONTROL					
		I-50186	602-43340-42600	SUPPLIES & MA MAR 2023 PEST CONTROL	197273	75.00
		I-50187	602-43340-42600	SUPPLIES & MA APR 2023 PEST CONTROL	197273	75.00
01-06708	CDW GOVERNMENT INC					
		I-HW51835	602-43340-42910	BILLING OFFIC LED UB MONITOR	197144	34.02
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	602-43340-42800	UTILITIES ACCT #00223662-2	197239	0.07
01-08320	KOGEL ARCHAEOLOGICAL CO					
		I-2023-7 P.E. #1	602-43340-43332	WEST HARMON D 2023-7 P.E. #1	197210	4,300.00
01-08417	INFRASTRUCTURE DESIGN G					
		I-2020-20 P.E. #18	602-43340-43355	ABOVE GROUND 2020-20 P.E. #18	197202	11,553.75

DEPARTMENT 3340 WATER DISTRIBUTION TOTAL: 77,035.56

FUND 602 WATER TOTAL: 139,646.96

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 604 SEWER
DEPARTMENT: 3200 WASTE WATER TREATMENT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3348	604-43200-42660	POSTAGE	POSTAGE 04.16-30.2023	197275	2.49
01-00424	RUNNINGS SUPPLY INC						
		C-1596001	604-43200-42600	SUPPLIES	RETURNED PAIL,BUCKET	197277	14.38-
		I-1610176	604-43200-42600	SUPPLIES	BATTERIES,NUTS,BOLTS	197277	41.58
01-00786	SOUTH DAKOTA 811						
		I-SD23-00919	604-43200-42200	PROFESSIONAL	APRIL 2023 SERVICES	197287	129.68
01-01020	CENTRAL ELECTRIC COOPER						
		I-12550001.05.23	604-43200-42800	UTILITIES	41151 256TH ST	197146	10,440.00
01-01518	VERIZON WIRELESS						
		I-9933659001	604-43200-42800	UTILITIES	ACCT #886931646-00001	197306	46.80
01-01830	NORTHWESTERN ENERGY						
		I-2581292-6.04.23	604-43200-42800	UTILITIES	2141 E HAVENS ST	197250	6,448.99
		I-2581747-9.04.23	604-43200-42800	UTILITIES	S HARMON DR	197250	116.17
		I-2582035-8.04.23	604-43200-42600	SUPPLIES	1500 W 23RD AVE	197250	273.63
01-02029	BEST WESTERN RAMKOTA HO						
		I-469785	604-43200-42700	TRAVEL, CONF,	DAUGHTERS-RAPID CITY ROOMS	197137	148.00
		I-469786	604-43200-42700	TRAVEL, CONF,	SHROEDER-RAPID CITY ROOMS	197137	148.00
01-02679	MENARD'S INC						
		I-52489	604-43200-42600	SUPPLIES	WATER,FREEZER BAGS	197222	26.62
01-02804	TMA STORES						
		I-95528	604-43200-42500	REPAIRS	FLAT TIRE REPAIR	197299	56.35
01-02880	THUNE TRUE VALUE & APPL						
		I-B272144	604-43200-42600	SUPPLIES	SHOVEL	197298	24.99
01-06656	PREMIER PEST CONTROL						
		I-50192	604-43200-42600	SUPPLIES	MAR 2023 PEST CONTROL	197273	75.00
		I-50193	604-43200-42600	SUPPLIES	APR 2023 PEST CONTROL	197273	75.00
01-10525	PKG CONTRACTING INC						
		I-2021-31 P.E. #11	604-43200-43300	NORTH PLANT I	2021-31 P.E. #11	197270	669,660.53

DEPARTMENT 3200 WASTE WATER TREATMENT TOTAL: 687,699.45

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 604 SEWER
DEPARTMENT: 3210 WASTE WATER IND PRETREAT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02029	BEST WESTERN RAMKOTA HO					
		I-469783	604-43210-42700	TRAVEL CONFER VERMUELEN-RAPID CITY ROOMS	197137	148.00
				DEPARTMENT 3210 WASTE WATER IND PRETREAT TOTAL:		148.00

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 604 SEWER
DEPARTMENT: 3250 WASTE WATER COLLECTION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00525	DAKOTA PUMP INC						
		I-16824	604-43250-42500	REPAIRS	REPLACE CONTROL PANEL	197163	1,593.23
01-00949	HEIMAN INC						
		I-0920097-IN	604-43250-42600	SUPPLIES	RUBBER HIP BOOTS	197196	1,653.32
01-01020	CENTRAL ELECTRIC COOPER						
		I-12552001.05.23	604-43250-42800	UTILITIES	282 S CAPITAL ST	197146	207.00
01-01199	STURDEVANTS AUTO VALUE						
		I-815013716	604-43250-42600	SUPPLIES	OIL FILTER,FUSES	197291	11.92
01-01805	FASTENAL COMPANY						
		I-SDMIT166925	604-43250-42600	SUPPLIES	CUTTING EDGES	197178	163.30
01-01830	NORTHWESTERN ENERGY						
		I-2579460-3.04.23	604-43250-42800	UTILITIES	N SANBORN AND 13TH AVE	197250	154.78
		I-2581214-0.04.23	604-43250-42800	UTILITIES	N FOSTER ST	197250	1,316.28
		I-2581590-3.04.23	604-43250-42800	UTILITIES	N HARMON DR	197250	209.97
		I-2581650-5.04.23	604-43250-42800	UTILITIES	KIPPES CV	197250	142.09
		I-2581719-8.04.23	604-43250-42800	UTILITIES	S HARMON AND OHLMAN	197250	231.99
		I-2585907-5.04.23	604-43250-42800	UTILITIES	AIRPORT RD WST WTR	197250	142.78
		I-2828568-2.04.23	604-43250-42800	UTILITIES	5709 ISLAND CT	197250	34.19
		I-3907866-2.04.23	604-43250-42800	UTILITIES	1040 N HARMON DR	197250	206.86
01-06656	PREMIER PEST CONTROL						
		I-50196	604-43250-42600	SUPPLIES	MAR 2023 PEST CONTROL	197273	75.00
		I-50197	604-43250-42600	SUPPLIES	APR 2023 PEST CONTROL	197273	75.00
01-06708	CDW GOVERNMENT INC						
		I-HW51835	604-43250-42910	BILLING OFFIC	LED UB MONITOR	197144	34.01
01-06750	ATV HOLDINGS, LLC dba M						
		I-10986088	604-43250-42800	UTILITIES	ACCT #00223662-2	197239	2.53
01-07914	FLEXIBLE PIPE TOOLS & E						
		I-28723	604-43250-42600	SUPPLIES	T-HANDLE	197182	83.80

DEPARTMENT 3250 WASTE WATER COLLECTION TOTAL: 6,338.05

FUND 604 SEWER TOTAL: 694,185.50

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 606 AIRPORT
DEPARTMENT: 3500 AIRPORT BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00281	HELMS AND ASSOCIATES					
		I-AIP 28 AIRPORT #24	606-43500-43320	AIP-RECONSTRU AIP 28 AIRPORT P.E. #24	197197	7,439.26
01-00424	RUNNINGS SUPPLY INC					
		I-1613600	606-43500-42600	SUPPLIES & MA GLOVES,DUST MASK,WEED CONTROL	197277	308.94
		I-1617999	606-43500-42600	SUPPLIES & MA OIL,OIL FILTER	197277	57.94
01-01518	VERIZON WIRELESS					
		I-9933659001	606-43500-42800	UTILITIES ACCT #886931646-00001	197306	48.41
01-01830	NORTHWESTERN ENERGY					
		I-2585924-0.04.23	606-43500-42800	UTILITIES MITCHELL AIRPORT	197250	147.08
		I-2585926-5.04.23	606-43500-42800	UTILITIES AIRPORT SECURITY GATE	197250	11.86
		I-2585934-9.04.23	606-43500-42800	UTILITIES MITCHELL AIRPORT 5	197250	376.00
		I-2585936-4.04.23	606-43500-42800	UTILITIES MITCHELL AIRPORT 6	197250	163.70
		I-2585992-7.04.23	606-43500-42800	UTILITIES 6601 N MAIN	197250	521.24
		I-2830030-9.04.23	606-43500-42800	UTILITIES NG RD AND HWY 37 AP SIGN	197250	10.15
01-03100	CENTURY LINK					
		I-605 996-3589.04.23	606-43500-42800	UTILITIES ACCT #605 996-3589	197147	58.48
01-06750	ATV HOLDINGS, LLC dba M					
		I-10987606	606-43500-42800	UTILITIES ACCT #00248999-0	197239	72.95
01-08691	QUALITY CUT LAWN & TREE					
		I-2019-53R2PE#8-2022	606-43500-42520	SNOW REMOVAL 2019-53R2 P.E. #8-2022	197276	4,333.38
		I-2019-53R2PE8A-2022	606-43500-42520	SNOW REMOVAL 2019-53R2 P.E. #8A-2022	197276	10,000.00
01-09263	AIRSIDE SOLUTIONS INC					
		I-36725-01	606-43500-42605	LIGHTING MAIN TAXI LED ASSEMBLY	197128	868.46
01-09516	BECHEN ELECTRIC INC					
		I-4066	606-43500-42600	SUPPLIES & MA DRAINAGE PUMP	197136	381.73

DEPARTMENT 3500 AIRPORT TOTAL: 24,799.58

FUND 606 AIRPORT TOTAL: 24,799.58

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 612 SANITATION
DEPARTMENT: 3220 RECYCLING PROGRAM BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00281	HELMS AND ASSOCIATES						
		I-2021-30 P.E. #8	612-43220-42250	PROFESSIONAL	2021-30 P.E. #8	197197	8,355.00
01-00917	DAKOTA FLUID POWER INC						
		I-7068162	612-43220-42600	SUPPLIES	TEST POINTS,ORINGS,COUPLINGS	197162	994.90
01-01117	WHEELCO BRAKE & SUPPLY						
		I-INV342753	612-43220-42600	SUPPLIES	SLACK ADJUSTER,SEALED SPRING	197312	83.60
01-02624	SD PUBLIC ASSURANCE ALL						
		I-29475	612-43220-42100	INSURANCE	AUTO PHYSICAL DAMAGE	197286	965.37
					DEPARTMENT 3220 RECYCLING PROGRAM	TOTAL:	10,398.87

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 612 SANITATION
DEPARTMENT: 3230 WASTE COLLECTION BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3348	612-43230-42660	POSTAGE	POSTAGE 04.16-30.2023	197275	2.49
01-00917	DAKOTA FLUID POWER INC						
		I-7068170	612-43230-42600	SUPPLIES	ELBOWS,FORGING,REDUCER	197162	56.28
01-01117	WHEELCO BRAKE & SUPPLY						
		I-INV346184	612-43230-42600	SUPPLIES	BRAKE REPAIR KIT,SHOE	197312	1,215.16
01-06708	CDW GOVERNMENT INC						
		I-HW51835	612-43230-42910	BILLING OFFIC	LED UB MONITOR	197144	34.01
					DEPARTMENT 3230 WASTE COLLECTION	TOTAL:	1,307.94

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 612 SANITATION
DEPARTMENT: 3240 LANDFILL BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00281	HELMS AND ASSOCIATES						
		I-2021-8 P.E. #25	612-43240-43310	CELL #4 IMPRO	2021-8 P.E. #25	197197	4,047.48
01-00436	CHS FARMERS ALLIANCE						
		I-IF5581	612-43240-42610	GAS & OIL	LANDFILL RUBY FIELDMASTER	197149	494.76
		I-IF5582	612-43240-42610	GAS & OIL	LANDFILL RUBY FIELDMASTER	197149	573.22
		I-IY3428	612-43240-42600	SUPPLIES	DEF	197149	145.75
01-02017	DAVISON RURAL WATER SYS						
		I-5095-.05.23	612-43240-42800	UTILITIES	APRIL USAGE	197168	48.35
01-02939	DEPARTMENT OF AGRICULTU						
		I-04302023	612-43240-42210	STATE GARBAGE	APR 23 SOLID WASTE SURCHARGE	197170	3,056.64
01-04293	JCL SOLUTIONS						
		I-1325142	612-43240-42600	SUPPLIES	BATH TISSUE,WHITE TOWELS	197206	1,139.71
01-09703	AMAZON CAPITAL SERVICES						
		I-1W64-C7DP-146L	612-43240-42600	SUPPLIES	ADAPTER FOR HEADSET	197129	219.00

DEPARTMENT 3240 LANDFILL TOTAL: 9,724.91

FUND 612 SANITATION TOTAL: 21,431.72

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 613 CORN PALACE
DEPARTMENT: 5650 CORN PALACE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00003	CINDY'S K9 TREATS					
		I-10234	613-45650-42610	COST OF GOODS DOG TREATS	197150	137.04
01-00356	QUALIFIED PRESORT					
		I-2279-3348	613-45650-42660	SHIPPING/POST POSTAGE 04.16-30.2023	197275	3.78
01-00940	HARVE'S SPORT SHOP					
		I-0002068	613-45650-42600	SUPPLIES & MA MAT TAPE	197194	169.99
01-01590	MCLEOD'S PRINTING					
		I-67119	613-45650-42615	COGS-ALCOHOL CLEAR CUPS	197221	2,569.00
01-01830	NORTHWESTERN ENERGY					
		I-2587291-2.05.23	613-45650-42800	UTILITIES 600 N MAIN ST	197250	868.57
		I-2587292-0.04.23	613-45650-42800	UTILITIES 600 N MAIN ST	197250	5,889.79
		I-3219913-5.04.23	613-45650-42800	UTILITIES 617 N MAIN	197250	10.00
		I-3458684-2.04.23	613-45650-42800	UTILITIES 6TH AVE PARK	197250	54.39
01-01964	DAKOTA SUPPLY GROUP					
		I-S102645201.001	613-45650-42600	SUPPLIES & MA BRASS,ACCT 46720	197164	22.76
01-02560	PEPSI COLA COMPANY					
		I-97770587	613-45650-42610	COST OF GOODS BUBBLRS,BIBS	197268	840.48
01-02625	PAPA MURPHY'S PIZZA					
		I-1020	613-45650-42610	COST OF GOODS PIZZA BY THE SLICE	197265	262.27
01-02679	MENARD'S INC					
		C-51730	613-45650-42600	SUPPLIES & MA RETURNED CARTRIDGE	197222	9.99-
		I-51588	613-45650-42600	SUPPLIES & MA LOCK NUT,BOLT,FILTER	197222	25.92
		I-51732	613-45650-42600	SUPPLIES & MA FILTER	197222	9.29
		I-51738	613-45650-42600	SUPPLIES & MA STRAWS,FILTER	197222	24.65
		I-51782	613-45650-42600	SUPPLIES & MA PLUG,CONNECTOR,HOSE REPAIR	197222	52.73
		I-52029	613-45650-42600	SUPPLIES & MA DECK STAR DRIVE	197222	29.47
01-02811	JONES SUPPLIES					
		I-140964	613-45650-42600	SUPPLIES & MA STRAWS,NAPKINS,ROLL TOWELS	197207	218.19
		I-141031	613-45650-42600	SUPPLIES & MA T-TISSUE,LINERS,URINAL SCREENS	197207	120.43
		I-141074	613-45650-42600	SUPPLIES & MA LINERS	197207	30.86
		I-141139	613-45650-42600	SUPPLIES & MA DEODERIZER,CLEANER,TISSUE	197207	320.03
01-03700	CORE-MARK MIDCONTINENT					
		C-9270283	613-45650-42610	COST OF GOODS RETURNED LIDS	197155	186.60-
		I-9293595	613-45650-42610	COST OF GOODS CANDIES,COFFEE,CHIPS,KETCHUP	197155	5,637.26
		I-9293597-700	613-45650-42610	COST OF GOODS WHOLE DILL PICKLES	197155	75.00
		I-9309819	613-45650-42610	COST OF GOODS SLIME LICKER,KETCHUP,MUSTARD	197155	1,006.03
01-04352	UPS STORE #4227					
		I-04212023	613-45650-42660	SHIPPING/POST POSTAGE	197304	46.30

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 613 CORN PALACE
DEPARTMENT: 5650 CORN PALACE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-04352	UPS STORE #4227 continued					
		I-05032023	613-45650-42660	SHIPPING/POST POSTAGE	197304	53.21
		I-05042023	613-45650-42660	SHIPPING/POST POSTAGE	197304	51.63
01-04537	PORTER DISTRIBUTING CO					
		I-201700	613-45650-42615	COGS-ALCOHOL BEERS	197272	164.75
01-06656	PREMIER PEST CONTROL					
		I-50381	613-45650-42600	SUPPLIES & MA APR 2023 PEST CONTROL	197273	200.00
01-06750	ATV HOLDINGS, LLC dba M					
		I-10986088	613-45650-42800	UTILITIES ACCT #00223662-2	197239	2.11
01-06885	KATHY KAYE FOODS LLC					
		I-32976	613-45650-42610	COST OF GOODS CLASSIC CARAMEL COBS	197208	3,916.80
01-07344	CHESTERMAN COMPANY					
		I-3303181	613-45650-42610	COST OF GOODS LIDS,CUPS,MONSTERS,BIBS	197148	1,052.82
		I-3317332	613-45650-42610	COST OF GOODS CUPS, LIDS,PLBS,MONSTERS,BIBS	197148	1,207.01
01-08281	ARAMARK					
		I-6380087074	613-45650-42600	SUPPLIES & MA TABLECLOTHES,NAPKINS	197131	30.66
		I-6380091099	613-45650-42600	SUPPLIES & MA MATS,NAPKINS,TABLECLOTH	197131	30.66
01-09359	TRAF-SYS INC					
		I-0033634	613-45650-42600	SUPPLIES & MA ANNUAL HOSTING COVERAGE	197300	240.00
01-09495	SCHUMACHER ELEVATOR COM					
		I-90580556	613-45650-42500	REPAIRS & MAI ELEVATOR MAINTENANCE	197283	226.80
01-09703	AMAZON CAPITAL SERVICES					
		C-11LK-NGW1-R6PW	613-45650-42600	SUPPLIES & MA RETURNED CORDLESS DRILL BITS	197129	8.99-
		C-1FT4-LTWY-QV6R	613-45650-42600	SUPPLIES & MA RETURNED DRILL BITS	197129	8.99-
		C-1R7D-K14Y-QQXH	613-45650-42600	SUPPLIES & MA RETURNED DRILL BITS	197129	8.99-
		C-1VXT-FJTK-R697	613-45650-42600	SUPPLIES & MA RETURNED DRILL BITS	197129	8.99-
01-10254	LEIGHTON FAMILY FARMS					
		I-655	613-45650-42610	COST OF GOODS POPCORN	197216	875.00
01-10353	DIMOCK DAIRY INC					
		I-23040983	613-45650-42610	COST OF GOODS CHEESE VARIETY	197172	375.00
01-10425	ETIX					
		I-CP033123	613-45650-42900	TICKETING FEE TICKETING FEES	197177	626.70

DEPARTMENT 5650 CORN PALACE TOTAL: 27,244.83

FUND 613 CORN PALACE TOTAL: 27,244.83

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 614 GOLF COURSE
DEPARTMENT: 5250 GOLF COURSE BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC						
		I-1611731	614-45250-42600	SUPPLIES & MA	HOSE	197277	25.00
01-00436	CHS FARMERS ALLIANCE						
		I-IF5577	614-45250-42610	GAS & FUEL	GOLF RUBY FIELDMASTER	197149	213.24
		I-IY3399	614-45250-42600	SUPPLIES & MA	MOBIL DTE 25	197149	116.70
01-00525	DAKOTA PUMP INC						
		I-16828	614-45250-42500	REPAIR & MAIN	LAKEVIEW PUMP REBUILD KIT	197163	325.08
01-01518	VERIZON WIRELESS						
		I-9933659001	614-45250-42800	UTILITIES	ACCT #886931646-00001	197306	41.80
01-01590	MCLEOD'S PRINTING						
		I-67105	614-45250-42300	PUBLISHING	GOLF PENCILS	197221	579.90
01-01787	NORTH CENTRAL SEED CO						
		I-24183	614-45250-42604	TREES & SOD	LAWN MIX	197248	225.00
01-01830	NORTHWESTERN ENERGY						
		I-2581643-0.04.23	614-45250-42800	UTILITIES	GOLF PUMP 100 H	197250	24.10
01-03588	ZIMCO SUPPLY CO						
		I-178026	614-45250-42602	CHEMICALS	NUTROL	197314	4,500.00
01-07696	FERGUSON WATERWORKS #25						
		I-0457743	614-45250-42500	REPAIR & MAIN	SCRUBBERS,SNAPS	197180	1,866.13
01-08130	C & B OPERATIONS LLC						
		I-086939	614-45250-43400	MACHINERY & E	TRIMAX 320 SNAKE MOWER	197142	27,972.00
		I-12127395	614-45250-42600	SUPPLIES & MA	HY-GARD,ELBOW FITTING,HOSE	197142	65.34
01-10363	NORBY GOLF COURSE DESIG						
		I-2310	614-45250-43300	IMPROVEMENTS	GOLF COURSE ARCHITECTURAL SRVC	197247	21,000.00

DEPARTMENT 5250 GOLF COURSE TOTAL: 56,954.29

FUND 614 GOLF COURSE TOTAL: 56,954.29

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 619 CAMPGROUND
DEPARTMENT: 5220 CAMPGROUND BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY						
		I-3394102-2.04.23	619-45220-42800	UTILITIES	2601 N MAIN ST	197250	505.04
		I-3394130-3.04.23	619-45220-42800	UTILITIES	2601 N MAIN ST TR	197250	6.00
		I-3988458-0.04.23	619-45220-42800	UTILITIES	2601 N MAIN ST SHWR	197250	10.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-10989363	619-45220-42800	UTILITIES	ACCT #00028238-4	197239	72.95
01-09665	CITY OF MITCHELL						
		I-04302023	619-45220-42935	BID TAX	APRIL 2023 CAMPGROUND FEES	197151	33.00
01-10261	PARKEON						
		I-IV135873	619-45220-42200	PROFESSIONAL	SERVICE FEE ALARMS	197266	65.00

DEPARTMENT 5220 CAMPGROUND TOTAL: 691.99

FUND 619 CAMPGROUND TOTAL: 691.99

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 621 EMERGENCY MEDICAL SERVICE
DEPARTMENT: 4600 EMS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00006	LEWIS FAMILY DRUG						
		I-MARCH 2023	621-44600-42600	SUPPLIES	MEDICAL SUPPLIES	197217	37.49
01-00532	A-OX WELDING SUPPLY CO						
		I-0000284596	621-44600-42600	SUPPLIES	CYLINDER RENTAL	197126	47.49
		I-0001301613	621-44600-42600	SUPPLIES	O2 CYLINDER REFILL	197126	317.89
01-00894	AVERA QUEEN OF PEACE HO						
		I-3297A	621-44600-42600	SUPPLIES	MEDICAL SUPPLIES	197133	407.30
01-01518	VERIZON WIRELESS						
		I-9933659001	621-44600-42800	UTILITIES	ACCT #886931646-00001	197306	98.68
01-02700	HENRY SCHEIN INC						
		I-37015915	621-44600-42600	SUPPLIES	AMBULANCE SUPPLIES	197198	836.49
		I-37015916	621-44600-42600	SUPPLIES	PILLOW CASES	197198	158.56
01-08978	BUHL'S DRYCLEANERS & LI						
		I-73125	621-44600-42200	PROFESSIONAL	LINEN	197141	12.50

DEPARTMENT 4600 EMS TOTAL: 1,916.40

FUND 621 EMERGENCY MEDICAL SERVICETOTAL: 1,916.40

PACKET: 06480 MEETING 05.15.2023
VENDOR SET: 01
FUND : 700 AGENCY FUNDS
DEPARTMENT: 5300 AGENCY FUNDS BANK: APBNK
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09244	PALACE CITY SHRINE CLUB					
		I-05022023	700-45300-42904	CORN PALACE G 2023 SHRINE CIRCUS PERFORMANCE	197264	36,174.50
01-09715	DANCE EXPRESSIONS					
		I-05082023	700-45300-42904	CORN PALACE G DANCE EXPRESSIONS 5.6.23	197165	8,212.00
				DEPARTMENT 5300 AGENCY FUNDS	TOTAL:	44,386.50
				FUND 700 AGENCY FUNDS	TOTAL:	44,386.50
					REPORT GRAND TOTAL:	1,403,421.25

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=========LINE ITEM========= ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	=======GROUP BUDGET======= ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2023-2024	101-3699	REFUNDS AND REI*NON-EXPENS	51.00	83,000-	9,227.20-				
	101-41110-42600	SUPPLIES & MATERIALS	92.30	625	571.20-	Y			
	101-41210-42600	SUPPLIES & MATERIALS	70.00	1,150	829.20				
	101-41210-42800	UTILITIES-TELEPHONE	46.80	750	562.38				
	101-41220-42800	UTILITIES-TELEPHONE	2.50	250	200.55				
	101-41230-42920	SPORTS AUTHORITY PROMOTION	17,080.00	80,000	33,585.00				
	101-41410-42610	WEST GROUP LAW DATABASE	800.80	14,000	10,065.96				
	101-41410-42810	UTILITIES-TELEPHONE	0.59	100	97.63				
	101-41420-42600	SUPPLIES & MATERIALS	124.44	3,000	1,783.37				
	101-41420-42800	UTILITIES - TELEPHONE	3.04	260	196.77				
	101-41440-42210	PROFESSIONAL SERVICES	680.00	9,500	7,777.00				
	101-41440-42231	EMPLOYEE PHYSICALS,DRUG TE	1,928.00	29,900	9,454.70				
	101-41440-42300	PUBLISHING	2,167.46	10,950	7,244.68				
	101-41440-42600	SUPPLIES & MATERIALS	249.90	1,500	1,250.10				
	101-41440-42800	UTILITIES	2.32	250	196.90				
	101-41460-42110	LIABILITY, PROPERTY INS &	7,230.00	217,000	22,043.87				
	101-41920-42520	REPAIR-CITY HALL	147.18	3,100	904.83				
	101-41920-42620	SUPPLIES-CITY HALL	62.80	1,750	1,985.95-	Y			
	101-41920-42810	UTILITIES-STORAGE BLDG	239.45	2,900	1,904.17				
	101-41920-42811	UTILITIES-CITY HALL	1,685.24	21,000	14,957.50				
	101-41935-42250	MANAGED PRINT SERVICES	4,655.42	52,000	35,317.23				
	101-41935-42615	POSTAGE	230.14	8,000	5,843.12				
	101-41935-42640	COPY MACHINE SUPPLIES	219.96	2,475	1,449.91				
	101-41935-42850	UTILITIES/TELEPHONE	2,332.22	30,200	18,768.92				
	101-41935-42920	COMPUTER SOFTWARE	250.00	110,355	10,661.82				
	101-42110-42200	PROFESSIONAL SERVICES	190.17	16,030	11,091.18				
	101-42110-42500	REPAIR & MAINTENANCE	7,459.14	94,764	74,218.67				
	101-42110-42600	SUPPLIES	113.71	45,275	1,615.49-	Y			
	101-42110-42610	GAS OIL TIRES	971.97	60,000	32,673.71				
	101-42110-42640	UNIFORM ALLOWANCE	397.96	7,000	4,706.70				
	101-42110-42700	TRAVEL, CONF & DUES	76.00	9,000	9,116.73-	Y			
	101-42110-42800	TELEPHONE	29.58	15,000	10,349.34				
	101-42110-42902	ALCOHOL TASK FORCE	76.97	3,500	2,968.98				
	101-42130-42520	EMERGENCY SIREN UTILITIES	71.71	2,700	1,793.51				
	101-42130-42530	TRAFFIC LIGHTS MAINT	1,441.33	11,500	6,116.79				
	101-42130-42535	LIGHT MAINTENANCE	3,103.26	21,000	11,943.99				
	101-42130-42540	SIGNS	6,493.06	12,000	1,040.97				
	101-42130-42560	SIREN REPAIR	1,000.00	2,500	1,288.55				
	101-42130-42570	REPAIRS-TRAFFIC ACCIDENTS	19,281.00	0	19,281.00-	Y			
	101-42130-42600	SUPPLIES	331.41	3,000	683.69				
	101-42130-42640	UNIFORMS	89.52	500	126.76				
	101-42130-42810	UTILITIES-TRAFFIC LIGHTS	2,179.11	38,500	25,915.81				
	101-42130-42820	TELEPHONE	94.14	1,200	824.88				
	101-42130-42835	UTILITIES-STREET LIGHTS	18,915.97	240,000	159,352.41				
	101-42200-42500	REPAIR & MAINTENANCE	242.31	6,880	3,677.73				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	LINE ITEM ANNUAL BUDGET	LINE ITEM BUDGET AVAILABLE	LINE ITEM OVER BUDG	GROUP BUDGET ANNUAL BUDGET	GROUP BUDGET AVAILABLE	GROUP BUDGET OVER BUDG
	101-42200-42600	SUPPLIES	69.27	23,450	16,930.37				
	101-42200-42640	UNIFORMS	36.00	5,000	714.12				
	101-42200-42800	TELEPHONE	2.84	2,000	1,166.42				
	101-42200-42810	UTILITIES	4,204.07	41,000	22,228.81				
	101-43100-42600	SUPPLIES	1,704.32	131,700	46,205.66				
	101-43100-42800	UTILITIES	2.40	15,000	6,323.52				
	101-43110-42200	PROFESSIONAL SERVICES	8,192.50	120,000	109,307.50				
	101-43110-42600	SUPPLIES	274.75	4,000	1,589.72				
	101-43110-42750	PLANNING COMMISSION EXPENS	15.98	1,000	616.48				
	101-43110-42800	UTILITIES	95.53	2,500	1,953.77				
	101-43110-42916	NUISANCE ABATEMENT	5.31	15,000	14,398.45				
	101-43110-43400	MACHINERY & EQUIPMENT	1,238.94	35,000	2,498.88				
	101-43120-42200	PROF SERVICES-DESIGN	265.00	145,800	142,241.62				
	101-43120-43300	STREET OVERLAY MAINT	34,487.37	1,292,000	1,237,441.51				
	101-43130-42600	SUPPLIES & MATERIALS	161.00	88,408	31,819.42				
	101-43150-42200	PROF FEES/SERVICES	15,603.40	114,539	66,315.10				
	101-43700-42600	SUPPLIES & MATERIALS	303.50	16,000	7,443.27				
	101-43700-42604	TREES, SOD & SEED	450.00	2,000	800.00				
	101-43700-42610	GAS & FUEL	251.75	10,000	8,741.62				
	101-43700-42800	UTILITIES	71.47	5,000	3,447.99				
	101-44120-42800	UTILITIES-POUND	33.45	4,000	3,356.94				
	101-44120-42900	IMPOUNDING DOGS	1,250.00	14,700	8,403.69				
	101-45500-42500	REPAIR & MAINTENANCE	9.99	16,500	15,515.54				
	101-45500-42600	SUPPLIES & MATERIALS	394.92	11,000	6,988.65				
	101-45500-42690	MINITEX FEES	378.90	4,800	2,905.50				
	101-45500-42800	UTILITIES	4,289.95	41,100	23,213.29				
	101-45500-43420	BOOKS	2,196.27	47,000	32,196.14				
	101-45500-43421	AUDIO-VISUAL	318.55	8,500	7,425.40				
	101-46500-42917	MAHI	28,317.00	75,000	46,683.00				
	201-45110-42300	PUBLISHING	3,895.63	3,500	515.63-	Y			
	201-45110-42600	SUPPLIES & MATERIALS	161.20	10,000	9,572.89				
	201-45110-42800	UTILITIES	2.34	400	303.40				
	201-45110-43300	CAPITAL IMPROVEMENTS - OTH	41,668.64	0	41,668.64-	Y			
	201-45140-42300	PUBLISHING	2,674.20	45,000	24,027.05				
	201-45140-42500	REPAIR & MAINTENANCE	1,939.65	33,000	26,387.26				
	201-45140-42600	SUPPLIES & MATERIALS	1,223.16	29,000	19,415.62				
	201-45140-42601	CONCESSION SUPPLIES	240.28	15,000	9,726.14				
	201-45140-42602	CHEMICALS	60.00	16,000	11,803.08				
	201-45140-42650	UNIFORMS	80.72	1,250	856.90				
	201-45140-42800	UTILITIES	4,673.44	185,000	120,868.85				
	201-45160-42500	REPAIR & MAINTENANCE	3,250.32	56,677	40,345.27				
	201-45160-42600	SUPPLIES & MATERIALS	2,977.15	57,113	42,357.80				
	201-45160-42602	CHEMICALS	11,200.00	20,500	9,225.86				
	201-45160-42610	GAS & FUEL	234.00	13,500	9,411.33				
	201-45160-42800	UTILITIES	1,847.22	128,520	69,926.79				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	LINE ITEM ANNUAL BUDGET	LINE ITEM BUDGET AVAILABLE	LINE ITEM OVER BUDG	GROUP BUDGET ANNUAL BUDGET	GROUP BUDGET AVAILABLE	GROUP BUDGET OVER BUDG
	201-45165-42610	COST OF GOODS SOLD	7,355.77	27,000	18,374.09				
	201-45210-42600	SUPPLIES & MATERIALS	3.07	64,600	51,031.63				
	201-45210-42800	UTILITIES	1,167.35	54,700	45,190.10				
	201-45210-42850	UTILITIES-VETERAN'S PARK	67.48	4,500	4,189.84				
	201-45220-42800	UTILITIES	48.98	640	447.21				
	203-45220-42200	PROFESSIONAL SERVICES	2,440.00	415,204	148,826.58				
	211-46311-42960	CONV VISITORS BUR	20,800.00	250,000	146,000.00				
	214-43500-42200	PROFESSIONAL SERVICES	2.34	1,445	1,284.57				
	214-43500-42800	UTILITIES - TELEPHONE	208.48	3,154	1,924.00				
	214-43500-43460	RADIO SYSTEM UPGRADE	60,398.80	84,437	22,467.52				
	218-45150-42231	DRUG TESTING/PHYSICALS	123.00	600	100.00				
	218-45150-42300	PRINTING	17.51	0	17.51-	Y			
	218-45150-42500	REPAIR AND MAINTENANCE	715.60	11,500	6,304.48				
	218-45150-42600	SUPPLIES & MATERIALS	867.09	10,300	8,005.73				
	218-45150-42800	UTILITIES	1.43	1,553	1,278.45				
	218-45180-42500	REPAIR & MAINTENANCE	525.00	6,600	4,831.02				
	218-45180-42600	SUPPLIES & MATERIALS	482.77	6,500	4,755.41				
	218-45180-42800	UTILITIES	1,850.34	28,980	19,980.18				
	218-45180-42900	FUNDRAISING	1,890.99	6,750	3,278.16				
	219-45140-42800	UTILITIES	0.14	405	354.36				
	219-45140-42911	CONTRACT SERVICES-MEALS	9,535.08	196,710	133,445.97				
	602-43330-42600	SUPPLIES & MATERIALS	1,275.72	17,500	10,305.50				
	602-43330-42800	UTILITIES	8,291.93	160,000	123,531.14				
	602-43330-42850	B-Y WATER CHARGES	53,043.75	925,000	719,570.32				
	602-43340-42200	LOCATES	129.67	2,000	1,799.46				
	602-43340-42600	SUPPLIES & MATERIALS	14,720.32	118,000	17,900.68-	Y			
	602-43340-42660	POSTAGE	2.49	9,000	6,472.90				
	602-43340-42700	TRAVEL, CONF & DUES	148.00	2,500	2,290.00				
	602-43340-42800	UTILITIES	921.15	10,000	5,382.33				
	602-43340-42910	BILLING OFFICE	34.02	10,000	7,491.23				
	602-43340-43332	WEST HARMON DRIVE LOOPING	7,417.18	629,000	583,957.92				
	602-43340-43348	WATER MAIN-ROWLEY	32,171.94	77,534	45,362.06				
	602-43340-43355	ABOVE GROUND STORAGE	21,490.79	16,000,000	15,894,352.69				
	604-43200-42200	PROFESSIONAL FEES	129.68	0	164.33-	Y			
	604-43200-42500	REPAIRS	56.35	15,000	5,235.54				
	604-43200-42600	SUPPLIES	502.44	20,000	14,011.31				
	604-43200-42660	POSTAGE	2.49	9,000	6,427.20				
	604-43200-42700	TRAVEL, CONF, DUES	296.00	2,500	528.40				
	604-43200-42800	UTILITIES	17,051.96	225,000	145,243.03				
	604-43200-43300	NORTH PLANT IMPROVEMENTS	669,660.53	12,711,858	10,546,002.95				
	604-43210-42700	TRAVEL CONFERENCE & DUES	148.00	700	754.74-	Y			
	604-43250-42500	REPAIRS	1,593.23	30,000	26,819.63				
	604-43250-42600	SUPPLIES	2,062.34	47,550	36,768.46				
	604-43250-42800	UTILITIES	2,648.47	61,100	47,851.71				
	604-43250-42910	BILLING OFFICE	34.01	9,000	6,491.21				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	LINE ITEM ANNUAL BUDGET	LINE ITEM BUDGET AVAILABLE	LINE ITEM OVER BUDG	GROUP BUDGET ANNUAL BUDGET	GROUP BUDGET AVAILABLE	GROUP BUDGET OVER BUDG
	606-43500-42520	SNOW REMOVAL CONTRACT	14,333.38	85,000	25,999.98				
	606-43500-42600	SUPPLIES & MATERIALS	748.61	8,500	5,267.17				
	606-43500-42605	LIGHTING MAINTENANCE	868.46	1,000	69.66-	Y			
	606-43500-42800	UTILITIES	1,409.87	18,500	10,266.76				
	606-43500-43320	AIP-RECONSTRUCT RUNWAY	7,439.26	200,000	173,988.49				
	612-43220-42100	INSURANCE	965.37	10,000	9,034.63				
	612-43220-42250	PROFESSIONAL SERVICES	8,355.00	0	21,930.70-	Y			
	612-43220-42600	SUPPLIES	1,078.50	18,000	12,108.64				
	612-43230-42600	SUPPLIES	1,271.44	40,000	26,521.90				
	612-43230-42660	POSTAGE	2.49	9,000	6,452.72				
	612-43230-42910	BILLING OFFICE	34.01	8,000	5,491.21				
	612-43240-42210	STATE GARBAGE FEES	3,056.64	32,000	22,158.88				
	612-43240-42600	SUPPLIES	1,504.46	53,000	23,796.93				
	612-43240-42610	GAS & OIL	1,067.98	90,000	61,785.53				
	612-43240-42800	UTILITIES	48.35	13,000	8,659.76				
	612-43240-43310	CELL #4 IMPROVEMENTS	4,047.48	255,838	182,946.43				
	613-45650-42500	REPAIRS & MAINTENANCE	226.80	54,180	43,086.10				
	613-45650-42600	SUPPLIES & MATERIALS	1,479.69	40,000	29,983.39				
	613-45650-42610	COST OF GOODS SOLD	15,198.11	170,000	76,960.29				
	613-45650-42615	COGS-ALCOHOL	2,733.75	20,500	14,739.37				
	613-45650-42660	SHIPPING/POSTAGE	154.92	2,500	2,012.75				
	613-45650-42800	UTILITIES	6,824.86	90,000	60,042.11				
	613-45650-42900	TICKETING FEES	626.70	4,760	4,115.30				
	614-45250-42300	PUBLISHING	579.90	2,000	1,145.15				
	614-45250-42500	REPAIR & MAINTENANCE	2,191.21	18,000	13,798.47				
	614-45250-42600	SUPPLIES & MATERIALS	207.04	20,000	9,883.62				
	614-45250-42602	CHEMICALS	4,500.00	25,000	9,773.86				
	614-45250-42604	TREES & SOD	225.00	2,500	2,275.00				
	614-45250-42610	GAS & FUEL	213.24	15,000	14,101.17				
	614-45250-42800	UTILITIES	65.90	16,000	13,004.44				
	614-45250-43300	IMPROVEMENTS	21,000.00	602,836	581,836.00				
	614-45250-43400	MACHINERY & EQUIPMENT	27,972.00	155,000	101,528.00				
	619-45220-42200	PROFESSIONAL SERVICES	65.00	0	4,845.37-	Y			
	619-45220-42800	UTILITIES	593.99	18,650	15,747.35				
	619-45220-42935	BID TAX	33.00	3,200	3,167.00				
	621-44600-42200	PROFESSIONAL SERVICES	12.50	7,250	2,856.60				
	621-44600-42600	SUPPLIES	1,805.22	23,500	15,962.98				
	621-44600-42800	UTILITIES	98.68	4,225	3,109.88				
	700-45300-42904	CORN PALACE GAMES	44,386.50	0	121,795.93-	Y			
	** 2023-2024 YEAR TOTALS **		1,403,421.25						

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
101	NON-DEPARTMENTAL	51.00
101-1110	CITY COUNCIL	92.30
101-1210	MAYOR'S OFFICE	116.80
101-1220	CITY ADMINISTRATOR	2.50
101-1230	ADMINISTRATIVE BOARDS	17,080.00
101-1410	ATTORNEY'S OFFICE	801.39
101-1420	FINANCE	127.48
101-1440	HUMAN RESOURCES	5,027.68
101-1460	INSURANCE & BONDS	7,230.00
101-1920	MUNICIPAL BUILDINGS	2,134.67
101-1935	INFORMATION TECHNOLOGY	7,687.74
101-2110	POLICE DEPARTMENT	9,315.50
101-2130	TRAFFIC DEPARTMENT	53,000.51
101-2200	FIRE DEPARTMENT	4,554.49
101-3100	STREET DEPARTMENT	1,706.72
101-3110	PUBLIC WORKS ADMIN	9,823.01
101-3120	STREET & SIDEWALK CONST	34,752.37
101-3130	SNOW REMOVAL	161.00
101-3150	STORM DRAINAGE	15,603.40
101-3700	CEMETERY	1,076.72
101-4120	ANIMAL CONTROL	1,283.45
101-5500	LIBRARY	7,588.58
101-6500	ECONOMIC DEVELOPMENT	28,317.00
101 TOTAL	GENERAL	207,534.31
201-5110	RECREATION & AQUATICS	45,727.81
201-5140	RECREATION CENTER	10,891.45
201-5160	SPORTS COMPLEXES	19,508.69
201-5165	CADWELL CONCESSIONS	7,355.77
201-5210	PARKS	1,237.90
201-5220	SUPERVISION	48.98
201 TOTAL	PARK FUND	84,770.60
203-5220	LAKE	2,440.00
203 TOTAL	LAKE MITCHELL	2,440.00
211-6311	ENTERTAINMENT TAX	20,800.00
211 TOTAL	ENTERTAINMENT TAX	20,800.00

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
214-3500	E-911	60,609.62
214 TOTAL	E-911 EMERGENCY	60,609.62
218-5150	PALACE TRANSIT	1,724.63
218-5180	JVCC	4,749.10
218 TOTAL	COMMUNITY SERVICES	6,473.73
219-5140	NUTRITION	9,535.22
219 TOTAL	NUTRITION	9,535.22
602-3330	WATER TREATMENT PLANT	62,611.40
602-3340	WATER DISTRIBUTION	77,035.56
602 TOTAL	WATER	139,646.96
604-3200	WASTE WATER TREATMENT	687,699.45
604-3210	WASTE WATER IND PRETREAT	148.00
604-3250	WASTE WATER COLLECTION	6,338.05
604 TOTAL	SEWER	694,185.50
606-3500	AIRPORT	24,799.58
606 TOTAL	AIRPORT	24,799.58
612-3220	RECYCLING PROGRAM	10,398.87
612-3230	WASTE COLLECTION	1,307.94
612-3240	LANDFILL	9,724.91
612 TOTAL	SANITATION	21,431.72
613-5650	CORN PALACE	27,244.83
613 TOTAL	CORN PALACE	27,244.83

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
614-5250	GOLF COURSE	56,954.29
614 TOTAL	GOLF COURSE	56,954.29
619-5220	CAMPGROUND	691.99
619 TOTAL	CAMPGROUND	691.99
621-4600	EMS	1,916.40
621 TOTAL	EMERGENCY MEDICAL SERVICE	1,916.40
700-5300	AGENCY FUNDS	44,386.50
700 TOTAL	AGENCY FUNDS	44,386.50
	** TOTAL **	1,403,421.25

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
E01 5311-FY18/19	CDLDUE	CDL/Dues	123.00
	MAINT	Maintenance/Repairs	1,582.69
	OFFUT	Office Utilities	1.43
		** PROJECT E01 TOTAL **	1,707.12
H01 SPORTS COMPLEX EQUIPMENT	42500	REPAIR/MAINTENANCE	406.08
	42610	GAS-FUEL	234.00
		** PROJECT H01 TOTAL **	640.08
H02 CADWELL STADIUM	42800	UTILITIES	496.80
		** PROJECT H02 TOTAL **	496.80
H03 OLD SOCCER FIELDS	42800	UTILITIES	83.17
		** PROJECT H03 TOTAL **	83.17
H04 BASEBALL	42500	REPAIR/MAINTENANCE	35.28

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
	42600	SUPPLIES/MATERIALS	41.07CR
		** PROJECT H04 TOTAL **	5.79CR
H05 SOFTBALL	42500	REPAIR/MAINTENANCE	35.74
	42600	SUPPLIES/MATERIALS	1,715.72
	42800	UTILITIES	666.86
		** PROJECT H05 TOTAL **	2,418.32
H07 PEPSI COMPLEX	42600	SUPPLIES/MATERIALS	1,301.87
	42602	CHEMICALS	11,200.00
	42800	UTILITIES	522.59
		** PROJECT H07 TOTAL **	13,024.46
H10 MUNROE PARK	42800	UTILITIES	10.00
		** PROJECT H10 TOTAL **	10.00
H12 DOG PARK	42500	REPAIR/MAINTENANCE	134.00
		** PROJECT H12 TOTAL **	134.00
H13 ARENA-SOUTH RINK	42500	REPAIR-MAINTENANCE	2,639.22
	42800	UTILITIES	21.00
		** PROJECT H13 TOTAL **	2,660.22
H51 PARK SHOP	42800	UTILITIES	626.24
		** PROJECT H51 TOTAL **	626.24
H55 DRY RUN CREEK PARK	42800	UTILITIES	64.10
		** PROJECT H55 TOTAL **	64.10
H56 HITCHCOCK PARK	42800	UTILITIES	165.82
		** PROJECT H56 TOTAL **	165.82
H58 JENNEWEIN PARK	42800	UTILITIES	14.22
		** PROJECT H58 TOTAL **	14.22
H60 NORTHRIDGE PARK	42800	UTILITIES	7.11
		** PROJECT H60 TOTAL **	7.11
H61 PIONEER PARK	42800	UTILITIES	10.00
		** PROJECT H61 TOTAL **	10.00

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
H62 ROTARY PARK	42800	UTILITIES	12.95
		** PROJECT H62 TOTAL **	12.95
H63 VETERANS PARK	42850	UTILITES/VETERANS PARK	67.48
		** PROJECT H63 TOTAL **	67.48
H66 CAMP ARROYA	42800	UTILITIES	80.49
		** PROJECT H66 TOTAL **	80.49
H67 DAY CAMP	42800	UTILITIES	39.45
		** PROJECT H67 TOTAL **	39.45
H71 KIWANIS WOODLOT	42800	UTILITIES	36.34
		** PROJECT H71 TOTAL **	36.34
H74 PUBLIC BEACH	42800	UTILITIES	46.91
		** PROJECT H74 TOTAL **	46.91
H76 SANDY BEACH	42800	UTILITIES	14.81
		** PROJECT H76 TOTAL **	14.81
H79 LAKE PARK ACCESS AREAS	42800	UTILITIES	7.11
		** PROJECT H79 TOTAL **	7.11
J02 INDOOR AQUATIC CTR	CHEMICAL	CHEMICALS	60.00
	RM-GENER	REPAIR/MAINT-GENERAL	1,500.00
	RM-HVAC	REPAIR/MAINT-HVAC	402.97
		** PROJECT J02 TOTAL **	1,962.97
J05 REC CTR CONCESSIONS	CONC SUP	CONCESSION SUPPLY	240.28
		** PROJECT J05 TOTAL **	240.28
J06 REC CTR-GENERAL BLDG	RM-GENER	REPAIR/MAINT-GENERAL	36.68
	SM-GENER	SUPPLIES/MATERIAL-GENERAL	122.82
	SM-JANIT	SUPPLIES/MATERIAL-JANITORIAL	349.07
	SM-OFFIC	SUPPLIES/MATERIAL-OFFICE	262.78
	SM-PLUMB	SUPPLIES/MATERIAL-PLUMBING	12.49
	SM-PROGR	SUPPLIES/MATERIAL-PROGRAMS	476.00
		** PROJECT J06 TOTAL **	1,259.84

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
J08 REC CTR PUBLISHING	KMIT	PUBLISHING-KMIT	513.00
	MIDCO	PUBLISHING-MIDCO	2,161.20
		** PROJECT J08 TOTAL **	2,674.20
J09 REC CTR UTILITIES	ELE/GAS	UTILITIES-ELECTRIC/GAS	4,600.49
	TV	UTILITIES-TV	72.95
		** PROJECT J09 TOTAL **	4,673.44
J10 REC CTR UNIFORMS	CHRIS	UNIFORMS-CHRIS	80.72
		** PROJECT J10 TOTAL **	80.72
J51 P&A YOUTH PROGRAMS	SM-OFFIC	SUPPLIES/MATERIAL-OFFICE	161.20
		** PROJECT J51 TOTAL **	161.20
J55 P&A PUBLISHING	DAILY	PUBLISHING-DAILY REPUBLIC	3,895.63
		** PROJECT J55 TOTAL **	3,895.63

NO ERRORS

** END OF REPORT **

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Hearing and Action on an Application for Jensen Capital and Development LLC-Postpone to June 20, 2023		
Explanation/Background of Agenda Item Requested:	Jensen Capital and Development LLC has applied for a conditional use permit to construct Multi-Family Dwelling Units, located at 1303 S Ohlman St, legally described as the E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District. Planning Commission did not have a quorum to hear this at a meeting held on May 8, 2023. Planning Commission will hear it at their June 12, 2023 meeting due to timelines associated with public notices.		

City of Mitchell
SOUTH DAKOTA

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*
Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** *$100 application fee due with application.*
Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** *$150 application fee due with application*
Description of Conditional Use: Multi-family dwelling units

This Application is for the following described real property:

Legal Description: E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota.

Property Address: 1303 S Ohlman St

Dated this 18th of April, 2023

Jensen Capital and Development LLC
APPLICANT

OWNER

15800-02900-102-00
15700-00500-001-
1210
15700-00500-001-
WILLIAMS AVE
15800-02900-103-40
S OHLMAN ST
15800-02900-104-20
1309
15800-02900-104-00
15700-01100-000-0
1313
1800
15800-02900-104-60
15800-02900-103-80
15800-02900-103-60
1900
LOMA LINDA DR

15800-02900-104-40
15800-02900-104-20
900-103-80
A LINDA DR
15800-02900-104-00
15800-02900-103-40
1309 S OHLMAN ST
SD HWY 37

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Set Date for Board of Adjustment Hearing 6-5-23		
Explanation/Background of Agenda Item Requested:	Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.		

City of Mitchell

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☒ **Variance** *$100 application due with the application.*

- Description of Variance Requested: Front yard setback of 0' vs 35'

☐ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: _____

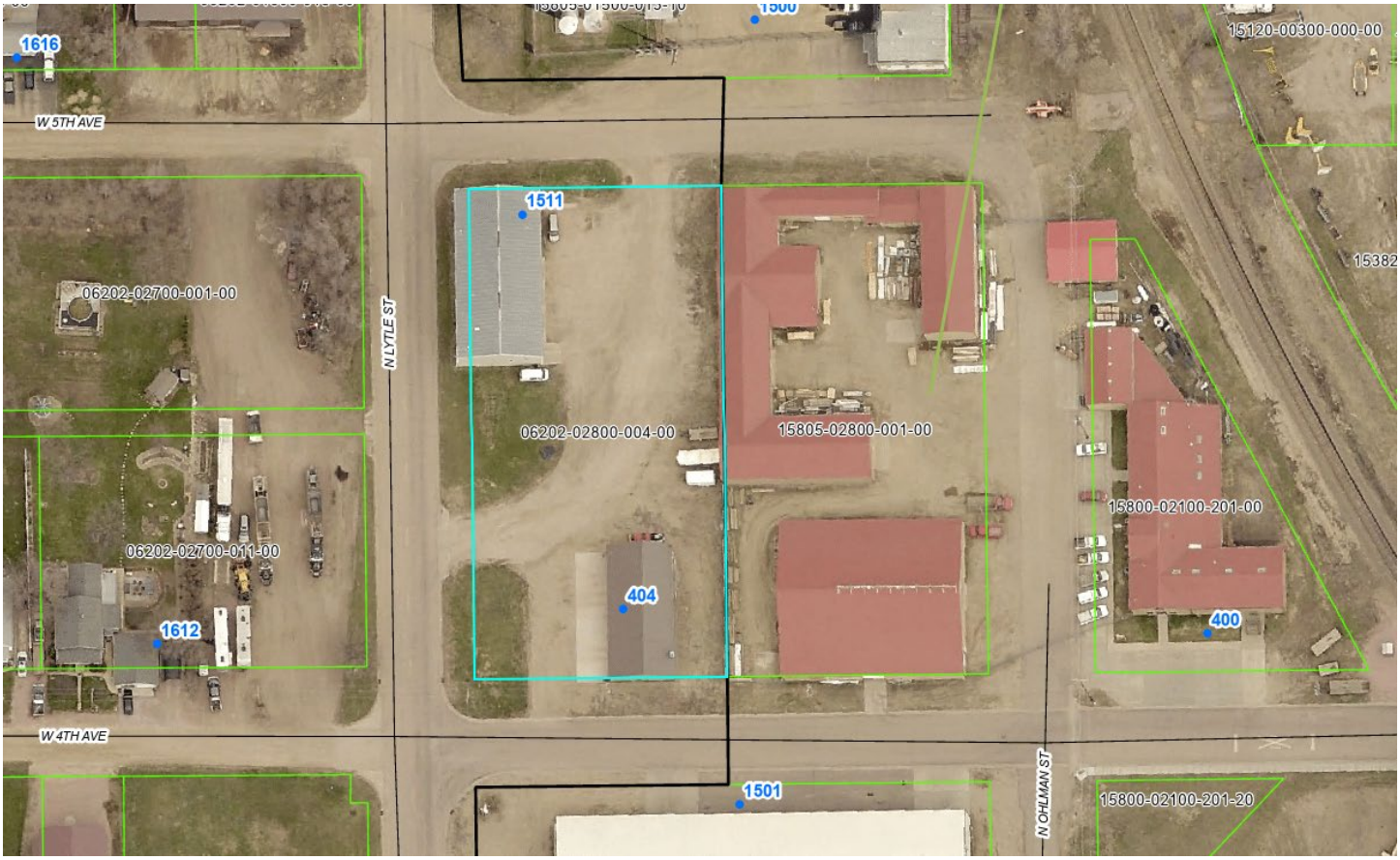
This Application is for the following described real property:

- Legal Description: Lots 4 thru 9 + Vacated alley, Block 28 Home Park Original, Davison County, South Dakota
- Property Address: 1511 W 5th Ave

Dated this 24th **day of** April, 2023.

Arlen Schuh
Applicant

Arlen Schuh
Owner


1616
W 5TH AVE
1500
15120-00300-000-00
1511
06202-02700-001-00
N LYTLE ST
06202-02800-004-00
15805-02800-001-00
15382
15800-02100-201-00
06202-02700-011-00
404
1612
400
W 4TH AVE
1501
N OHLMAN ST
15800-02100-201-20

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	CINDY ROTH
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Hearing and Action on the application to transfer RL-5756 Retail (On-Sale) Liquor License from Mitchell Hotel, LLC dba Ramada Inn, 1525 W Havens Ave to Melissa Tuttle dba Love Every, LLC, 1525 W Havens		
Explanation/Background of Agenda Item Requested:	Hearing and Action on the application to transfer RL-5756 Retail (On-Sale) Liquor License from Mitchell Hotel, LLC dba Ramada Inn, 1525 W Havens Ave to Melissa Tuttle dba Love Every, LLC, 1525 W Havens		

Date Received_____
Date Issued_____

License No. RL-5756

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

Melissa Tuttle
5509 S. Mandy Ave
Sioux Falls, SD 57106

Owner's Telephone #: 605-408-6514

C. Indicate the class of license being applied for (submit separate application for each class of license).

- [x] Retail (on-sale) Liquor
- [ ] Retail (on-sale) Liquor - Restaurant
- [ ] Convention Center (on-sale) Liquor
- [ ] Package (off-sale) Liquor
- [ ] Retail (on-off sale) Wine and Cider
- [ ] Retail (on-off sale) Malt Beverage & SD Farm Wine
- [ ] Package Delivery
- [ ] Hunting Preserve
- [ ] Other_____

Is this license in active use? [x] Yes [ ] No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?
[x] Yes [ ] No **If Yes, please list on the back page.**

B. Business Name and Address

Love Every, LLC
1525 W. Havens
Mitchell, SD 57301

Business Telephone #:

Place of business is located in a municipality? [X] Yes [ ] No

County: Davidson

Do you own or lease this property? [X] Own [ ] Lease

Are real property taxes paid to date? [X] Yes [ ] No

D. Legal description of licensed premise:

~~Bar and Event Hall~~
Lot 1 in block 4 of sunny side addition

Have you ever been convicted of a felony? [ ] Yes [X] No

E. State Sales Tax Number

F. New license [ ] Transfer? ($150) [X] Re-issuance [ ]

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date 4-9-2023 Print Name Melissa Tuttle Signature

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on _____. Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held [ ]
Amount of fee collected with application $ 150.00
Amount of fee retained $ 150.00
Forwarded with application $ -0-

For Local Government Use

(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

Transferred (State Use)

From:_____

Sales tax approval_____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL_____ **REVIEW**_____

Please complete the reverse side if applicable

Company supplement information
(For corporate/partnership/LP/LLC applicants)

Name of corporation/partnership/LP LLC Love Every, LLC

Address of office and principal place of business of corporation/partnership/LP/LLC 1525 W. Havens Mitchell, SD 57301

Are all managing officers of this corporation/partnership/LP/LLC of good moral character having never been convicted of a felony? [X] Yes [ ] No

Name, title of office, occupation and address of each of the officers/owners of the corporation, partnership, LP or LLC:

Name	Office	Address	Occupation
Melissa Tuttle	Owner	5509 S. Mandy Ave Sioux Falls, SD 57106	

Name of any officers, directors, partners or stockholders of applicant having a financial interest or capital stock in any other alcoholic beverage license:

Name	Type of License, License Number, Financial Interest Held, and Address of Business Location
Melissa Tuttle	Liquor License RL-5573

Where and with whom are all company records kept, such as charter, by-laws, minutes, accounts, notes payable, and notes and accounts receivable, etc?

Melissa Tuttle. 1525 W. Havens Mitchell, SD 57301

With signature the applicant agrees to the following:

That the applicant company will comply with all provisions of ARSD chapter No. 64:75:02 of the Department of Revenue, relating to the transfer of stock and prior approval of the transfer of such stock by the Secretary of Revenue and violation of any of the provisions of said regulation or failure to comply therewith, whether by the undersigned corporation, partnership/LP/LLC or by any stockholder thereof, or by anyone interested in said company, shall constitute cause for revocation or suspension of any license issued pursuant to and in reliance on this application, or for refusal to renew such license upon expiration thereof.

We the undersigned officers and directors of the applicant company acknowledge that the within supplement application form is true and correct in every respect and that there exists no financial arrangement concerning this or any other alcoholic beverage license than that expressly set forth above. If company stock is to be transferred we ask for approval of such voluntary stock transfer.

Signature of Authorized Officer/Director/Partner **Date**

4-10-2023

AFFIDAVIT

STATE OF SOUTH DAKOTA)
)ss
COUNTY OF Lincoln)

Nathan Stencil, being first duly sworn on oath deposes and says: That on the 10 day ~~of~~ April ~~20~~ 2023 he was the owner of the license/business/stock of Flats on Havens LLC situated on (legal description) Lot 1 in Block 4 of Sunny Side Addition to the City of Mitchell, Davison County, South Dakota, according to the plat filed in Book 39 of Plats, Page 3 on January 31, 2023 in the office of the Register of Deeds, Davison County, South Dakota. in the city/county of Mitchell/Davison South Dakota and that on the said date he made a transfer/sale of said license operated under an alcoholic beverage license to Love Every LLC of South Dakota.

(signature) (owner)

(signature) (owner)

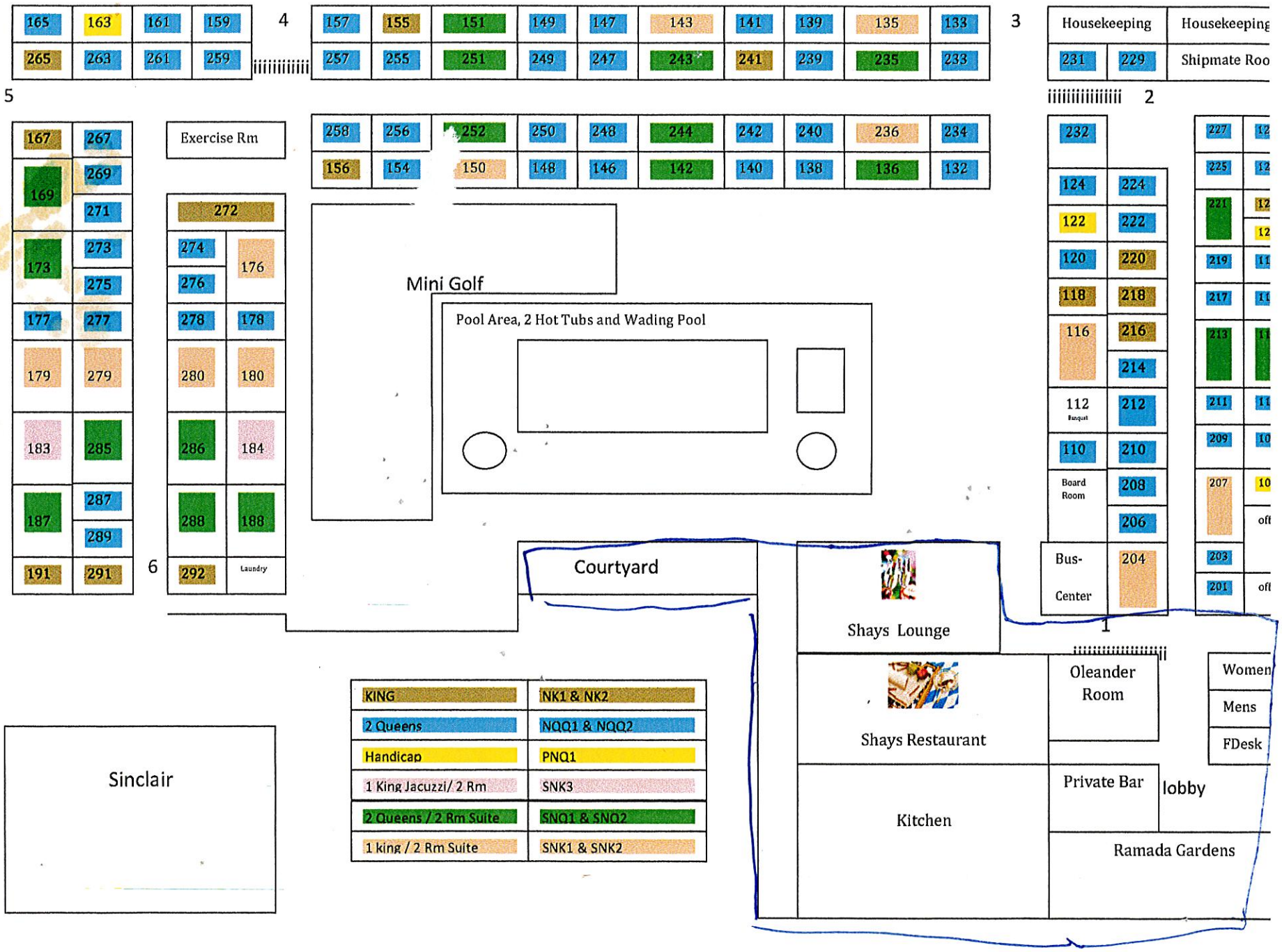
Subscribed and sworn to before me this 10 day of April ~~20~~ 2023.

(Notary Public)

Commission Expires: 12/16/27

(Notary Seal)

JACK WEBER NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA


165 163 161 159
265 263 261 259
4
157 155 151 149 147 143 141 139 135 133
257 255 251 249 247 243 241 239 235 233
3
Housekeeping
Housekeeping
231 229
Shipmate Roo
5
2
167 267
169 269
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173 273
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177 277
179 279
183 285
187 287
289
191 291
Exercise Rm
272
274 176
276
278 178
280 180
286 184
288 188
292 Laundry
6
258 256 252 250 248 244 242 240 236 234
156 154 150 148 146 142 140 138 136 132
Mini Golf
Pool Area, 2 Hot Tubs and Wading Pool
232
124 224
122 222
120 220
118 218
116 216
214
112 Banquet 212
110 210
Board Room 208
206
Bus-Center 204
227
225
221
219
217
213
211
209
207
203
201
Courtyard
Shays Lounge
Shays Restaurant
Oleander Room
Women
Mens
FDesk
Kitchen
Private Bar
lobby
Ramada Gardens
1
Sinclair
KING
NK1 & NK2
2 Queens
NQQ1 & NQQ2
Handicap
PNQ1
1 King Jacuzzi/ 2 Rm
SNK3
2 Queens / 2 Rm Suite
SNQ1 & SNQ2
1 king / 2 Rm Suite
SNK1 & SNK2

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	CINDY ROTH
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Approve Applications for Renewal of Malt Beverage Licenses		
Explanation/Background of Agenda Item Requested:	2023-2024 Malt Beverage Licenses Background Checks have been completed Property taxes have been checked		

City of Mitchell | Department Name
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

NOTICE OF APPLICATIONS FOR SALE OF ALCOHOLIC BEVERAGES

It appearing that application for license for the sale of alcoholic beverages, in the City of Mitchell, South Dakota, as the same are defined and classified under the provision of 1967 SDCL, Title 35, and Acts Amendatory thereof, has been presented to the governing body and filed in the office of the Finance Officer, as follows:

License #	Retail (On-Off Sale) Malt Beverage	Business Address
RB-2169	Lab LLC	501 South Sanborn Boulevard
RB-2679	Twin Dragon Inc dba Twin Dragon Restaurant	704 East Norway Street
RB-2828	M.G. Oil Company dba Village Bowl 2	1500 North Duff Street Suite B
RB-2833	Eric Hieb dba Lakeview Golf	3300 North Ohlman Street
RB-2834	Hohn Partnership dba Platinum Players Club 2	719 North Sanborn Boulevard Ste 2
RB-2835	Hohn Partnership dba Platinum Players Club III	719 North Sanborn Boulevard Ste 3
RB-2838	Meyers Oil Co Inc dba Dakota Sunset Shell	1524 West Havens Avenue
RB-2839	CDH Inc dba Kwik-Phil	520 East Havens Avenue
RB-2841	Eight West LLC dba Super 8 Motel	1700 South Burr Street
RB-2842	Holiday Stationstores LLC #490	1821 South Burr Street Suite A
RB-2844	M.G. Oil Company dba Village Bowl 4	1500 North Duff Street Suite D
RB-2846	Bradley Theme LLC dba Scoreboard Pub & Grill	522 North Main Street
RB-3124	Austen LLC dba Corn Palace Inn	1001 S Burr St Ste A
RB-3133	Hohn Partnership dba Platinum Players Club 1	719 North Sanborn Boulevard Ste 1
RB-3434	V.V. Inc dba Sudz	508 & 510 East Havens Street
RB-19078	V.V. Inc dba The Hideout	510 East Havens Street
RB-20236	Jeanne Blaalid dba Leader Sporting Goods	712 West Spruce Street
RB-23601	M.G. Oil Company dba Village Bowl 5	1500 North Duff Street Suite E
RB-25698	Hungry's dba Marlin's Roadhouse Grill	Highway 37 & Junction I-90
RB-25699	Tokyo Japanese Cuisine LLC	819 East Spruce Street
RB-25700	Team Haus Inc dba Westside Sinclair	1527 West Havens Avenue
RB-25701	Team Haus Inc dba Northside Sinclair	1905 North Main Street
RB-25702	Graham Oil Inc dba Graham's Interstate BP	I 90 & Highway 37
RB-25704	Cubby's Inc dba Cubby's Mitchell East	1000 S Burr Street
RB-25705	Cubby's Inc dba Cubby's Mitchell West	1700 West Havens Avenue
RB-25707	Niew LLC dba Arnie's	1218 East 1st Avenue
RB-25709	Walgreen Co dba Walgreens #10347	901 South Burr Street
RB-25710	Casey's Retail dba Casey's General #3321	100 S Main Street
RB-25857	Corn Palace Shrine Club	112 East 5th Avenue

City of Mitchell | Department Name
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

RB-25872	Coborn's Inc	1800 North Main Street
RB-25873	Kareem Inc., dba I Mart Stores USA	512 South Sanborn Boulevard
RB-26009	V.V. Inc dba Outback Casino	508 East Havens Street Suite 2
RB-26216	Los 3 Amigos LLC dba Los 3 Amigos	1522 West Havens Avenue
RB-26966	Lucky Clovers LLC	720 South Montana St
RB-26967	Lucky Clovers LLC	720 South Montana St
RB-27122	Chamber of Commerce	601 North Main Street
RB-27313	Blarneys LLC dba Blarneys Sports Bar & Grill	2100 Highland Way Suite W
RB-27550	Logan Luxury Theatres dba Luxury 5 Cinemas	209 North Lawler Street
RB-28093	Bates Enterprises LLC dba Big Dummy's Bar	110-112 North Main
RB-28223	JLIN Crafts LLC dba Board & Brush Mitchell SD	405 North Main Street
RB-28269	2nd & Lawler Co LLC dba Main St Mercantile	615 North Main Street
RB-28510	VV Inc, dba The Garage	909 North Ohlman #3

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Aaron Hieb
Desired Action of City Council:	Authorization & Approval		
Amount Budgeted in current fiscal year for this item (if applicable):	N/A		
Agenda Item:	Special Event Permit For The Scrapper Guy: Sound Pressure Level Speaker Stereo Competition on Sunday, June 4th, 2023		

Explanation/Background of Agenda Item Requested:

The Scrapper Guy - Shawn Holland is requesting a Special Event Permit - Noise Permit, for a Sound Pressure Level Speaker Stereo Competition to be held on Sunday, June 4th, 2023, from 10:00 AM until 2:00 PM. The event will take place on The Scrapper Guy property at 505 S. Burr St. with additional parking for spectators in the Make-It-Mine parking lot. This event is a car sound pressure level competition, where different vehicles' speaker systems compete to see which vehicle speaker system is the loudest.

This is a first time event and the total anticipated attendance is approximately 20 people.

There is no request to use City facilities or equipment. Any clean-up from the event will be conducted by The Scrapper Guy and utilize their trash bins.

The permit application requests the following:

- Noise Permit

The noise permit is for The Scrapper Guy, 505 S. Burr Street, from 10 AM until 2 PM.

Please see the attached Special Event Permit Application, Commercial General Liability Coverage quote, and Event Location and Parking Map.

*Approval of the submitted Special Event Permit Application will be contingent upon the receipt of the Certificate of Liability Insurance Form. Shawn will submit the Certificate of Liability Insurance Form to the City as soon as it is available.

Staff recommends City Council approval of the requested Special Event Permit as outlined in the attached application.

Print

Special Event Permit Application - Submission #2609

Date Submitted: 5/8/2023

City of Mitchell SOUTH DAKOTA

Special Event Permit Application

Events that are open to the general public and take place within the public right-of-way; require closure of streets or parking lots, sound amplification, fireworks, or are located within a park, are coordinated through the special event application & permit process. Typically, these events require permits, licenses, and approvals from several City departments, depending on the size and nature of the special event. To apply for a Special Event Permit, please complete this application. Your application, including required attachments, needs to be submitted no later than forty-five (45) days before your event. Facility Use Agreements should also be completed at this time (if applicable).

Event Name:*

Sound Pressure Level Speaker Stereo Competition

Event Date:*

6/4/2023

Event Hours:*

10:00 AM — 2:00 PM

Requests included in this application:*

- [ ] Road Closure
- [ ] Parking Lot Closure
- [ ] Parade Permit - with escort & closures ($250 Fee)
- [ ] Parade Permit ($50 fee)
- [x] Noise Permit
- [ ] Fireworks Permit ($50 fee)
- [ ] Special Event Liquor License ($500 fee)
- [ ] Consumption Permit ($500 fee)

Time Requested for Road Closure

mm/dd/yyyy hh:mm am/pr — mm/dd/yyyy hh:mm am/pr

Time Requested for Parking Lot Closure

mm/dd/yyyy hh:mm am/pr — mm/dd/yyyy hh:mm am/pr

Event Information:

Overall Event Description:*

Car stereo sound level competition, which invo/ves participants showing up at the 505 S. Burr /ocation, and competing against others vehic/es stereo sound to see which speaker system is louder. The event wou/d take p/ace at The Scrapper Guy (505 S. Burr) from /0 AM unti/ 2 PM.

As for insurance.i have my quote.i will purchase the policy when this permit is approved and show proof of coverage . Thank you Shawn Holland, The Scrapper Guy

Please check all that apply:*

- [x] This is a first time event.
- [x] This event is open to the public.
- [ ] Admission will be charged.
- [ ] Vendor and / or participant fees are required.
- [ ] The event includes the sale or use of alcoholic beverages.
- [ ] Items and / or services will be sold at the event.
- [ ] The event will be held in a City Park or Facility.

Total anticipated attendance:*

20

Name of Group Sponsoring the Event:*

The Scrapper Guy

Is your organization a "Tax Exempt", non profit organization?*

- [ ] yes (please attach 501C Exemption Letter)
- [x] no

501C Exemption Letter Attachment

Choose File No file chosen

Event Application Contact Person:*

Shawn Holland

Contact Person's Email:*

chachi@mitchelltelecom.net

Phone Number: *

6052996793

Day of Event Contact Person:*

Shawn Holland

Contact Person's Email:*

chachi@mitchelltelecom.net

Phone Number:*

6052996793

Facility Use, Route Map, and Impacted Areas

Please provide a detailed description of what facilities and equipment will be used/needed (including bleachers, picnic tables, water, electricity, etc.), and what closures are needed. Attach a copy of the Event Map with your application. The Event Map should show overall layout and setup locations of the following items: alcoholic concessions, beer gardens, food concessions, food prep areas, first aid facilities, trash containers/dumpsters, fencing/barriers/or barricades, sources of electricty/generators, canopies or tent locations; stages, platforms, seating, or related structures.*

Event will take place at The Scrapper Guy location of 505 S. Burr. There is no request to use City facilities or equipment. Any trash from the event will be collected in The Scrapper Guy's trash bin.

This event will include the use of:*

*** Any item(s) selected below needs to be reserved and fee submitted/collected to the respective City Department before application process can proceed.**

- ☐ Indoor Park Shelter ($117.15 Park & Rec Fee)
- ☐ Outdoor Park Shelter ($58.58 Park & Rec Fee)
- ☐ City Facility or Other City Building
- ☐ Picnic Table Rentals ($25/each/day- Park & Rec Fee)
- ☐ Bleacher Rentals ($35/each/day- Park & Rec Fee)
- ☐ Electricity - Main Street Only (Confirm Fee with the Corn Palace)
- ☐ Water - Main Street Only (Confirm Fee with Corn Palace)

Safety, Security, and Accessibility

Please provide a detailed description of the safety, security, and parking plans for the event. Please describe your procedures for crowd control, internal security, and accessibility plans for individuals with disabilities, as well as what arrangements have been made for First Aid, and parking/shuttle plans to the special event.*

No security is needed. The Scrapper Guy Staff will direct attendees and spectators to park throughout The Scrapper Guy property (gravel lot). Once full, they will be directed to park in the Make-It-Mine parking lot and walk to the event. First Aid and fire extinguishers are on-site in case of needed use.

Noise Permits

Special events that cannot comply with Mitchell City Code Title 5, Chapter 5, Noise Control; are required to obtain a noise permit. MCC 5-5 can be found at: www.cityofmitchell.org/specialevents

Will Sound Amplification be used?*

- (●) Yes
- ( ) No

What time will sound amplification be used?

10:00 AM — 2:00 PM

Please list the start time and finish time.

Will sound checks be conducted prior to the event?

- ( ) Yes
- (●) No

When will sound checks be preformed?

hh:mm am/pr

Fireworks Permits

If any fireworks, rockets, or other pyrotechnics will be used, you must complete the information below. Fireworks permits require that the applicant provide a copy of a certificate of liability insurance coverage with a $1,000,000 per occurrence coverage with the City of Mitchell must be listed as an additional insured.

Contact information for the person(s) in charge of firing the display:

Name

Address

City

State

Zip Code

Phone Number

Email Address

Date of Display

mm/dd/yyyy

Time of Display

hh:mm am/ — hh:mm am/

Type of Fireworks

- [ ] Class B Explosive (special fireworks)
- [ ] Class C Common Fireworks

Exact Location of Display:

What are the width perimeter requirements?

Insurance Requirements

Insurance for your event will be required before final permit approval. Special Events: you will need $1,000,000 commercial general liability insurance. Liquor liability insurance is required if you are planning to sell alcoholic beverages at your event or facilities rental. A minimum of $500,000 liquor liability is required. Fireworks Permits require $1,000,000 of liability insurance per occurrence. All required insurance must name the "City of Mitchell, its officers, employees, and agents" as an additional insured. Insurance coverage must be maintained for the duration of this event.

I have the following coverages and will provide a copy of the Certificate showing the City of Mitchell as an additional insured as required above.*

- (●) Special Event Permit: $1,000,000 Commercial General Liability
- ( ) Special Event Liquor License: $500,000 per occurrence
- ( ) Fireworks Permit: $1,000,000 General Liability

Name of Insurance Company*

Fisher rounds

Agent's Name

Jayden wiesset

Policy Number

Phone Number

6059967711

Affidavit of Applicant

By typing your name by each of the items below, you are providing your acknowledgement of the requirements listed.

I understand that this application is subject to Mitchell City Council approval. Any violations of the approved permits will be grounds for law enforcement to require the immediate termination of the event.*

Shawn Holland

I acknowledge and agree to allow the City of Mitchell to publish the Contact Person and media referral telephone numbers on the internet in conjunction with the public notices and calendar of upcoming events in the City of Mitchell.*

Shawn Holland

I certify that the information in the foregoing application is true and correct to the best of my knowledge and belief and that I* have read, understand and agree to abide by the rules and regulations governing the proposed special event and I understand that this application is made subject to the rules and regulations established by the City Council of Mitchell. I agree to abide by these rules and further certify that I, on behalf of the organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any cost and fees that may be incurred by or on behalf of the Event to the City of Mitchell.

Shawn Holland

I am attaching the following items:

- [ ] Parade Route Map
- [ ] Road or Parking Lot Closure Map
- [x] Event Map
- [x] Certificate of Liability Insurance
- [ ] Certificate of Liquor Liability Insurance

Parade Route Map Attachment

Choose File No file chosen

Road or Parking Lot Closure Map Attachment

Choose File No file chosen

Event Map Attachment

Choose File No file chosen

Certificate of Liability Insurance Attachment

1683579013334281517448575842697 9.jpg

Certificate of Liquor Liability Insurance Attachment

Choose File No file chosen

Action of City Council _____

_____

_____

_____ _____

Finance Officer Mayor

(Seal)

Date Approved: _____ Amount of Fees Paid: _____

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Proposal Number: 1944435

Agent # 957

See Supplemental Schedule

LIMITS OF INSURANCE

$	3,000,000	General Aggregate Limit (Other Than Products – Completed Operations)
$	3,000,000	Products/Completed Operations Aggregate Limit (Any One Person Or Organization)
$	1,000,000	Personal and Advertising Injury Limit
$	1,000,000	Each Occurrence Limit
$	300,000	Rented To You Limit
$	0	Medical Expense Limit (Any One Person)

FORM OF BUSINESS: Individual

Business Description: Special Events

Location of All Premises You Own, Rent or Occupy: **SEE SCHEDULE ATTACHED**

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: This policy is not subject to premium audit.

Classifications	Code No.	Premium Basis	Rates		Advanced Premiums	
			Prem./Ops.	Prod./Comp. Ops.	Prem./Ops	Prod./Comp. Ops.
SEE SCHEDULE ATTACHED						
TOTAL PREMIUM FOR THIS COVERAGE PART:					$175.00	$

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: _____

FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule

Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART
SUPPLEMENTAL SCHEDULE

Proposal Number: 1944435

Classifications	Code No.	Premium Basis	Rates Prem./Ops.	Rates Prod./Comp. Ops.	Advance Premiums Prem./Ops.	Advance Premiums Prod./Comp. Ops.
PREM NO. 001						
SD ATTENDEES	63218	50 ATTENDANT	$ 0.15			
ADDITIONAL INSURED						
EVENT PREMIUM					$ 175.00	
WAIVER OF SUBROGATION					$ 50.00	
PRIMARY NON-CONTRIBUTORY					$ 50.00	
TOTAL PREMIUM					$ 276.00	

Philadelphia Indemnity Insurance Company

Form Schedule – General Liability

Proposal Number: 1944435

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
Gen Liab Dec	1004	Commercial General Liability Coverage Part Declaration
Gen Liab Schedule	0100	General Liability Schedule
CG0001	0413	Commercial General Liability Coverage Form
CG0144	1011	South Dakota Changes
CG2100	0798	Exclusion - All Hazards in Connection With Designated Premises
CG2101	1185	Exclusion - Athletic or Sports Participants
CG2106	0514	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability With Limited Bodily Injury Exception
CG2109	0615	Exclusion - Unmanned Aircraft
CG2116	0413	Exclusion - Designated Professional Services
CG2132	0509	Communicable Disease Exclusion
CG2135	1001	Exclusion - Coverage C - Medical Payments
CG2147	1207	Employment-Related Practices Exclusion
CG2167	1204	Fungi or Bacteria Exclusion
CG2404	0509	Waiver of Transfer of Rights of Recovery Against Others to Us
CG2645	1204	South Dakota Changes - Non-Binding Arbitration
PIACL001	0120	Absolute Cyber Liability and Electronic Exclusion
PIAS005	1113	Limitation of Coverage to a Specified Event and Event Date
PIAS006	0404	Exclusion - Pyrotechnicians/Fireworks
PIAS007	0404	Exclusion - Performer(s)
PIAS010	0404	Additional Insured: Owners and/or Lessors of Premises, Lessors of Leased Equipment, Sponsors or Co-Promoters
PIAS013	0404	Exclusion - Miscellaneous Activities and Devices
PIAS014	0404	Earned Premium Endorsement (Fully Earned Premium)
PIGL001	0894	Exclusion - Lead Liability
PIGL002	0894	Exclusion - Asbestos Liability
PIGL018	0516	Absolute Liquor Liability Exclusion
PISAM006	0117	Abuse or Molestation Exclusion
PISE007	1111	Additional Insured Primary and Non-Contributory Insurance

Additional Parking
Dry Run Creek Trailhead
Dry Run Creek Skatepark
Event Location

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	MADC Requesting Four Reserved Parking Signs in City Parking Lot West of Chamber Building		
Explanation/Background of Agenda Item Requested:	Mitchel Area Development Corporation has requested that the three 1-hour parking signs be removed and four reserved parking spaces be added. The 1-hour signs are for the spaces on the southwest corner of the parking lot. The proposed reserved signs would be placed in the first four spaces on the northwest corner of the parking lot. Please see the attached map for more information. The signs would read - "Reserved Parking, 8 AM to 5 PM" The signs will be for personnel working in the building on the northeast corner of 6th and Rowley. A governmental agency is utilizing the building. The signs would be removed if the current renter no longer occupies the building.		

W 7TH AVE
N ROWLEY ST
W 6TH AVE
Addition of
Reserved Parking
8 AM to 5 PM (4)
Remove 1-hour
parking signs (3)

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council:	Action to Approve Wastewater Treatment Lagoon Irrigation Agreements - Agreement #A2023-16
Amount Budgeted in current fiscal year for this item (if applicable):	N/A
Agenda Item:	Action to Approve Agreement #A2023-16, Reierson and Millan Irrigation
Explanation/Background of Agenda Item Requested:	Attached is an agreement for irrigation services from the Wastewater Treatment Lagoons with Reiersons, Inc., Millan Farms Partnership, and Millan Acres LLC The term of the agreement is 20 years commencing January 1, 2023. The agreement is a continuation with the property owner for irrigation purposes. The agreement identifies the parcels to be irrigated. If additional lands are to be irrigated the agreement would need to be amended. The City has no active costs for the irrigation operations. Staff recommends approval of the irrigation agreements as presented.

This Document Prepared By:
Justin M. Johnson
City Attorney, City of Mitchell
612 North Main Street
Mitchell, SD 57301
(605) 990-7940

AGREEMENT

Whereas, the hereafter named persons or parties have requested permission from the City of Mitchell to withdraw treated effluent from the city sewage treatment plant for purposes of agricultural irrigation, to be applied to the hereafter identified real property, by means of spray irrigation;

The City of Mitchell (City) by these presents does hereby grant to Reiersons, Inc., Millan Farms Partnership, and Millan Acres LLC, collectively and independently known as "Irrigators", for the term of 20 years commencing on January 1, 2023, and to the extent that treated wastewater effluent is available within the City holding ponds, the privilege to draw treated wastewater from the City sewage treatment facilities for purposes of agricultural irrigation upon the properties described as: Reiersons, Inc. - SW¼ Section 6-102N-59W, NE¼ Section 7- 102N-59W, NW¼ Section 7-102N-59W; and Millan Acres LLC- SE¼ Section 6-102N- 59W and SW¼ Section 5-102N-59W each of which pivot systems is supplied with water from the irrigation water (treated sewage effluent) by means of the irrigation distribution line commonly known as the "south line". The privilege to draw treated effluent from the City wastewater facilities and distribute the same upon the above specified lands for irrigation purposes shall be subject to the following conditions:

A. Irrigators shall assume and be responsible for all operating expenses of delivery of water to the respective center pivot irrigation systems for agricultural irrigation purposes, including all expenses of operation, maintenance and repair of the pumping equipment including the valves, motors, and turbine pumps, and distribution lines on the irrigator's land necessary for the delivery of such treated sewage effluent to irrigator's sites. Irrigators shall be responsible to maintain in serviceable condition the irrigation pump site building and the portion of the distribution lines situated upon City property and City shall allow Irrigators reasonable access on to City property for such maintenance.

B. Irrigators shall hold the City harmless of any claims relating to damage to persons or property, including damage to land which may occur on account of the operation of any irrigation system, the operation of any city owned pumping or piping equipment incidental to the conveyance or treated effluent to the irrigation site, and including the application of the city treated sewage effluent to the land.

C. Irrigators shall assume all risks, if any there be, which are or may be associated with the application of treated wastewater effluent to the land. City makes no warranty or representation as to the quantity, quality or suitability of the wastewater for purposes of agricultural irrigation upon the respective parcels of land. City shall not be

obligated to permit withdrawal of effluent to any extent which shall be reasonably expected to harm or damage the land upon which runoff may occur.

D. Irrigators shall have no obligation to withdraw any amount of treated effluent, or dispose of any specified quantity of treated effluent upon the land. Withdrawal of treated effluent and application of the same upon the respective lands for agricultural irrigation purposes shall be in the sole permissive discretion of Irrigators, and Irrigators shall in no event be obligated to withdraw and distribute upon land any treated wastewater effluent.

E. Irrigators will permit the City to perform any inspection or analysis of the irrigation system or other inspection requirements imposed upon the City by the EPA of the United States of America, the DENR of the state of South Dakota. Or any other regulatory entity or agency, which may impose or request any of the same upon the land, for and on account of the application of the said treated sewage effluent upon the land above described for agricultural irrigation purposes, and Irrigators will fully cooperate with the city in such regard. Irrigators shall at all reasonable times permit City to enter upon lands of Irrigators, Inc. for purposes of inspection and/or sampling, including sampling of monitoring wells, and such other test and analyses purposes as may be required or appropriate.

F. The privilege to withdraw effluent from the City wastewater treatment facility as provided herein shall be deemed non transferable without approval of the City of Mitchell.

G. The State Of South Dakota DENR has incorporated “Best Management Practices” for the irrigation facilities at Mitchell as part of the “Surface Water Discharge Permit”. Irrigators shall be required to follow these best management practices as part of this contract.

H. This agreement may be amended or terminated, at any time, by act of the City Council (Resolution). Such amendment or termination to take effect 30 days after publication of said resolution.

I. This agreement may be terminated by Irrigators at any time.

J. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors or assigns.

By prior agreement, City has previously abandoned in place, or disclaimed in favor of the Irrigators (Reiersons, Inc., Millan Farms Partnership, and Millan Acres LLC, collectively and independently) all right, title and interest of the City in and to the center pivot irrigation systems situated upon property owned by Irrigators. City has also previously abandoned in place to the Irrigators, or disclaimed in favor of the Irrigators as the case may be, all right, title and interest of the City in and to the electric motors and turbine pumps used to transport treated effluent for the purposes of irrigation situated within the irrigation pump station upon City property commonly

identified by the City as pumps numbers 1,2,3 and 4 (the South Line Pumps). City asserts no new claims of any interests relating to the above described items. Irrigators shall continue to be solely responsible for the maintenance and operation of the motors and turbine pumps identified above, including all costs of operation. Irrigators shall, at their expense, continue to cause the electrical service and controls to the said above identified electric motors and pumps to be isolated from any other service, such that the electricity usage and demand charges in respect to the said above identified pumps and motors will be separately metered and separately billed to the Irrigators (Reiersons, Inc., Millan Farms Partnerhsip, and Millan Acres LLC, collectively and independently).

IN WITNESS WHEREOF we have hereunto set our hands this ____ day of April 2023.

REIERSONS, INC.:

By:_____ _____
(Print) (sign)

Title: _____

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared Tom McEntee, who acknowledged himself to be the President of Reiersons, Inc., and that in his official capacity, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

MILLAN ACRES LLC:

By:_____ _____
(Print) (sign)

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared John Millan, who acknowledged himself to be a Member of Millan Acres LLC, and that in his official capacity, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

MILLAN FARMS PARTNERSHIP:

By:_____ _____
(Print) (sign)

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared John Millan, who acknowledged himself to be a Partner of Millan Farms Partnership, and that in his official capacity, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

CITY:

City of Mitchell, South Dakota

_____
Robert B. Everson, Jr., Mayor

Attest:

_____
Michelle Bathke, Finance Officer (seal)

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared Robert B. Everson, Jr. and Michelle Bathke, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Mitchell, a South Dakota municipal corporation, and that in their official capacities, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	N/A		
Agenda Item:	Action to Approve Agreement #A2023-17, Jim River Ridge Farms Irrigation		
Explanation/Background of Agenda Item Requested:	Attached is an agreement for irrigation services from the Wastewater Treatment Lagoons with Jim River Ridge Farms, LLP. The term of the agreement is 20 years commencing January 1, 2023. The agreement is a continuation with the property owner for irrigation purposes. The agreement identifies the parcels to be irrigated. If additional lands are to be irrigated the agreement would need to be amended. The City has no active costs for the irrigation operations. Staff recommends approval of the irrigation agreements as presented.		

This Document Prepared By:
Justin M. Johnson
City Attorney, City of Mitchell
612 North Main Street
Mitchell, SD 57301
(605) 990-7940

AGREEMENT

Whereas, the hereafter named persons or parties have requested permission from the City of Mitchell to withdraw treated effluent from the city sewage treatment plant for purposes of agricultural irrigation, to be applied to the hereafter identified real property, by means of spray irrigation;

The City of Mitchell (City) by these presents does hereby grant to Jim River Ridge Farms, LLP, herein known as "Irrigators", for the term of 20 years commencing on January 1, 2023, and to the extent that treated wastewater effluent is available within the City holding ponds, the privilege to draw treated wastewater from the City sewage treatment facilities for purposes of agricultural irrigation upon the properties described as: NE l/4 35-103-60 (commonly known as pivot site no. 1), the E l/2 of the SW l/4, and the W l/2 of the SE l/4 of Section 36-103-60 (commonly known as pivot site no. 2), the NW l /4 of Section 1-102-60 (commonly known as pivot site no. 3), SW I/4 of Section 1-102-60 (commonly known as pivot site no. 4), and the SE l/4 of Section 35-103-60 (commonly known as Andersen pivot site no. 11), each of which pivot systems is supplied with the irrigation water (treated sewage effluent) by means of the irrigation distribution line commonly known as the "North Line". The privilege to draw treated effluent from the City wastewater facilities and distribute the same upon the above specified lands for irrigation purposes shall be subject to the following conditions:

A. Irrigators shall assume and be responsible for all operating expenses of delivery of water to the respective center pivot irrigation systems for agricultural irrigation purposes, including all expenses of operation, maintenance and repair of the pumping equipment including the valves, motors, and turbine pumps, and distribution lines on the irrigator's land necessary for the delivery of such treated sewage effluent to irrigator's sites. Irrigators shall be responsible to maintain in serviceable condition the irrigation pump site building and the portion of the distribution lines situated upon City property and City shall allow Irrigators reasonable access on to City property for such maintenance.

B. Irrigators shall hold the City harmless of any claims relating to damage to persons or property, including damage to land which may occur on account of the operation of any irrigation system, the operation of any city owned pumping or piping equipment incidental to the conveyance or treated effluent to the irrigation site, and including the application of the city treated sewage effluent to the land.

C. Irrigators shall assume all risks, if any there be, which are or may be associated with the application of treated wastewater effluent to the land. City makes no warranty or representation as to the quantity, quality or suitability of the wastewater for purposes

of agricultural irrigation upon the respective parcels of land. City shall not be obligated to permit withdrawal of effluent to any extent which shall be reasonably expected to harm or damage the land upon which runoff may occur.

D. Irrigators shall have no obligation to withdraw any amount of treated effluent, or dispose of any specified quantity of treated effluent upon the land. Withdrawal of treated effluent and application of the same upon the respective lands for agricultural irrigation purposes shall be in the sole permissive discretion of Irrigators, and Irrigators shall in no event be obligated to withdraw and distribute upon land any treated wastewater effluent.

E. Irrigators will permit the City to perform any inspection or analysis of the irrigation system or other inspection requirements imposed upon the City by the EPA of the United States of America, the DENR of the state of South Dakota. Or any other regulatory entity or agency, which may impose or request any of the same upon the land, for and on account of the application of the said treated sewage effluent upon the land above described for agricultural irrigation purposes, and Irrigators will fully cooperate with the city in such regard. Irrigators shall at all reasonable times permit City to enter upon lands of Irrigators, Inc. for purposes of inspection and/or sampling, including sampling of monitoring wells, and such other test and analyses purposes as may be required or appropriate.

F. The privilege to withdraw effluent from the City wastewater treatment facility as provided herein shall be deemed non transferable without approval of the City of Mitchell.

G. The State Of South Dakota DENR has incorporated “Best Management Practices” for the irrigation facilities at Mitchell as part of the “Surface Water Discharge Permit”. Irrigators shall be required to follow these best management practices as part of this contract.

H. This agreement may be amended or terminated, at any time, by act of the City Council (Resolution). Such amendment or termination to take effect 30 days after publication of said resolution.

I. This agreement may be terminated by Irrigators at any time.

J. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors or assigns.

IN WITNESS WHEREOF we have hereunto set our hands this ____ day of April 2023.

JIM RIVER RIDGE FARMS, LLP:

By:_____ _____
(Print) (sign)

Title: _____

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared Trent Johnson, who acknowledged himself to be a Member of Jim River Ridge Farms, LLP., and that in his official capacity, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

CITY:

City of Mitchell, South Dakota

_____
Robert B. Everson, Jr., Mayor

Attest:

_____
Michelle Bathke, Finance Officer (seal)

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

On this _____ day of April, 2023, before me, the undersigned officer, personally appeared Robert B. Everson, Jr. and Michelle Bathke, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Mitchell, a South Dakota municipal corporation, and that in their official capacities, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public – South Dakota
My Commission Expires:_____

(seal)

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council:	
Amount Budgeted in current fiscal year for this item (if applicable):	2024 Budget Item
Agenda Item:	Action to Approve Agreement #A2023-18, West End Bridge Maintenance BIG Grant for Polymer Chip Seal Project #2023-23 with Brosz Engineering
Explanation/Background of Agenda Item Requested:	The City approved applying for a South Dakota Department of Transportation Bridge Preservation Improvement Grant (BIG) at the December 19, 2019 council meeting. The project has been selected for implementation at a 20% local cost share for eligible costs. Proposed improvements include a two-coat polymer chip seal, rust remediation at weld locations on the bridge and steel railings, and other associated improvements. Brosz Engineering has provided a proposal to provide design and bidding engineering services for the project. Brosz Engineering is on the SD DOT's approved engineering list for bridge design and construction services. Staff recommends City Council approval of the attached proposal from Brosz Engineering for an amount not to exceed $49,400 for the services described above.

WORK ORDER/PROPOSAL
FOR PROFESSIONAL SERVICES

TO:	City of Mitchell	**BROSZ PROJECT #:**	TBD
CONTACT:	Joe Schroeder – Public Works Director	**JOB DESCRIPTION:**	Design and Plans Preparation
ADDRESS:	612 N. Main Street		for Structure Preservation
	Mitchell, SD 57301-2620		for Str. No. 18-129-061
OFFICE:	(605) 995-8433	**JOB LOCATION:**	Harmon Drive over Firesteel
CELL:	(605) 770-8714		Creek in Mitchell, South Dakota
EMAIL:	jschroeder@cityofmitchell.org		

BROSZ ENGINEERING WILL PROVIDE THE FOLLOWING SERVICES TO THE CLIENT AS SET FORTH BELOW:

On March 30, 2023; Str. No. 18-129-061 in the City of Mitchell was selected to receive a 2023 BIG Preservation Grant. The structure is located on Harmon Drive over Firesteel Creek.

Scope of Services:

Our scope of services will consist of the following:

1. Perform a deck delamination survey on the top surface of the concrete slab to identify areas where repairs will be required prior to the installation of the new two-coat polymer chip seal overlay.
2. Detail galvanizing repairs at locations of light rust at the weld locations on the bridge and sidewalk railings.
3. Prepare and submit construction plans for review to the SDDOT and the City.
4. Incorporate into the plans any changes that may be requested by the SDDOT or the City.
5. Prepare final construction documents (plans and bidding documents).
6. Assist the City with the required utility notifications and preparation of the utility certificates.
7. Prepare the temporary and permanent construction easement documents.
8. Assist the City with the preparation of the right-of-way certifications.
9. Assist the City to obtain SDDOT letting authorization.
10. Distribute construction documents (plans and bidding documents) to potential bidders and suppliers.
11. Answer questions for potential bidders and suppliers.
12. Attend bid opening.
13. Prepare bid tab.
14. Prepare bid award letter of recommendation.
15. Assist the City to obtain SDDOT concurrence in the bid award.

Compensation:

Based upon the above scope of services, we propose to provide our professional services for a fee based upon direct labor at fixed rates as set forth in the attached "Engineering & Surveying Services – 2023 Hourly Rate Sheet". We estimate the total fee for the above services will no exceed **$49,400.00**, unless there is a change in the scope of services, and we receive authorization to proceed.

Schedule:

The estimated bid letting date will be in July/August 2024 with construction occurring in either the fall of 2024 or in 2025.

This work order/proposal incorporates and includes Brosz's Hourly Rate Sheet and the attached General Conditions.

If this work order/proposal is acceptable to you, please complete the acceptance & authority below and return a copy as your notice for us to proceed. If you should have any questions, or need additional information, please feel free to contact me at 605-347-2722.

ACCEPTANCE & AUTHORITY:

ACCEPTED:		**ACCEPTED:**	Brosz Engineering, Inc.
SIGNATURE:		**SIGNATURE:**	
PRINTED:		**PRINTED:**	Douglas J. Wessel, PE
TITLE:		**TITLE:**	Project Manager
DATE:		**DATE:**	05/02/2023

General Conditions

Total Agreement: This Agreement (consisting of the Work Order/Proposal for Professional Engineering Services, these General Conditions, and any expressly incorporated attachments), constitutes the entire Agreement between the Client and Brosz Engineering, Inc. (Brosz) and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

General Considerations:

A. The standard of care for all services performed or furnished by Brosz under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Brosz makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Brosz. Subject to the foregoing standard of care, Brosz and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

B. Brosz shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Contractor, or the safety precautions and programs incident thereto for security or safety at the Project site, nor for any failure of a Contractor to comply with laws and regulations applicable to such Contractor's furnishing and performing of its work. Brosz shall not be responsible for the acts or omissions of any Contractor.

C. Any opinions of probable construction cost provided by Brosz are to be made on the basis of experience and general familiarity with the construction industry. However, because Brosz has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Brosz cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Brosz.

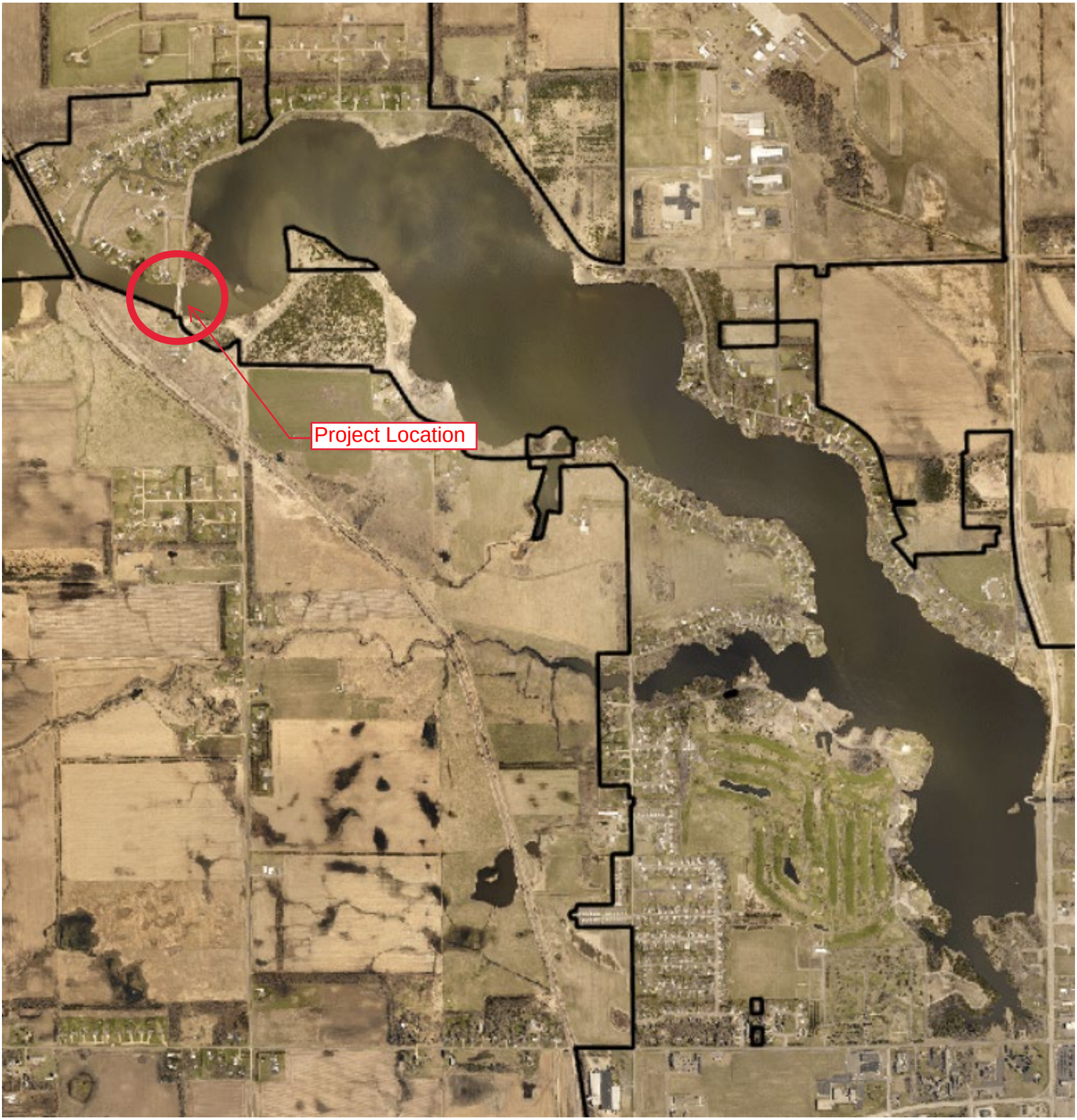
D. To the fullest extent permitted by law, Client and Brosz (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Brosz's total liability to Client under this Agreement shall be limited to $100,000 or the total amount of compensation received by Engineer, whichever is less.

E. This Agreement is to be governed by the law of the state in which the Project is located.

Payment Procedures: Invoices shall be prepared in accordance with Brosz's standard invoicing practices and will be submitted to the Client on a monthly basis. Invoices are due and payable within 30 days of receipt. If Client fails to make any payment due within 30 days after receipt of invoice, the amount due will be increased at the rate of 18% per annum on the unpaid balance.

Termination: The obligation to continue performance under this Agreement may be terminated for convenience by the Client effective upon Brosz's receipt of written notice from Client, or for cause by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Upon termination, Brosz will be entitled to invoice Client and to receive full payment for services performed or furnished in accordance with this Agreement incurred through the effective date of termination.

Severability: In the event any provision of these General Conditions, in whole or in part, is held invalid or unenforceable under applicable law, the General Conditions shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.


Project Location

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council: Action to Approve Agreement #A2023-19 for VirTower at the Mitchell Municipal Airport

Amount Budgeted in current fiscal year for this item (if applicable): 0

Agenda Item: Action to Approve Agreement #A2023-19, VirTower at Mitchell Municipal Airport

Explanation/Background of Agenda Item Requested:

The FAA has been in the process of reviewing the City's Airport Layout Plan (ALP) which was developed by Helms and Associates. A major portion of that plan is the future of Runway 18/36. Runway 18/36 is the north/south runway and is considered the secondary runway due to our areas prevailing winds. During the review of the ALP the FAA has stated they are interested in decoupling the runways, reducing the length of Runway 18/36 from 5,500 feet to 3,600 feet and reducing the width from 100 feet to 75 feet. The FAA is justifying the shortened length and width stating that the Airport is not meeting the requirement of 500 operations per year on 18/36. City staff is concerned regarding shortening Runway 18/36 because it will limit larger aircraft to one runway. The airport does have a significant increase in larger aircraft during pheasant season and other times throughout the year. The Airport Manager Mike Scherschlight has detailed the situation and concerns in his Airport Report for April that is included in the agenda packet.

Incoming and outgoing flights are not tracked at the airport. VirTower is a data collection option to track incoming and outgoing flights. It is capable of tracking takeoff and landing times, runway location, registration and aircraft type. VirTower has justified requested improvements throughout the country along with Brookings, SD. This system will allow us to have the exact information we need to make decisions based off data and not assumptions. The service is a flat fee of $6,000 per year with installation and setup included.

Staff recommends City Council approval to move forward with VirTower at a yearly fee of $6,000. Staff will reevaluate the program after one year and will either terminate or bring forward a recommendation to continue.

City of Mitchell | **Airport**
612 North Main Street | Mitchell, SD 57301

Mitchell
SOUTH DAKOTA
Outside expectations

Airport Report April 2023

Snow removal operations have concluded for the year. Preparations are underway for all turf maintenance operations. The lease/mowing tractor will be available mid May. Airfield lighting repairs , runway inspections and winter weather advisories were maintained throughout the month. All equipment received regular scheduled maintenance and repairs. We are currently getting quotes for a replacement boiler for the SRE building . We will need to move on this , as the building is without heat. Work will need to be completed this summer.

The Mitchell Airport is truly at a turning point. And this could very well be the point of no return. The FAA provides funding based on runway operations. According to the limited information they currently have, Mitchell is not meeting the requirement of 500 operations on 18/36 to keep the 5300' we have. The impact of shortening the length of runway 18-36 is nothing short of a step backwards. One of the great benefits that the Mitchell Airport has been able to provide is reasonably adequate runway lengths for a wide range of aircraft under typical wind/weather patterns. If 18-36 is shortened to 3600' a fair amount of traffic would be limited to one runway regardless. The direct effect of this is unknown , but could eventually make an impact on larger aircraft planning trips to Mitchell. The minimal benefits perceived by the FAA in initial reconstruction and typical maintenance savings do not outweigh the benefits of the current 5300'. Many airports have been forced to shorten their runways do to lack of space after the new de-coupling requirement was presented to them. Early projections indicate that we will be able to return to the original airbase configuration and still have adequate room for 5000-5500' . If you tour the airport during the opening weekends of pheasant hunting you will see a large number of jets and larger turbine aircraft. All of those aircraft were able to use either runway for landing and departures. It would really put the airport in kind of a precarious , maybe dangerous situation.

A new technology (VirTower) has recently become available for tracking airport arrivals and departures. This technology is a combination of minimal ground based equipment with 2 small GPS antennas and a small piece of equipment (VTAS-sensor) with internet connection . The equipment works by monitoring signals generated from the aircraft's ASD-B transponder. This transponder provides additional aircraft type and positioning information including GPS coordinates. You are then granted permissions to log onto the VirTower master server to not only track real time airport activity , but also provide hard copy records of numbers and types of aircraft using the airport , including which runways were used and when. These systems are being used at over 100 locations now to provide total airport operational activity , which can then be used to help justify/approve projects under FAA guidelines. This information would provide accurate information on operation numbers and type for each runway. The cost of the equipment and necessary permissions is $6,000 annually. We would not necessarily need the equipment beyond one year , and could terminate at 12 months. There are no long term requirements. We would like to install the equipment ASAP for 12 months and obtain accurate records of total aircraft operations . This would answer any questions moving forward regarding operations. It may not give us the numbers we hope for , but we would have information that we currently do not have. This will help develop our ALP and general long term planning. This system is helping airports across the country obtain grants from the FAA by providing accurate , verifiable data. This system is currently installed in Brookings SD with positive results .

virtower™

AIRPORT OPERATIONS TRACKING SYSTEM

General Aviation Airports | 2023

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virtower™

AIRPORT OPERATIONS TRACKING SYSTEM

Virtower provides key operational parameters for general aviation airports at a price that cannot be matched by competitors. 24/7 Data collection of Landings, Take Offs and Pavement Utilization in the one low cost platform.

Providing live operational data along with historic information for Operations, Security, Billing and Noise Abatement.

Key Features

- Easily deployable sensors grab ADS-B Signals direct from aircraft and display data within 1 second.
- Track aircraft movements such as Landing, Taxiing, Justification of Critical Aircraft.
- Display live activity in your Airport Operations Center
- Verify landing reports from FBO's
- Investigate Noise Complaints in Seconds
- Track ADS-B Equipped ground vehicles across all airport surfaces
- Compatible with PLANEPASS from Vector Airport Systems

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PRIOR FIELD REGIONAL AIRPORT

virtower™

AIRPORT OPERATIONS TRACKING SYSTEM

Critical Aircraft and Design Groups

Virtower provides granular data on aircraft utilizing the runways and taxiways. This data is routinely used in master plan updates and project justification to state and federal authorities. In a recent survey ⅓ of Virtower airports that responded stated that they have used Virtower data to justify projects. Another ⅕ said that they discovered that they fit into a higher design group than currently allotted.

Recording every take off and landing on every surface with times, registration, aircraft type and design groups takes the guess work out of justifying projects.

- **Self Report Verification**
- Situational Awareness
- Scheduling research

No more formulas or assumptions. The Virtower system has provided our airport and community invaluable live data allowing us a better understanding of the true number of operations that are occurring at our airport. This data is critical for our planning as well as funding purposes.

In our case, using the Virtower system we are able to gather specific data on the tremendous demand flight training has had on our operations such as the number of touch and goes, flight dispatch trends, and the ability to address noise complaints with real hard data.

In 26 years of Airport Management at a non-towered airport, I have never had this much information at my fingertips.

Chad Gehrke
Airport Director
Murfreesboro Municipal Airport MBT

MURFREESBORO MUNICIPAL AIRPORT

© 2023 Virtower LLC | 13721 Jetport Co[illegible]kwy Suite 2, Fort Myers FL 33913

virtower™

AIRPORT OPERATIONS TRACKING SYSTEM

Airfield Inspections & Movements

Safety during Part 139 inspections and other vehicle activities are enhanced with Virtower on board operations vehicles. Having a live map to monitor aircraft in the movement and non-movement areas provides greater safety and a visual reference to airport operations.

With Virtower on board, operations staff can also conduct ramp checks to verify the arrival of aircraft and the duration of their current stay so far.

Current users include:

- Operations
- Maintenance
- Snow Plows
- ARFF
- Police
- FAA Tech's

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PUNTA GORDA AIRPORT

virtower™

AIRPORT OPERATIONS TRACKING SYSTEM

Planning & Part 150 Studies

Recording every movement from runway, taxiway, gate and parking provides a huge amount of data for airports to determine the current utilization of surfaces and what issues can be addressed during a master plan update. Granular data of aircraft types using surfaces is just the evidence needed to help justify capital improvements.

Pavement wear and condition data can be compared directly with the specific aircraft movements on the surface to help determine locations where refurbishment is likely needed.

Having flight tracks available to show the flow of aircraft coming and going from the airport provides immense value when a Part 150 study is underway. No need to wait on a feed from a third-party provider. Virtower has all the tracks saved for up to three years.

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Lauren Scott, A.A.E., ACE
Senior Manager of Aviation Planning
Jacksonville Aviation Authority

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ED Rose
Airport Director
Sedona-Oak Creek Airport Authority SEZ

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CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Justin Johnson
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	n/a		
Agenda Item:	Hearing and Action to Approve Resolution #R2023-32, Creating Tax Increment District 30 and Approving the Project Plan		

Explanation/Background of Agenda Item Requested:

This proposed TIF District #30 relates to the Sharpstone Deuce Addition located at the intersection of North Ohlman Street and Sharpstone Drive. Sharpestone Deuce LLC is the developer for the project. The general concept of the TIF is to provide new affordable housing units and help cover the costs of the public infrastructure items to keep the new homes in the affordable housing price range. The project plan identifies the TIF as economic development/affordable housing and the state has provided preliminary approval.

After receiving initial application materials, the TIF Review Committee met to determine if the project plan included all the information required by law and ordinance. After all revisions, the project plan does now appear to meet all requirements of state and local law. The Planning Commission met and held a hearing on the matter on May 8, 2023. The commission voted in favor of setting the boundaries described in the project plan and recommended adoption of the project plan.

This TIF would function the same as the last few City TIFs where debt is not issued against the TIF. The city passes on the increment to the developer as the increment is generated. This means that any risk that the TIF does not generate the anticipated funds falls on the recipient, not the City, and that the TIF requested dollars will not count as constitutional debt against the City.

Project funds are classified as grants which the developer may use to offset eligible project costs as described in the Project Plan. Planning Commission minutes are included for council reference. All required findings and statements to create and approve of TIF 30 are contained within the resolution.

RESOLUTION R2023-32

A RESOLUTION PROVIDING FOR THE CREATION OF CITY OF MITCHELL TAX INCREMENTAL DISTRICT NUMBER THIRTY

WHEREAS, the City of Mitchell has the power, pursuant to SDCL 11-9-2, to create Tax Incremental District Number Thirty (TID 30) and to define the district's boundaries; and

WHEREAS notice of the hearing before the city planning commission was provided pursuant to SDCL 11-9-3; and

WHEREAS, the City of Mitchell Planning Commission held a hearing on May 8, 2023 at which any interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a tax incremental district; and

WHEREAS the City of Mitchell Planning Commission after said hearing has recommended the proposed plan for Tax Incremental District Number Thirty and has recommended its creation, setting the boundaries as listed in the project plan, and recommending adoption of the project plan.

THEREFORE, IT IS HEREBY RESOLVED:

1. Pursuant to SDCL 11-9-5, there is hereby created, as of May 15, 2023, the City of Mitchell Tax Incremental District Number Thirty (TID 30). TID 30 is legally described as follows:

   Lots 1 through 13 and Lot A of Sharpstone Deuce Addition, in the W 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 9, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, subject to easements, restrictions and reservations of record.

   with a map showing said boundaries included in the Project Plan presented to Council on May 15, 2023.

2. A hearing by the City of Mitchell Planning Commission concerning the creation and boundaries of TID 30 was held on May 8, 2023.

3. The City Council, in consideration of the project plan, other documentary evidence, and testimony, hereby makes the following findings:
   a. Pursuant to SDCL 11-9-8, not less than fifty percent (50%) by area of the real property within the proposed tax increment district will stimulate and develop the general economic welfare and prosperity of the City of Mitchell and State of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources;
   b. Further pursuant to SDCL 11-9-8, the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 30;
   c. Pursuant to SDCL 11-9-13, the project plan for TID 30 includes information satisfying each of the 5 requirements contained therein;

d. Pursuant to SDCL 11-9-16, the project plan for TID 30 includes information satisfying each of the 6 requirements contained therein; and
e. The plan is feasible and in conformity with the master plan of the City.
f. The aggregate assessed value of the taxable property in the District, plus all other tax incremental districts does not exceed ten (10%) percent of the total assessed valuation of the City.
g. TID 30 will be designated as an Annual Appropriations TIF to ensure that it does NOT count against constitutional debt.

4. Based on the findings in Section 3 above, the City hereby approves and adopts the project plan and the proposed boundaries as recommended by the City of Mitchell Planning Commission.

5. The City hereby directs the City of Mitchell Finance Officer to take such action as is deemed necessary to accomplish SDCL 11-9-20.

6. There is hereby created, pursuant to SDCL 11-9-31, the Tax Incremental District Number Thirty Fund (TID 30 Fund).

7. All tax increments collected pursuant to TID 30 shall be deposited into the TID 30 Fund.

8. All funds in the TID 30 Fund shall be used solely for the purposes expressly stated and reasonably inferred in SDCL 11-9.

9. The City finds that the aggregate assessed value of the taxable property in the district plus the tax incremental base of all other existing districts does not exceed ten percent of the total assessed value of taxable property in the municipality.

10. The project plan is on file with the City of Mitchell Finance Officer.

11. A Developer's Agreement consistent with the provisions of this Resolution and the Project Plan shall be approved by separate action of the City Council.

Adopted by the Mitchell, South Dakota City Council in regular session this ____ day of May, 2023, with:

____ votes cast in favor of adoption,
____ votes cast against adoption, and
____ votes abstaining.

_____
Robert B. Everson, Jr., Mayor

Attest:

_____
Michelle Bathke, City Finance Officer

(seal)

TAX INCREMENTAL DISTRICT NUMBER 30
CITY OF MITCHELL
TAX INCREMENTAL
PROJECT PLAN

Mitchell TIF District 30 Boundary Map

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INTRODUCTION AND PURPOSE

The purpose of this Plan, to be implemented by the City of Mitchell, Davison County, South Dakota, is to satisfy the requirements for a Tax Incremental District Plan Number 30, City of Mitchell, Davison County as specified in SDCL Chapter 11-9. There are 11 mandated requirements of the Plan, each to be addressed in this Plan. The principal purpose of the Plan is to define eligible property and to define a Tax Increment Plan for funding eligible activities in an eligible area of the city.

This Plan was prepared for adoption by the City Planning Commission and the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of Affordable Housing through a single-family affordable housing residential development project (the "Project"). The Project shall consist of one (1) Phase. The proposed TIF boundaries consist of approximately three (3) acres. Within the TIF boundaries, a total of thirteen (13) lots will be developed into affordable single-family houses. All houses built within the TIF District boundaries shall have an original selling price at or below the first-time homebuyer's purchase price limit being used by the South Dakota Housing Development Authority at the time of sale or completion of initial construction (which, at the time of the drafting of this Project Plan for Mitchell, Davison County, South Dakota is $340,000 for a single-family residence, whether single residence or a portion (unit) of a twin home). The intent of the Project is to create new, affordable homeownership opportunities for the City of Mitchell, South Dakota community.

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development to provide Affordable Housing and to promote economic development throughout the TIF District and the City of Mitchell.

Development in the area is anticipated to occur in the near future, with the potential for tax increment financing to provide the impetus and means to undertake this development at a faster pace than might occur otherwise.

The area is known as Sharpstone Subdivision, consisting of thirteen (13) undeveloped lots. The undeveloped lots located within the TIF boundaries are owned and being developed by Sharpestone Deuce LLC, a South Dakota limited liability company whose members are Caleb Koerner, Jesse Koerner, and Levi Koerner ("Developer"). The Developer plans to develop the thirteen (13) lots into an affordable housing project.

GENERAL DEFINITIONS AS USED IN THIS PLAN

The following terms found in this Plan have the following meanings:

"Base" or "Tax Incremental Base" means the aggregate assessed value of all taxable property located within a Tax Incremental District on the date the district is created, as determined by SDCL § 11-9-20.

"Blighted" means property that meets any of the following criteria:

Any area, including slum area, in which the structures, buildings, or improvements, by reason of:

(1) dilapidation, age, or obsolescence;

(2) inadequate provisions for ventilation, light, air, sanitation, or open spaces;

(3) high density of population and overcrowding;

(4) the existence of conditions which endanger life or property by fire and other causes; or

(5) any combination of such factors;

are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare, is a blighted area[1]; or

Any area which by reason of:

(1) the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(2) predominance of defective or inadequate street layouts;

(3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(4) unsanitary or unsafe conditions;

(5) deterioration of site or other improvements;

(6) diversity of ownership, tax, or special assessment delinquency exceeding the fair value of the land;

(7) defective or unusual conditions of title;

(8) the existence of conditions which endanger life or property by fire and other causes; or

(9) any combination of such factors;

substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, is a blighted area [2]; or

Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of a municipality, is a blighted area.[3]

"City of Mitchell" means Mitchell, South Dakota.

"Department of Revenue" means the South Dakota Department of Revenue.

"Developer" means Sharpestone Deuce LLC, a South Dakota limited liability company .

"Developer's Agreement" means the agreement between Sharpestone Deuce LLC and the City of Mitchell concerning this Tax Incremental District.

"District" means the Tax Incremental District.

"Economic Development" means all powers expressly granted and reasonably inferred pursuant to SDCL §9-54.

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[1] SDCL § 11-9-9
[2] SDCL § 11-9-10
[3] SDCL § 11-9-11

"Fiscal year" means that fiscal year of City of Mitchell.

"Generally Applicable Taxes" shall have the same meaning as set forth in 26 CFR § 1.141-4(e).

"Governing body" means City of Mitchell City Council.

"Grant" means the transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality;

"Infrastructure Improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, for the benefit of or for the protection of the health, welfare, or safety of the public generally.

"Municipality" means any incorporated city or county in this state.

"Owner" means Sharpestone Deuce LLC, a South Dakota limited liability company.

"Planning Commission" means City of Mitchell Planning Commission.

"Plan" means this Project Plan.

"Project Costs" means any expenditure or monetary obligations by Developer, whether made, estimated to be made, incurred or estimated to be incurred, which are listed as Project Costs herein will include any costs incidental thereto but diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by Developer in connection with the implementation of this Plan.

"Project Plan" means properly approved Plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto as recommended pursuant to SDCL § 11-9-13.

"Public Works" means the Infrastructure Improvements, the acquisition by purchase or condemnation of real and personal property within the Tax Incremental District and the sale, lease, or other disposition of such property to private individuals, partnerships, corporations, or other entities at a price less than the cost of such acquisition which benefit or further the health, safety, welfare and economic development of the City and Project Costs.

"Taxable Property" means all real taxable property located in a Tax Incremental District.

"Tax Incremental District" means a contiguous geographic area within a City and/or County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #30.

"Tax Increment Valuation" is the total value of the Tax Incremental District minus the tax incremental base pursuant to § 11-9-19.

"Tax Increment Law" means South Dakota Codified Laws Chapter 11-9.

PROPERTY WITHIN THE TAX INCREMENT DISTRICT

Lots 1 through 13 and Lot A of Sharpstone Deuce Addition, in the W 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 9, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, subject to easements, restrictions and reservations of record.

The area making up Tax Increment District #30 is shown on the Boundary Map attached to the following page.

CREATION OF CITY OF MITCHELL TID NUMBER 30

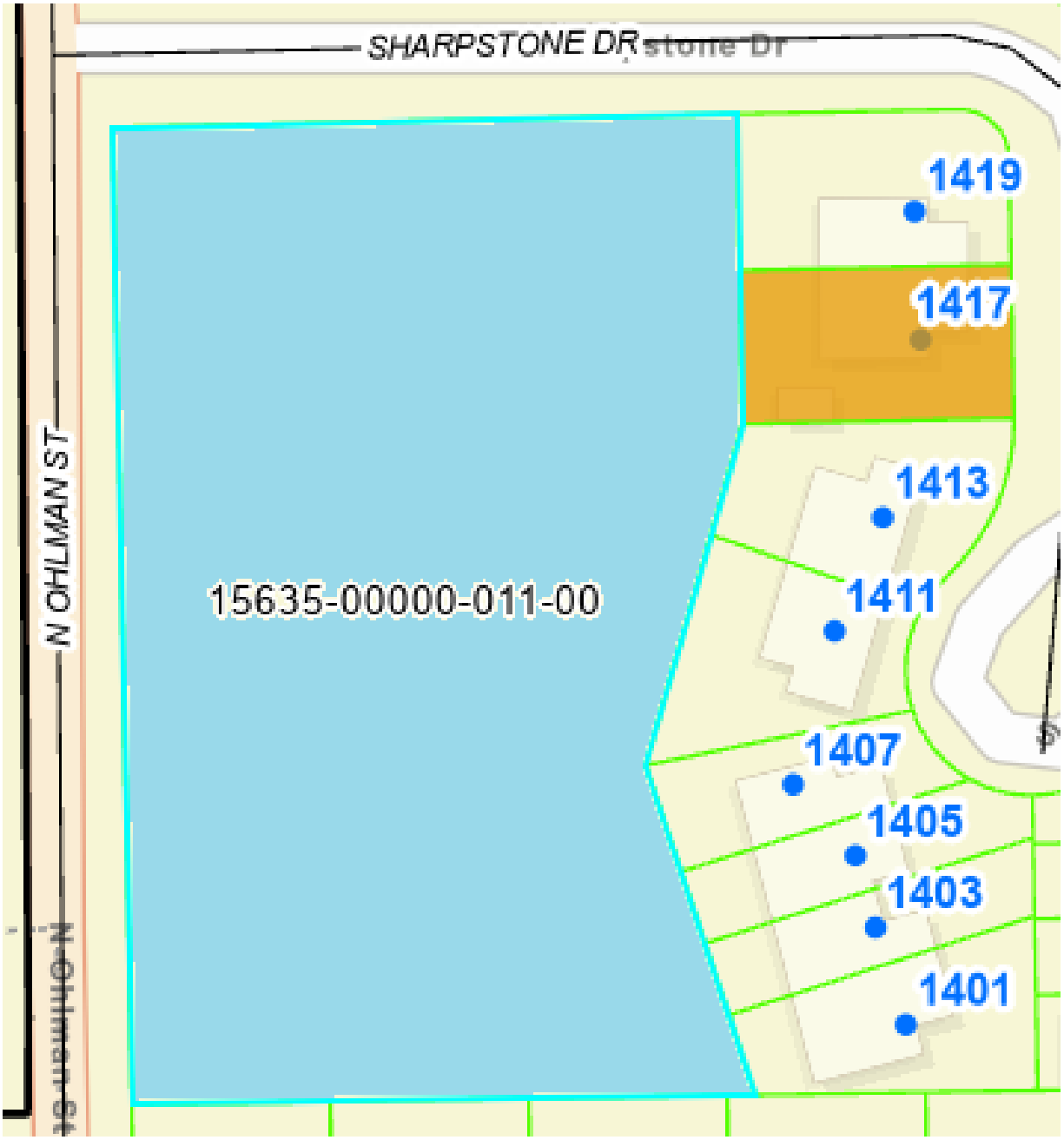
Developer desires to create a Tax Incremental Financing District ("TID") to assist in the construction of public infrastructure and other TID eligible expenses on land located within the corporate limits of the City of Mitchell, Davison County, South Dakota. As presented by the Developer, the TID will consist of one phase as follows:

> Site preparation, street, curb and gutter, drainage and other TID-eligible expenses for the Affordable Housing Project proposed for the TID area.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Figure 1. TID 30 Boundary

Mitchell TIF District 30 Boundary Map



The TIF area is to be composed of the area highlighted in cyan depicted above.

LISTING OF KIND, NUMBER, LOCATION AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS[4]

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred by the Developer. The Project Costs may, by South Dakota law, include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto, diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City.

The City is working to develop an economic and competitive base to benefit the City and the state as a whole. All project costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The project constitutes an Affordable Housing Project and is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The Developer or its assignee shall enter into all contracts in accordance with South Dakota law.

A combination of private financing and tax increment financing will assist progress toward the following additional objectives:

- To address and remedy conditions in the area that impair or arrest the sound growth ofthe City;
- To implement the Comprehensive Plan and its relatedelement;
- To redevelop and rehabilitate the area in a manner which is compatible with and complementary to unique circumstances in the area;
- To effectively utilize undeveloped and underdeveloped land;
- To improve pedestrian, bicycle, vehicular, and transit-related circulation andsafety;
- To ultimately contribute to increased revenues for all taxingentities;
- To encourage the voluntary construction of residential homes, improvements, and conditions;
- To watch for market and/or project opportunities to promote economic development, and when such opportunities exist, to take action within the financial, legal and political limits of the City to acquire land, pursue redevelopment, improvement and construction projects; and
- To improve areas that are likely to significantly enhance the value of substantially all property in the district.

TAXABLE VALUE OF CITY OF MITCHELL

State law requires that tax increment districts cannot exceed ten percent of the taxable value of any municipality. The taxable value for the City of Mitchell is approximately $1,219,928,179 pending certification from the South Dakota Department of Revenue. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalization's records is $55,610.

[4] SDCL §11-9-16(1)

South Dakota Codified Law 11-9-7 provides that in order to implement the provisions of this chapter (the TIF statute), the resolution required by §11-9-5 shall contain a finding that the aggregate assessed value of the taxable property in the district plus the **tax incremental base of all other existing districts does not exceed ten percent** of the total assessed value of taxable property in the municipality.

Total base value of active TIF Districts in the City of Mitchell, South Dakota is as follows:

TIF #	Certified Base Value State of South Dakota Department of Revenue City of Mitchell
7	$265,415
8	$6,002,565
9	$50,400
14	$37,850
16	$5,005,495
19	$13,370
20	$151,890
21	$142,235
23	$3,004,275
24	$612,635
26	0
27	$1,002,685
28	$2,119,490
29	$397,815
30	$55,610
Total Base Value(s)	$18,861,730

The total value of all active TIF districts in the City of Mitchell is less than ten percent (10%) of total taxable value in the City. Using the estimates provided, with TIF #30 included, the total Tax Increment Districts combined is less than 2% when compared to the 2022 Taxable Valuation.

Kind, Number, Location and Detailed Costs of Public Works and Improvements. SDCL §11-9-13(1).

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs may, in any TIF, include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental

thereto.

The City is working to develop an economic and competitive base to benefit the City and the State of South Dakota as a whole, to include additional affordable housing. All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The Project constitutes affordable housing which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The Developer/City shall enter into all contracts in accordance with South Dakota law.

A combination of private financing and tax increment financing will assist progress toward the overall objectives of future development of the City of Mitchell. The Project is part of the overall mission of the City of Mitchell, which includes:

- To recruit new business(s) to the City of Mitchell
- To retain and expand existing business(s) within the City of Mitchell
- To address and remedy conditions in the area that impair or arrest the sound growth of City of Mitchell;
- To develop, redevelop and rehabilitate the area in a manner which is compatible with and
- complementary to unique circumstances in the area;
- To effectively utilize undeveloped and underdeveloped land;
- To ultimately contribute to increased revenues for all taxing entities;
- To improve areas that are likely to significantly enhance the value of substantially all property in the district.

The Affordable Housing Project will help in addressing all of the above.

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Costs of Public Works or Improvements

In accordance with SDCL § 11-9-14 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

The following are listed as estimated costs of the Project.

Kind of Project	Location[1]	Amount	Reference[2]
Capital Costs (Street, Water & Sewer) (Cleaning & grading of land & associated costs)	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District		11-9-15(8)
Eligible Project Costs		$1,002,469	

[1] District shall mean the Tax Increment District.

[2] SDCL §11 -9-15

(1)) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixture s; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3)) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6)) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

All of the above are estimates of the costs involved in the project, and the actual total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only estimated costs, the total authorized TID costs of $1,002,469 is the controlling value with respect to authorized TID Project Costs, rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements. The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by

monetary obligation. Developer reserves the right to be reimbursed for any expenses and advances made by the Developer for the TIF project from TIF funds, so long as the total amount of funds advanced for the TIF District do not exceed $1,002,469.

*Costs incurred may be allocated and may be completed in any order.

Expenditures Exceeding Estimated Cost

Any expenditures which in sum would exceed the total amount of the TID amount of $1,002,469 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

If the expenditures within the Plan are increased in excess of the total above, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

If the Project Costs are not provided for in the original plan, the governing body would be required to amend the plan which requires the South Dakota Department of Revenue to re-determine the tax increment base when additional Project Costs are added to a plan. SDCL §11-9-23.

Developer's Agreement

The City of Mitchell will enter into a Contract for Private Development with the Developer with the following as the guidelines for the Agreement:

Financing Terms:

- Amount. The total amount of the TIF will not exceed $1,002,469.
- Interest Rate. There may be no interest rate associated with this TIF.
- Length. The TIF will not exceed 20 calendar years from the year of creation.
- Expiration. The TIF will expire at the end of 20 years or when the $1,002,469 has been paid out in tax payment to the Developer from the taxes generated within the District, whichever comes first. Should there be a balance on the TIF note at the end of year 20, the TIF will still expire.

Legal Terms:

- Should the State of South Dakota not classify the TIF as Affordable Housing or Economic Development, the TIF will not be finalized and will cease to exist.
- Any owners of real property located within the TIF District will waive their right to the discretionary tax abatement program authorized and in effect for Mitchell, Davison County, South Dakota.

Conditions of the Developer Agreement relating to Constitutional Debt:

> The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Contract for Private Development that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further

understood that the amount of $1,002,469 will be the maximum amount the City will ever pass on acting as a conduit for TIF #30 for eligible project costs, including any and all interest which may apply.

All TIF revenue will be passed onto the Developer as a grant until the full amount has been paid or 20 years from the year of creation, whichever happens first. The payment of tax increment funds under this Agreement is a grant under SDCL Chapter 11-9 (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of the Developer Agreement. The City will grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the purchase and construction of the Project involving eligible project costs, the Developer shall certify to the City's Finance Officer the eligible project costs in sufficient detail to determine that payment of grant funds is solely for eligible project costs. The Developer shall provide contractor/ supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of eligible project costs, the City shall pass-through all available tax increment fund revenues not to exceed $1,002,469 in a manner consistent with this section.

Given that the exclusive funding mechanism for this TID is the grant pass-through of positive tax increment from the TIF Fund, that no tax increment bonds will be issued in relation to this TID, and that the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that have not accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TID receipted into the TIF Fund on an annual basis during the City's then current fiscal year, as may be required. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to purchase the real property and to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financial detrimental to future improvements on said property.

If at any time during the term of this Agreement, (i) the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, and (ii) if the TID is eligible to be terminated pursuant to SDCL 11-9-46, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City, if both (i) and (ii) occur.

Developer Terms:

- Sharpestone Deuce LLC will act as the Developer and all TIF proceeds will flow to Sharpestone Deuce LLC according to the terms of the Developer's Agreement.
- Developer will certify the costs to the City for reimbursement.
- Developer shall submit a report to the City no later than November 15 of each calendar year on a form provided by the City.
- In Developer's deed to an initial owner, Developer shall include a covenant that the property be "owner-occupied" for a period of 2 year from the time of the initial sale. However, in the event Developer holds one or more "developed" lots with completed single family dwellings that have not sold within three (3) months of completion of construction, Developer reserves the right to rent such a property as a single family dwelling with the rental amount to be at or below the calculated rent for the State of South Dakota 80% area median income being utilized by the South Dakota Housing Development Authority at the time such rental

agreement is entered into.

- In the event that a home is constructed which exceeds the affordable housing value criteria, whether by developer or an initial buyer, Developer shall be ineligible to collect further TIF proceeds.

Detailed List of Estimated Project Costs

Attached as Schedule 1 is a detailed list of estimated Project Costs as per SDCL § 11-9-13(3). No expenditure for Project Costs is provided for more than five years after the District is created.

Feasibility Study

An economic feasibility study per SDCL § 11-9-13(2) is attached as Schedule 2.

Economic Development Study

Not less than 50% of the area within the proposed district will stimulate and develop the general economic welfare and prosperity of the state through commercial, manufacturing, agricultural development and affordable housing as evidenced by the Economic Development Study attached as Schedule 3.

Fiscal Impact Statement

Attached as Schedule 4 is a Fiscal Impact Statement showing the impact of the Tax Increment District, until and after the bonds are repaid, upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

Method of Financing. Timing of Costs and Monetary Obligations

The payment of Project Costs is anticipated to be made by the City to Developer from the special fund of the Tax Incremental District. SDCL § 11-9-13(5). Pursuant to the Developer's Agreement, the City will pay to the Developer all available positive tax increment funds it receives from the District.

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #30 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed $1,002,469 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement

Duration of Tax Incremental Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the City, the

extinguishment of bonds and the monetary obligation except that the Plan duration **shall not exceed 20 calendar years** of revenue from the date of creation of the District.

Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The site will generate taxes to the local jurisdictions at or above the assessed value of the Base. All taxing districts shall receive that base which will be the value set for 2022 taxes payable in 2023. The tax increment will be available to the taxing jurisdictions at or before twenty (20) years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

Conditions Map, Improvements Map, Zoning Change Map

The Conditions Map, SDCL § 11-9-16(1), is included as Attachment 1.

The Improvements Map, SDCL § 11-9-16(2), is included as Attachment 2.

The Zoning Change Map, SDCL § 11-9-16(3), is included as Attachment 3.

Changes to the City of Mitchell Comprehensive/Master Plan/Map, Building Codes & County Ordinances per SDCL § 11-9-16(4)

The City will not have to rezone the real property located within the TIF boundaries, as it is zoned as Sharpestone Planned Development District.

List of Estimated Non-Project Costs

The following is a list of the Non-Project Costs per SDCL § 11-9-16(5). All costs are listed as taxable value; actual non-project costs will exceed the following amounts.

Item	Amount
Single-family residential homes – tax-assessed values	$4,076,400
TOTAL	$4,076,400

Statement of Displacement and Relocation Plan

No residents or families will be displaced by the Project. SDCL § 11-9-16(6)

Performance Bond Surety Bond or other Guaranty

As security for its fulfillment of the agreement with the governing body, a purchaser or lessee of redevelopment property may furnish a performance bond, with such surety and in such form and amount as the governing body may approve or make such other guaranty as the governing body may deem necessary in the public interest. This additional security may be provided for in a Developer's Agreement.

LIST OF SCHEDULES

SCHEDULE 1 Detail of Project Costs
SCHEDULE 2 Economic Feasibility Study
SCHEDULE 3 Economic Development Study
SCHEDULE 4 Fiscal Impact Statement
SCHEDULE 5 Estimated Captured Taxable Values

LIST OF ATTACHMENTS

Attachment 1. Legal Description of Real Property

Attachment 2. Map of Real Property/Improvement

Attachment 3. List of Proposed Changes in Zoning Ordinances

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SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

Kind of Project Cost	Number of Projects	Location[5]	Amount	Reference[6]
Capital Costs		District	$0	11-9-14(1)
Financing Costs		District	$0	11-9-14(2)
Real Property Assembly		District	$0	11-9-14(3)
Professional Fees		District	$0	11-9-14(4)
Administrative Costs		District	$0	11-9-14(5)
Relocation Costs		District	$0	11-9-14(6)
Organizational Costs		District	$0	11-9-14(7)
Discretionary Costs and Grants	1	District	$1,002,469	11-9-14(8)
Eligible Project Costs			$1,002,469	

[5] District shall mean the Tax Increment District.

[6] SDCL §11-9-14

(1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

SDCL 11-9-15

SHARPSTONE VILLA'S DEVELOPMENT COST 4-4-23

	TOTAL COST	NON PROJECT COSTS	PROJECT COSTS
LAND	$ 150,000.00		$ 150,000.00
ARCHITECT/ENGINEERING	$ 45,000.00		$ 45,000.00
PROFESSIONAL FEES	$ 25,000.00		$ 25,000.00
DEVELOPER FEES	$ 15,000.00	$ 15,000.00	
SURVEYING	$ 6,000.00		$ 6,000.00
PERMITS	$ 11,050.00		$ 11,050.00
SITE WORK/UTILITIES	$ 536,134.00		$ 536,134.00
BUILDERS RISK INSURANCE	$ 45,000.00	$ 45,000.00	
BUILDING MATERIALS	$ 1,454,007.10	$ 1,454,007.10	
CABINETS AND TOPS	$ 157,300.00	$ 157,300.00	
INSULATION	$ 58,500.00	$ 58,500.00	
CARPENTRY LABOR	$ 753,749.10	$ 753,749.10	
GARAGE DOORS	$ 46,800.00	$ 46,800.00	
BATHROOMS	$ 63,544.00	$ 63,544.00	
EXCAVATION	$ 40,040.00	$ 40,040.00	
FILL MATERIAL	$ 39,000.00	$ 39,000.00	
CONCRETE	$ 351,000.00	$ 351,000.00	
DRYWALL HANG TAPE TEXTU.	$ 107,965.00	$ 107,965.00	
PAINT AND TRIM	$ 117,000.00	$ 117,000.00	
FLOORING	$ 78,650.00	$ 78,650.00	
ELECTRICAL	$ 97,500.00	$ 97,500.00	
LIGHT FIXTURES	$ 23,400.00	$ 23,400.00	
PLUMBING	$ 97,500.00	$ 97,500.00	
HVAC	$ 88,400.00	$ 88,400.00	
LANDSCAPING	$ 20,800.00	$ 20,800.00	
FINAL CLEANING	$ 7,475.00	$ 7,475.00	
EXCISE TAX	$ 72,952.60	$ 72,952.60	
CONTINGENCY	$ 225,438.34	$ 225,438.34	
ADMINISTRATIVE	$ 415,000.00	$ 185,715.43	$ 229,284.57
	$ 5,149,205.14	$ 4,146,736.57	$ 1,002,468.57

*An estimate of infrastructure costs is attached to this Schedule.

Based upon the foregoing tables and for purposes of this Project Plan, the completion of the first Homes are contemplated to be in calendar year 2023.

There will be additional Homes built within the District in 2024 & 2025.

It is anticipated that the Developer will procure financing to fund the public infrastructure going into the TID improvements by way of a loan in the amount of $580,000 with First Dakota Bank of Mitchell, South Dakota.

It is assumed that all obligations within the TID will be adequately secured as to allow the payment of principal and interest when due.

The attached table is an illustration of an amortization schedule for the loan--for illustrative purposes only. It provides for the drawdown of funds as indicated in the table, including an interest only payment of $25,000 in Year 1. An interest rate of 7.25% is utilized for the amortization. The actual amortization schedule and interest rate will be set when Developer borrows funds.

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TO ACCOMMODATE TABLES]

Estimate of Infrastructure Costs

BID ITEM NUMBER	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
	Streets				
1	Mobilization	1	Lump Sum	$15,000.00	$ 15,000.00
2	Remove Concrete Curb and/or Gutter	62	Ft	$4.00	$ 248.00
12	Unclassified Excavation	5230	CuYd	$8.00	$ 41,840.00
13	Unclassified Excavation, Digouts	50	CuYd	$16.50	$ 825.00
16	Base Course	845	Ton	$20.00	$ 16,900.00
19	8" Nonreinforced PCC Pavement	1626	SqYd	$66.20	$ 107,643.00
22	Dowel Bars	910	Each	$14.00	$ 12,740.00
18	6" PCC Driveway Pavement	922	SqYd	$65.00	$ 59,930.00
22	6" PCC Fillet Section	48	SqYd	$125.00	$ 6,000.00
26	Traffic Control Signs	76	SqFt	$5.00	$ 380.00
27	Traffic Control, Miscellaneous	1	Lump Sum	$1,000.00	$ 1,000.00
28	Type 3 Barricade	6	Each	$110.00	$ 660.00
34	6" Type B Concrete Curb and Gutter	724	Ft	$30.00	$ 21,720.00
35	6" Type P Concrete Gutter	254	Ft	$40.00	$ 10,160.00
37	4" Concrete Sidewalk	4397	SqFt	$7.00	$ 30,779.00
38	6" Concrete Sidewalk	1788	SqFt	$8.00	$ 14,304.00
41	Type 1 Detectale Warnings	20	SqFt	$85.00	$ 1,700.00
42	Remove & Replace Topsoil	1	Lump Sum	$3,500.00	$ 3,500.00
43	Type D Permanent Seed Mixture	515	Lb	$8.00	$ 4,120.00
44	Fertilizing	2500	Lb	$1.00	$ 2,500.00
46	high Flow Silt Fence	40	Ft	$5.00	$ 200.00
47	Sediment Control at Inlet with Frame and Grate	2	Each	$130.00	$ 260.00
	Subtotal				**$ 352,409.00**
	Storm				
54	18" RCP Class 2, Furnish	130	Ft	$30.00	$ 3,900.00
55	18" RCP, Install	130	Ft	$40.00	$ 5,200.00
66	12" PVC Storm Sewer	30	Ft	$70.00	$ 2,100.00
72	4' x 6' Concrete Type S Drop Inlet Base	2	Each	$3,500.00	$ 7,000.00
73	4' x 6' Precast Concrete Type S Drop Inlet Lid	2	Each	$3,500.00	$ 7,000.00
75	5' x 5' Junction Box	1	Each	$4,500.00	$ 4,500.00
76	Type A7 Manhole Frame and Lid	1	Each	$625.00	$ 625.00
77	2" Adjusting Ring	2	Each	$70.00	$ 140.00
	Subtotal				**$ 30,465.00**
	Water				
79	1" Water Service Piping	546	Ft	$34.00	$ 18,564.00
80	1" Water Service Tap	13	Each	$627.00	$ 8,151.00
81	1" Water Service Curb Stop with Box	13	Each	$620.00	$ 8,060.00
88	Cut and Tie to Existing 6" Water Main	1	Each	$1,750.00	$ 1,750.00
90	6" PVC Water Main	410	Ft	$60.00	$ 24,600.00
98	6" MJ Pipe Bend	3	Each	$600.00	$ 1,800.00
100	6" Gate Valve with Box	2	Each	$1,610.00	$ 3,220.00
102	Valve Box Adjustment	2	Each	$340.00	$ 680.00
103	Standard Fire Hydrant	1	Each	$4,800.00	$ 4,800.00
	Subtotal				**$ 71,625.00**
	Sanitary				
108	8" PVC Sanitary Sewer Pipe	457	Ft	$62.00	$ 28,334.00
111	4" PVC Sanitary Sewer Service	610	Ft	$46.00	$ 28,060.00
113	Sanitary Sewer Video Inspection	457	Ft	$3.00	$ 1,371.00
114	8" x 4" Sewer Wye/Tap	13	Each	$450.00	$ 5,850.00
116	4" Sanitary Sewer Cap	13	Each	$100.00	$ 1,300.00
118	Connect to Existing 8" Sanitary Sewer Main	2	Each	$1,610.00	$ 3,220.00
121	Sanitary Sewer Temporary Bypass	1	Lump Sum	$1,500.00	$ 1,500.00
123	48" Manhole	3	Each	$4,000.00	$ 12,000.00
	Subtotal				**$ 81,635.00**

Total	**$ 536,134.00**

The Estimate of Infrastructure Costs does not take into consideration costs such as land acquisition ($150,000), architect and engineering costs ($45,000), professional fees ($25,000), developer fees ($15,000), surveying ($6,000), permits ($11,050) and administrative costs ($229,285) as set forth on page 17.

Input Data	
Advance Date of Bond	6/1/2023
First Payment Date	12/1/2024
Bond Amount	580,000
Rate	7.25%
Maturity Date	12/1/2043
Repayment Frequency	Semi-Annual

First Dakota Loan

Payment Dates	Number Days Between Payments	Actual Interest Expense	Principal Balance	Capitalized Interest Amount	Principal Payment	Pmt Amt
06/01/23			580,000.00			
12/01/24	549	64,126.25	619,126.25	39,126.25	-	25,000.00
06/01/25	182	22,692.70	626,103.95	6,977.70	-	15,715.00
12/01/25	183	23,074.54	633,463.49	7,359.54	-	15,715.00
06/01/26	182	23,218.20	625,868.68	-	7,594.80	30,813.00
12/01/26	183	23,065.87	618,121.55	-	7,747.13	30,813.00
06/01/27	182	22,655.87	607,652.59	-	10,468.96	33,124.83
12/01/27	183	22,394.53	596,922.29	-	10,730.30	33,124.83
06/01/28	183	21,999.07	585,796.54	-	11,125.76	33,124.83
12/01/28	183	21,589.04	574,260.75	-	11,535.79	33,124.83
06/01/29	182	21,048.25	562,184.17	-	12,076.58	33,124.83
12/01/29	183	20,718.83	549,778.17	-	12,406.00	33,124.83
06/01/30	182	20,150.90	536,804.24	-	12,973.93	33,124.83
12/01/30	183	19,783.47	523,462.88	-	13,341.36	33,124.83
06/01/31	182	19,186.37	509,524.42	-	13,938.46	33,124.83
12/01/31	183	18,778.10	495,177.69	-	14,346.73	33,124.83
06/01/32	183	18,249.36	480,302.22	-	14,875.47	33,124.83
12/01/32	183	17,701.14	464,878.53	-	15,423.69	33,124.83
06/01/33	182	17,039.09	448,792.79	-	16,085.74	33,124.83
12/01/33	183	16,539.88	432,207.84	-	16,584.95	33,124.83
06/01/34	182	15,841.62	414,924.63	-	17,283.21	33,124.83
12/01/34	183	15,291.70	397,091.50	-	17,833.13	33,124.83
06/01/35	182	14,554.51	378,521.18	-	18,570.32	33,124.83
12/01/35	183	13,950.08	359,346.43	-	19,174.75	33,124.83
06/01/36	183	13,243.41	339,465.01	-	19,881.42	33,124.83
12/01/36	183	12,510.70	318,850.88	-	20,614.13	33,124.83
06/01/37	182	11,686.77	297,412.82	-	21,438.06	33,124.83
12/01/37	183	10,960.90	275,248.89	-	22,163.93	33,124.83
06/01/38	182	10,088.64	252,212.70	-	23,036.19	33,124.83
12/01/38	183	9,295.09	228,382.96	-	23,829.74	33,124.83
06/01/39	182	8,370.87	203,629.00	-	24,753.96	33,124.83
12/01/39	183	7,504.58	178,008.75	-	25,620.25	33,124.83
06/01/40	183	6,560.36	151,444.28	-	26,564.47	33,124.83
12/01/40	183	5,581.35	123,900.80	-	27,543.48	33,124.83
06/01/41	182	4,541.31	95,317.28	-	28,583.52	33,124.83
12/01/41	183	3,512.84	65,705.29	-	29,611.99	33,124.83
06/01/42	182	2,408.28	34,988.74	-	30,716.55	33,124.83
12/01/42	183	1,289.48	3,153.39	-	31,835.35	33,124.83
06/01/43	182	115.58	-	-	3,153.39	33,124.83
				53,463.49	633,463.49	1,211,175.39

SCHEDULE 2 – "ECONOMIC FEASIBILITY STUDY"

The City of Mitchell has been approached by the Developer concerning the creation of a tax increment district to be located within the City of Mitchell, Davison County, South Dakota. The Project will consist of an Affordable Housing Housing Project located on a tract of land containing thirteen (13) lots that will be developed into single-family residential homes with initial tax-assessed values at or below the first-time homebuyer purchase price limits for Mitchell, South Dakota. Developer owns the undeveloped lots and has plans for building an Affordable Housing Housing Project.

Developer's purpose for purchasing the property is to develop a single-family home development consisting of thirteen (13) single-family residential development units. All new homes built on the 13 lots of the development shall be built as "single family affordable housing," all having an original selling price at or below the first-time home buyer's purchase price limit being used by the South Dakota Housing Development Authority. The intent of the Project is to create new, affordable/work force homeownership opportunities for the City of Mitchell, South Dakota, as there is a shortage of such housing in the City of Mitchell. The Owner will, prior to the sale of the first lot, cause covenants to be placed on the 13 lots to be developed by Developer, incorporating the requirement that all homes constructed on the 13 lots shall have an assessed value, upon completion of the construction or original purchase of the house and lot, to include the value of the real estate and the home, at or below the first-time home buyer's purchase price limits for Mitchell, South Dakota being used by the South Dakota Housing Development Authority.

The Developer has indicated that the project is not feasible without the assistance of the Tax Increment District. This is a "but for" type of tax increment district financing. The project will not proceed further and within a reasonable time frame "but for" the assistance from the City through the creation of a tax increment district for the project. With the assistance of a TIF, the project will be able to be built out much quicker and provide the affordable housing sooner (as it is needed now) than having the project built out over a 15-year-plus time period, if at all.

The City has made it clear that City funding for these public improvements must be supported by the tax revenues generated by the Project, and not by the general revenues of the City. The vehicle through which this can be accomplished is through tax increment financing under the South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tools used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

In tax increment financing, the current real property tax assessed value of all properties in a designated project area ("tax increment financing district") is established as the "base value." As development in the tax increment financing district increases the assessed values of the redeveloped properties, a portion of the additional tax revenue generated by the increase in assessed value over the base value is set aside and committed by the City to the reimbursement of approved project costs.

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City.

The estimated increment resulting from the improvements would be up to the sum of $1,219,302 if the TIF were to stay in existence for the full 20 years, as evidenced by the Tables on pages 22 and 23.

Revenue Assumptions / Feasibility Study

Levies are based on 2021 payable in 2022

Construction Year	Valuation Year	Revenue Year	300K Purchase Price Units Built	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	-	-	-	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	-	-
2024	2025	2026	2	$ 568,800.00	$ 568,800.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 9,244.14	$ 9,244.14
2025	2026	2027	1	$ 284,400.00	$ 853,200.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 23,110.34
2026	2027	2028	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 36,976.55
2027	2028	2029	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 50,842.76
2028	2029	2030	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 64,708.96
2029	2030	2031	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 78,575.17
2030	2031	2032	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 92,441.38
2031	2032	2033	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 106,307.58
2032	2033	2034	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 120,173.79
2033	2034	2035	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 134,040.00
2034	2035	2036	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 147,906.20
2035	2036	2037	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 161,772.41
2036	2037	2038	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 175,638.61
2037	2038	2039	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 189,504.82
2038	2039	2040	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 203,371.03
2039	2040	2041	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 217,237.23
2040	2041	2042	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 231,103.44
2041	2042	2043	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 244,969.65
2042	2043	-	-										
2043	-	-	-										

Owner Occupied

True & Full Value	$ 300,000.00
Tax Assessed Value	$ 284,400.00

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

Notes:

These numbers are for projection purposes only and do not reflect what the actual number(s) may be.
The projection numbers are based on assumptions provided by the developer.

Revenue Assumptions / Feasibility Study

Levies are based on 2021 payable in 2022

Construction Year	Valuation Year	Revenue Year	340K Purchase Price Units Built	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	6	$ 1,933,920.00	$ 1,933,920.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 31,430.07	$ 31,430.07
2024	2025	2026	4	$ 1,289,280.00	$ 3,223,200.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 83,813.51
2025	2026	2027	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 136,196.96
2026	2027	2028	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 188,580.41
2027	2028	2029	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 240,963.85
2028	2029	2030	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 293,347.30
2029	2030	2031	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 345,730.75
2030	2031	2032	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 398,114.19
2031	2032	2033	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 450,497.64
2032	2033	2034	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 502,881.09
2033	2034	2035	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 555,264.53
2034	2035	2036	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 607,647.98
2035	2036	2037	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 660,031.42
2036	2037	2038	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 712,414.87
2037	2038	2039	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 764,798.32
2038	2039	2040	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 817,181.76
2039	2040	2041	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 869,565.21
2040	2041	2042	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 921,948.66
2041	2042	2043	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 974,332.10
2042	2043	-	-										
2043	-	-	-										

Owner Occupied		
True & Full Value	$ 340,000.00	$ 244,969.65
Tax Assessed Value	$ 322,320.00	$ 974,332.10
		$ 1,219,301.75

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

Notes:

These numbers are for projection purposes only and do not reflect what the actual number(s) may be.
The projection numbers are based on assumptions provided by the developer.

SCHEDULE 3 – "ECONOMIC DEVELOPMENT STUDY"

SECTION 1- INTRODUCTION

The City has been approached concerning the creation of a tax increment district located within the City of Mitchell, Davison County, South Dakota. In order to determine whether a tax increment district (TID) may be created, the governing body must make a finding that not less than 50%, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the State through the promotion and advancement of industrial, commercial, manufacturing, Affordable Housing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district. This Schedule will address Economic Development through the development of an Affordable Housing Project within the City of Mitchell city limits.

SECTION 2 - STUDY AREA BOUNDARY/FINDING OF BLIGHT

The Study area is described as the area depicted on the map attached to this Project Plan as Attachment 2 and includes the legal descriptions set forth within this Project Plan. The TIF district contains over 3 acres of open ground. It currently has no site improvements. An open area such as this within the City limits of the City of Mitchell substantially impairs and arrests the sound growth of the City as defined by SDCL 11-9-11, which provides an open area as blighted. A factor keeping this area from being fully developed is the cost of public infrastructure. The approval of this TIF will provide a way for the Developer to provide the required infrastructure improvements, which could not be done without the TIF. The TIF will also allow the Developer to sell the lots for less, thus making the area amenable to Affordable Housing.

SECTION 3 - ESTABLISHING AFFORDABLE HOUSING CRITERIA

Owner has purchased real estate consisting of 13 lots located in an area known as Sharpstone Subdivision in Mitchell, South Dakota. Developer will develop the real estate into an affordable housing development. The Project will consist of up to 13 residential dwelling units in the Project. All homes built in the Project shall be built to comply as "single-family affordable housing," all having an original selling price/construction price, to include the real estate cost and construction cost, at or below the first-time home buyer's purchase price limits for Mitchell, South Dakota being used by the South Dakota Housing Development Authority at the time of initial sale/initial construction. The intent of the Project is to create new, affordable homeownership opportunities for the City of Mitchell, South Dakota to offer to new and existing residents.

Section 4 - Finding That the Improvements to the Area are Likely to Enhance Significantly the Value of Substantially All of the Other Real Property in the District

The primary goal of the TID is to provide additional Affordable Housing by developing a project to be constructed upon real property located within the TID boundaries, to complete site preparation and public infrastructure necessary to serve the real property located within the TID boundaries to include internal streets.

The TID area consists of 13 undeveloped lots within the corporate city limits of the City. The completion of the Affordable Housing development will allow for the creation of new jobs and the retention of existing jobs and develop not only the general economic welfare and prosperity of the City of Mitchell, but also of the State of South Dakota through promotion and advancement of commercial and industrial business. Owner will cause a set of covenants to be placed against the 13 undeveloped lots to assure that Affordable Housing guidelines are followed for all first-time sales of homes/construction of homes in the 13 undeveloped lots in the TID boundaries.

It is specifically found that once the improvements set forth within City TID #30 Project Plan are completed, this Project will significantly enhance the value of substantially all of the other real property in the TID District. It is anticipated that the Project will provide additional development and employment opportunities in the Mitchell and Davison County area through providing Affordable Housing options in Mitchell, South Dakota.

Augustana University research recently published a housing study for the City of Mitchell. They have determined that in Mitchell, there is a need for 34-42 homes per year to be built to accommodate the 65 new jobs per year. The last two years, Mitchell has built 17-20 homes, so this is the main reason Mitchell has only 4-10 homes on the market in this lower price range.

The study found Mitchell's existing housing stock to be generally old—29% of the units were built before 1940, emphasizing the need for more new homes to provide options to allow us to grow the workforce in Mitchell.

The study also predicts that the number of people in their 30s and 40s will grow the most and will grow the need for more affordable housing options. As a result, housing options appealing to older adults who are ready to downsize or move into more accessible housing such as single-floor, villa-style will increase, which may mean a softening demand for larger single -family homes over the coming decade or two.

The extremely low vacancies in owner-occupied homes reflects the need to focus on providing more affordable homes in this range that will enable newcomers to come to Mitchell for employment. If they are not able to find a home, they will pass over Mitchell and go to one of the other similar-sized cities, as all cities have employment available for newcomers.

Finally, the study also recommends new construction incentives including reduced lot prices and local government-provided infrastructure which we are proposing with the use of this TIF to assist in the payment of the infrastructure costs.

Section 5 - Conditions within the Study Area; Land Use and Planning

Land Use and Planning

Comprehensive Plan

The proposed use of the district is consistent with the City of Mitchell Comprehensive Plan.

SECTION 6 - FINDINGS WITHIN THE STUDY AREA ANALYSIS

In accordance with state law, it is found that not less than fifty percent (50%) by area of the real property within the District will stimulate and develop the general economic welfare and prosperity of the State of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural, and natural resources by increasing the number of Affordable Housing single family homes in Mitchell, Davison County area, as well as creating new employment opportunities and retaining existing jobs for the Mitchell area, and it is found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accord with SDCL 11-9-8(1) and (2).

SCHEDULE 4 - "FISCAL IMPACT STATEMENT"

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 30

INTRODUCTION

The fiscal impact statement is intended to provide a succinct analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-16(4). It is not intended to rival the level of detail required by a detailed financial analysis. A fiscal impact statement shows the impact of the Tax Increment District, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the district.

DEFINITIONS

"***Assumptions***" means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.

"***Base Revenues"*** means the taxes collected on the base value.

"***Fiscal Impact"*** means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.

"Revenue" means ad valorem taxes.

"Tax Increment District" means City of Mitchell Tax Increment District Number 30.

"Taxing Districts" means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

"Tax Increment Revenues" means all revenues above the Base Revenues.

ASSUMPTIONS:

1. The property will have improvements which at completion will be valued for taxable purposes at a minimum of $3,891,500.

2. The average tax levy of all taxing districts will be $16.252 per thousand dollars of taxable valuation (2022).

3. Tax increment will start to be collected in 2025 and end in or prior to 2043.

4. The discretionary formula will be waived by the Developer as well as any property owner located within the TIF District.

5. Interest: The loan obligations may be capitalized.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $1,279,378. There will be no fiscal impact for the first year of the Tax Increment District.

FISCAL IMPACT

The total fiscal impact upon the taxing entities during the term of the Tax Increment District is as follows:

Valuation Assumptions	Base Full/True Value	Increase	Positive Increment
Land/Existing Improvements	$55,610	0	
Additional Improvements		$4,076,400	$4,076,400
Total Positive Increment		$4,076,400	$4,076,400

SCHEDULE 5 – "ESTIMATED CAPTURED TAXABLE VALUES"

It is assumed, for purposes of this Plan, that six (6) single-family residences will be constructed in Year 1 of the TIF; six (6) single-family residences will be constructed in Year 2 of the TIF; and one (1) single-family residence will be constructed in Year 3 of the TIF, for a total of 13 single-family residences.

Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of $1,219,302 covering a span of captured tax years not to exceed twenty (20). Collection is anticipated to begin in 2024, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

The following dollars-per-thousand rates are the current taxing rates of the local taxing jurisdictions:

Taxing Districts	**Levy ($ per 1000)**
Davison County	$3.778
Mitchell School District	$7.345
City of Mitchell	$5.068
JR Water	$.061
Total Tax Levy	$16.252

Using the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

See Tables on Page 29 & 30.

Revenue Assumptions / Feasibility Study

Levies are based on 2021 payable in 2022

Construction Year	Valuation Year	Revenue Year	300K Purchase Price Units Built	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	-	-	-	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	-	-
2024	2025	2026	2	$ 568,800.00	$ 568,800.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 9,244.14	$ 9,244.14
2025	2026	2027	1	$ 284,400.00	$ 853,200.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 23,110.34
2026	2027	2028	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 36,976.55
2027	2028	2029	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 50,842.76
2028	2029	2030	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 64,708.96
2029	2030	2031	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 78,575.17
2030	2031	2032	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 92,441.38
2031	2032	2033	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 106,307.58
2032	2033	2034	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 120,173.79
2033	2034	2035	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 134,040.00
2034	2035	2036	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 147,906.20
2035	2036	2037	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 161,772.41
2036	2037	2038	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 175,638.61
2037	2038	2039	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 189,504.82
2038	2039	2040	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 203,371.03
2039	2040	2041	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 217,237.23
2040	2041	2042	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 231,103.44
2041	2042	2043	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 13,866.21	$ 244,969.65
2042	2043	-	-										
2043	-	-	-										

Owner Occupied

True & Full Value	$ 300,000.00
Tax Assessed Value	$ 284,400.00

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

Notes:

These numbers are for projection purposes only and do not reflect what the actual number(s) may be.
The projection numbers are based on assumptions provided by the developer.

Revenue Assumptions / Feasibility Study

Levies are based on 2021 payable in 2022

Construction Year	Valuation Year	Revenue Year	340K Purchase Price Units Built	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	6	$ 1,933,920.00	$ 1,933,920.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 31,430.07	$ 31,430.07
2024	2025	2026	4	$ 1,289,280.00	$ 3,223,200.00	0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 83,813.51
2025	2026	2027	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 136,196.96
2026	2027	2028	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 188,580.41
2027	2028	2029	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 240,963.85
2028	2029	2030	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 293,347.30
2029	2030	2031	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 345,730.75
2030	2031	2032	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 398,114.19
2031	2032	2033	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 450,497.64
2032	2033	2034	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 502,881.09
2033	2034	2035	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 555,264.53
2034	2035	2036	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 607,647.98
2035	2036	2037	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 660,031.42
2036	2037	2038	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 712,414.87
2037	2038	2039	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 764,798.32
2038	2039	2040	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 817,181.76
2039	2040	2041	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 869,565.21
2040	2041	2042	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 921,948.66
2041	2042	2043	-			0.003778	0.005068	0.000061	0.007345	0.016252	0.948	$ 52,383.45	$ 974,332.10
2042	2043	-	-										
2043	-	-	-										

Owner Occupied		
True & Full Value	$ 340,000.00	$ 244,969.65
Tax Assessed Value	$ 322,320.00	$ 974,332.10
		$ 1,219,301.75

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

Notes:

These numbers are for projection purposes only and do not reflect what the actual number(s) may be.
The projection numbers are based on assumptions provided by the developer.

ATTACHMENT 1

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 1 through 13 and Lot A of Sharpstone Deuce Addition, in the W 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 9, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, as depicted on the Master Plan for the development.

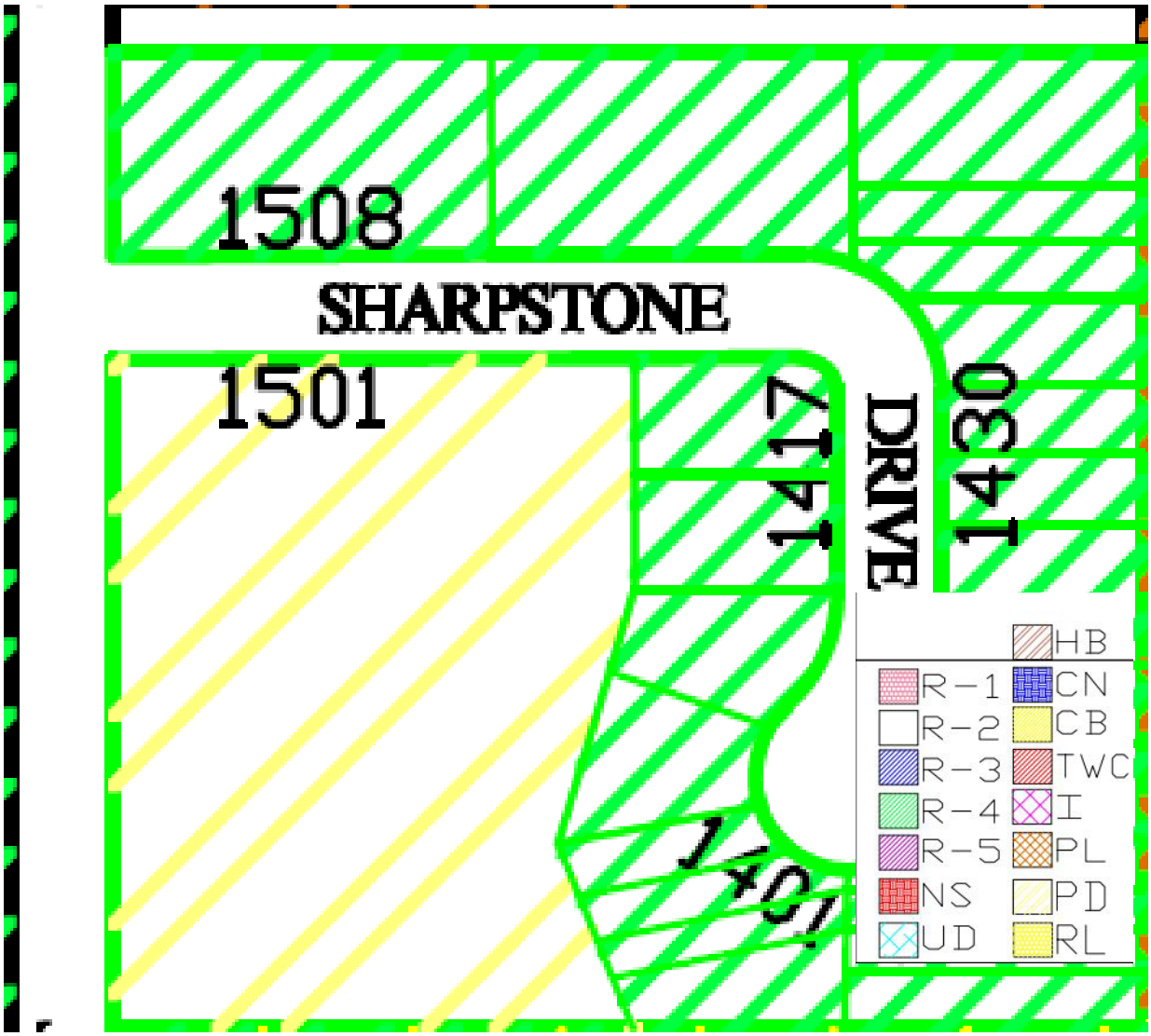
ATTACHMENT 2

MAP OF REAL PROPERTY/IMPROVEMENTS

ATTACHMENT 3

LIST OF PROPOSED CHANGES IN ZONING ORDINANCES

No changes, as the area is zoned as Sharpestone Planned Development District.



NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the City of Mitchell Planning Commission will conduct a public hearing and acted upon in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota at 12:00 pm (noon) on May 8, 2023 in regards to a proposed project plan and the establishment of boundaries for the proposed tax increment financing district known as City of Mitchell Tax Incremental District Number Thirty (30).

The following real property is to be included in this district and is legally described as follows:

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

At the above stated time and place, all interested parties will be afforded a reasonable opportunity to express their views on the proposed creation of the Tax Incremental District and its proposed boundaries. The project plan may be viewed on the city's website at www.cityofmitchell.org. Following such hearing, the matter will be heard and acted upon by the Mitchell City Council on May 15, 2023 at 6:00 pm in the City Hall Council Chambers.

Dated this 20th day of April, 2023.

_____
Michelle Bathke – Finance Officer

Published once: 26th day of April, 2023
Approximate publication cost: _____

City of Mitchell | City Administrator
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8143
CityOfMitchell.org

TO: Mayor Bob Everson
City Council Members

FROM: Stephanie Ellwein, City Administrator
RE: Current Status of City TIFs as of 5.9.23

The City of Mitchell has approved 24 Tax increment financing districts from 1995- 2023. The total increase to taxable value in the City of Mitchell from these TIFS is over $86,311,473 (this does not include the increment for TIF 1, 2, or 4 which are not available on the DOR report website). As of December 31, 2022 $7,9,21,735 of financing has been provided towards projects that resulted in the $86,311,473 increased assessed value.

Active TIFs: Of the 24 approved TIFS, 12 are still active in the City of Mitchell**.** The Active TIFs have brought $28,321,638 of additional Tax Value to the City of Mitchell. TIFs 26-28 were issued as grants, and do not count towards constitutional debt. The chart below shows the information for each of the current TIFS.

Of the 12 districts that are no longer active, 11 were dissolved early.

TIF 1	Westview Addition	16 years
TIF 2	Patzer Woodworking	10 years
TIF 4	AKG Midwest	10 years
TIF 5	Iverson	13 years
TIF 7	Commerce Street	18 years
TIF 10	MADC Business Park	11 years
TIF 11	Hunt Fabrication	13 years
TIF 13	MTI	10 years
TIF 15	ProBuild	10 years
TIF 17	Woods Addition	8 years
TIF 18	Starlight Estates	10 years

In addition, 5 applications for TIFs were never approved.
TIF 3 VOIDED
TIF 6 VOIDED
TIF 12 VOIDED
TIF 22 (Kustom Cycle) (was dissolved to finance via SRF & with EDA grant)
TIF 25 (Avera Housing- request by applicant)

Overlapping TIF Districts
The City has one remaining overlapping TIF districts. The developer's agreement on this overlap is that the "new increment" on the new construction goes toward TIF 23.

City of Mitchell | City Administrator
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8143
CityOfMitchell.org

Current Active TIFS (as of 5/9/23)

TIF 8: Highland Conference Center

Established:	2006
Maturity Date:	2026
Approved in TIF:	$2,150,000
Total Paid (P +I):	$2,828,687
Base Value:	$5,690,430
Current Value:	$12,396,690
Current Increment (to date):	$6,706,260

TIF 9: Vantage Point

Established:	2007
Maturity Date:	2027
Approved in TIF:	$650,000
Total Paid (P +I):	$902,499
Base Value:	$47,780
Current Value:	$5,455,905
Current Increment (to date):	$5,408,125

TIF 14 Pepsi/Wispak

Established:	2010
Maturity Date:	2030
Approved in TIF:	$575,000
Total Paid (P +I):	$526,017
Base Value:	$35,885
Current Value:	$2,979,445
Current Increment (to date):	$2,943,560

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TIF 16 Innovative Systems

Established:	2011
Maturity Date:	2031
Approved in TIF:	$261,829 (Certified Costs)
Total Paid (P +I):	$0 *(Proceeds went to TIF 7 until it was paid)*
Base Value:	$4,745,210
Current Value:	$9,221,925
Current Increment (to date):	$4,476,715

TIF 19:Antach Mitchell Housing

Established:	2013
Maturity Date:	2033
Approved in TIF:	$243,526
Total Paid (P +I):	$189,750
Base Value:	$12,675
Current Value:	$1,221,590
Current Increment (to date):	$1,208,915

TIF 20: Morris

Established:	2013
Maturity Date:	2033
Approved in TIF:	$200,000
Total Paid (P +I):	$111,959
Base Value:	$143,990
Current Value:	$1,022,380
Current Increment (to date):	$878,390

TIF 21: Hohn Enterprises

Established:	2015
Maturity Date:	2035
Approved in TIF:	$320,000
Total Paid (P +I):	$83,960
Base Value:	$134,840
Current Value:	$1,233,345
Current Increment (to date):	$1,098,505

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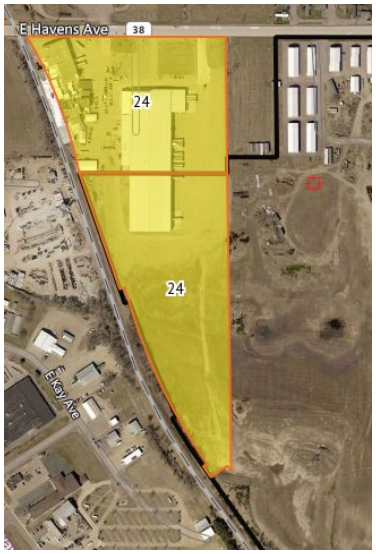
CityOfMitchell.org

23: Vantage Point

Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	$655,000 grant
Total Paid (Grant):	$81,095
Base Value:	$2,766,957
Current Value:	$3,04,275
Current Increment (to date):	$237,318

TIF 24: Performance Pet



Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	$2,600,000
Total Paid (Grant):	$84,263
Base Value:	$570,775
Current Value:	$4,238,710
Current Increment (to date):	$3,667,935

TIF 26: Western Building

Established:	2021
Maturity Date:	2041
Approved in TIF:	$1,200,000
Total Paid (Grant):	$
Base Value (Certified by DOR)	$0
Current Value:	$233,770
Current Increment (to date):	$233,770

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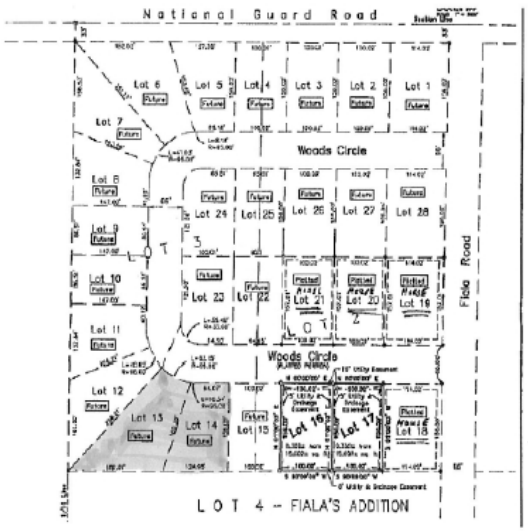
TIF 27: Fiala Housing Development

Figure 1. TID 27 Boundary

Mitchell TIF District 27 Boundary Map

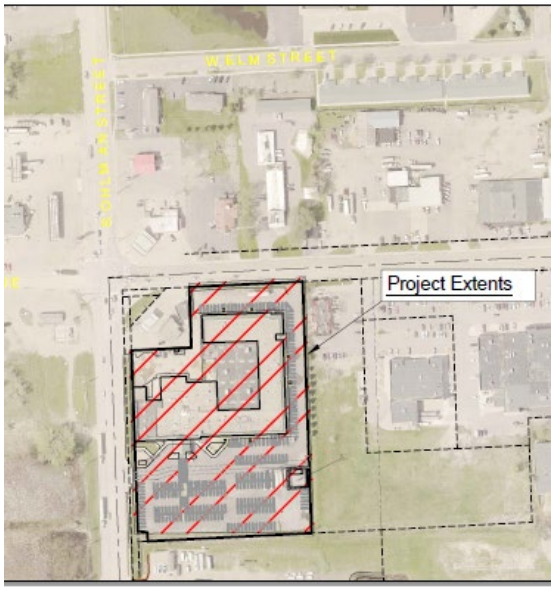


Excluded from TIF Boundaries

Established:	2022
Maturity Date:	2042
Approved in TIF:	$627,889
Total Paid (Grant):	$0
Base Value:	$950,540
Current Value:	$1,114,550
Current Increment (to date):	$164,010

TIF 28: Flats on Havens

Sec 28 - T103N, R60W



Established:	2022
Maturity Date:	2042
Approved in TIF:	$1,495,142
Total Paid (Grant):	$0
Base Value (Certified by DOR)	$1,578,363
Current Value:	$1,578,363
Current Increment (to date):	$0

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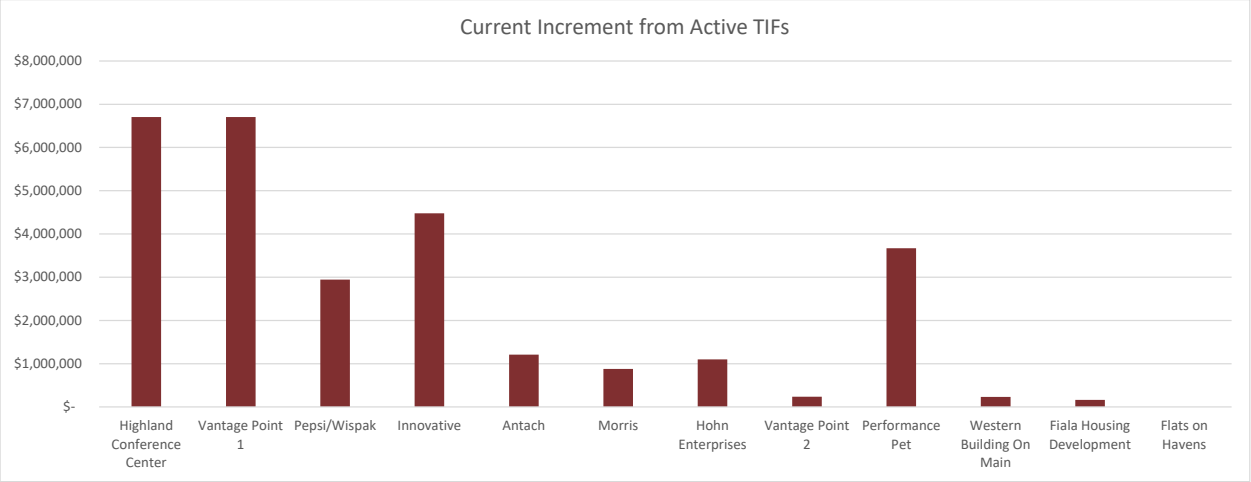
CityOfMitchell.org

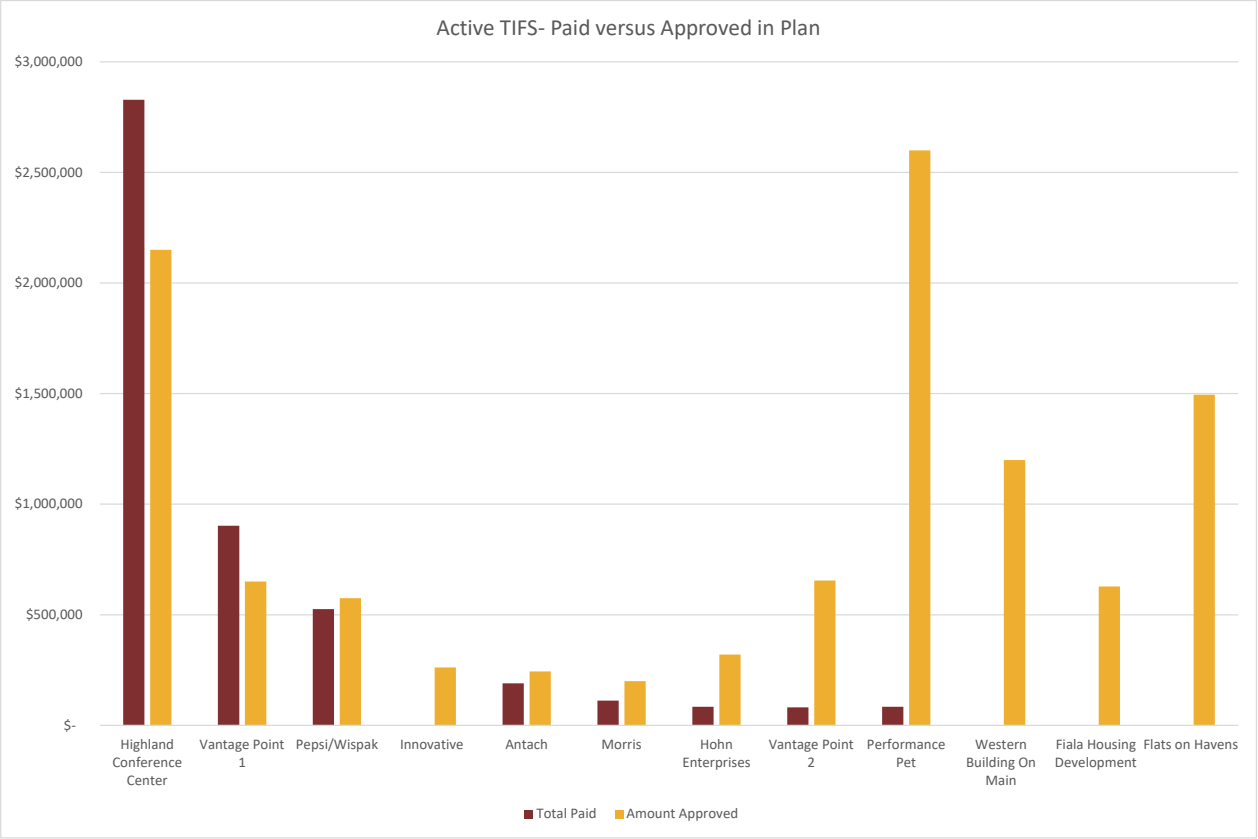
TIF 29: Woolworth Building

Established:	2023
Maturity Date:	2043
Approved in TIF:	$527,257
Total Paid (Grant):	$0
Base Value	$397,815
Current Value:	$397,815
Current Increment (to date):	$0

Active TIFS

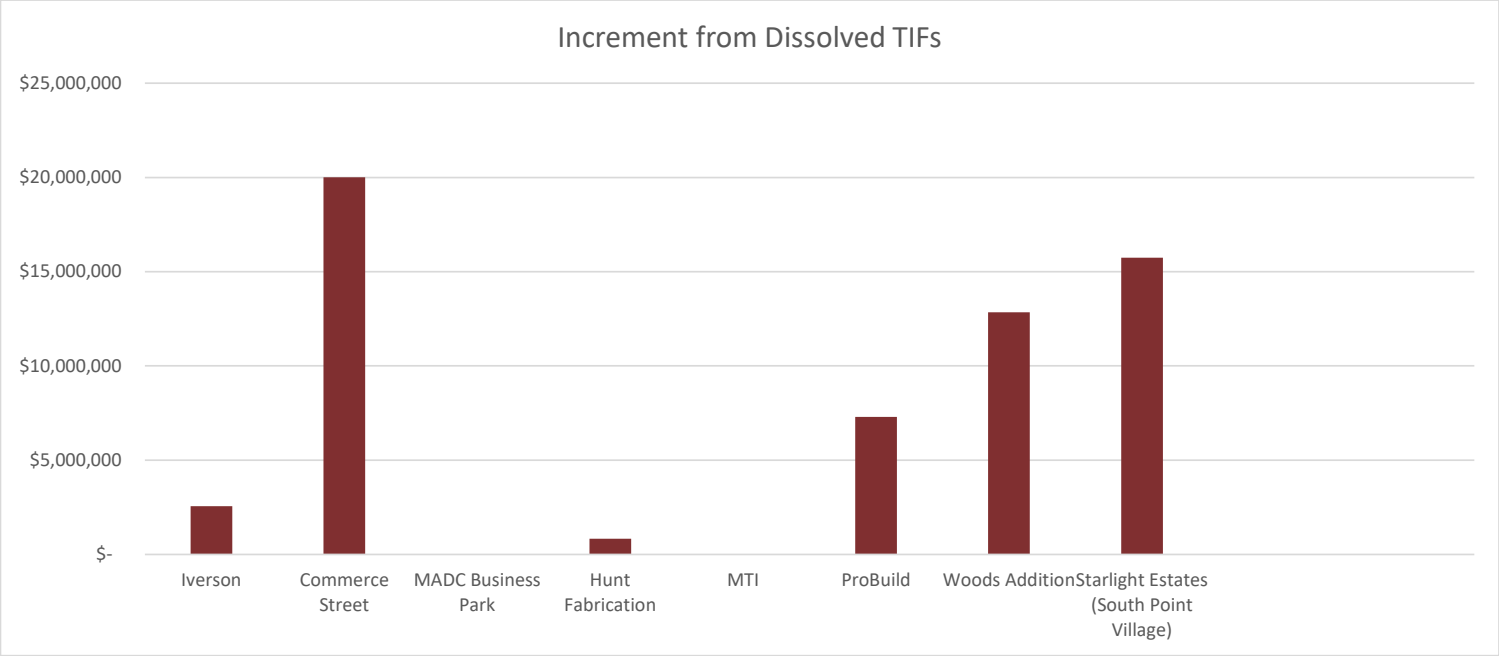
TIF Number	Description	year Issued	Total Paid	Project Plan	Increment	Grants/Debt	Type
8	Highland Conference Center	2006	$ 2,828,687	$ 2,150,000	$ 6,706,260	Debt	Economic Development
9	Vantage Point 1	2007	$ 902,500	$ 650,000	$ 6,706,260	Debt	Economic Development
14	Pepsi/Wispak	2010	$ 526,018	$ 575,000	$ 2,943,560	Debt	Industrial
16	Innovative	2011	$ -	$ 261,829	$ 4,476,715	Debt	Economic Development
19	Antach	2013	$ 189,751	$ 243,526	$ 1,208,915	Debt	Housing
20	Morris	2013	$ 111,959	$ 200,000	$ 878,390	Debt	Economic Development
21	Hohn Enterprises	2015	$ 83,960	$ 320,000	$ 1,098,505	Debt	Economic Development
23	Vantage Point 2	2017	$ 81,095	$ 655,000	$ 237,318	Grant	Economic Development
24	Performance Pet	2017	$ 84,263	$ 2,600,000	$ 3,667,935	Grant	Economic Development
26	Western Building On Main	2021	$ -	$ 1,200,000	$ 233,770	Grant	Economic Development
27	Fiala Housing Development	2022	$ -	$ 627,889	$ 164,010	Grant	Economic Dev.- Housing
28	Flats on Havens	2022	$ -	$ 1,495,142	$ -	Grant	Economic Dev.- Housing
Total			**$ 4,808,233**	**$ 10,978,386**	**$ 28,321,638**		

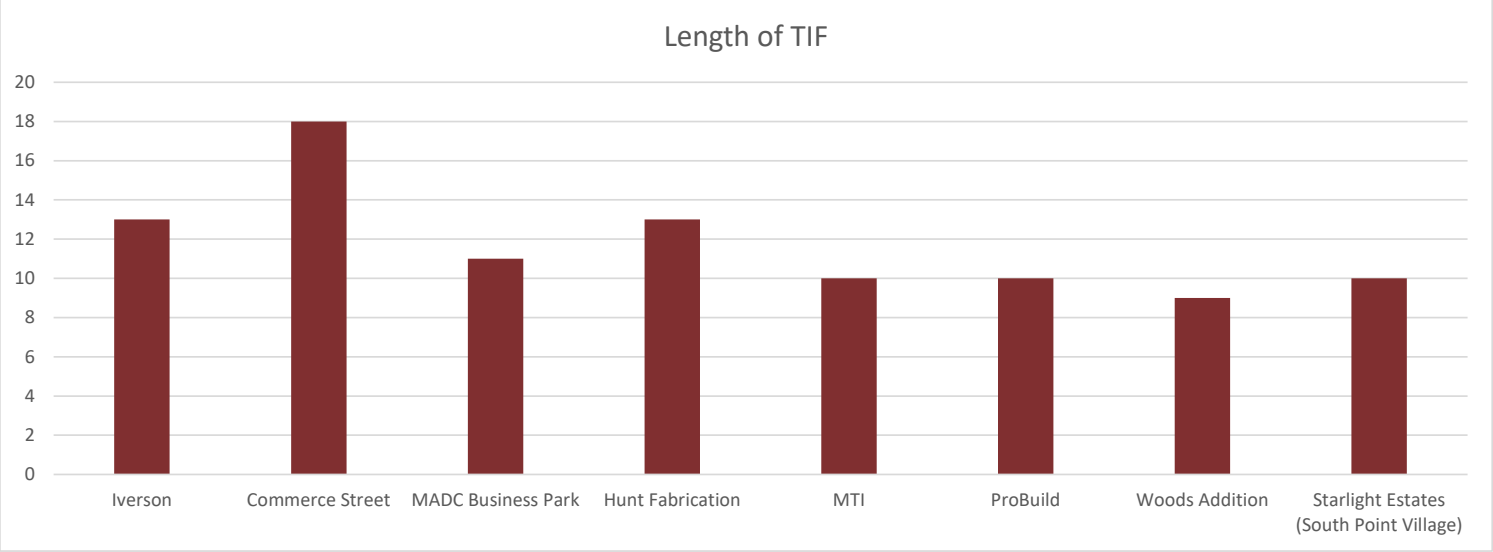




Dissolved TIFS

TIF Number	Description	Year Issued	Year Dissolved	Length of TIF		Increment	Grants/ Debt	Type
5	Iverson	2005	2018	13	$	2,564,640	Debt	Economic Development
7	Commerce Street	2005	2023	18	$	20,002,990	Debt	Economic Development
10	MADC Business Park	2008	2019	11	$	-	Debt	Economic Development
11	Hunt Fabrication	2008	2021	13	$	835,470	Debt	Industrial Development
13	MTI	2009	2019	10	$	-	Debt	Economic Development
15	ProBuild	2011	2021	10	$	7,289,995	Debt	Local
17	Woods Addition	2012	2021	9	$	12,849,130	Debt	Economic Development
18	Starlight Estates (South Point Village)	2012	2022	10	$	15,745,745	Debt	Economic Development
Total					**$**	**59,287,970**		





CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Approve Resolution #R2023-33, Plat of Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota		
Explanation/Background of Agenda Item Requested:	Plat of Tract 2 in the West 626.84 Feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ronald & Michele Riggs. Planning Commission motioned to approve; 4 aye, 0 nay, 3 absent. Motion carried. See Planning Commission Unsigned Minutes 5-8-23.		

RESOLUTION #R2023-33

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 8th day of May, 2023; and

WHEREAS, it appears from an examination of the plat of TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE ¼ OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Thomas Lynn Week, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE ¼ OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Thomas Lynn Week, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, Michelle Bathke, Finance Officer of the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting thereof held on the 15th day of May, 2023.

_____

MAYOR

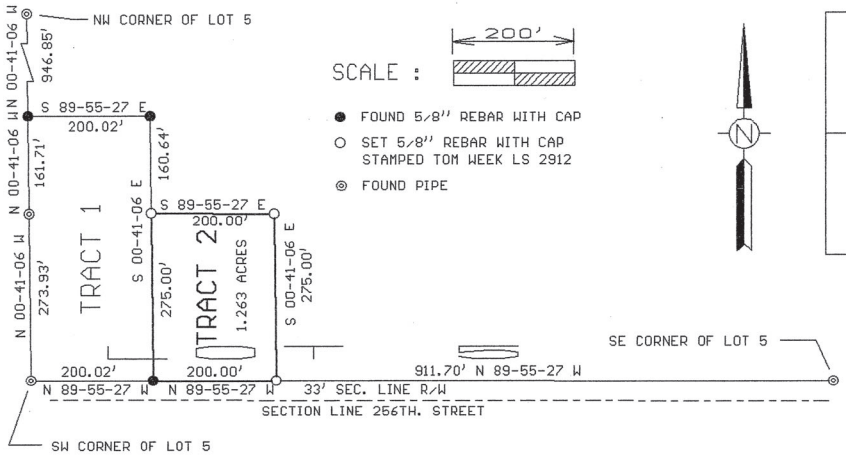
ATTEST:

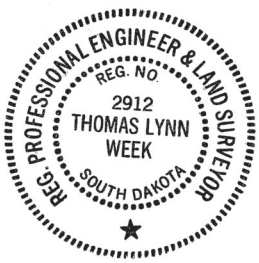
_____

FINANCE OFFICER

{SEAL}

PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.





SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 22ND. DAY OF APRIL, 2023.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS NO EXISTING ACCESS TO TRACT 2. ACCESS WILL NEED TO BE APPROVED.
DATED THIS_____DAY OF_____, _____.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS____DAY OF_____, _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS____ DAY OF_____, _____.

TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

SHEET 1 OF 3

PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, RONALD L. RIGGS AND MICHELE S. RIGGS, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 2, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS____DAY OF_____, _____.

_____ RONALD L. RIGGS

_____ MICHELE S. RIGGS

STATE OF _____
COUNTY OF _____
ON THIS____DAY OF_____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RONALD L. RIGGS AND MICHELE S. RIGGS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

_____
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____DAY OF_____, _____.

_____
COUNTY AUDITOR/DEPUTY AUDITOR

_____
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;
NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

CITY PLANNING COMMISSION BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 2 IN THE WEST 626.84 FEET OF LOT 5 OF CRANE'S ADDITION, IN THE SE1/4 OF SECTION 34, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, _____.

FINANCE OFFICER BY: _____

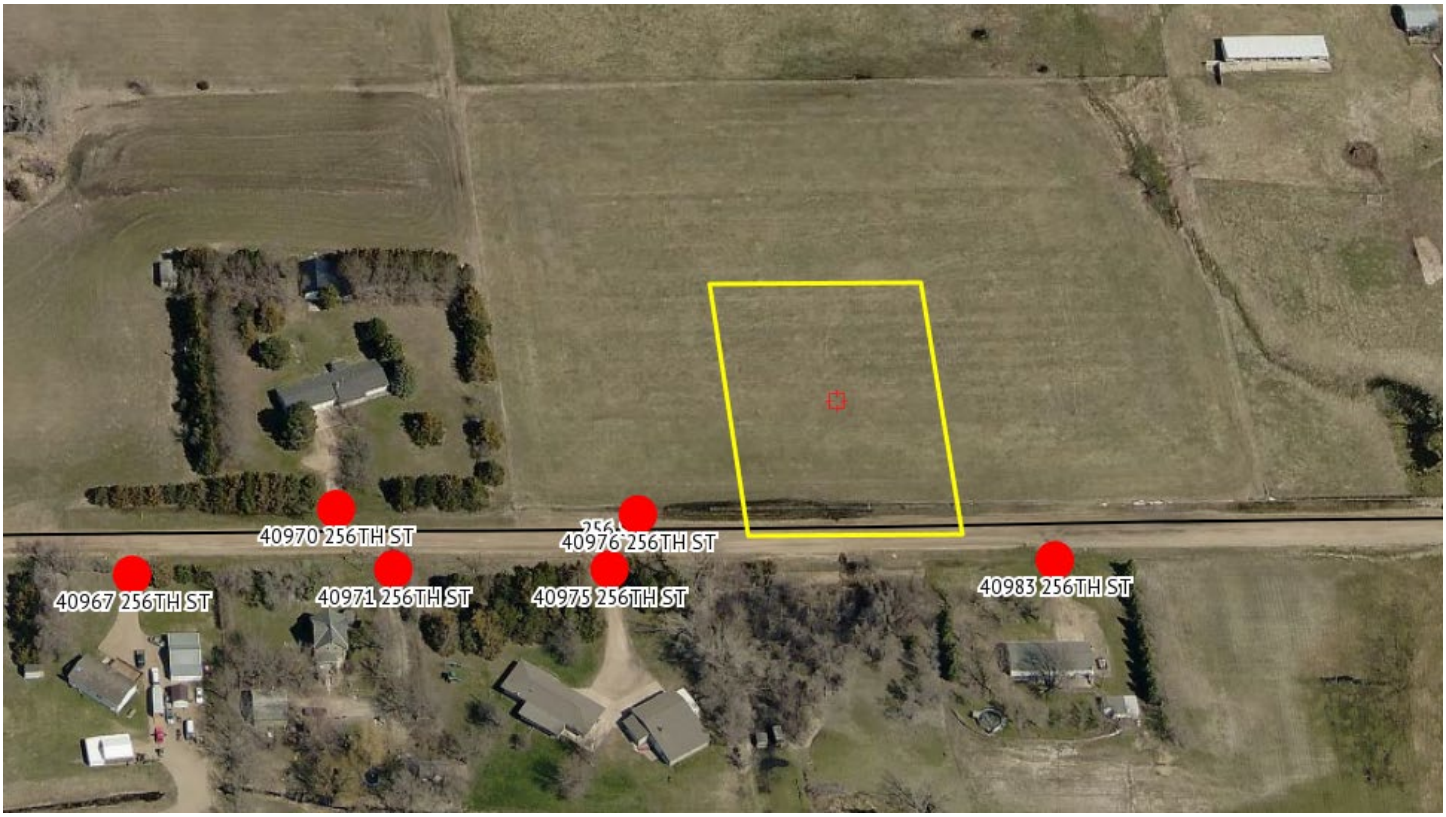
REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS____DAY OF_____, _____,_____O'CLOCK __. M., AND DULY RECORDED IN BOOK _____, PAGE _____.

_____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

Bruce & Marlene Haines
Proposed Tract 2 in W626.84' of
lot 5 Crane's Add.
1.263 Acres
Ronald & Michele Riggs
Larry Crane
SO HWY 37
Ron & Michelle Riggs
Tract 1
Platted 4/12/22
Ronald & Tanda Miller
256 ST
Travis & Sarah Bartunek
Leonard & Marcella Pollreisz
Mark & Jill Zens


40970 256TH ST
40976 256TH ST
40967 256TH ST
40971 256TH ST
40975 256TH ST
40983 256TH ST

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Approve Resolution #R2023-34, Plat of Lots 42, 43, and 44 of the Island First Addition		
Explanation/Background of Agenda Item Requested:	Plat of Lots 42, 43, and 44 of the Island First Addition, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th PM., City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc. Planning Commission motioned to approve; 4 aye, 0 nay, 3 absent. Motion carried. See Planning Commission Unsigned Minutes 5-8-23.		

RESOLUTION #R2023-34

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 8th day of May, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE ¼ OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL , DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE ¼ OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL , DAVISON COUNTY, SOUTH DAKOTA as prepared by Paul J. Reiland, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, Michelle Bathke, Finance Officer of the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting thereof held on the 15th day of May, 2023.

_____

MAYOR

ATTEST:

_____

FINANCE OFFICER

{SEAL}

BILLS BEACH DR
CANAL CIR
Emily & Jordan Hanson
Maui Farms Inc
ISLAND CT
Lot 44
+/- .371 Acre
Lot 43
+/- .355 Acre
Lot 42
+/- .340 Acre
City of Mitchell
Future Investements LLC
Steven & Jennifer Herrmann
N HARMON DR

N HARMON DR
CANAL CIR
ISLAND CT

LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

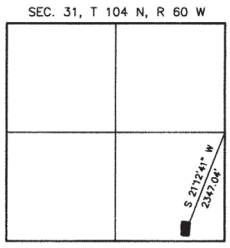
1 Inch = 100 Feet

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

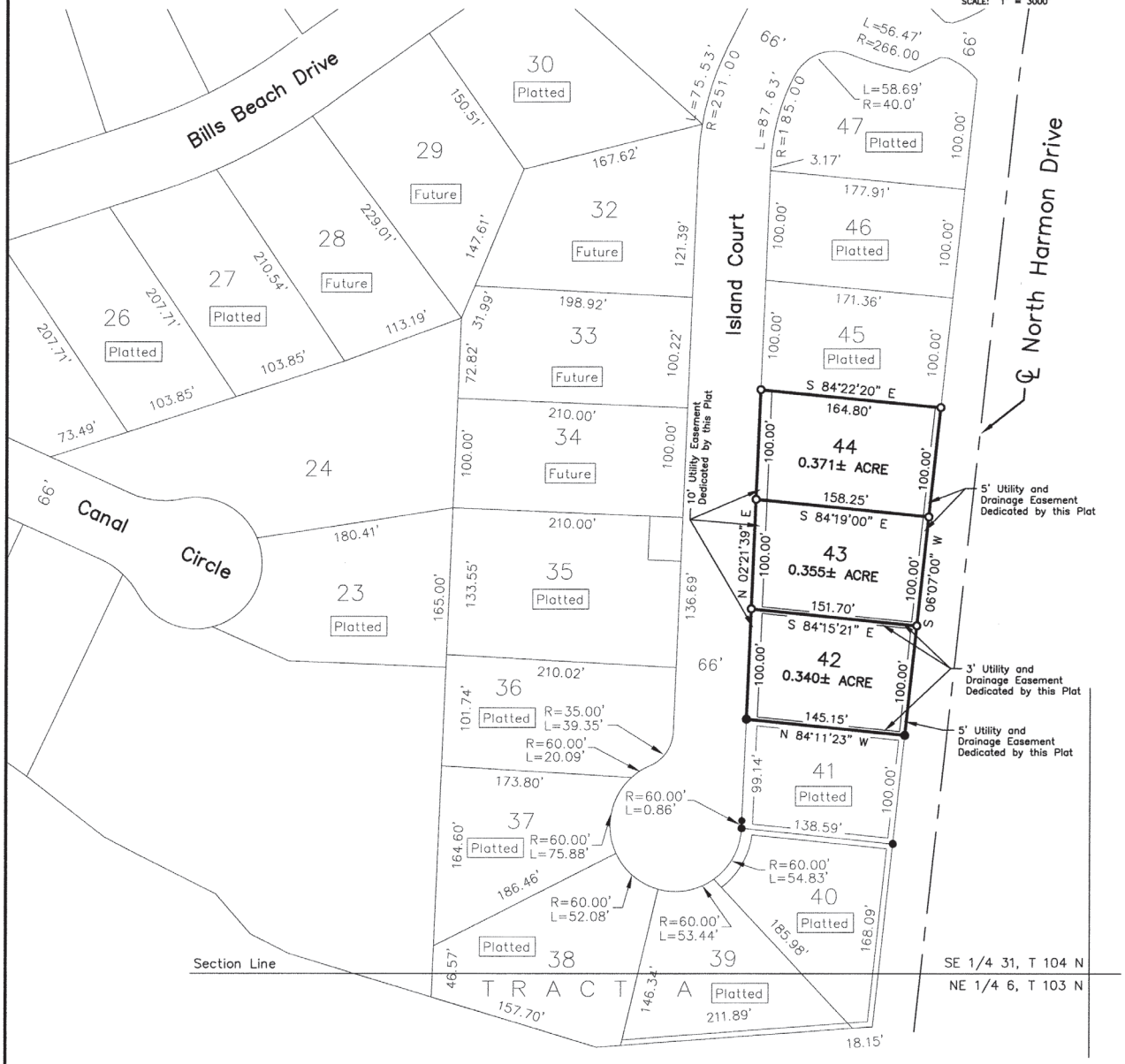
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 12B. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 42, 43 and 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 27, 2023, survey those parcels of land described as follows: LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2023.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 42, 43 and 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 42, 43 and 44 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Island Court. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2023.

_____
Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

_____
Chairperson/Vice-Chairperson of the City of Mitchell
Planning Commission

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 42, 43 and 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

_____
Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

_____ _____
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 42, 43 AND 44 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2023, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deput

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Approve Resolution #R2023-35, Plat of Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota		
Explanation/Background of Agenda Item Requested:	Plat of Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by JVN Properties LLC. Planning Commission motioned to approve; 4 aye, 0 nay, 3 absent. Motion carried. See Planning Commission Unsigned Minutes 5-8-23.		

RESOLUTION #R2023-35

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 8th day of May, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE ¼ OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE ¼ OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Jeremy A. Wolbrink, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, Michelle Bathke, Finance Officer of the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting thereof held on the 15th day of May, 2023.

_____

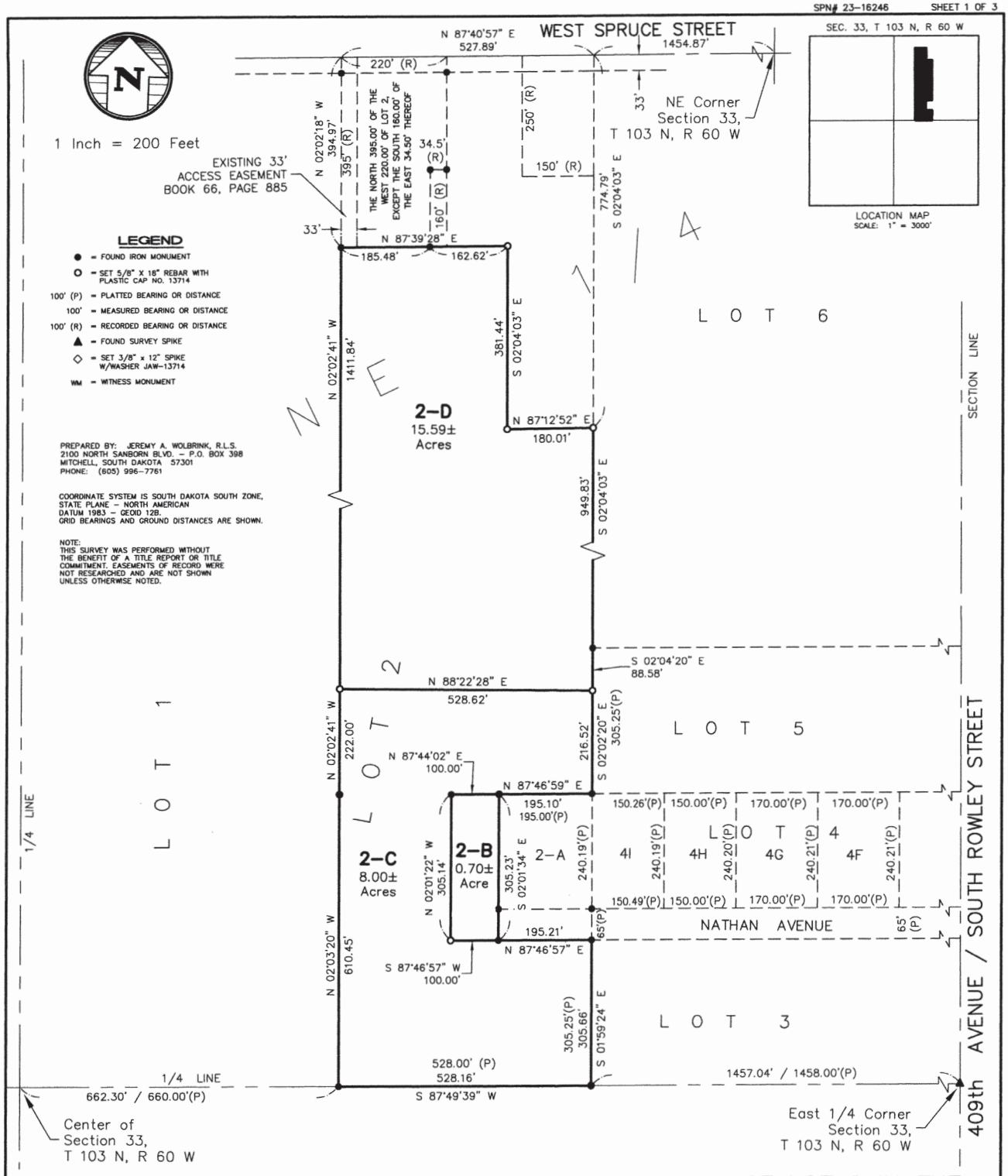
MAYOR

ATTEST:

_____

FINANCE OFFICER

{SEAL}



A PLAT OF LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of JVN Properties LLC, a South Dakota limited liability company, as owner, and under its direction for purposes indicated therein, I did on or prior to April 13, 2023, survey those parcels of land described as follows: LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2023.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I the undersigned, hereby certify that JVN Properties LLC, a South Dakota limited liability company, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of JVN Properties LLC, a South Dakota limited liability company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and JVN Properties LLC, a South Dakota limited liability company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 2-B, 2-C AND 2-D shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that Lots 2-B and 2-C shall have access from Nathan Avenue and that Lot 2-D shall have access from an existing 33' easement recorded in Book 66 of Miscellaneous Records on Page 885. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2023.

_____
Jeffrey A. Heppler, member of JVN Properties LLC,
a South Dakota limited liability company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Jeffrey A. Heppler, who acknowledged himself to be a member of JVN Properties LLC, a South Dakota limited liability company, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

_____
Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

_____
Finance Officer/Deputy Finance Officer of City of Mitchell

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

_____
Chairperson/Vice-Chairperson of Davison County
Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

_____
Chairperson/Vice-Chairperson, Board of County Commissioners
of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2023, approving the above-named plat.

_____
Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By:_____ Title:_____ Date:_____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

_____ _____
Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization/Deputy Director Date
of Equalization, Davison County

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2023, at _____, and recorded in Book _____ of Plats on Page(s) _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

W SPRUCE ST
JVN Properties LLC
Joshua & Melissa Stange
33' Access Easement
JVN Properties LLC
S ROWLEY ST
Carolyn Moe
Elaine Feldhaus Revocable Trust
JVN Properties LLC
Lot 2-D
+/- 15.59 Acres
George & Donna Wilson
400TH AVE
Evan & Rachel Davis
JVN Properties LLC
Lot 2-B
+/-.70 Acres
NATHAN AVE
Jeff & Deanna Heppler
JVN Properties LLC
Lot 2-C
+/- 8.00 Acres
Judy Kenton
S ROWLEY ST
Millbrook Hutterian Brethren Inc
Carey Delbert

712 W SPRUCE ST
709 W SPRUCE ST
600 W SPRUCE
S WISCONSIN
516 W SPRU
600 NATHAN AVE
512 NATHAN AVE

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action to Approve Resolution #R2023-36, Updating the City of Mitchell Comprehensive Plan		
Explanation/Background of Agenda Item Requested:	District III has been in the process of updating the City of Mitchell Comprehensive Plan over the past few years. The plan is the first in the state to combine the county, city and towns into one document. This has been a collaborative effort by District III, Davison County, City of Mitchell, Town of Ethan and Town of Mt. Vernon. The last update to the City of Mitchell Comprehensive Plan was 1990 and Davison County's was 1999. Mitchell Planning Commission held a hearing and recommended adoption of the Comprehensive Plan on March 13, 2023, the City Council held discussion on the Comprehensive Plan on April 17, 2023 and May 1, 2023, and this is the City Council's final hearing on the Comprehensive Plan on May 15, 2023.		

RESOLUTION #R2023-36

WHEREAS, The Mitchell City Council, through a cooperative effort with the Mitchell Planning Commission, the Davison County Planning Commission, and the Davison County Commission, has developed and proposes to adopt a Comprehensive Development Plan; and

WHEREAS, The City of Mitchell is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, The City of Mitchell has certified the accuracy of the proposed document with the City Attorney prior to proceeding with the adoption proceedings; and

WHEREAS, The proposed plan will enable the Mitchell Planning Commission and City Council to guide the future land use within the city limits of, and extraterritorial areas as allowed by SDCL 11-6, and allow for the enforcement and amendment of other land use regulations.

WHEREAS, the Mitchell Planning Commission held a hearing and recommended adoption of the Comprehensive Plan on March 13, 2023, the City Council held discussion on the Comprehensive Plan on April 17, 2023 and May 1, 2023, and the City Council held a final hearing on the Comprehensive Plan on May 15, 2023 after publishing notice as required by law.

NOW THEREFORE, BE IT RESOLVED, that the Mitchell City Council hereby adopts the Davison County Comprehensive plan pursuant to SDCL 11-6-18 and calls for the publication of a summary and notice of adoption pursuant to SDCL 11-6-18.2.

I, Michelle Bathke, Finance Officer of the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting thereof held on the 15th day of May, 2023.

_____

MAYOR

ATTEST:

_____

FINANCE OFFICER

{SEAL}

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the Mitchell City Council, County of Davison, State of South Dakota, is proposing to adopt a resolution to adopt a Comprehensive Plan in conjunction with Davison County to replace the City's existing plan adopted in 1990.

The Mitchell City Council will hold a public hearing and consider adoption of the resolution on Monday May 15, 2023 at 6:00 P.M. in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota.

The complete proposed Comprehensive Plan referred to above is on file with the City of Mitchell Public Works and may be inspected, reviewed, or examined by any interested party by contacting Mark Jenniges, City Planner at (605) 995-8433.

Written comments may be submitted to the City of Mitchell Public Works or Finance Office by 10:00 A.M. on May 12, 2023.

Dated this 27th day of April, 2023.

Michelle Bathke
Finance Officer

Published once: May 3, 2023
Approximate publication cost: _____

CITY OF MITCHELL, SD
PLANNING COMMISSION
COMPREHENSIVE PLAN
RESOLUTION OF RECOMMENDATION OF ADOPTION

WHEREAS, The Mitchell Planning Commission has developed and proposes the adoption of a Comprehensive Development Plan; and

WHEREAS, The City of Mitchell is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, The Mitchell Planning Commission has held the required public hearing on March 13, 2023 pursuant to SDCL 11-6-17 and will provide the City Attorney with a copy of the document for review; and

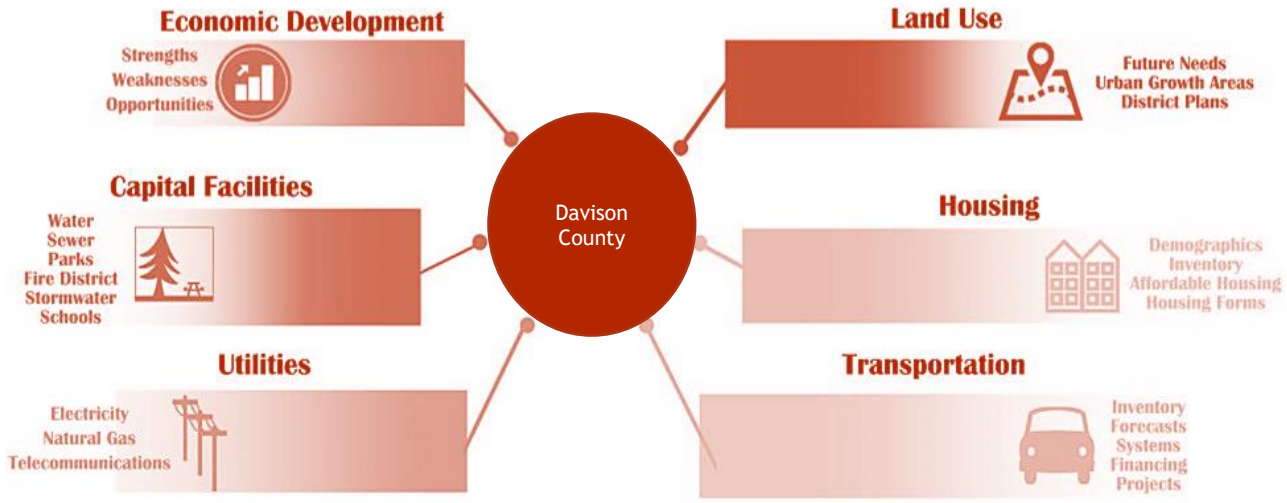
WHEREAS, The proposed plan will enable the Planning Commission and the Mitchell City Council to guide the future land use in and around the City of Mitchell and allow for the enforcement and amendment of other land use regulations;

NOW THEREFORE, BE IT RESOLVED, that the Mitchell City Planning Commission hereby recommends adoption of the City of Mitchell Comprehensive Plan with suggested changes pursuant to SDCL 11-6-14 & 11-6-16 and calls for the City Council to act upon the same.

Dated this 13th day of March, 2023.

Chair, Mitchell Planning Commission

Attest



Introduction

CHAPTER 1

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Authority and Purpose

Chapters 11-2 and 11-4 of the South Dakota Codified Laws (SDCL) provides for the preparation of a Comprehensive Plan, as outlined in SDCL 11-2-12 and 11-6-14, this Comprehensive Plan is intended to:

- Protect and guide the physical, social, economic, and environmental development of the County and municipalities.
- Protect the tax base.
- Encourage a distribution of population or mode of land utilization that will facilitate the economical, and adequate provisions of transportation, roads, water supply, drainage, sanitation, education, recreation, or other public requirements.
- Lessen governmental expenditure.
- Prevent the overcrowding of land.
- Conserve and develop natural resources.

Davison County and its Planning Partnership, which consists of the County, the City of Mitchell, and the towns of Ethan and Mount Vernon, shall implement this plan through whatever ordinances, policies, or controls as may be necessary. Implementation measures will change over time as conditions warrant.

Primary Issues

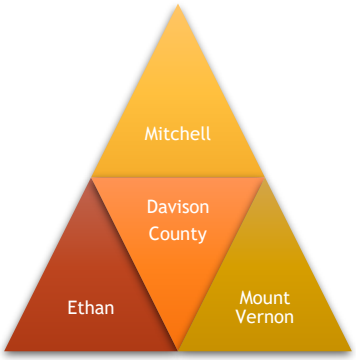
Although this document pertains to the general development of Davison County, there are several issues that merit special attention. Current social and economic conditions, revisions to environmental protection laws, and changing agriculture production practices have contributed to making the following issues of primary importance:

- The investment of public and private capital in real estate and infrastructure.
- Orderly growth of a variety of housing types.
- Preservation of the current agricultural practices as viable economic activities.
- Environmental protection.
- Balancing the cost-benefit ratio in providing government services.

In addressing these issues, The Davison County Planning Partnership will seek to:

1. Adhere to planning requirements in accordance with South Dakota Codified Law.
2. Provide data and analysis to support conclusions as to potential land uses and development of time frames.
3. Identify planning challenges.
4. Draft policy recommendations, goals, and specific development policies.
5. Influence development activity within the residential and rural areas of the County as well as those lands adjacent to the municipalities.

The Davison County Planning Partnership



Structure

This document establishes the foundation for county planning initiatives by:

1. Providing pertinent historical and contemporary data.
2. Describing significant trends and conditions.
3. Proposing development challenges and policy recommendations; and
4. Identifying development goals and objectives.

The plan also outlines, where appropriate, specific activities or resources that may help the Davison County Planning Partnership achieve its goals.

Davison County is unique within the State of South Dakota in the diversity of development throughout the county including residential, commercial, recreational, and agricultural. As such, it is subject to a wide range of social, economic, and environmental influences, which are constantly changing. A Comprehensive Plan cannot adequately describe or anticipate every development factor or problem. However, it does establish a base line of information and a systematic process that may be used to evaluate and guide future issues.

This plan is designed to be both concise and thorough. In drafting the plan, the Davison County Planning Commission and Board of Commissioners along with the municipal planning boards and councils, utilized background research, survey instruments, detailed inventories, numerous assessments, and public input via formal and informal processes. Certain data are presented in comparison to adjacent counties and similar counties within the State. At times municipal, statewide, and national statistics were also utilized.

The Partnership may modify its goals as progress is made or situations change. Modifications to the Comprehensive Plan shall be accomplished in accordance with SDCL 11-2 and 11-4 as amended to include recommendations from the Planning Commissions to the Board of County Commissioners and respective Councils.

The majority of goals will pertain to those areas of the county lying outside of municipal boundaries or extraterritorial jurisdictional areas as established by previous resolutions. There may be issues and areas of mutual interest where the County and City governments will cooperate.

Davison County and its partner communities may use a variety of methods to implement the goals and objectives of the Comprehensive Plan. Many towns and counties utilize a zoning ordinance to promote orderly growth. Subdivision ordinances, building codes, or other long-range planning documents can also serve as implementation tools.

The Comprehensive Plan should be periodically updated.

- Revisions in background data would be appropriate after each decennial census or as significant information becomes available.
- The entire plan should be updated every 10 to 15 years.

The process of providing quality and consistent data is sometimes limited by external factors. As a matter of record, all data sets were formulated by utilizing a single source per table whenever possible. At those times, it became necessary multiple data sources were used in preparing a table. Either way, the sources for each table have been cited to ensure a high level of accuracy and accountability. The accuracy of the data cannot be guaranteed due to the nature of compiling the original data by the recording agency. Every effort was made to represent the most accurate data available at the time of authorship.

Background Information

CHAPTER 2

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Geography

Davison County is located in the southeastern quadrant of South Dakota, separated from Hanson County to the east by the James River. The physical area comprises 435.4 square miles of land or just over 277,000 acres. The County's population was 19,890 in the year 2020 which equates to approximately 45.5 persons per square mile. This density decreases to approximately 7.98 (3,457/4,331) when accounting for the 16,047 people residing within the three municipalities lying completely within the County. **Figure 2.1** shows the location of Davison County within the State of South Dakota along with its geographic relationship to comparable counties within the state.

In further describing the geographic site and situation of Davison County, the following three classifications or categories provide additional detail: agricultural, climatic, and physical.

- ✓ Agriculturally, the County is situated near the northeast margin of the winter wheat belt, the western margin of the cornbelt, and the eastern margin of the cattle range.
- ✓ Climatically, Davison County is very close to the boundary dividing the humid and dry regions of the continent, delineated by a north-south line and the warm and cool summer continental climates, an east-west boundary.
- ✓ Physically, the County is also unique in the location and relation to the subdivision of the interior plains within North America. This boundary dividing the Great Plains from the Central Lowlands falls either within or just outside the County's boundaries.

A Brief History of Davison County

The first white settlers in Davison County, according to History, settled in an area called Firesteel Creek. The year was 1871. Herman Cady Greene and John Head settled into the area that would become known as Davison County. A year later, 1872, Greene had lumber hauled from Yankton and built a frame house into which he moved with his wife Frances, daughter Louise and son Theodore.

As other homesteaders came to the area they would gather in a developing community called Firesteel. At Firesteel, a railroad surveyor supposedly saw a piece of driftwood either lodged in a tree or lying on high ground along the creek. According to local legend, that was indication to him that the village was in a flood plain and therefore not suitable for development.

However, evidence of the railroad company's plans should have become obvious on May 5, 1879 when John D. Lawler, son of of wealthy bridge builder and Milwaukee Road stockholder, bought some 75 acres two miles west of Firesteel. Undoubtedly he had inside information because his land just happened to encompass much of the site of a new town to be named in honor of Alexander Mitchell, Scotland born president of the C.,M & St.P. and business associate of the younger Lawler's father.

In 1881 the territorial legislature met and considered two bills redefining the boundaries of earlier hastily created counties. As a result, the residents of Hanson and Davison were faced with two choices. The first was to combine the two retaining only the Hanson name, the second was to split them down the middle, after adding four townships on the west, creating, in effect, twin counties of 12 townships each. The people would decide, in a vote, for the latter of the two. The results were especially influenced by the voters of Mitchell and Alexandria, both county seats and one of which would lose the political plus if a single county was formed.

Just who originally applied the name Mount Vernon to the former Arlandton has never been established, although it may have been a Virginian or someone who had memories of George Washington's estate. The town plat was recorded in 1882 at about the same time John Pease established "The Mount Vernon Gazette." By the following year a hardware store, livery stable, lumber yard, drugstore, cigar manufacturer, hotel and several other firms were in business.

Much like the communities of Mitchell and Mount Vernon, the survival of Ethan was largely due to the railroad.

For three decades, Mount Vernon's "Old Settlers Day" was the highlight of the town's year. People came by train, horse and buggy and finally the first sputtering automobiles to enjoy the gala celebration. There were band concerts, shooting matches, greased pig chases, literary recitations, baseball games, parades, speeches, fireworks and a grand ball at the Opera House.

Source: http://www.davisoncounty.org/home/a-brief-history-of-davison-county/

James River Valley

All of the above-mentioned boundaries may be related to the climatic differences of the arid western regions and more humid regions lying to the east. The location of Davison County between these two distinct regions results in cyclical weather patterns and difficulty in supporting more intense industrial and agricultural development.

The constant fluctuation of the boundary classifications and subsequent differences are both a strength and weakness. The drought conditions associated with the arid regions of the west require a long term vision in terms of development whereas the more humid weather patterns of the east provide an opportunity of expansion and enhanced profitability. This cyclical nature forces any development or expansion plans to be well researched and structured for both long and short term returns on the initial investment.

The categories discussed in the earlier paragraphs are evident in the population distribution of the State and region. The physical location of an area is important when examining long range planning goals and objectives. The relative distances to South Dakota's larger cities are illustrated in **Figure 2.2**. Major metropolitan areas and travel distances are shown in **Figure 2.3**.

FIGURE 2.1: Davison County's Location in South Dakota

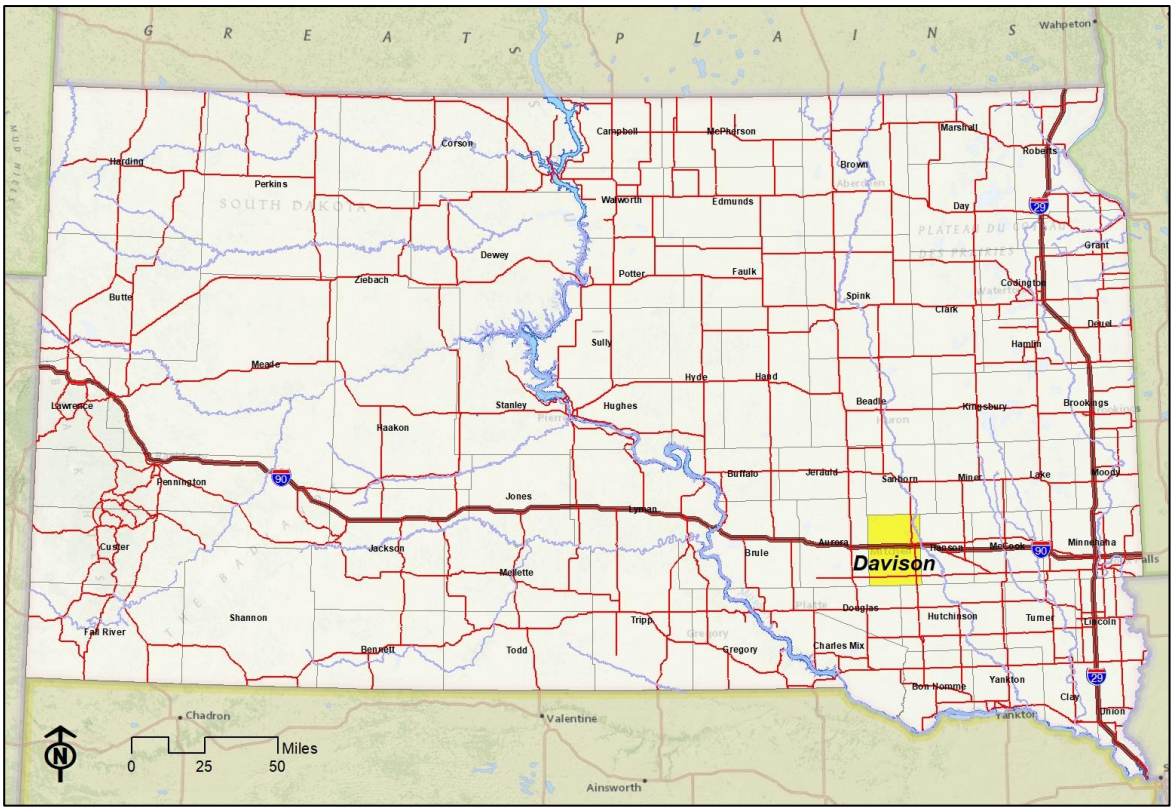


FIGURE 2.2: Cities in South Dakota

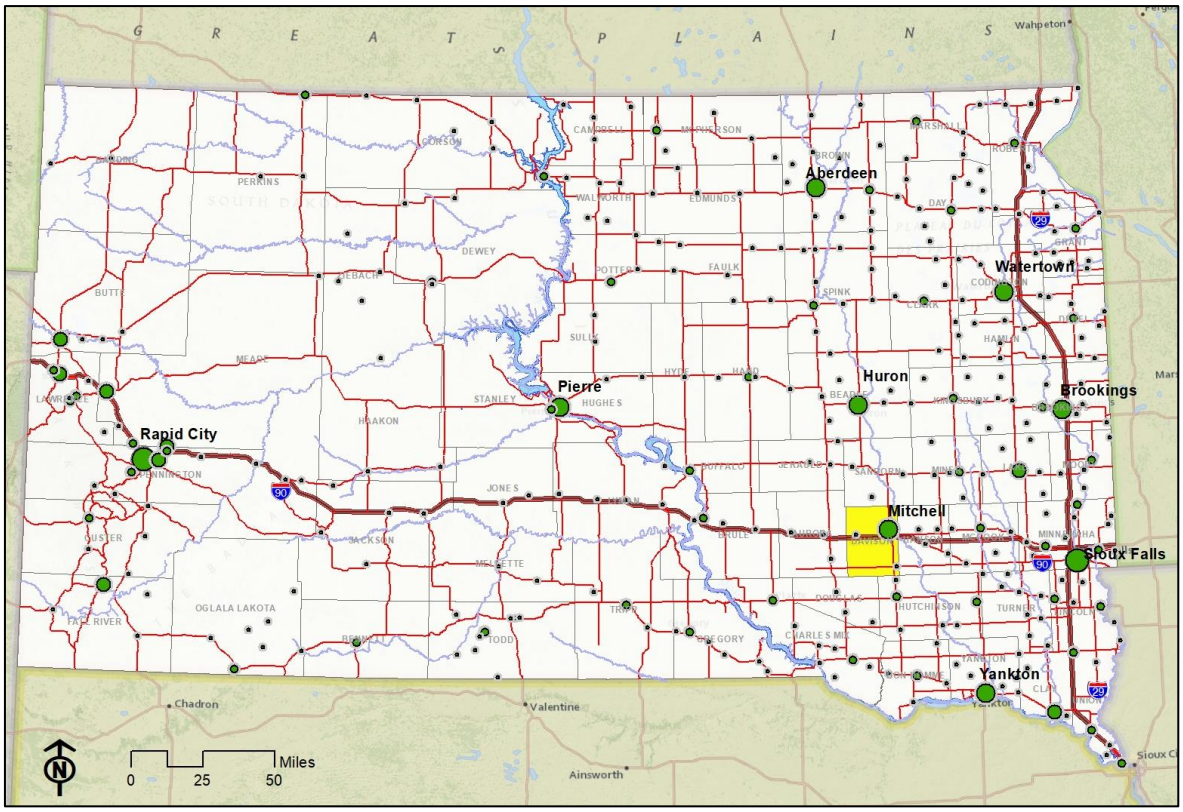
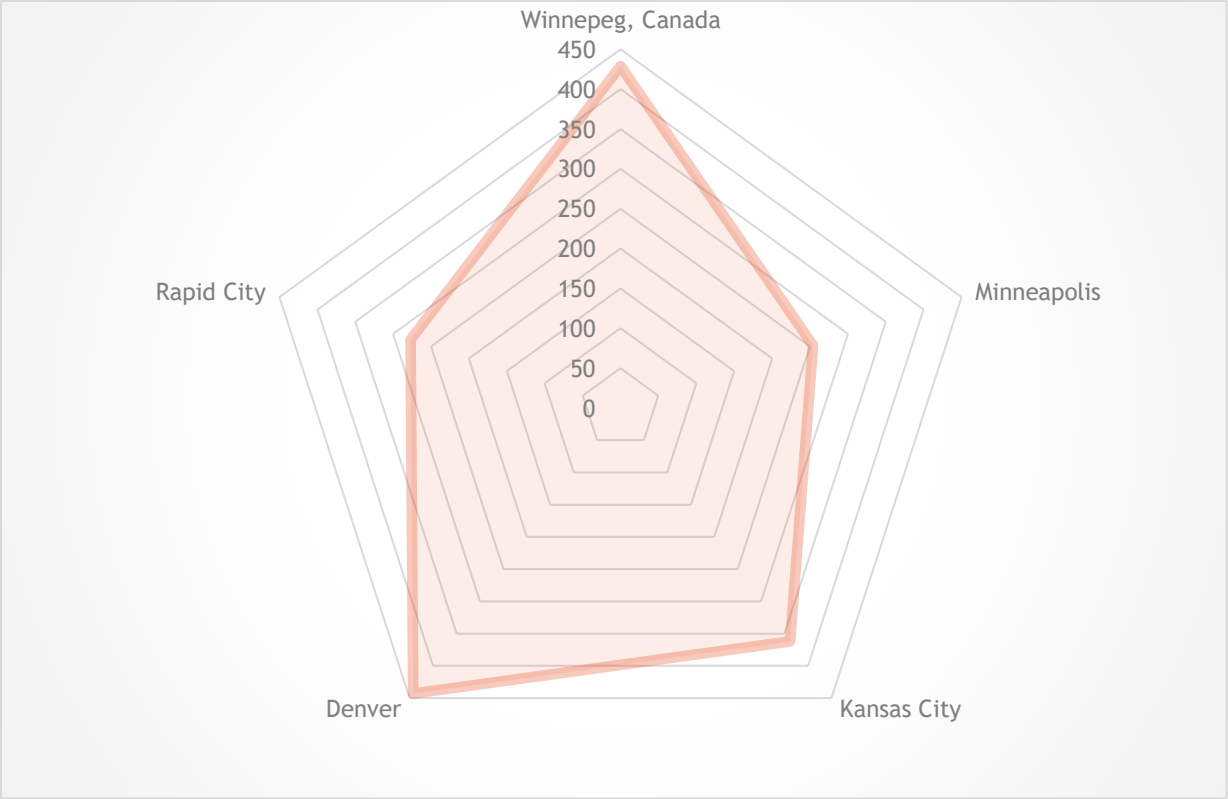


Figure 2.3: Distance from Mitchell to Major Areas



Soils and Topography

An examination of the soils within Davison County assists in illustrating those areas best and least suited for different uses or development. Soils can be described as belonging to a "soil association." A soil association is a unique natural landscape that has a distinct pattern of soils, relief, and drainage. Typically, a soil association consists of one or more major soils and some minor soils.

The soils map shown in **Figure 2.4** illustrates the soil types in the County. Each soil type has special properties. This plan will present only a brief, general discussion of applicable soils in the Davison County area. More specific information is available in the Soil Survey of Davison County, South Dakota, published by the U.S. Department of Agriculture, Soil Conservation Service.

The following soils are most prominent within Davison County:

1. Clarno-Houdek-Betts: Occupies the largest portion of the County and are primarily north and south of the City of Mitchell with fingers reaching to the east and west.
2. Houdek-Prosper-Tetonka: Located in the northern, west central and south central regions of the county with small pockets in the east section of the County.
3. Houdek-Stickney: This soil is found in two distinct areas of the county to include the south central and the far north eastern region of the county. The smallest area of which lies in the northern reaches.
4. Enet-Delmont: Located in a fairly concentrated "fingers" adjacent to Firesteel Creek-Lake Mitchell and a basin lying between Twelve Mile and Enemy Swim Creeks in the eastern section of the county.

The soil data in **Figure 2.4** (page 10) is presented via two methods, color and abbreviations of the individual soil type. The following information ties the various abbreviations to one of the four soil associations identified above.

Due to the vast number of soil types in the county **Table 2.1** illustrates the properties of the first type of soil in each association. Properties listed for each soil discussed are slope, corn suitability, sanitary facilities (septic tanks and absorption fields), sewage lagoons, dwellings, and roads. For sanitary facilities, dwellings, commercial buildings, and roads the soil properties are listed for their suitability for each activity. The potential may be listed as slight, moderate, or severe.

Shrink/swell potential is the potential for volume change in a soil with a loss or gain in moisture. When the shrink/swell potential is rated moderate to very high, shrinking and swelling can cause damage to buildings, roads, and other structures sited within these areas. Special design is often needed. Severe shrink/swell means the soil properties are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. Special feasibility studies may be required where the soil limitations are severe.

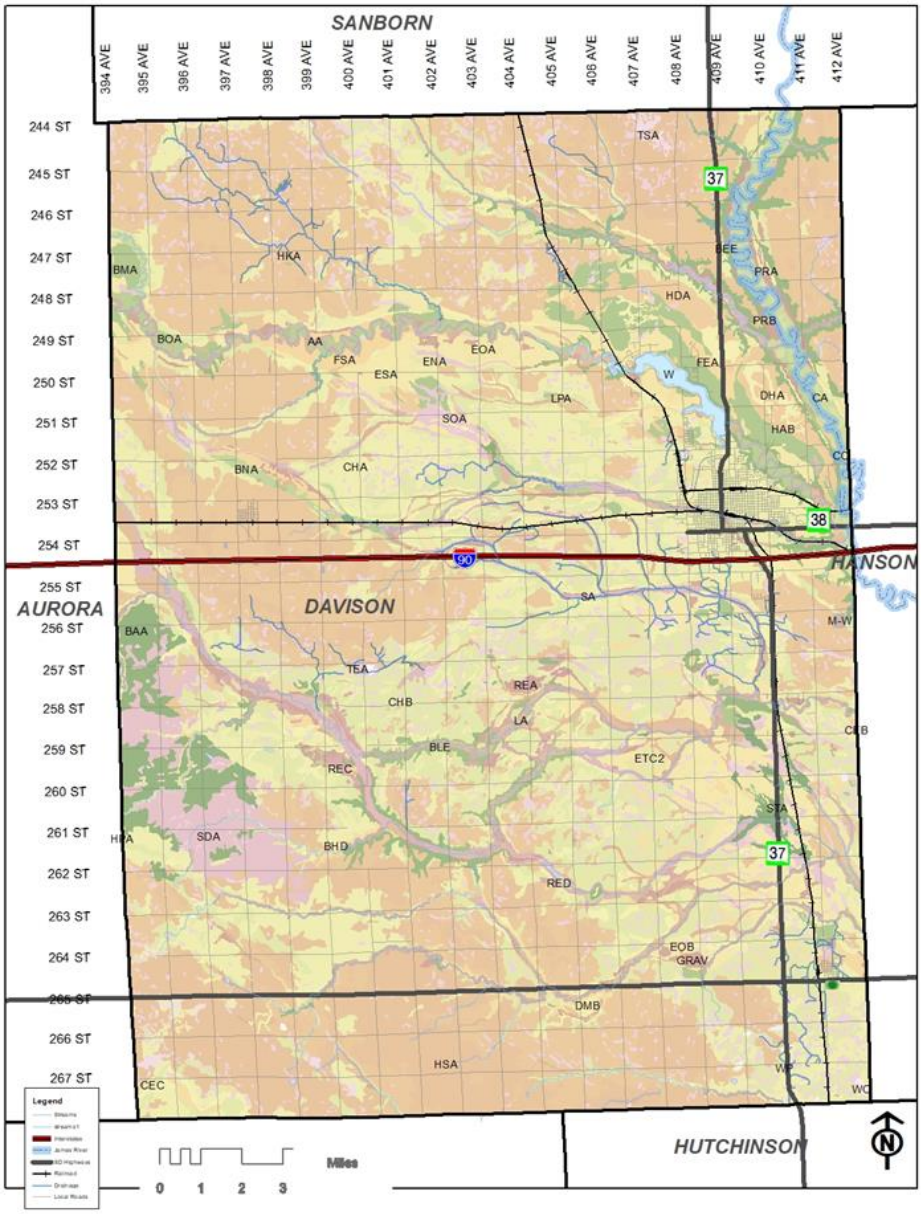
TABLE 2.1
Properties of Common Soils in Davison County

Soil Type	Slope (%)	Corn Suitability (Bu/Ac)	Septic Tanks and Drain Fields	Dwellings (Basements)	Roads and Streets
Clarno-Houdek (ChA)	0-6	34-38	Severe - Moderately Slow Permeability	Moderate: S/S	Severe: S/S & Frost Heave
Houdek-Prosper (HpA)	0-2	40	Severe - Moderately Slow Permeability	Moderate for all slopes High S/S	Severe: Moderate to High S/S
Houdek-Stickney (HsA)	0-2	29-39	Severe - Moderately Slow Permeability	Moderate for all slopes High S/S	Severe: Moderate to High S/S
Enet-Delmont (EoA)	0-3	20-38	Slight	Slight	Slight

Note: S/S = Shrink Swell, F = Flooding, S = Slope, LS = Low Strength, W = Wetness, N/A=Not applicable

Source: USDA-SCS Soil Survey of Davison County South Dakota

Figure 2.4 Soils in Davison County

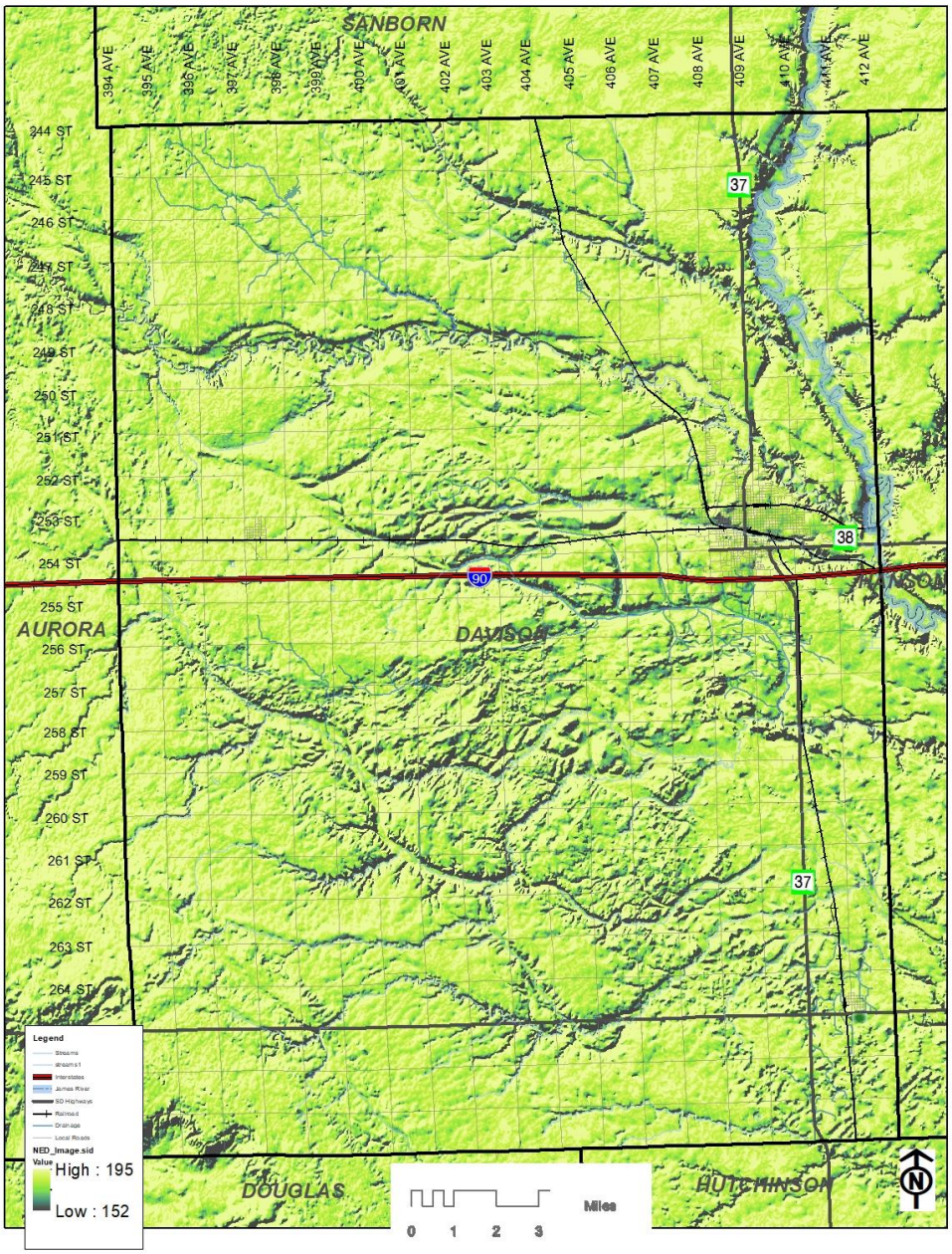


Some soil types should be closely studied prior to building homes and other occupied structures. An area with a high-water table or poorly drained soil will not adequately support a septic tank. A high-water table will allow unfiltered septic tank effluent to contaminate the local ground water. The specific soil type in the development area should be evaluated before development is allowed. Building on inappropriate soils may result in environmental damage and additional public and private expense.

Figure 2.5 shows the terrain of Davison County, where darker shades represent low elevations near streams and creek beds while lighter shades signify higher elevations.

Slope data is based upon the vertical rise in relation to the run or horizontal distance. A 10% slope is equal to a 10 foot rise in elevation in a distance of 100 feet.

Figure 2.5
Graphic Relief Map of Davison County



Slope Categories

Davison County terrain includes slopes from each of the identified ranges.

The slope of an area or location may dictate which type of activities or development can reasonably be expected to "perform" well. Planning the Built Environment by Larz T. Anderson provides guidelines for developing upon the variety of slopes identified within **Figure 2.6**.

Under ½% Slope:

Almost no land uses are feasible because of the problems associated with surface drainage of rain. Some exceptions would include: rice paddies, flooded orchards, and flood control basins.

½ to 1% Slope:

Conducive to large-scale, linear industrial production uses and for recreation uses such as picnics and informal, small-group field sports. Generally not conducive for commerce, residences, roads, and airports due to drainage problems. Can be dangerous due to standing water, fog, and ice.

1 to 3% Slope:

Generally good and favorable for all types of development due to good drainage, easy slopes and easy truck and auto access. May need a 2% minimum grade in areas where ground frost is probable.

3 to 5% Slope:

Small-scale industry and commerce, trucking access becomes difficult and parking areas must be terraced. Roads, airports, and railroads must run parallel or diagonal to the contours. Suitable for playgrounds, playfields, picnic areas, informal field sports, camping, golf courses, nature trails, hiking areas, and general farming practices.

5 to 10% Slope:

Industry and Commerce: Intensive, small-scale industry and commerce possible with truck access becoming difficult and expensive over 7%.

Residential: Detached, single-family, townhouses, and multifamily residences are all feasible, but parking lots must be terraced, or parking garages provided.

Roads: Truck and high-speed roads must run parallel with or diagonal to the contours. Road routing is dictated by the terrain in areas over 8%, and can create access problems due to cutting and filling of the roadway.

Airports: Usually economically impractical, unless there is a long ridge top that parallels the prevailing wind direction, and can be leveled without excessive expense.

Railroads: Must run virtually parallel with the contours, but even then creates serious embankment problems and high costs.

Recreation: Suitable for golf course, picnicking, camping, and hiking. Large level fields may be expensive to construct and environmentally damaging.

Agriculture: General farming but care must be taken for erosion control.

10 to 15% Slope:

Industry: Economically impractical.

Commerce: Economically impractical, except for unusual, specialized shopping areas to serve "planned unit developments." Parking areas must be terraced or in structures.

Residential: Hillside subdivision for single-family homes which take special design if terrain is not graded to form building pads. Townhouse construction is economically impractical. Apartment construction is often feasible, especially when a "cluster design" is utilized.

Roads: Any road design takes special care in this terrain. All types of roads can be constructed, but at greater economic and ecological cost.

Railroads: Same as in category 5 to 10%, more severe problems.

Airports: Economically impractical.

Recreation: Suitable for hiking, camping, and picnicking but sports which require level playing fields are economically impractical. Golf courses are unplayable.

Agriculture: Pastures and forests are most appropriate. Cultivation should be avoided due to erosion problems.

15 to 30% Slope:

Industry: Economically impractical.

Commerce: Economically impractical.

Residential: Single-family home subdivisions are possible with special care in the design of access roads and location of septic tanks. Townhouse construction is usually economically impractical, and apartments are possible on special sites only if access roads, parking areas, water, and sewer is carefully planned (usually expensive).

Roads: Similar to the 10 to 15% slope, except problems with cutting and filling are more extreme. May be so extensive that it would be damaging to the local ecology.

Recreation: Trails and camping only. No uses which require a level playing field or concentration of people are possible.

Agriculture: Pasture, forest, and vineyards that do not involve substantial grading are suitable.

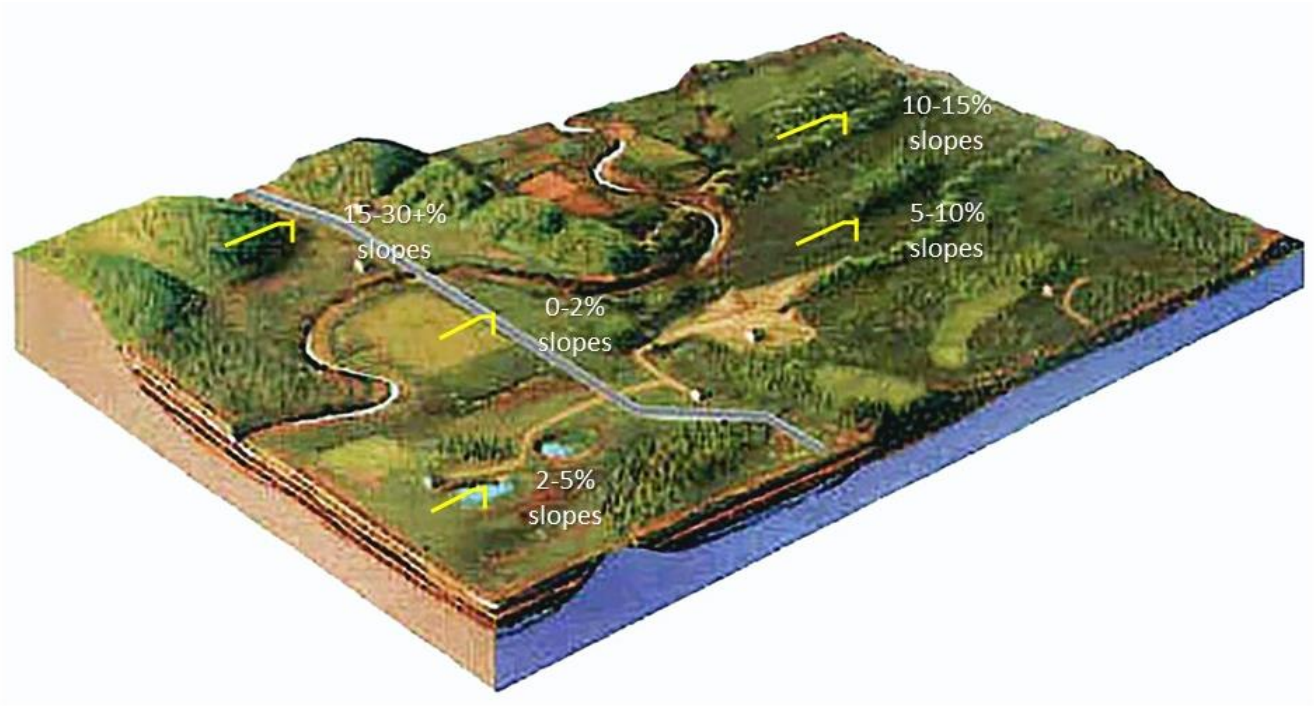
Over 30%:

Urban uses: All urban uses which require the construction of roads and the provision of utilities are both prohibitively expensive and extremely damaging to the terrain. As a general rule, land with a slope over 30% should not be disturbed. If it is determined that development is necessary, the project must be planned with extreme care.

Recreation: Trails are suitable, but too steep for camping.

Agriculture: Uncultivated pastures and forests.

Figure 2.6, Slope Examples



Wetlands and Flood Zones

Besides soil properties, other environmental issues such as topography and flood hazards should be considered when determining new areas for development. **Figures 2.7 and 2.8** illustrate the environmental constraints in Davison County including wetlands and flood plains. The wetland data is based upon the United States Fish and Wildlife Service National Wetlands' Inventory.

Flood data is based upon Federal Emergency Management Agency data and includes four zones or classifications:

Zone A:	The approximate 100-year flood zone
Zone AE:	The detailed 100-year flood zone
Zone ANI:	Are area not included
Zone X500:	The 500-year flood zone

The majority of flood prone areas within Davison County follow the James River and Firesteel Creek in the County.

FIGURE 2.7
Wetlands

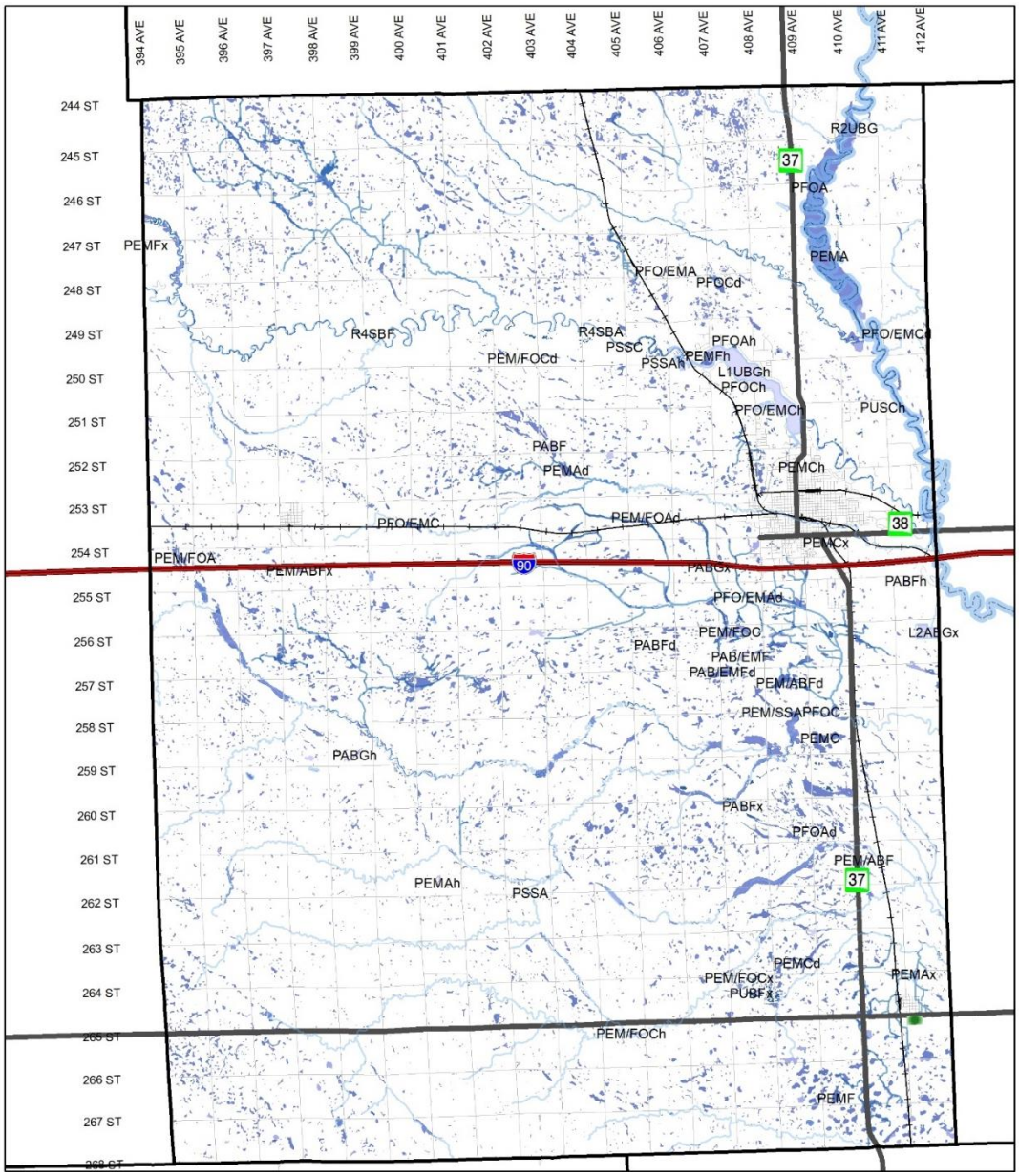
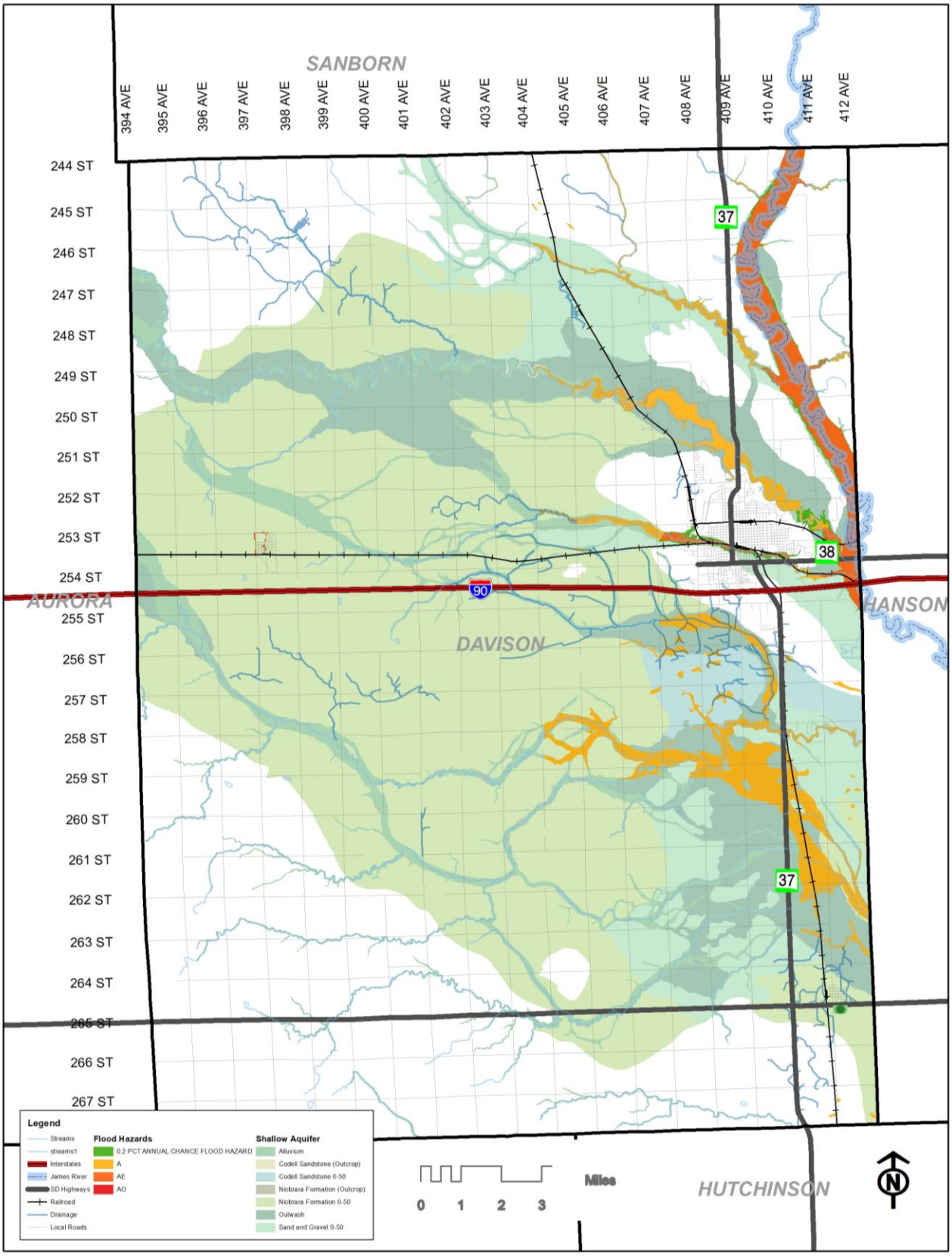


FIGURE 2.8
Flood Zones and Shallow Aquifers

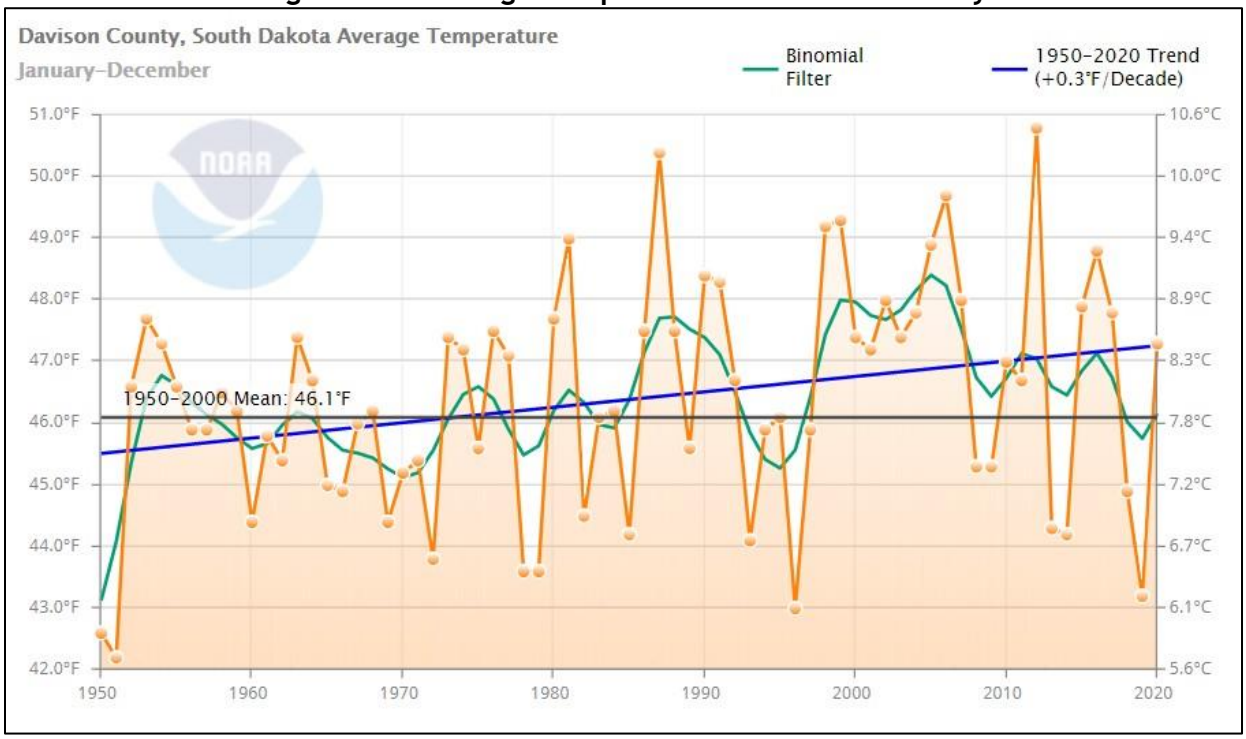


Climate

Climate conditions can affect local development in a variety of ways. The amount of insulation required for houses and buildings is affected by temperature extremes. The amount of rainfall dictates the size of drainage pipes and culverts needed to prevent flooding. Prevailing wind patterns should be taken into consideration when developing industry that may emit smoke and/or odors. **Figures 2.9 and 2.10** present the average temperature and precipitation for Davison County.

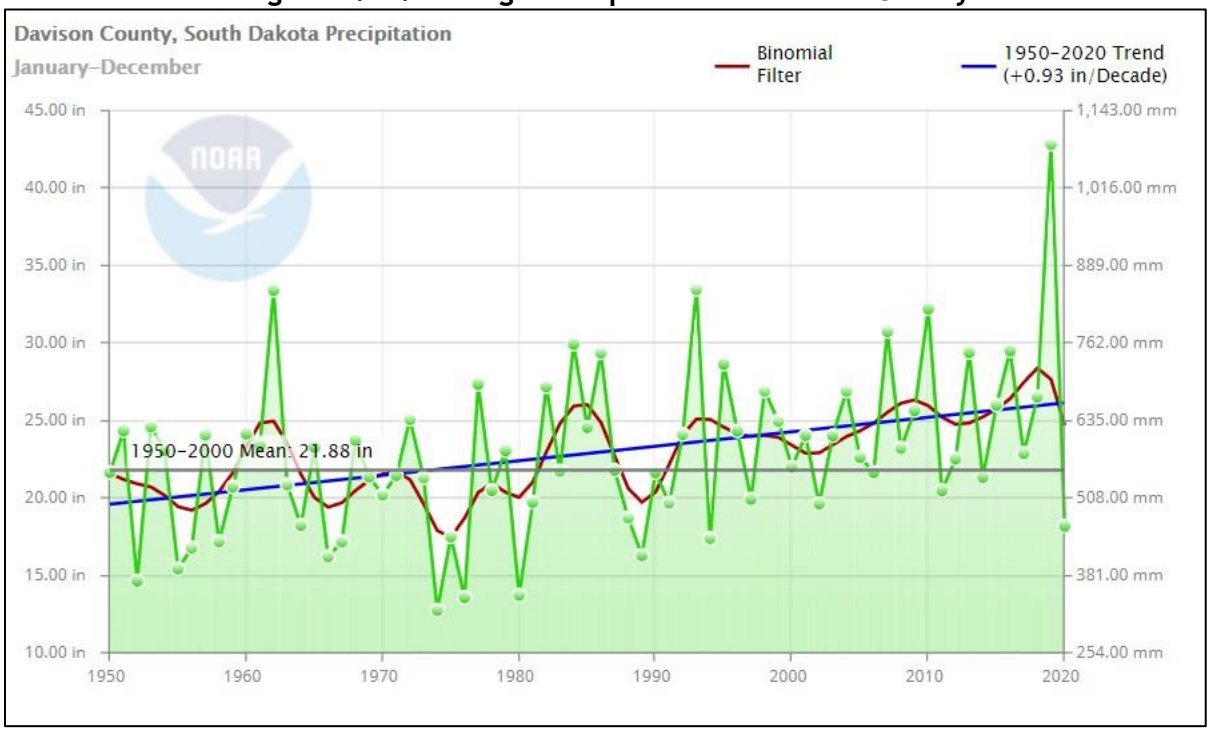
When reviewing climatic data, historical trends need to be reviewed to offer the broadest perspective and identify the cyclical weather patterns faced by an area's population. Davison County experiences a wide range in temperatures from summer to winter and in daily maximum and minimum temperatures during most of the year. Temperatures on some occasions rise to more than 100 degrees in summer and fall to minus 30 degrees or lower in winter.

Figure 2.9: Average Temperatures in Davison County



The level of precipitation and weather patterns a region receives impacts the local economy, infrastructure development, and demographic. The growing season is best explained as a period between April and September and is further defined by the dates of "killing" freezes. This season within Davison County is limited by the last spring freeze which generally occurs before May 6th and the first fall freeze that usually occurs after September 30th.

Figure 2.10: Average Precipitation in Davison County



The importance of reviewing historical trends versus a snap shot or single year becomes evident in presenting annual growing season precipitation in Davison County. In 2019 the County received approximately 43 inches of precipitation. A historical analysis of the same months over a seventy year period (1950-2020) found that the County received an average of 21.88 inches of precipitation as shown in the gray line in the figure above. The blue line in the graph illustrates the trend in precipitation between 1950 and 2020. It shows that the precipitation that the County has received has increased about 1 inch per decade.

Wind direction and intensity can vary within short distances as a result of terrain, vegetation, and buildings. Wind speed and direction can also change greatly during the day and shifts with the seasons of the year. Mean values for wind direction show the prevailing winds to be from the northwest in winter (November through April) and from the south in summer (May through October). **Figures 2.11 and 2.12** illustrate the prevailing wind direction and speeds over a fifty year period between 1972 and 2022 as well as peak wind gusts in the area for 2020.

Figure 2.11: Wind Rose Data for Mitchell, SD (Annual Average,1972-2022)

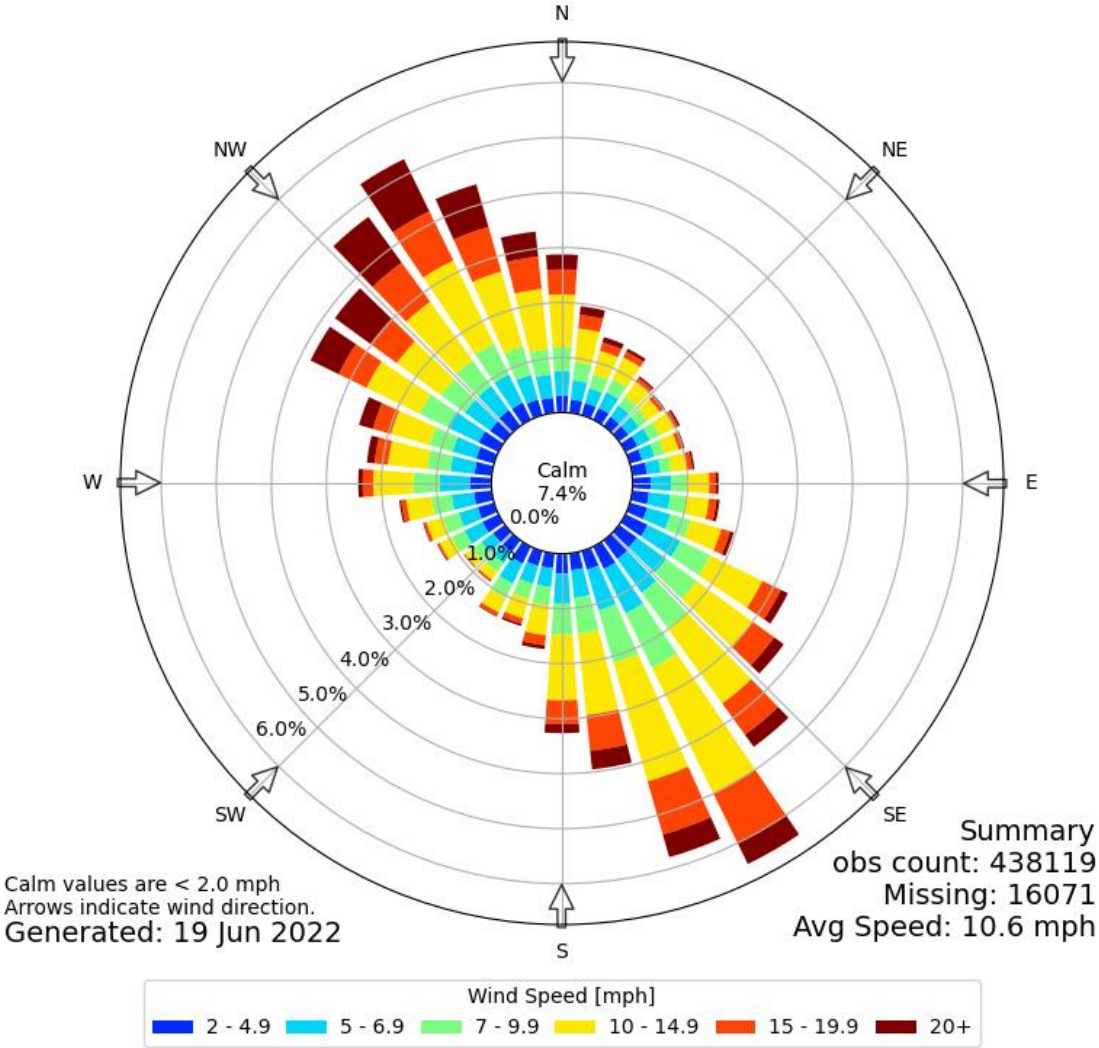
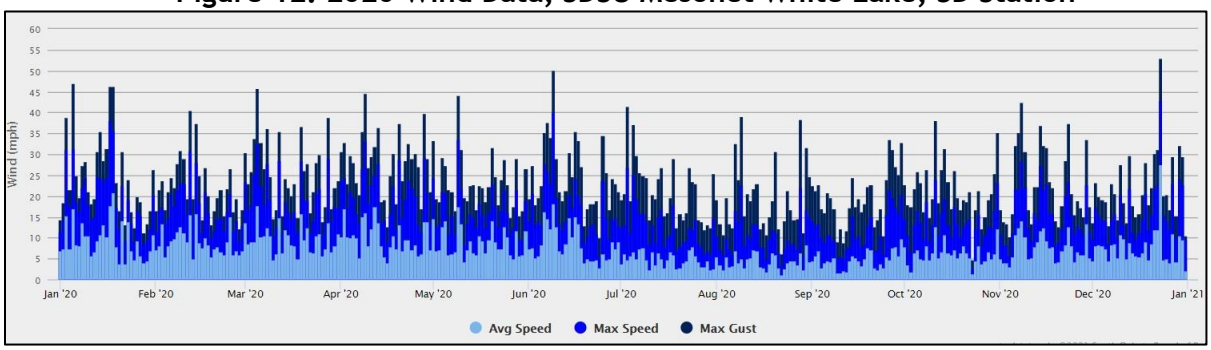


Figure 12: 2020 Wind Data, SDSU Mesonet White Lake, SD Station



https://climate.sdstate.edu/archive/

PLANNING CONSIDERATIONS

County Planning Challenges

The following environmental related challenges are expected to be encountered by Davison County over the next 20 years:

- ✓ Development pressures in areas with environmental limitations such as steep slopes, poor drainage, and flood hazard potential; and
- ✓ A continued emphasis on "water oriented" development (views or access) which could present conflicts with recreational or agricultural land uses.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

1) Development should be discouraged from areas having obvious environmental limitations;
2) State and federal agencies should be utilized for their expertise in protecting environmental resources whenever a development proposal has the potential for conflict; and
3) County environmental assets should be clearly identified and monitored to better inform the public and developers about sensitive areas.

Public Facilities And Services

CHAPTER 3

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Local Governments and Their Structure

Davison County utilizes the customary form of government as provided for in South Dakota Codified Law (SDCL) Title 7. These state statutes describe the election process and requirements for all elected county officials. Davison County has a five member commission with all members elected at large. The county instituted a process where three commission seats are elected in the same year as the Governor of South Dakota with the remaining two seats filled at the time of the United States presidential election.

Davison County is relatively small in land area, 437 square miles, when compared to other counties within the State of South Dakota. The geographic size of an area does not necessarily dictate the variety, number, or type of further subdivisions. There are several entities with taxing authority within Davison County. They include:

- Twelve townships
- Two cities
- One town
- Six fire districts
- Seven school districts
- One special district

The taxing entities of Davison County and their levies and valuations are listed in **Table 3.1**. The townships of Davison County are shown in **Figure 3.1**

TABLE 3.1
Taxing Authorities, Levies, and Revenues -Davison County; 2018-2020

	2018		2020	
Name	Levy	Valuation	Levy	Valuation
Davison County	3.928	$1,716,156,539	4.002	$1,740,345,588
Municipalities				
Town of Ethan	6.156	$11,770,847	6.503	$11,449,518
City of Mitchell	5.605	$921,596,513	5.758	$928,803,682
City of Mount Vernon	7.480	$16,602,543	7.761	$16,481,798
Townships				
Badger	0.141	$68,304,859	0.093	$68,097,789
Baker	0.083	$51,507,575	0.082	$55,072,145
Beulah	0.257	$68,685,034	0.045	$73,421,610
Blendon	0.097	$49,353,255	0.097	$51,447,240
Lisbon	0.111	$44,597,348	0.111	$46,934,025
Mitchell	1.438	$120,011,053	1.328	$135,582,020
Mount Vernon	0.105	$52,484,315	0.018	$55,776,233
Perry	0.272	$53,306,622	0.266	$57,622,835
Prosper	0.363	$77,136,757	0.322	$87,170,512
Rome	0.105	$51,560,227	0.100	$55,721,636
Tobin	0.040	$50,055,300	0.038	$53,198,055
Union	0.084	$41,690,860	0.084	$43,566,490
School Districts				
Mitchell 17-2	7.775	$620,986,555	7.764	$682,843,505
Mount Vernon 17-3	8.723	$25,575,435	8.617	$29,428,525
Ethan 17-1	7.699	$20,621,755	7.694	$24,049,060
Parkston 33-3 *	6.405	$1,729,730	6.252	$1,863,225
Corsica/Stickney 21-3	7.021	$1,173,885	7.106	$1,439,590
Plankinton 01-1	8.076	$0	7.924	$0
Sanborn Central 55-5	7.127	$347,315	6.817	$428,255
Special Districts				
James River Water Development District	0.061	$1,614,105,985	0.061	$1,739,655,014
Rural Fire Districts	0.280	$552,109,702	0.224	$723,899,465

Source: South Dakota Department of Revenue, 2020

Mitchell Township is a former township, now primarily overlaid by the city of Mitchell. Due in part to (1) rising road expenditures; (2) a declining tax base resulting from annexations of portions of Mitchell Township by the city of Mitchell a majority of Mitchell Township residents affirmatively voted to abolish their political subdivision in 2001.

Due to various continuing issues relating to road maintenance, accountability for tax assessments and expenditure of tax revenues, fire protection, and a general desire for local control, a special election was held in 2009 on the question of reestablishing Mitchell Township. The result of the election was positive and Mitchell Township was subsequently reorganized as a political subdivision of the State of South Dakota. Mitchell Township regained independent taxing authority and, following reorganization, is governed by an elected board of township supervisors.

Table 3.2 details the property tax income payable to the county for 2020. The data is divided by region or entity.

TABLE 3.2
County Revenues by District - 2020

Property Tax Sources	Taxes	Percent of Total
County	$ 6,964,915.89	22.17%
Cities	$ 5,550,423.01	17.66%
Schools	$14,407,458.97	45.83%
Townships	$ 260,059.79	0.83%
Rural Fire Districts	$ 161,980.72	0.52%
Water Development Districts	$ 106,119.12	0.34%
Other Districts	$ 0	0.00%
Special Assessments	$ 3,983,280.43	12.67%
Total Annual Revenues	$31,437,654.21	

Source: South Dakota Department of Revenue, 2020

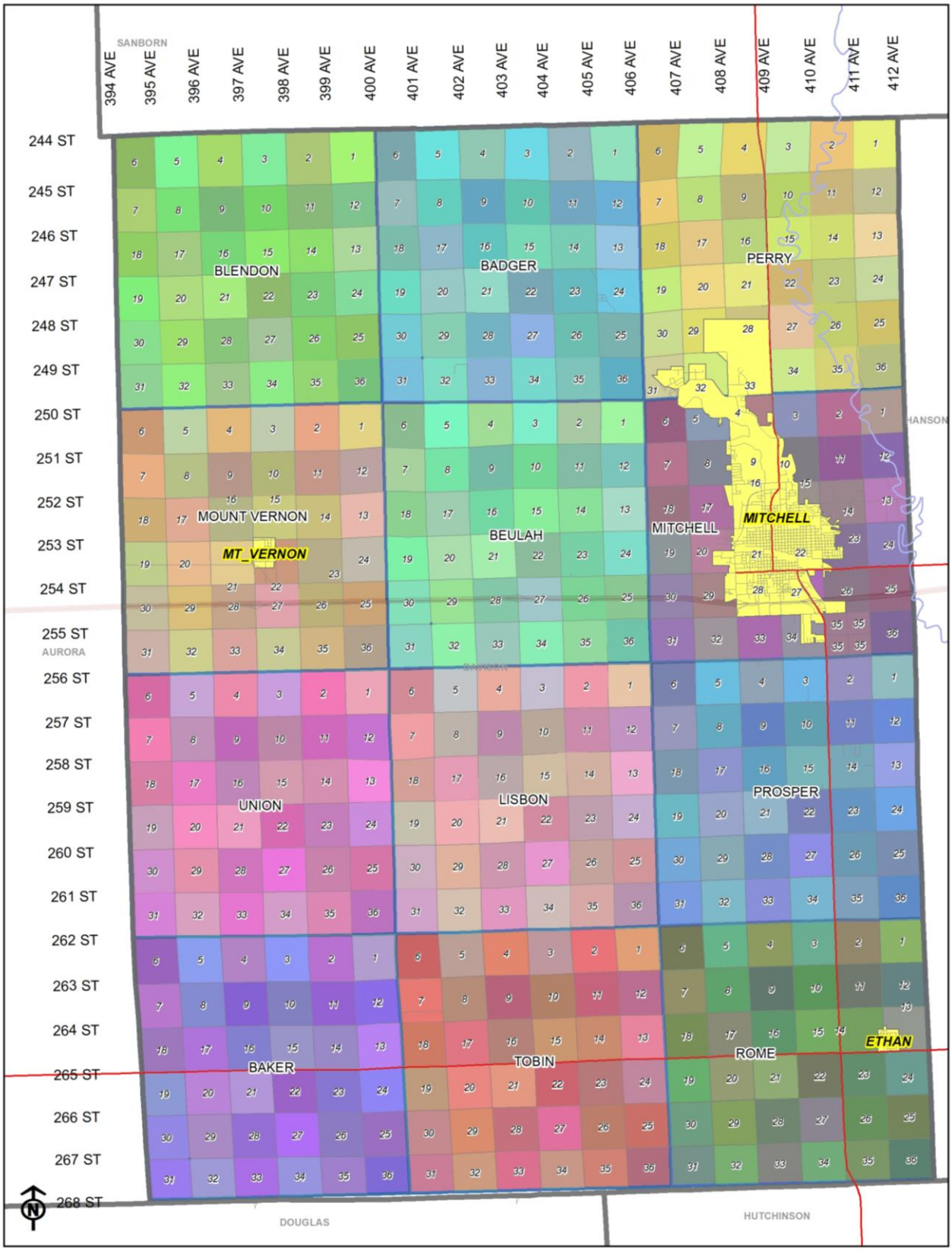
Municipalities have many powers listed in South Dakota law. Although a municipality has many powers, there are almost always conditions and restrictions on the use of those powers. Municipal government is primarily governed by the provisions of Title 9 of South Dakota Codified Law, but several other chapters of law apply to municipalities.

Mitchell and Mount Vernon utilize the aldermanic form of local government. They are governed by a common council, which consists of a strong mayor who is elected at-large and two aldermen from each ward. Terms of office are traditionally two years but may be set by ordinance for up to five years. Ethan is set up as a trustee form of government. Between three and five board members are elected at-large for three year terms. The Trustees elect one of their own members to serve as the president of the board for a one year term.

In 2014, the Mitchell City Council established a City Administrator position to help manage City operations and coordinate planning efforts for the City's future. The City Administrator is under the direct supervision of the Mayor and the City Council and is responsible for:

- Planning, organizing, directing and coordinating activities in city departments.
- Ensuring compliance with state and federal laws.
- Overseeing the long range planning for the City of Mitchell.
- Administrative oversight and accountability of departmental functions.

Figure 3.1
Towns and Townships in Davison County



Transportation

The Davison County Commission retained an engineering firm to prepare a long-range transportation plan for the County in 2015. The engineer worked with the County Highway Department and County Commission to review the needs of the County with regards to the county road network and plan for future improvements.

The primary transportation element within Davison County is the road network. The network includes roads maintained by numerous entities including:

- State of South Dakota;
- Davison County;
- Organized Townships;
- Municipalities; and
- Private Individuals.

The existing road network and identification of jurisdictional ownership or responsibility is illustrated in **Figure 3.2**.

The issue of roads is complex and requires an understanding of basic terminology. One of the first steps in reviewing a road network is to break the system into subcategories. These groups identify the role of each road section and the impact upon the overall grid. For the purposes of this plan, an overview of the county's system will be undertaken by focusing on a rural system versus small or large urban systems and shall be further divided into four classifications:

- **Rural Principal Arterial System** - Provide corridor movement with trip length and density suitable for substantial statewide or interstate travel and will carry the majority of traffic movements between virtually all urban areas with populations over 50,000 and a large majority of those with populations over 25,000;
- **Rural Minor Arterial System** - Serve as a linkage of cities, larger towns, and other traffic generators such as major resort or recreation areas that are capable of attracting travel over similarly long distances;
- **Rural Collector System** - Serve as primary intra-county rather than statewide travel and constitute those routes on which predominant travel distances are shorter than on arterial routes; and
- **Rural Local Road System** - Primarily provides access to the collector network and serves travel over relatively short distances. All roads not meeting the criteria of the first three are placed in this category.

A map of the functional classifications, as described above, of roads within the County is illustrated in **Figure 3.3.** A secondary township road includes roads within unorganized townships.

The elements of a traffic needs study include the following data:

- Examination of the road system;
- Comparison of the existing system to an estimated future demand;
- Traffic counts;
- Traffic inventories;
- Trip generation models and calculations; and
- Preservation of road corridors.

A process of addressing and providing for a future road network may be completed in conjunction with a detailed traffic study or through establishment of road corridor preservation regulations within a zoning or subdivision ordinance. Road preservation corridors are generally sited on the full, one quarter (1/4) and one sixteenth (1/16) lines within township sections. Preserving these corridors protects the governmental body from inflated expenditures such as road realignments or utility relocation, condemnation of buildings, or purchase of lands.

There are areas within the County that may never see an additional road constructed due to geography, topography, and/or population density. Yet, the preservation of transportation corridors enables the County to review construction activities within these designated areas and consider the proposed project's potential impact upon the County and master road plan or comprehensive plan.

FIGURE 3.2
Road Base Layer with Jurisdictional Control

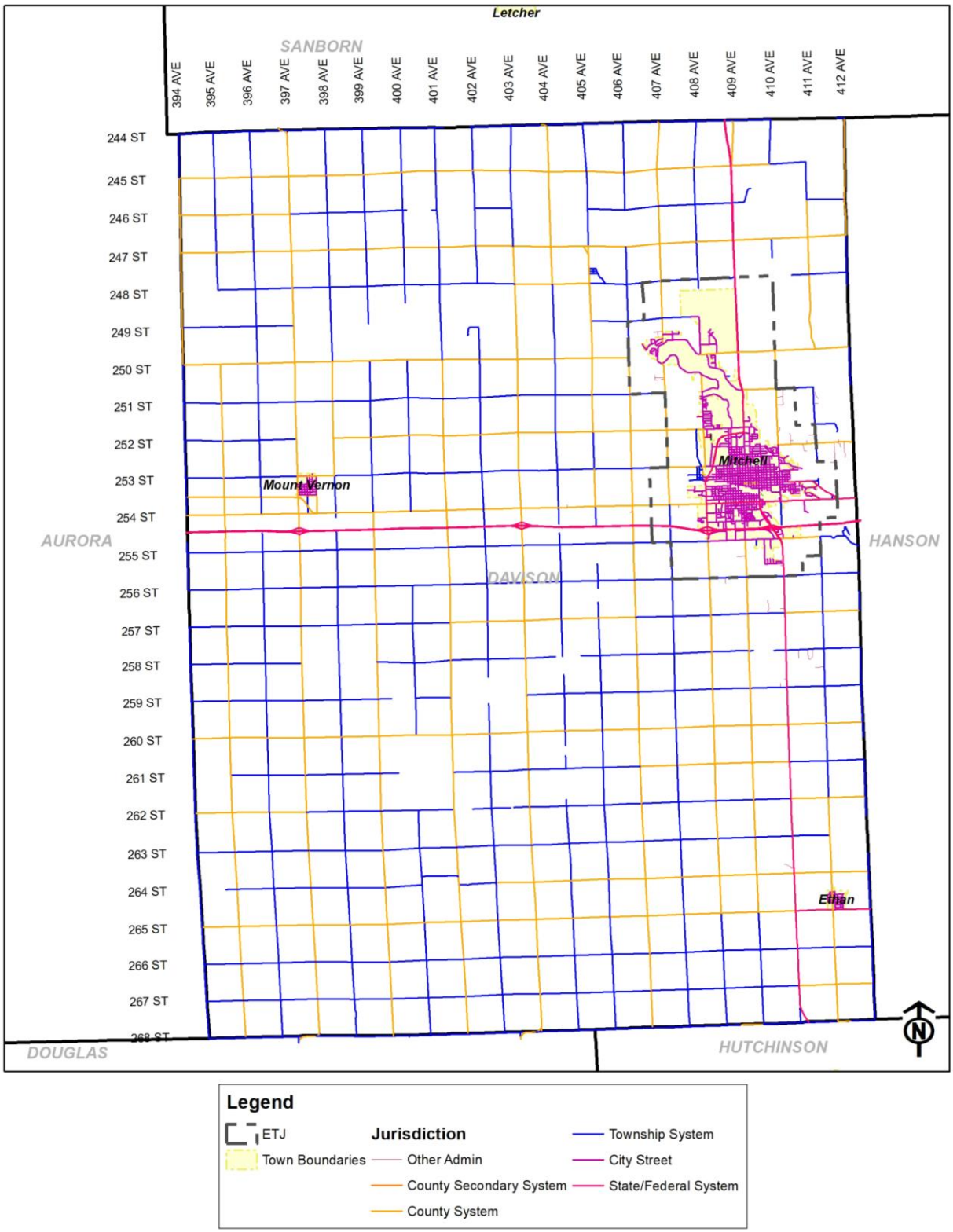
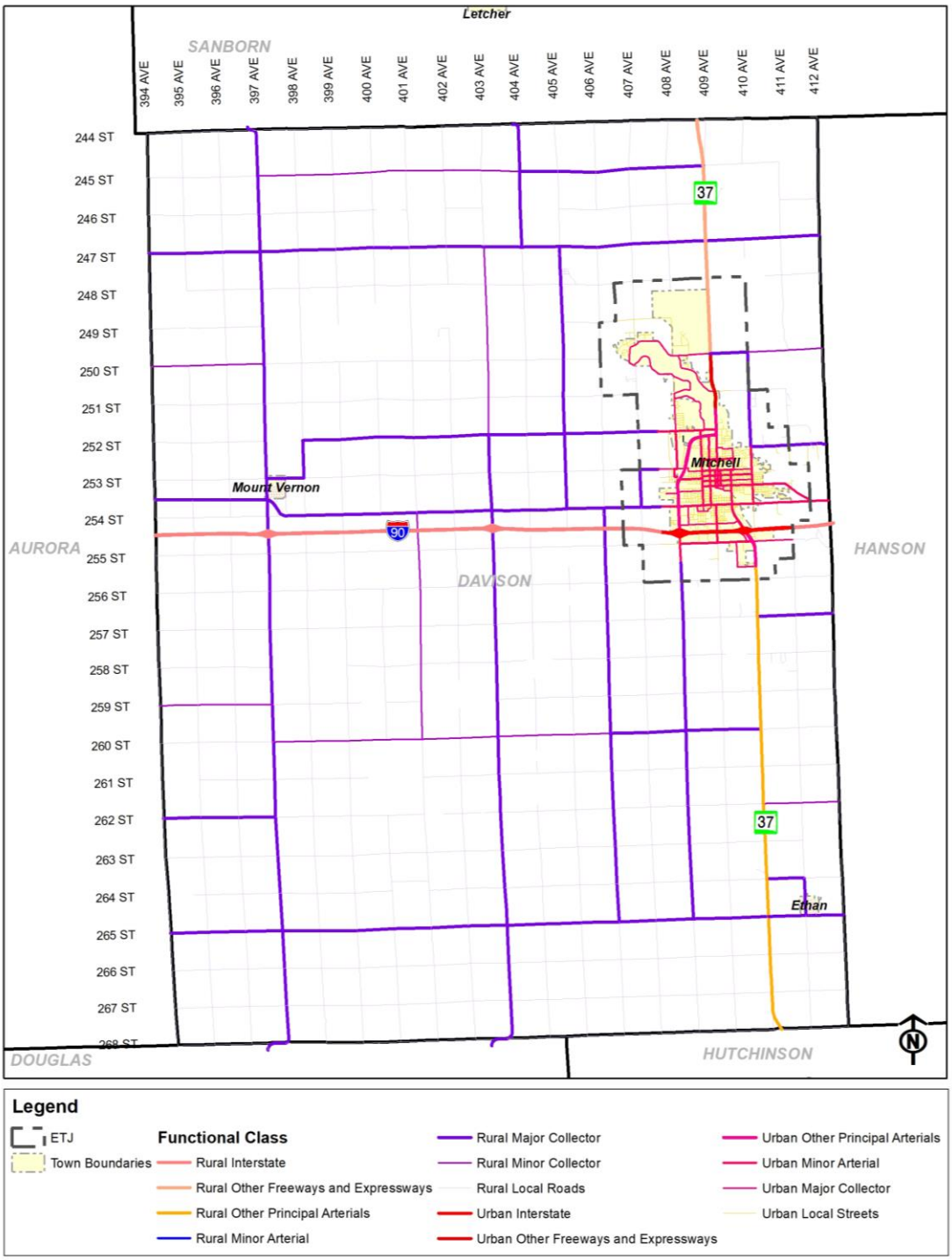


FIGURE 3.3
Functional Classification



When preparing a road development, improvement, or maintenance plan, one of the initial steps includes a review of the following data:

- Map of the Existing Road System;
- Identification of Ownership or Responsibility;
- Delineation of Functional Classification; and
- Average Daily Traffic Counts.

While these items may provide a starting place there are times or conditions when it may be necessary to further subdivide the four base items into more specific categories. Some of these subcategories may include:

- Road Surface Type: Dirt – Gravel – Asphalt – Concrete;
- Road Width: Driving Surface – Shoulders – Ditch;
- Road Condition: Smooth – Rough – Pot Holes;
- Service Area: Residential – Commercial – Agricultural; and
- Expected Traffic Flows: Trip Generation Modeling – Land Development Potential.

The South Dakota Department of Transportation drafts and presents an annual Statewide Transportation Improvement Program (STIP). The STIP identifies the proposed transportation improvements for the next five years. As stated earlier, the State drafts a five year plan, yet updates the document annually. An annual revision is needed to account for the frequent changes in priority and revenues. While the STIP examines air, rail, surface, and public transit, a county plan will usually focus on surface or road improvements. All of these elements will provide the County with a detailed road database on which it will be able to develop policies. **Table 3.3** lays out issues concerning safety on Davison County roads. The table reports the number of crashes and the crash rates for major corridors in the County. **Figures 3.4, 3.5, and 3.6** highlight areas of need, existing roadways of concern, proposed road upgrades, improvements, and the Major Road and Street Plan for the County.

Bridge in Davison County

Table 3.3 – Safety Concerns

North-South County Corridors		Miles	Total Crashes	Crash Rate (Crashes/ HMVMT)
Roadway Corridor	Limits			
397th Avenue	255th St to 265th St	10	29	391
403rd Avenue	252th St to 255th St	3	8	329
403rd Avenue	255th St to 265th St	10	18	349
406th Avenue	255th St to 265th St	10	11	231
408th Avenue	255th St to 265th St	10	28	175
409th Avenue	255th St to 260th St	5	12	272

East-West County Corridors		Miles	Total Crashes	Crash Rate (Crashes/ HMVMT)
Roadway Corridor	Limits			
252nd Street	398th Ave to 408th Ave	10	26	234
253rd Street	406th Ave to 408th Ave	2	7	267
254th Street	403rd Ave to Mitchell Limits	5	44	197
Sub-corridor:	*406th Ave to Mitchell Limits*	*2*	*26*	*242*
Spruce Street	East of SD 37 to Dakotafest Drive	1.15	10	200

FIGURE 3.4
Road Improvements and Areas of Concern

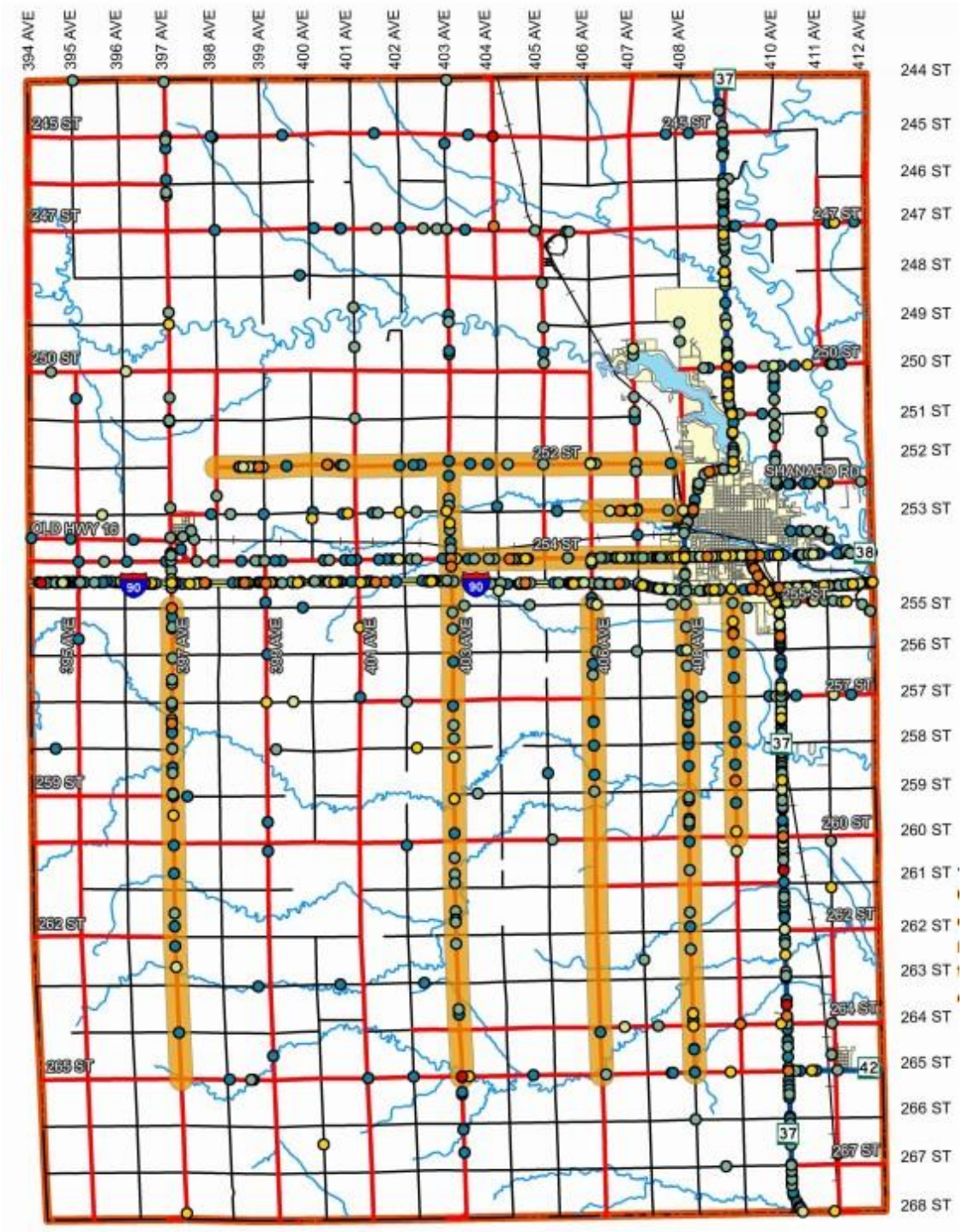


Figure 3.5
Transportation Needs

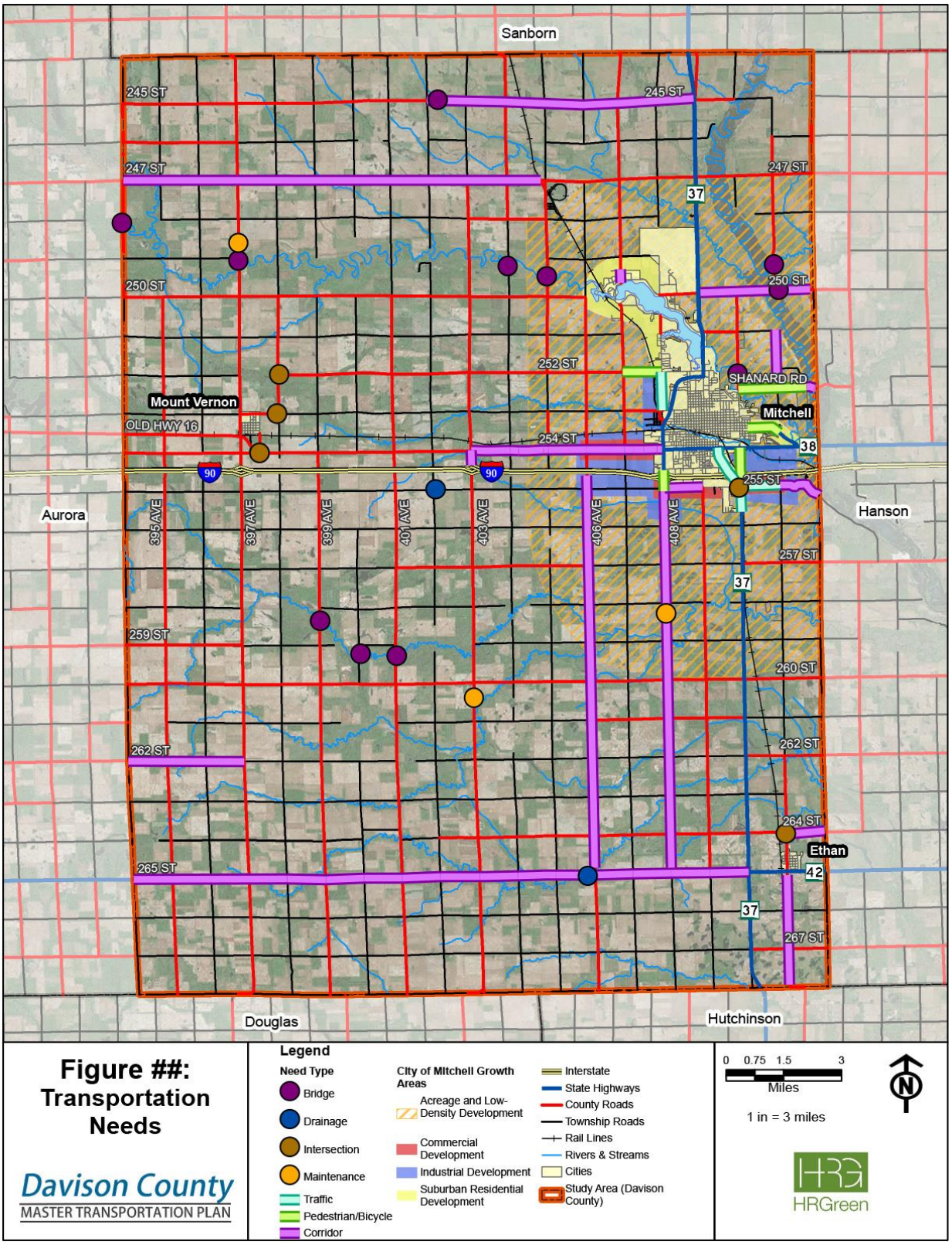
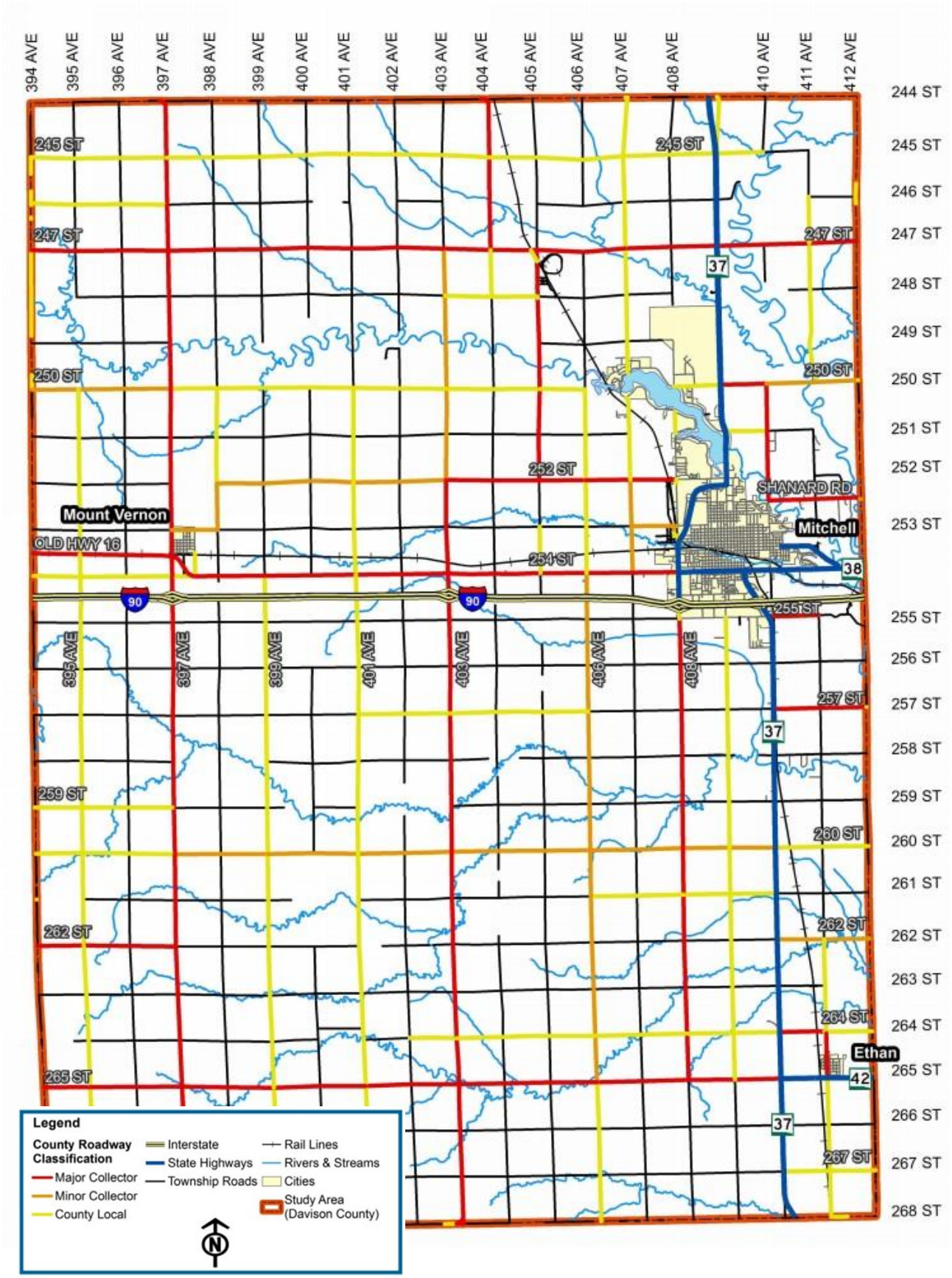


Table 3.6
Major Roads Plan; Davison County



Bus Service:

Jefferson Lines offers bus stops in South Dakota that include passenger stops, ticket sales, and package shipping options. A stop is located along Havens Avenue in Mitchell. There are specialized transportation needs addressed throughout the county by Palace Transit, which operates curb to curb public transportation to anyone of any age in Mitchell seven days per week. Palace Transit also serves Mount Vernon and Ethan.

Air Service/Airport:

The Mitchell Municipal Airport is classified by the South Dakota Department of Transportation as a **Large General Aviation** facility. These airports support all general aviation aircraft and accommodate corporate aviation activity, including business jets, helicopters, and other general aviation activity. These airports' primary users are business related and service a large geographic region or they experience high levels of general aviation activity. Airports in this category typically have a minimum runway length of 5,000 feet, with non-precision approaches, weather reporting equipment, minor repair service, and at least 100LL fuel available 24 hours.

The airport was constructed in 1945 by the United States Military and was to be the home of the Norden bomb targeting system. It was also considered to be top secret.

Mitchell Municipal Airport

Civilians were allowed on the base. When WWII ended the base was closed, and the airport was turned over to the city of Mitchell. The airport has had many small air carriers through the years, but none have been successful for long-term service.

Currently the airport hosts a wide range of private aircraft with estimated enplanements of 4,000 plus. The Mitchell airport has one fixed base operator, Wright Brothers Aviation. Mitchell's two runways 13-31, 6,700 ft. and 18-36, 5,512 ft. are capacity rated at 120,000 pounds. Runway 13-32 has ILS instrument landing.

Aberdeen, Pierre, Rapid City, and Sioux Falls are eligible for direct federal assistance due to their annual usage. These airports enplane or pick-up a minimum of 10,000 passengers a year, which qualifies them for direct funding status. In fiscal year 2018, these airports received the following amount of federal funds:

- Aberdeen $1,000,000
- Pierre $1,000,000
- Rapid City $2,358,049
- Sioux Falls $3,418,864

Since the Mitchell Airport does not qualify for direct federal funding, it must compete with the remaining 64 public use airports within the State for financial assistance. In addition to the direct or entitlement funding, the federal government with some State assistance, provides grants for up to 90% of the total project costs.

Mitchell Municipal Airport, Aerial View

Rail Freight Service:

The South Dakota agricultural sector depends heavily on export of crops, feed, animal products, ethanol and other products to U.S. and global markets. Agricultural production in the state has been increasing,

> MOST SOUTH DAKOTA RAIL SHIPPERS DO NOT HAVE DIRECT ACCESS TO THE NATIONAL RAIL CORRIDORS, AS DEFINED BY THE ASSOCIATION OF AMERICAN RAILROADS. THE STATE'S RAILROAD SYSTEM IS PRIMARILY ORIENTED TO CONNECT SHIPPERS TO THIS NETWORK VIA CONNECTIONS OUTSIDE THE STATE.
>
> SOUTH DAKOTA STATE RAIL PLAN, 2014

and export markets for the state's agricultural products are expected to grow steadily over the next decades.

Railroads are particularly critical to the state's agricultural industry, which, in turn, is critical to the overall economy. Railroads are the primary means of moving South Dakota agricultural exports, including ethanol, to U.S. and global markets. Trucks are generally not cost effective for the long-haul transport of these heavy and bulky commodities, and barge service down the Missouri River is no longer a viable option because of the variability in water levels and declining funding for lock and channel maintenance.

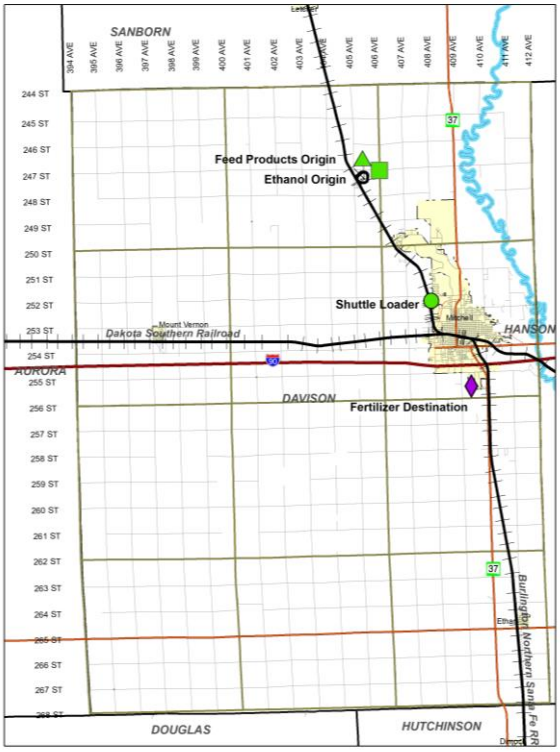
There are two rail lines existing in Davison County. The first line is a line owned by the State of South Dakota and operated by the Dakota Southern Railway headquartered in Chamberlain. The other line is owned and operated by the Burlington Northern Santa Fe (BNSF) Railroad. The southern tier of the region is served by the Dakota Southern Railway's (DSRC) Mitchell to Rapid City (MRC) and Napa to Platte lines. The DSCR MRC line serves shippers west of Mitchell, providing connections at Mitchell to the BNSF Aberdeen and Mitchell Subdivisions to Sioux City.

Burlington Northern Santa Fe Engine

The major improvement to the rail system in Davison County includes a connection between the Dakota Southern-operated line and the BNSF-owned line.

The project includes the construction of a northbound connection from the MRC to the BNSF west of Mitchell, South Dakota. The MRC connection to the BNSF currently is through the yard in Mitchell. Long 110-plus-car trains, such as those traveling to and from the large grain elevator in Kimball, are required back the train beyond the northbound switch in the yard, blocking road crossings in order to proceed northbound to Aberdeen. A northbound connection from the MRC, originating just east of 407th Avenue and connecting just south of West 23rd Avenue would provide a direct route for northbound commodities and empty trains southbound. This connection would require construction of approximately 1.75 miles of new track and two switches, along with the acquisition of about 20 acres right-of-way and two new road crossings.

Figure 3.7, Rail Facilities



Water Supply

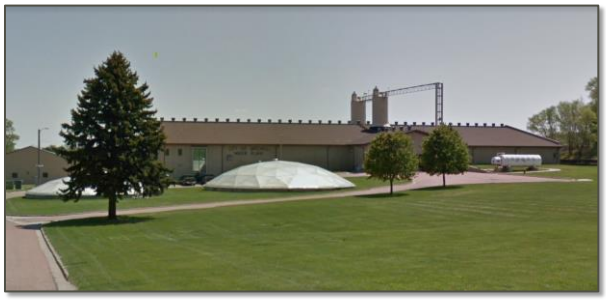
Davison County is served by several rural water systems to supply communities and properties with drinking water. Davison Rural Water System has the largest geographic service area in Davison County. It has more than 3,130 customers an average of 403,000 gallons of water per day. Davison's water is surface water that is purchased from another water system. Hanson Rural Water serves more than 2,463 customers an average of 588,000 gallons of water per day. Hanson serves a small area in the eastern-most areas of Davison County.

The Water Division of the Public Works Department is responsible for the maintenance of water mains, water towers and other water service throughout the City of Mitchell. The City of Mitchell provides water service to 5,650 connections through approximately 660,000 feet of distribution piping with an average pressure of 60 lbs. The City has the storage capacity for 2.7 million gallons of water. Mitchell has an extensive water distribution system which consists of PVC, Ductile and AC pipe. Pipe sizes range from 4"- 12" for mains.

Mitchell Water Tower

There were previously two water sources for the City. The current supplier is the B-Y Water District. The City's connection to the B-Y Water District is on the south side of the City adjacent to the Mitchell Technical College's (MTC's) campus. The B-Y Water District has a meter pit at this location which is used to measure the flow of water to the City. The City at the time of this report is working on a new distribution location which will move the B-Y Water District Meter south approximately one mile. The City serves more than 5,900 water accounts an average of 2,000,000 gallons of water per day. The second water source was Lake Mitchell which is longer in use.

Approximately 29,000 feet of 24-inch ductile iron pipe (DIP) was installed in 2003 on the eastern side of the City from the PRV vault to the water treatment facility. The City has three connections to the distribution system along the route to the water treatment plant. These connections are located at the intersections of Spruce Street and MTI Drive, the intersection of East First Avenue and South Maddie Street, and at the end of East Eighth Avenue. These connections have seldom been used since installment but would be used in the case of water main breaks or maintenance within the water treatment facility.



Mitchell Water Treatment Plant

The Town of Ethan serves 331 customers an average of 18,000 gallons of water per day. The City of Mount Vernon serves 462 customers an average of 34,000 gallons of water per day.

Ethan Water Tower

Distribution Systems

Figure 3.8 identifies the water distribution systems in Davison County. As of today, there are between 200 and 300 residential taps available within the lake area, dependent on location. Property adjacent to or in close proximity of a municipality may be able to obtain city service. While there is available capacity within the City of Mitchell's system, there are no formal plans to expand service to properties outside the City's corporate limits.

FIGURE 3.8
Rural Water

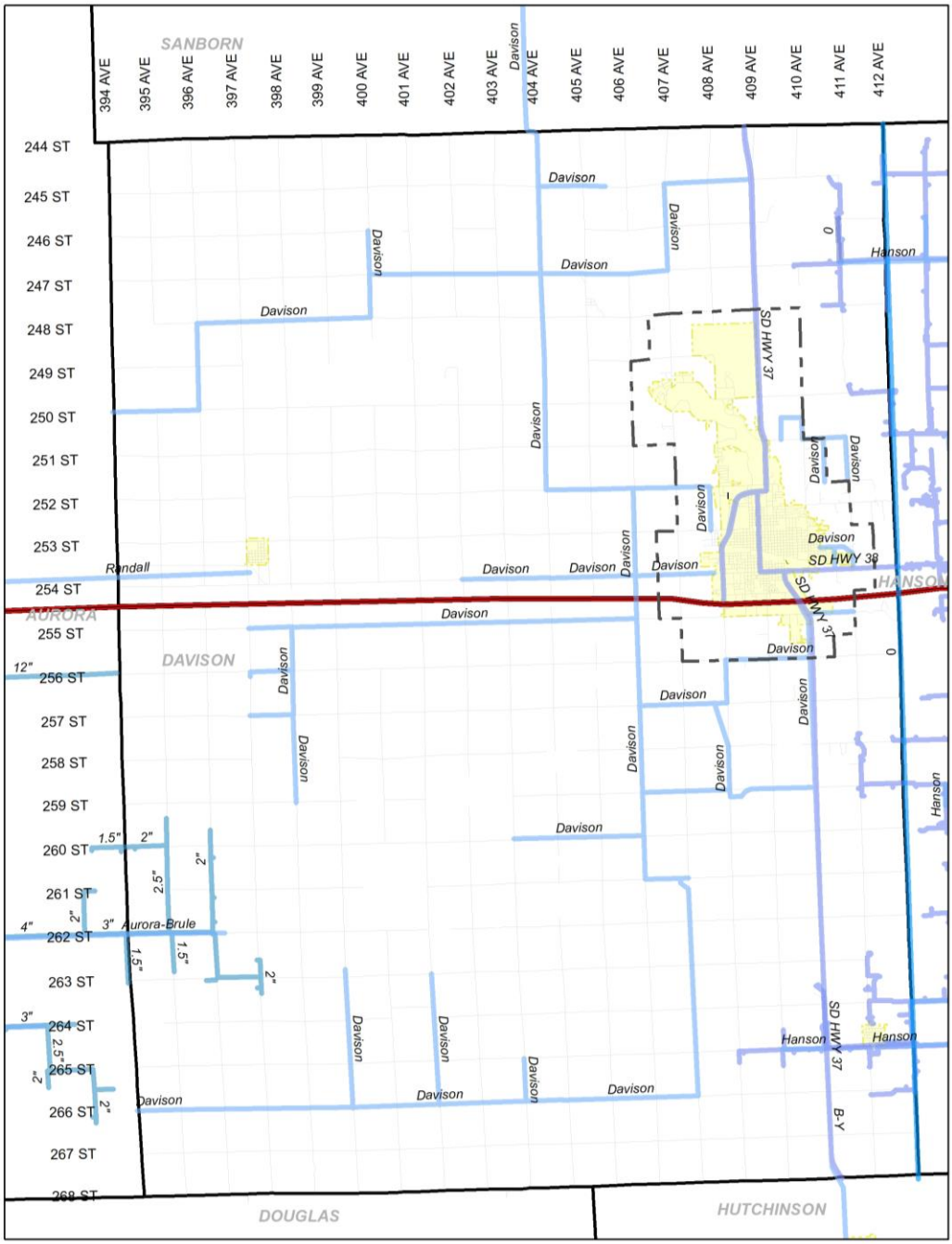
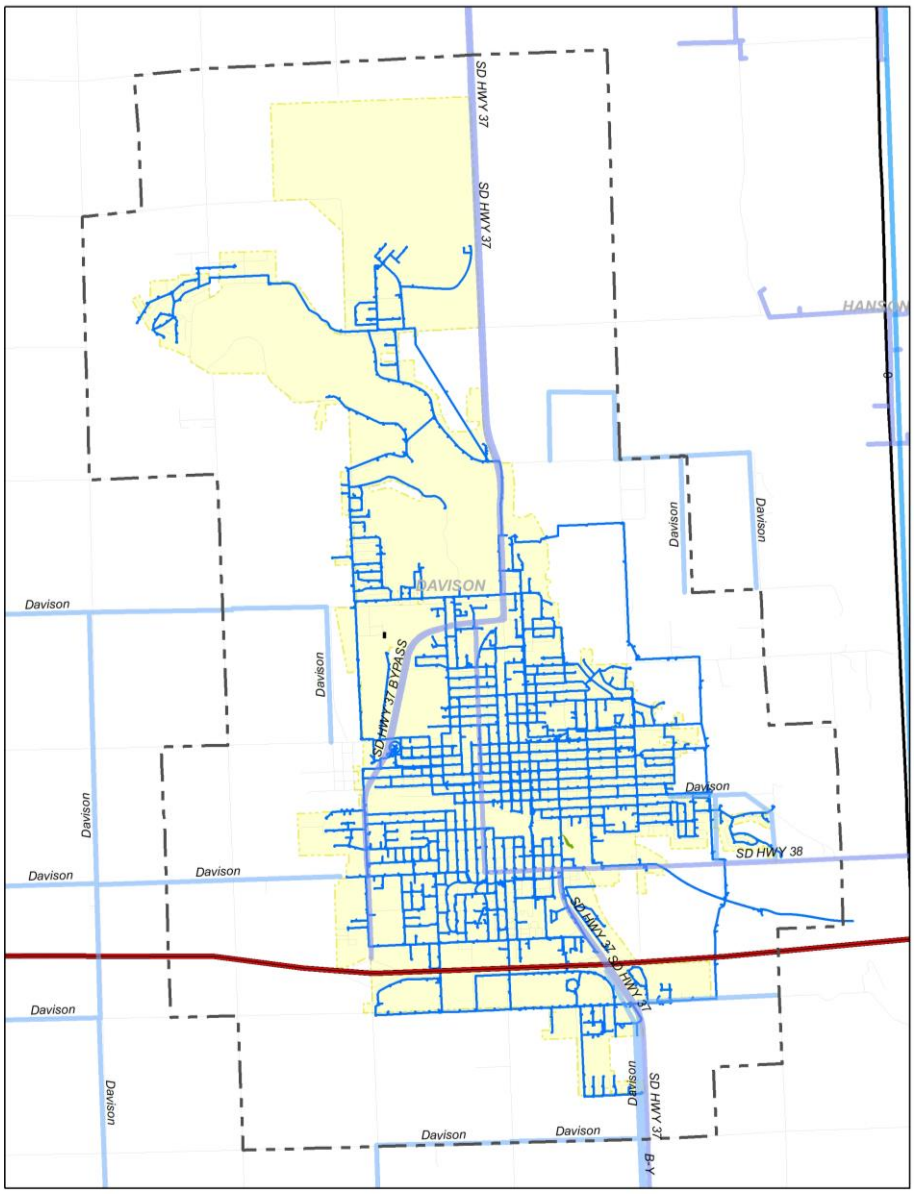


FIGURE 3.9
Mitchell Water Distribution System



Sanitary Sewer

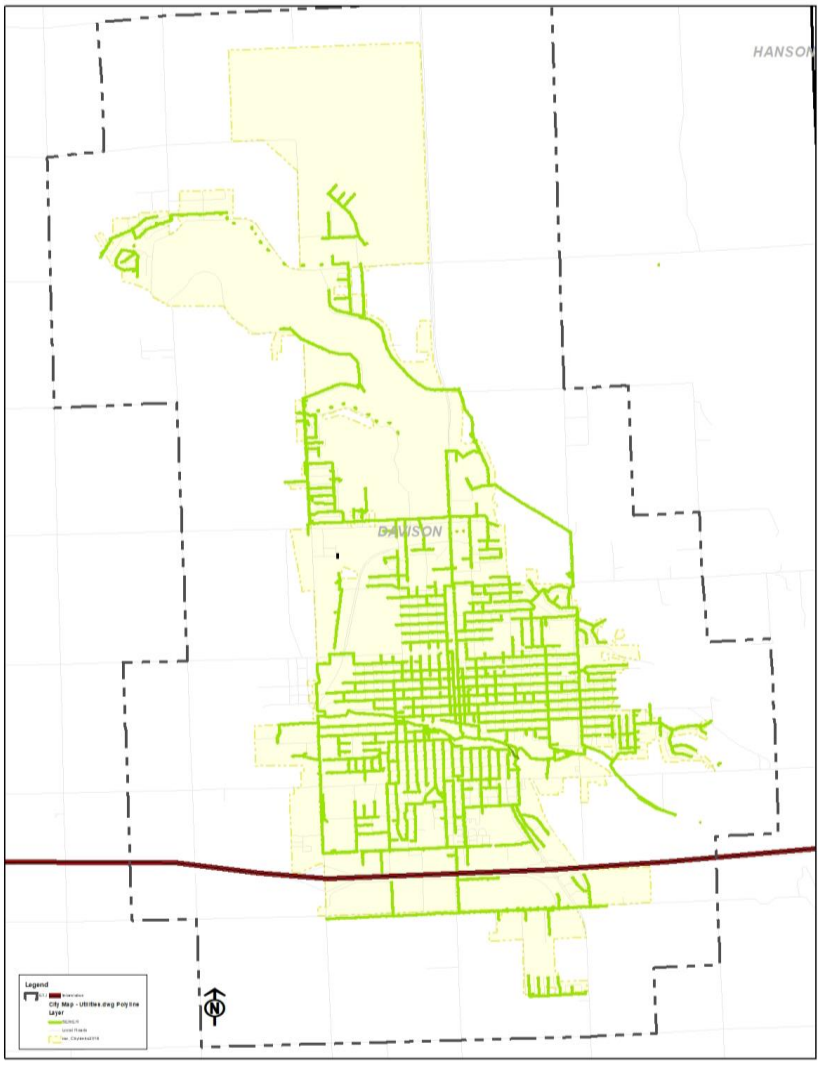
All of the municipalities have wastewater collection and treatment systems. The unincorporated community of Loomis and rural residences utilize individual septic tanks and drainfields. The density of septic systems and their potential for water contamination is an environmental concern. New sub-divisions are expected to add to this problem. Therefore, new developments need to be controlled through siting and development guidelines.

Mitchell Wastewater Treatment Facility

There is very little central sanitary sewer service in the county, other than those systems within municipalities.

The remainder of the County consists of farmsteads, small commercial properties, and rural residential homes of varying types and sizes. This type of scattered development does not make a central sewer system cost effective thus the reliance on septic systems. An exact number of individual septic systems within the County is difficult to calculate yet a reasonable estimate of no less than 95% or 3,016 of the 3,175 homes have individual systems. The impact of these systems upon neighboring properties, environment, and water quality is unknown. The issue is not the number of systems but rather the concentration of many systems within certain areas of the County.

Figure 3.10 Mitchell Sewer System



Solid Waste

Davison County and its respective communities became subject to federal solid waste regulations, under Subtitle D of the Resource Conservation and Recovery Act (P.L. 94-580) as amended on January 1, 1992. These regulations required the closure of "dumps". As a result of "Subtitle D" and the accompanying environmental protection language, the dump or landfill business became extremely regulated and much more costly to operate.

In addition to its traditional garbage collection service, the City of Mitchell initiated a recycling program. City sanitation crews collect recyclables every other week in different areas of the City. Recycling containers are collected on Monday-Tuesday garbage collection days in the first week and Wednesday-Friday collection days in the second week.

The Mitchell Landfill is located about two miles south and east of Mitchell. The facility is permitted for 160 acres of use and it can accept up to 150,000 tons of waste per year. The landfill receives an average of about 30,000 tons of waste per year.

Mitchell Landfill Facility

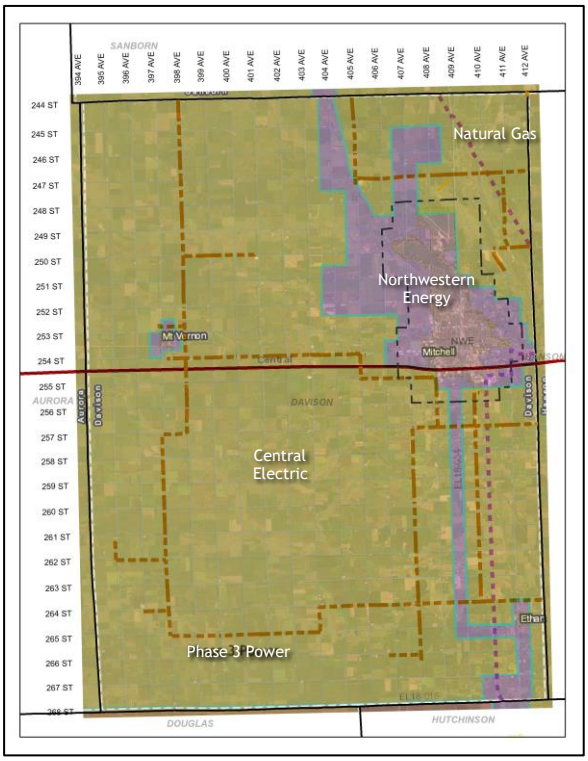
The City also operates a restricted use site near the eastern border of Davison County along Dry Run Creek. Restricted use sites are permitted to accept construction and demolition debris waste materials, furniture, tree branches, yard waste, waste tires and recyclable metals and appliances.
A construction debris site is operated by a private operator along East Havens Avenue near the BNSF rail line. Construction debris sites are permitted to accept concrete, brick, stonework, asphaltic concrete, concrete block, asphaltic or fiberglass shingles, painted or stained wood, attached insulation, pipe, and similar wastes.

The City of Ethan operates a restricted use site 1.5 miles north and one half mile west of town. The City of Mount Vernon operates a restricted use site ¾ mile east of town.

Electrical and Natural Gas Service

Northwestern Energy provides electrical and natural gas service to the City of Mitchell (including the Lake Mitchell area) and the Towns of Ethan and Mount Vernon. The rural areas of Davison County are served by Central Electric.

Figure 3.11 - Electric and Gas Service Providers



Telecommunication Systems

Mitchell Telecom provides telecommunications service in the City of Mitchell. Qwest Corporation, doing business as CenturyLink is an Incumbent Local Exchange Carrier (ILEC) and provides telecommunications services to the areas in around Mitchell. Santel Communications Cooperative of Woonsocket is a Cooperative telephone company and provides services in the remainder of Davison County.

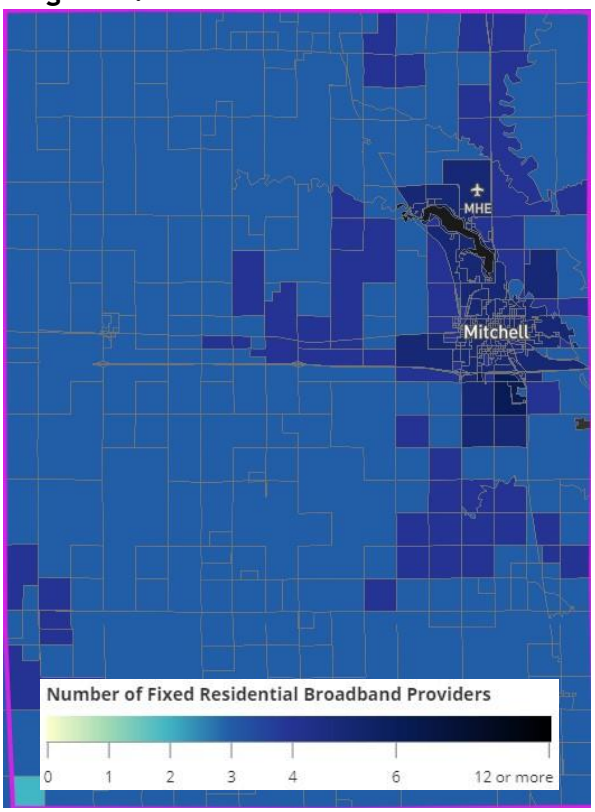
Coverage for cellular and mobile telephone service in Davison County is generally good for 4G networks. 5G service is available along the Interstate and certain corridors in Mitchell. Verizon, AT&T, T-Mobile, Cricket, and Straight Talk, and Sprint all have mobile coverage in the County.

The area of internet service is very similar to long distance service with numerous service providers and the fluctuation of market share and technology. There are two providers of higher speed service via a

cable modem "Midcontinent Communications" and "Mitchell Telecom".

The advent of wireless and broadband services has resulted in a significant shift amongst internet service providers. **Figure 3.12** illustrates the number of fixed broadband providers in Davison County by Census block.

Figure 3.12 – Fixed Broadband Providers



Medical Services

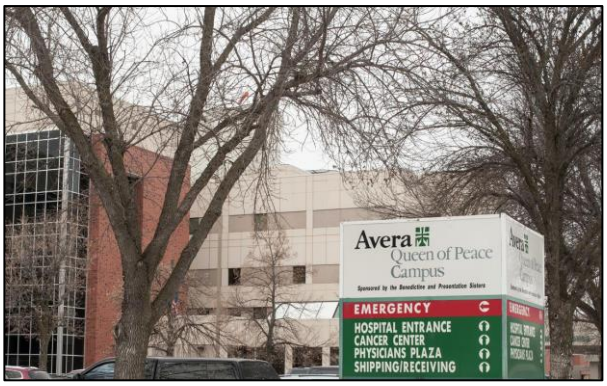
Davison County residents have access to a diverse and comprehensive medical community along with the accompanying support facilities. An attempt to compare the region's medical capacity to similarly sized counties or cities would be difficult, at best due to the current level of services available to the region's residents.

HRSA data shows the current levels of medical service within the County. Personnel data was derived from numerous sources including interviews with individual facilities. Data on both facilities and personnel are detailed below:

Hospitals:

Avera Queen of Peace - 67 Certified Beds

FTE Physicians: 26.20
FTE Physician Assistants: 4.00
FTE Nurse Practitioners: 6.50
Other FTE Personnel:267.79



Avera Queen of Peace Hospital

Avera Grasslands

Clinics:
Mitchell Clinic, Ltd
Sanford Health Mitchell
Dakota Women's Clinic
Prairie Family Healthcare

Drug and Alcohol Treatment Facilities
Stepping Stones

Long-term Care Nursing Facilities:
Avera Brady Health and Rehab - 84 beds
Firesteel Healthcare Center - 76Beds

Assisted Living Facilities:
Edgewood Prairie Crossings– 37 active beds
Avera Brady Assisted Living– 25 active beds
Countryside Living – 50 active beds
Rosewood Court - 24 active beds
Edgewood Mitchell – 62 active beds

Residential Living Centers
Countryside Living – 60 total beds

Home Health Care Providers:
Avera at Home

Mental Health Treatment Facilities
Dakota Counseling Institute
Lutheran Social Services
Abbott House – 45 total beds

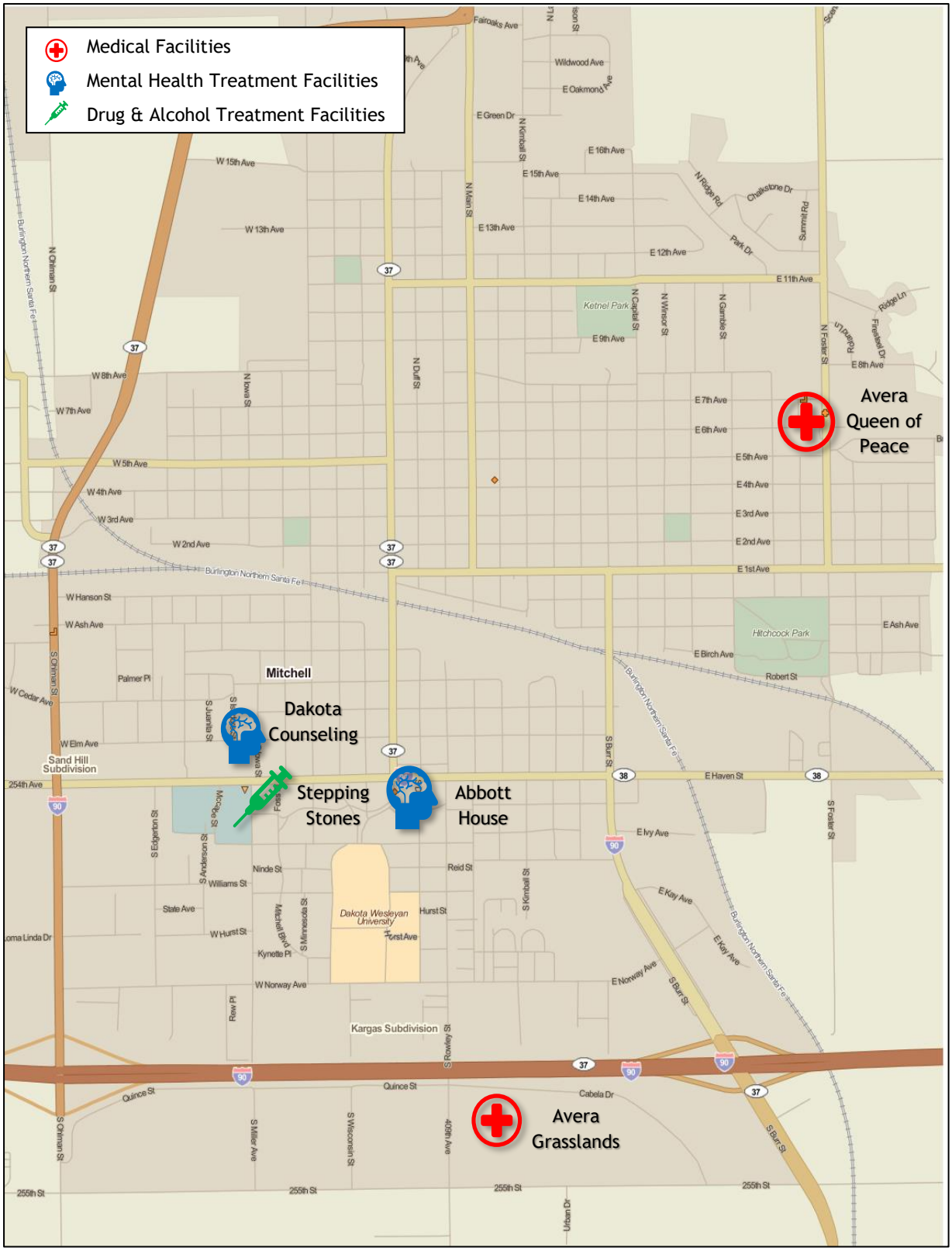
Abbott House

The various health and longer term care providers identified above include what may be described as primary caregivers versus non-primary or secondary. The County is also home to numerous dentists, chiropractors, physical and occupational therapists, optometrists, physician assistants, nurse practitioners, psychologists, counselors, and various alternative medicine providers.

These professionals are in addition to the extensive pool of medical support staff employed within the County. The importance of medical care to the community and region extends beyond health care. Economic development and housing opportunities are linked to both the quality and variety of medical service. Business investment and retirement decisions are based, in part, on medical resources.

Figure 3.13 on the following page depicts the location of key medical facilities in Mitchell.

Figure 3.13
Major Medical Facilities & Services



Emergency Services

The Mitchell Regional 911 Center is a public safety answering point serving as the community's first-line of contact with the public safety authorities of the City of Mitchell, Davison, Aurora, Brule, Hanson, Hutchinson and McCook Counties. The communications system serves a population of over 45,000 people and is designed to cover nearly 3,900 square miles, 125 miles of which is the I-90 corridor.

Law Enforcement:

There are two local law enforcement agencies operating within the County; the Davison County Sheriff's Office and the City of Mitchell Police Department.

Davison County Law Enforcement Vehicle

Davison County Public Safety Center

The Davison County Public Safety Center is located in Mitchell and includes the County Jail, the States Attorney's Office, and the Sheriff's Office. The Davison County Sheriff's Office fulfills law enforcement duties for the rural areas of the County and the Towns of Ethan, Loomis, and Mount Vernon.

The City of Mitchell's Police Department includes two divisions: The Police Division, and the Emergency Response Unit.

City of Mitchell Police Vehicle

Ambulance Services:

Ambulance services are dispatched from Mitchell. Avera Queen of Peace Hospital in Mitchell contains 67 beds and serves Mitchell and the surrounding area.

Mitchell Regional Ambulance Service:

- 4 Ambulances
- 4 medical units staffed 24 hours
- 900 square mile coverage area
- 15 paramedics providing advanced life support ambulance service

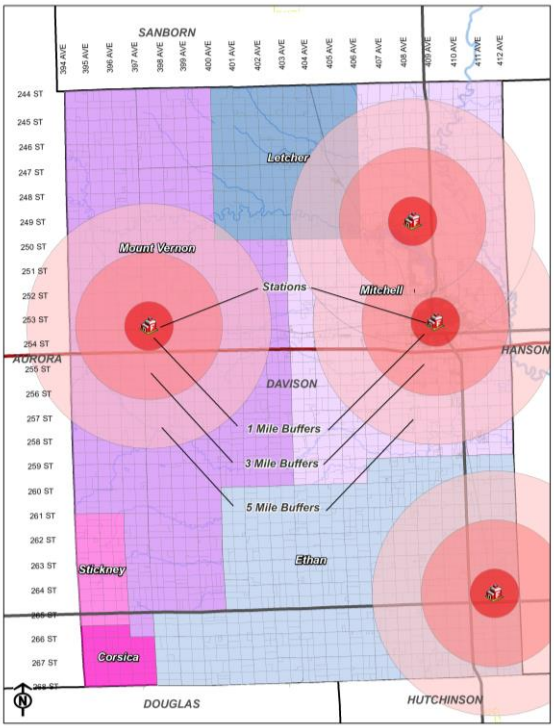
City of Mitchell Fire & Rescue Vehicle

Fire Protection:

Davison County is served by three different fire departments including the Mitchell Fire Department, the Ethan Fire Department, and the Mount Vernon Fire Department. A map illustrating each entity's service area as well as response times is shown in **Figure 3.14.**

There is an array of fire department formats within Davison County including districts with taxing authority with the remainder operating as city departments. Rural service is funded through either taxes or associations with volunteer memberships. All fire agencies within the county are staffed by volunteers. Mitchell employs 24 full time and 3 part time employees.

FIGURE 3.14
Fire Districts



The Mitchell Fire Department has a fleet of apparatus to assist its emergency service efforts:

- *3 Engines*
- *1 Ladder*
- *1 Hazmat*
- *2 Grass rigs*
- *2 Tankers*
- *1 Rescue boat*
- *2 Support vehicles*

City of Mitchell Fire Truck

Ethan Fire Hall

Mount Vernon Fire & Rescue Vehicle

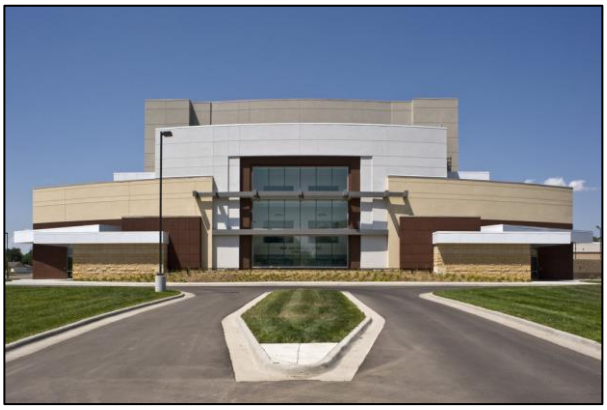
Cultural Amenities

The county's residents are offered a diverse array of cultural amenities and events. There is a very active arts association as well as theatre, dance, and music groups within the County. These entities offer both local shows along with national and international entertainment. Cultural amenities in Davison County include thirty-seven churches, two senior citizens centers, three libraries, and several museums.

The Mitchell Corn Palace is more than the home of the festival or a point of interest for tourists. It is a practical structure adaptable to many purposes. Included among its many uses are industrial exhibits, dances, stage shows, meetings, banquets, proms, graduations arena for Mitchell High School and Dakota Wesleyan University as well as district, regional and state basketball and volleyball tournaments.

Mitchell Corn Palace

The Mitchell Performing Arts Center is a 65,000-sq. ft. performance venue located on the Mitchell High School campus. Building features include a 1,200-seat, 3-tier auditorium, rooms for choral, instrument and performing arts, and a smaller black box theater.



Mitchell Performing Arts Center

At Dakota Discovery on the campus of Dakota Wesleyan University, art and artifacts blend to tell the story of the rich culture of the Great Plains tribal residents and settlers alike.

The Prehistoric Indian Village on the shores of Lake Mitchell is the only active archaeological site in South Dakota that is open to the public. Inside the Thomsen Center Archeodome, summer visitors can watch archaeology students and interns uncover clues about the people who lived here 1,000 years ago.

Thomsen Center Archeodome, Lake Mitchell

After the closing of the Catholic churches in Ethan and Mount Vernon, residents in both communities banded together to purchase the church buildings and convert them into community centers. Both include ample meeting space and kitchen facilities. Ethan's community center includes a fitness center in the lower level. Mount Vernon's center includes an area museum.

Ethan Community Center

Mount Vernon Community Center

Mount Vernon Community Center

Recreational Amenities

The Mitchell Parks and Recreation Department consists of 7 Recreation Facilities, Lake Mitchell Campground, 14 City Parks, and 29 Lakeside Parks/Access areas. These areas consist of 577 acres of parks and 693 acres of surface water in Lake Mitchell.

Mitchell Aquatic Center at Hitchcock Park

The City of Mitchell has 8.5 miles of paved bike trails and 8.2 miles of unpaved bike trails within the city. In addition, the city has 13 miles of hiking and biking trails around Lake Mitchell.

Lake Mitchell

Cadwell Park, Mitchell

Ethan has a multipurpose park that includes a softball field, basketball courts, a court for net sports, a playground, and a paved walking path encircling the property.

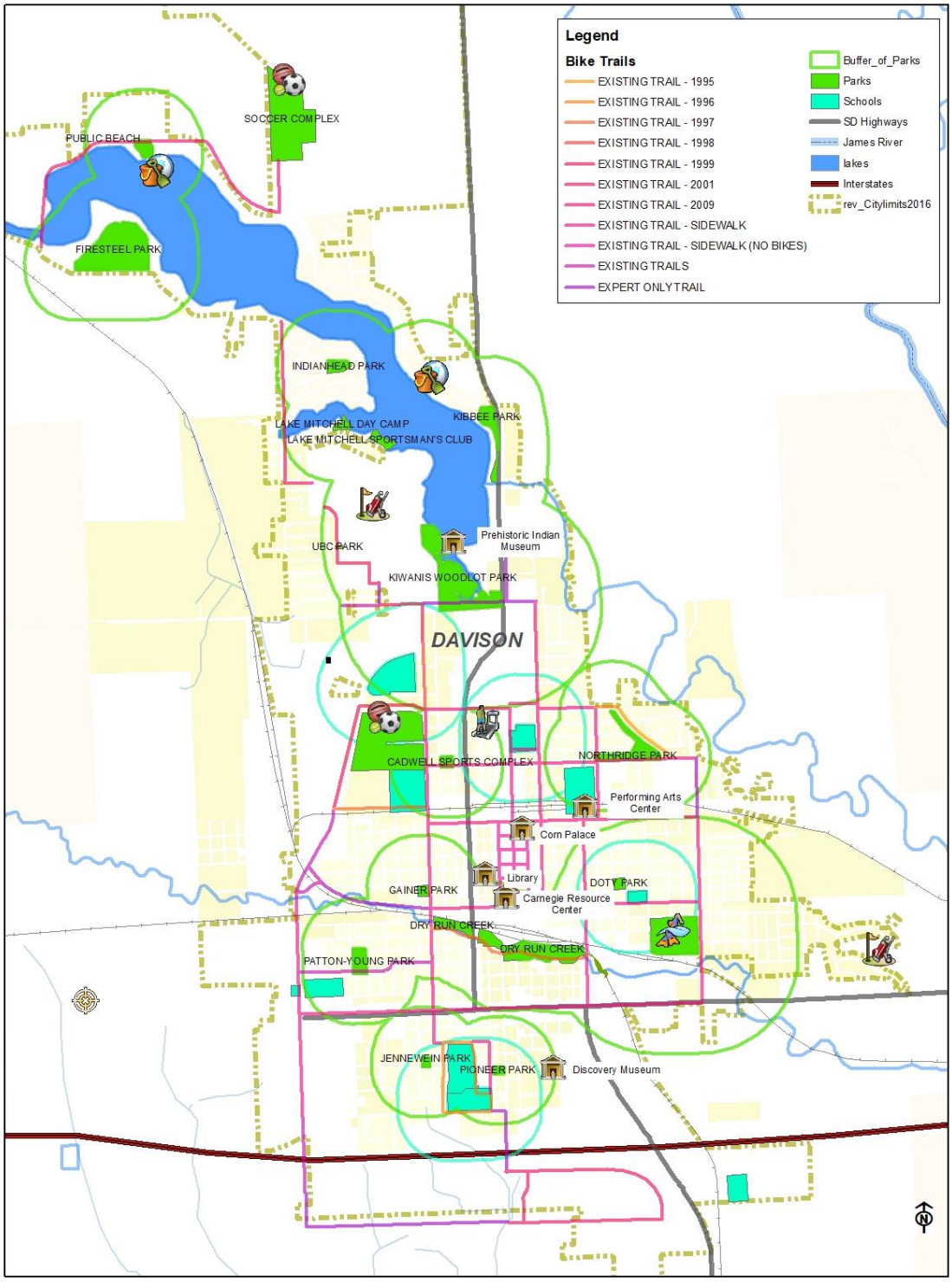
Playground in Ethan Ball Park

Mount Vernon features a park that includes a baseball field, a softball field, and a playground.

Playground in Mount Vernon Ball Park

Figure 3.15 illustrates the recreational and cultural amenities located in Mitchell.

FIGURE 3.15
Parks, Recreation, and Cultural Amenities



Parks and Recreation Planning

The City of Mitchell Parks, Recreation & Forestry retained Confluence, a landscape architecture firm, to develop a Parks and Recreation Master Plan in 2017 as part of its commitment to providing high quality parks and recreation programs and amenities to the community. The goal of the plan is to guide the Department's investment in parks, programs, and facilities that will serve as a community roadmap to ensure that parks remain a vital community resource, now and into the future.

This inventory and assessment considers the capacity of each amenity found within the system as well as the functionality, accessibility, condition, comfort, and convenience of each. Each amenity within the system is classified according to its key attributes. These classifications consider size, population served, length of stay, and amenity or service types. Classifications are assigned a corresponding level of service standard. These standards are informed by national best practice, regional practices and trends, and tailored to the local community support and desires.

A **neighborhood park** should be three to 10 acres; however, some Neighborhood Parks are determined by use and facilities offered and not by size alone. The service radius for a neighborhood park is one half mile or six blocks. Neighborhood Parks should have safe pedestrian access for surrounding residents; parking may or may not be included but if included accounts for less than ten cars and provides for ADA access. Neighborhood parks serve the recreational and social focus of the adjoining neighborhoods and contribute to a distinct neighborhood identity. Mitchell has eight parks that are classified as neighborhood parks: Doty Park, Gainer Park, Jennewein Park, Kibbee Park, Lions Point Park, Monroe Park, Northridge Park, and Pioneer Park.

Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed typically for residents who live within a three mile radius. When possible, the park may be developed adjacent to a school. Community Parks provide recreational opportunities for the entire family and often contain facilities for specific recreational purposes. Mitchell currently has nine parks that are classified as Community Parks: Camp Arroya, Day Camp, Dry Run Creek Park, Hitchcock Park, Kiwanis Woodlot Park, Patton Young Park, Public Beach, Sandy Beach, and Sportsman's Club.

A **regional park** serves a large area of several communities, residents within a town, city or county, or across multiple counties. Depending on activities within a regional park, users may travel as many as 60 miles for a visit. A common size for a regional park is 100 to 1,000 acres but some parks can be 2,000 to 5,000 acres in size. A regional park focuses on activities and natural features not included in most types of parks and often based on a specific scenic or recreational opportunity. Currently, Mitchell has just one park that is classified as a Regional Park: Lake Mitchell Campground.

Sports complexes at Community Parks, Regional Parks, and stand-alone Sports Complexes are developed to provide four to 16 fields or courts in one setting. A sports complex may also support extreme sports facilities, such as BMX and skateboarding. Sports Complexes can be single focused or multi-focused and can include indoor or outdoor facilities to serve the needs of both youth and adults. There are currently two Sports Complexes in Mitchell, both of which are of have the number of fields and level of quality usually found in a much larger city. These are: Cadwell Sports Complex and Pepsi Soccer Complex.

Overall, the City of Mitchell Parks, Recreation, & Forestry Department provides a higher than typical level of service to its residents that the national and regional standard.

In terms of total park acreage, current levels are adequate. However, within that total acreage, more acreage dedicated to Neighborhood Parks is needed (4 acres) and Community Parks (4 acres). With some additional acreage dedicated to Special Use Facilities, and Nature Areas (1 acre each). This can be accomplished through working with the land already in place. By 2021, these same areas will need slightly more acreage, and additional lakeside access or greenspace will also be needed to meet the standards (3 acres). A summary of parks and recreation needs is shown in **Table 3.4.**

In general, the upper Midwest region tends to have trail mileage that is higher than the national average. Trail mileage is separated into paved and unpaved trails, and each can have slightly different uses. Currently, the City falls slightly short of the standard, with three additional miles of paved trail needed, and one additional mile of unpaved trails. Current projects underway may bring Mitchell up to the standard.

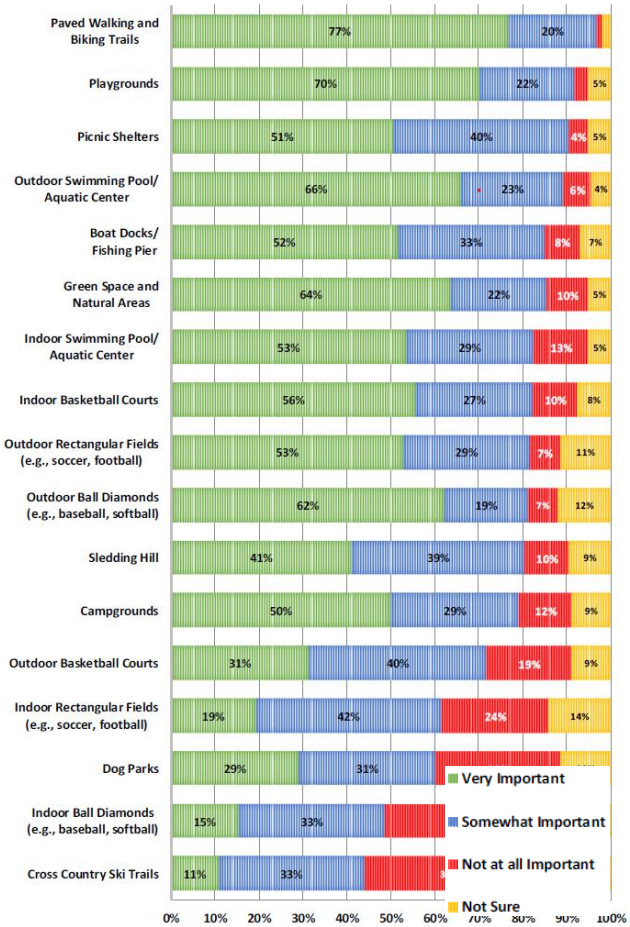
As noted previously, the City of Mitchell generally has outstanding outdoor facilities, and indeed has triple the number of ball fields needed, and double the number of rectangular fields. The only current and future areas for improvement here include the addition of a splash pad and 2-4 basketball courts.

The current indoor recreation center, rental, and arena spaces meet the standard for current and near future needs of the City of Mitchell. However, as noted in the assessments, improvements are needed to update and improve the quality of the current recreation center space.

Table 3.4, Parks and Recreational Facilities Analysis

Facility Type	Current Value	Current Unit	Recommended Service Level Standards			2040 Facility Needs: Meets Standard/ Need Exists	2040 Facility Needs: Additional Needed	
Parkland								
Neighborhood Parks	31.55	acres	2.25	acres per	1,000	**Need Exists**	**6.0**	**acres**
Community Parks	139.50	acres	9.00	acres per	1,000	**Need Exists**	**10.6**	**acres**
Sports Complex	151.00	acres	9.00	acres per	1,000	Meets Standard	NA	acres
Special Use Facilities	14.50	acres	1.00	acres per	1,000	**Need Exists**	**2.2**	**acres**
Natural Areas	58.80	acres	3.75	acres per	1,000	**Need Exists**	**3.7**	**acres**
Lakeside Access Areas and Greenspace	85.15	acres	5.50	acres per	1,000	**Need Exists**	**6.6**	**acres**
Total Park Acres	480.50	acres	30.5	acres per	1,000	**Need Exists**	**29.1**	**acres**
Trails								
Paved Trails	8.50	miles	0.75	miles per	1,000	**Need Exists**	**4.0**	**miles**
Unpaved Trails	8.20	miles	0.60	miles per	1,000	**Need Exists**	**1.8**	**miles**
Total Trails	16.7	miles	1.35	miles per	1,000	**Need Exists**	**5.8**	**miles**
Outdoor Facilities								
Picnic Shelter	27.00	sites	1.00	site per	2,000	Meets Standard	NA	sites
Ball Fields	16.00	fields	1.00	field per	3,000	Meets Standard	NA	fields
Multi-Purpose Field (Soccer, Lacrosse, Rugby, Football)	12.00	fields	1.00	field per	3,000	Meets Standard	NA	fields
Basketball Courts	2.00	courts	1.00	court per	4,000	**Need Exists**	**2**	**courts**
Tennis Courts	12.00	courts	1.00	court per	4,000	Meets Standard	NA	courts
Playgrounds	21.00	sites	1.00	site per	2,500	Meets Standard	NA	sites
Dog Parks	1.00	sites	1.00	site per	40,000	Meets Standard	NA	sites
Skate Park	1.00	sites	1.00	site per	40,000	Meets Standard	NA	sites
Sand Volleyball	3.00	sites	1.00	site per	10,000	Meets Standard	NA	sites
Splash Pad	-	sites	1.00	site per	20,000	**Need Exists**	**1**	**sites**
Outdoor/Indoor Pool	2.00	sites	1.00	site per	15,000	Meets Standard	NA	sites
Indoor Facilities								
Indoor Recreation/Gymnasium	34,800.00	sq. ft.	2.00	sq. ft. per	person	Meets Standard	NA	sq. ft.

Figure 3.16



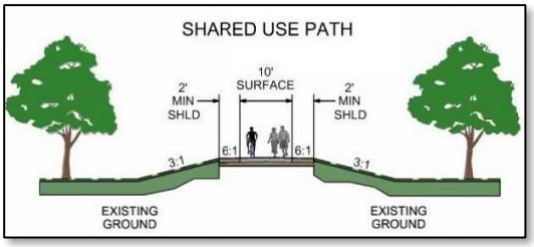
As part of the community involvement process, a consultant and the Mitchell's Parks and Recreation Department conducted an online community opinion survey for a better understanding of the characteristics, preferences, and satisfaction levels of Mitchell's residents in relation to parks and recreation activities.

Figure 3.16 at the left contains a variety of park and recreation amenities. Some are currently found in Mitchell while others could be added. Respondents were asked to indicate how important it is for them to have each amenity in Mitchell.

In combining ratings of *Very Important* and *Somewhat Important*, respondents indicated the highest level of support with *paved walking and biking trails* (97%), *playgrounds* (92%), and *picnic shelters* (91%). The lowest level of support among respondents included *cross country ski trails* (44%), *indoor ball diamonds* (49%), and *dog parks* (60%).

As part of the master planning process for Davison County's transportation infrastructure, opportunities for non-motorized services and paths were evaluated by HDR, Inc. The consultant reviewed existing and planned bicycle connections around the City of Mitchell and continuity with County roadways. Commonly traveled bicycle routes were identified through public participation. The recommended improvements in **Figure 3.17** below shows the balance between the needs of both recreational and non-recreational facility users.

The plan also outlines design standards and guidance for implementing two types of pedestrian and bicycle facilities throughout the County; which include Shared Use Paths and Shoulder Bikeways. Sections of these facilities are shown below.



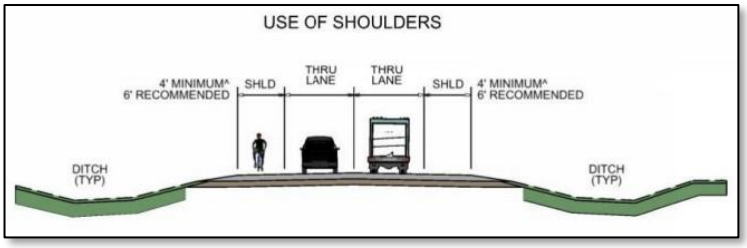
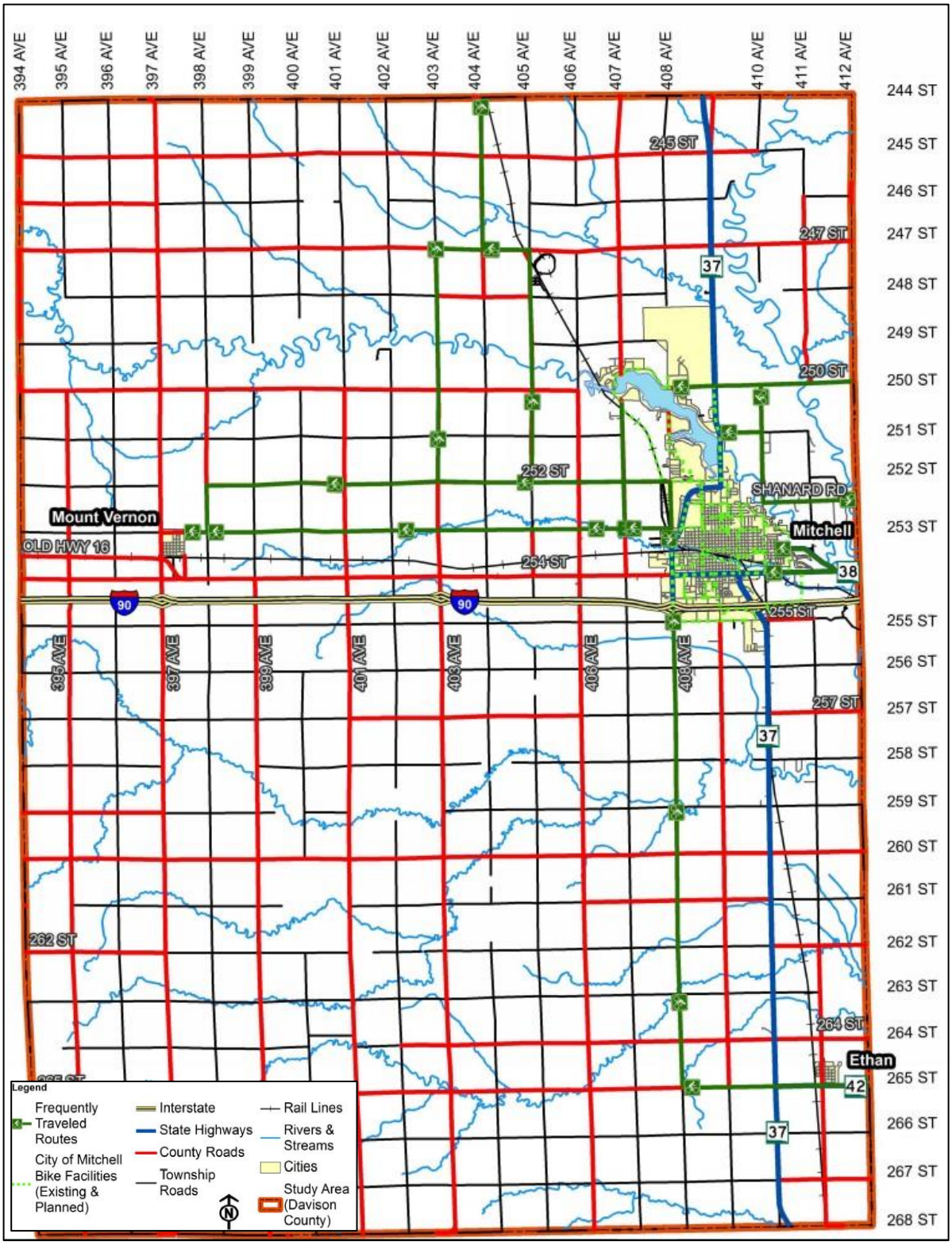


Figure 3.17
Pedestrian and Bicycle Routes



PLANNING CONSIDERATIONS

County Planning Challenges

The following community facility related challenges are expected to be encountered by Davison County over the next 10 years.

- ✓ Continued pressure to increase public services, without raising taxes or fees;
- ✓ Increasing trend toward special purpose taxing entities (example: road districts) which could further complicate service relationships and lower county revenues;
- ✓ Perceived availability of additional rural water service capacity throughout the county, without consideration of specific project areas and cost factors;
- ✓ Establishment of a road plan that considers both financial limitations and county system needs;
- ✓ Identification of alternative sources of support which will enhance public air service;
- ✓ Controlling the location of telecommunication and power generation facilities to minimize negative impacts;
- ✓ Coordinating county-wide law enforcement, ambulance, and disaster response services in a cost effective manner; and
- ✓ Maintaining unique recreational assets, such as Lake Mitchell and its surroundings.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

- ✓ Include the consideration of public facility impacts in evaluating development proposals;
- ✓ Discourage development proposals that would significantly strain or exceed infrastructure capacities;
- ✓ Encourage development proposals that comply with or exceed public facility design standards;
- ✓ Reconsider road construction and maintenance policies and practices with regards to current development situations and future growth expectations;
- ✓ Ensure that public rights of way are protected and represented in development proposals;
- ✓ Seek additional information from utility companies about their energy service plans and system capacities; and
- ✓ Continue to explore multi-jurisdictional approaches in delivering emergency services.

Population Study

CHAPTER 4

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

The concept of comparison groups was introduced in the first chapter. Certain data will be presented in comparison to similarly sized counties: Beadle, Brookings, Hughes and Yankton. The towns in Davison County and statewide statistics are utilized. The statistics for individual communities within comparison counties may point to different conclusions than the overall county numbers.

Table 4.1 contains the historical growth rate for the comparative group along with Davison County. The 2020 Census data showed Davison County with a population of 19,890 persons. When compared to a population of 16,681 in 1960, the County experienced a 19.24% (3,209) increase in population. This may also be represented as an average annual increase of 53 persons per decade.

TABLE 4.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Counties									
Beadle	21,682	20,877	19,195	18,253	17,023	17,398	18,338	-15.42%	-0.28%
Brookings	20,046	22,158	24,332	25,207	28,220	31,965	35,115	75.17%	0.94%
Davison	**16,681**	**17,319**	**17,820**	**17,503**	**18,741**	**19,397**	**19,890**	**19.24%**	**0.29%**
Hughes	12,725	11,632	14,220	14,817	16,481	17,022	17,560	38.00%	0.54%
Yankton	17,551	19,039	18,952	19,252	21,652	22,438	22,746	29.60%	0.43%
Average	*24,883*	*25,910*	*28,253*	*30,220*	*33,938*	*22,826*	22,730	-8.65%	-0.15%
Cities									
Ethan	297	309	351	312	330	282	328	10.44%	0.17%
Mitchell	12,555	13,425	13,916	13,798	14,558	15,166	15,599	24.25%	0.36%
Mount Vernon	379	398	402	368	477	415	500	31.93%	0.46%
Townships									
Badger	252	231	166	170	194	280	23	-90.87%	-3.91%
Baker	247	190	182	171	137	59	34	-86.23%	-3.25%
Beulah	285	341	393	369	420	299	238	-16.49%	-0.30%
Blendon	207	154	123	111	98	177	45	-78.26%	-2.51%
Lisbon	204	168	164	124	168	217	78	-61.76%	-1.59%
Mitchell	639	656	697	759	891	945	1,473	130.52%	1.40%
Mount Vernon	262	217	186	179	182	190	206	-21.37%	-0.40%
Perry	264	243	198	174	271	151	394	49.24%	0.67%
Prosper	298	290	493	500	563	562	524	75.84%	0.95%
Rome	309	353	275	238	234	413	250	-19.09%	-0.35%
Tobin	298	226	173	157	147	162	123	-58.72%	-1.46%
Union	185	118	101	73	71	79	75	-59.46%	-1.49%
State									
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Sources: Census of Population, 1960-2020

Figure 4.1; County Population Change, 1960-2020

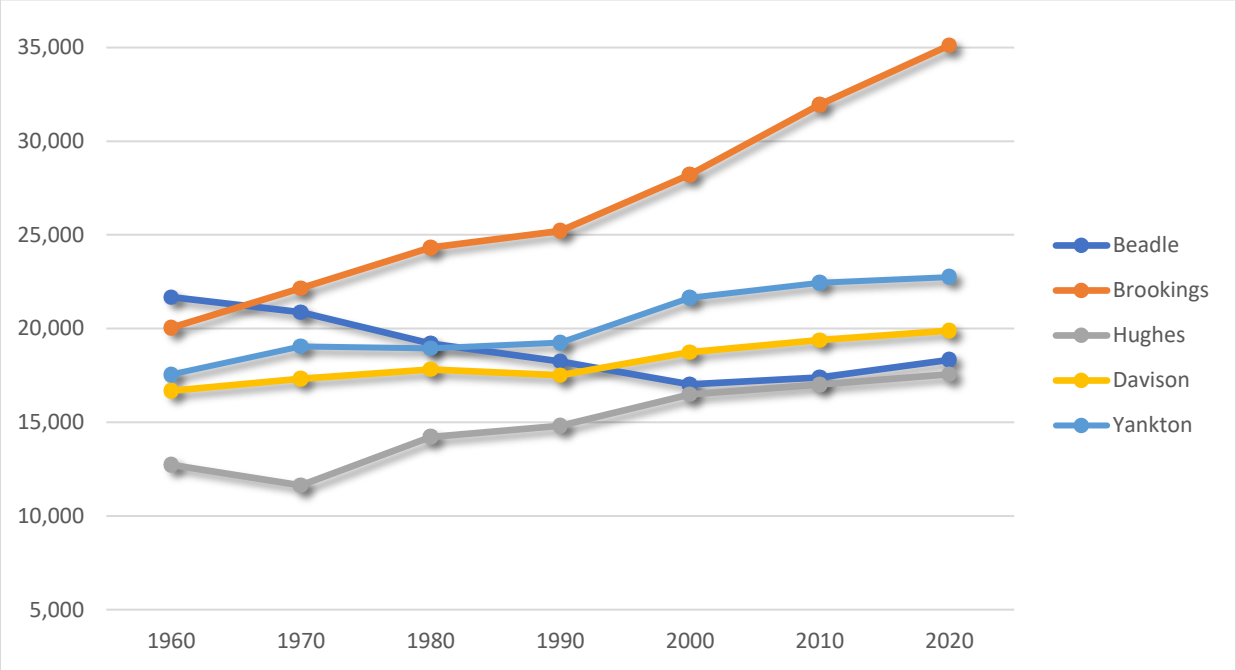


Figure 4.2; Davison County Townships, Population Change 1960-2020

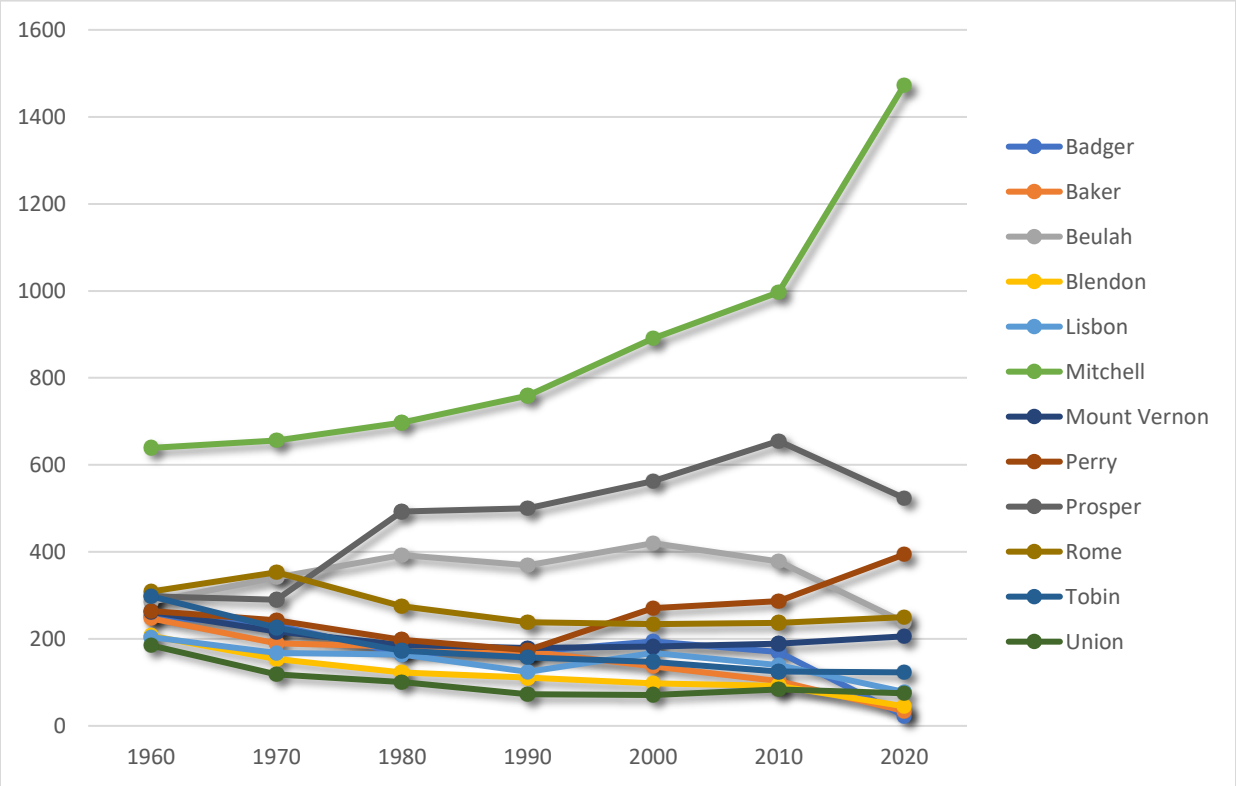
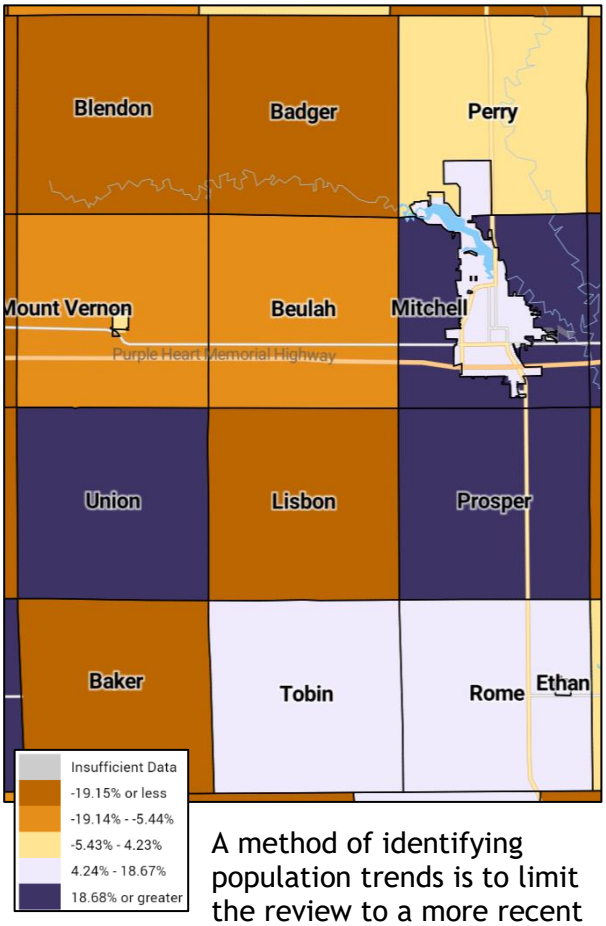


Figure 4.3; Percent Change, 2000-2020



A method of identifying population trends is to limit the review to a more recent time frame while still including the cyclical nature of economics, weather, and historical events. A narrower time frame including the aforementioned factors is presented in. This data set provides an overview of county populations within a 20-year period from 2000 to 2020, with calculations as to 10-year population changes and growth percentages.

When comparing the percentage of growth within Davison County and across differing time periods an accurate perspective may be established through division of the growth percentage by the number of years within the defined period; thereby calculating the annual growth rate.

In summarizing the data within **Table 4.1** and **Figures 4.1 and 4.2,** the following total and annual growth rates were calculated:

- **Long term growth rate (60 year): 1960 - 2020**
  - 19.24% or 3,209 persons.
  - Annual growth: 0.29%
- **Medium term growth rate (20 year): 2000 - 2020**
  - 6.1% or 1,149 persons.
  - Annual growth: 0.298%
- **Short term growth rate: 2010 - 2020**
  - 2.54% or 493 persons total
  - Annual growth: 0.251%

Whereas the sixty year population trend within Davison County revealed an annual growth rate of 0.29%, a review of the same data for a twenty year period (2000-2020) saw a slightly lower growth rate of 0.298% annually. The trend toward a slower rate is supported by the most recent decade, which had a yearly increase of 0.251%.

Figure 4.3 provides a graphic review of population change in the townships of Davison County since 2000. Townships such as Prosper and Mitchell have grown by 30% over the last 20 years. It is evident that the rural areas around the City of Mitchell have grown significantly since 2000. These areas warrant consideration in future land use planning in the County.

The term population encompasses numerous, divisions, groups, etc. One of these divisions is race. In comparing the racial data within the control group, there are very subtle differences between counties. The data provides a picture of the racial diversity or lack thereof in certain areas of the State. The minority population within Davison County is less than the average of the comparison counties. The racial demographics of a county are dependent on multiple factors. Racial diversity within South Dakota is defined by the location of a county in relation to a reservation, major educational institution, government facility, or larger overall population base. **Table 4.2** presents the population by race for Davison County and its comparable counties.

TABLE 4.2
Specified Racial Population Data, 2020

Entity	White	Black	American Indian	Asian	Native Hawaiian	Some Other Race	Two or more races	*Hispanic or Latino*
Beadle	14,567	220	757	1,027	164	1,229	374	1,956
Brookings	32,210	428	448	1,107	0	213	709	1,199
Davison	18,422	269	352	243	0	208	396	655
Hughes	14,687	10	2,044	4	0	9	806	591
Yankton	20,689	348	742	34	0	118	815	1,135
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020	36,088

Source: US Census, 2020

Population by Age

While general population data is useful in addressing general issues facing the County, it is necessary to group the county's residents into smaller divisions in order to evaluate service needs. The previous tables show that Davison County is growing but additional questions remain such as how, why, and where.

An area of concern in South Dakota is the loss of youth, coupled with an increasing average age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 4.3** and **4.4** contain a fifty-year trend of youth and aged populations.

Data as presented in percentile form provides a method of comparison between different entities. A review of the population data presented in **Table 4.3** shows that in the year 2020 Davison County's population included 23.1% persons age 18 and younger versus 24.5% for the state. Application of the same methodology for the age 65 and older group shows Davison County with 18.0% and the state with 16.1%.

TABLE 4.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Beadle	7,252	5,251	4,901	4,199	4,614	4,945	-2,307	-31.8%
Brookings	6,247	5,591	5,753	5,860	8,809	7,271	1,024	16.4%
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.9%
Mitchell	5,208	3,645	3,595	3,502	3,447	3,420	-1,788	-34.3%
Ethan	44	113	104	99	94	92	48	109.1%
Mount Vernon	93	112	107	152	139	124	31	33.3%
Hughes	4,513	4,535	4,424	4,583	4,037	4,215	-298	-6.6%
Yankton	6,195	5,251	5,103	5,567	5,508	4,813	-1,382	-22.3%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-25,428	-10.5%

Source: US Census, 2020 ACS

The potential impacts of an aging population are shown through the decrease in population for persons under the age of 18 in four of the five counties within the control group for the period of 1970-2020. The recent trend in Davison County had been promising when compared to the control group and state figures. In the previous decades, 1990-2010, the youth population of Davison County increased by 8.8% versus 14.0% for the state as a whole. However, the population under 18 years of age decreased by 12.5% between 2010 and 2020 from 5,252 to 4,594. A 4.8% decrease was observed at the state level.

Ethan and Mount Vernon bucked the County and statewide trend. Ethan's youth population has doubled since 1970 while Mount Vernon's youth population increased by almost 50 percent in the same period.

Data within **Table 4.4** focuses on that segment of the population base age 65 and older. Throughout the past 40 years, the segment of the population age 65 and older has increased in most parts of the state; almost doubling at the state level. The only area that reported a decrease in its senior population is Mount Vernon. In fact, it is an anomaly compared to the rest of the study group; where the City's senior population decreased by over 50% since 1970.

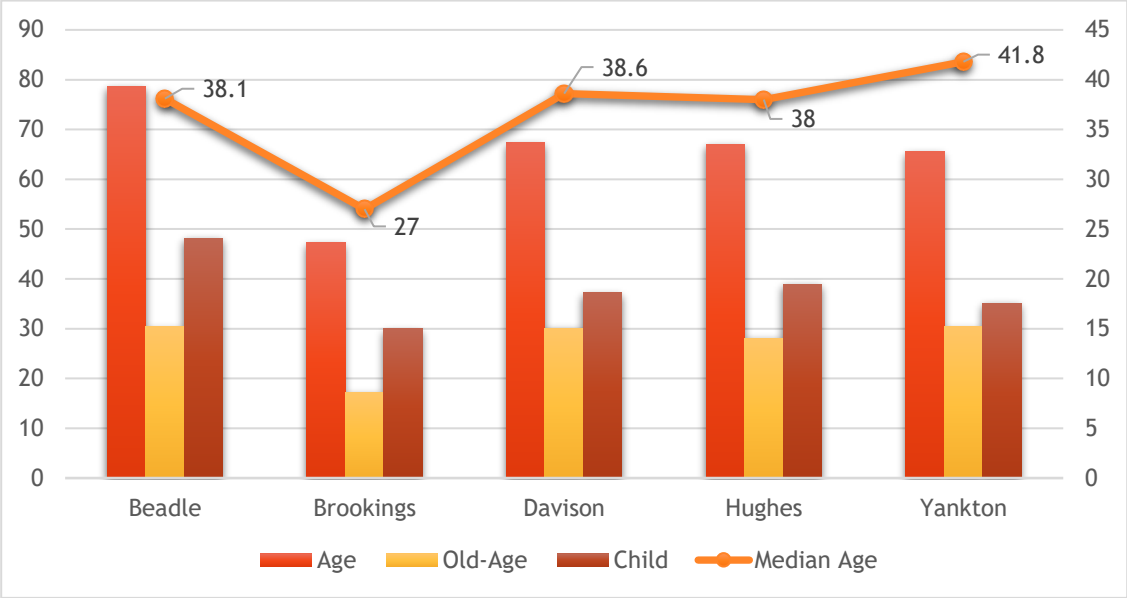
TABLE 4.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Beadle	2,674	2,822	3,315	3,295	3,006	3,124	697	26.07%
Brookings	2,300	2,605	2,973	3,065	3,170	4,051	1,920	83.48%
Davison	2,520	2,764	3,050	3,042	3,301	3,578	1,189	47.18%
Mitchell	2,161	2,379	2,630	2,565	2,775	2,762	976	45.16%
Ethan	44	61	54	44	47	66	6	13.64%
Mount Vernon	93	87	70	61	59	51	-47	-50.54%
Hughes	1,045	1,384	1,763	2,252	2,285	2,960	1,943	185.93%
Yankton	2,482	2,542	2,861	3,164	3,665	4,178	1,830	73.73%
South Dakota	80,274	91,019	102,114	108,131	116,581	141,534	66,557	82.91%

Source: US Census, 2020 ACS

The data within **Figure 4.4** provides the ratios of the youth and aged population compared to the population between the ages of 18 and 64. Dependency ratios help illustrate where a community is leaning in terms of its age group makeup. The age ratio is calculated by adding the number of people under 18 and people over 65 in the population and dividing the total by the number of people between 18 and 64 years of age. The elderly ratio is calculated in the same manner as the age ratio but does not include the population under 18 in the total. The inverse is true for calculating the child ratio. This helps us get a picture of what types of resources may be needed for the community as a whole in the future. If a community's elderly ratio comprises most of the total age ratio, then we can determine that there will be an increased demand for health care, skilled care, and transportation services. A higher child ratio would create a demand for more educational, family, and social services.

Figure 4.4
Age Dependency Ratios



Source: US Census, 2020 ACS

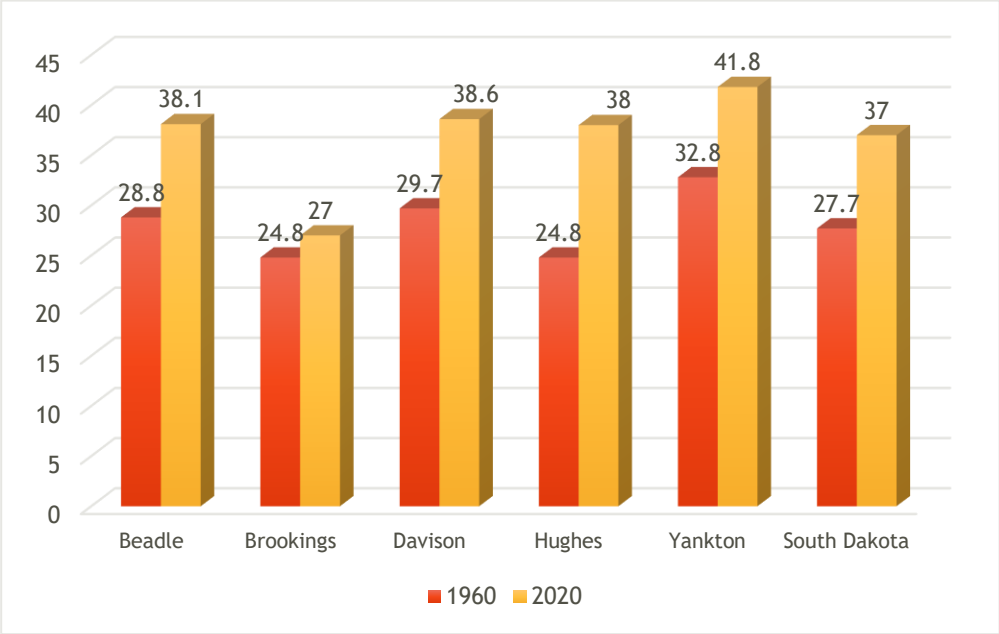
In calculating a mean age for a county, all of the ages reported would be added together and then divided by the number of ages reported. The mean value is not commonly utilized due to the ease in which the final result can be influenced by an abnormality in the reported values. Whereas, a median calculation is more prevalent in calculating items such as age and income since the final result is not as easily compromised by significant variations in the data set being analyzed.

In calculating the median age for Davison County, the total population 19,890 (2020) and their respective ages were divided in half with an equal number of people falling above and below the median age.

The other figure to examine is the increase of the County's median age as shown in **Figure 4.5**. The median age in Davison County has risen from 29.7 years in 1960 to 38.6 years in 2019, an increase of almost 9 years, in 2019. The median age in places where a segment of the population is "captive," like university-based communities, increased by a small amount. Such is the case in Brookings County (South Dakota State University) where the median age increased by only 2.2 years in the 60 year period.

Counties where the economy is primarily based on government, such as Hughes County (State Capitol), generally increase their median age more rapidly. The median age in Hughes County increased by over 13 years between 1960 and 2020.

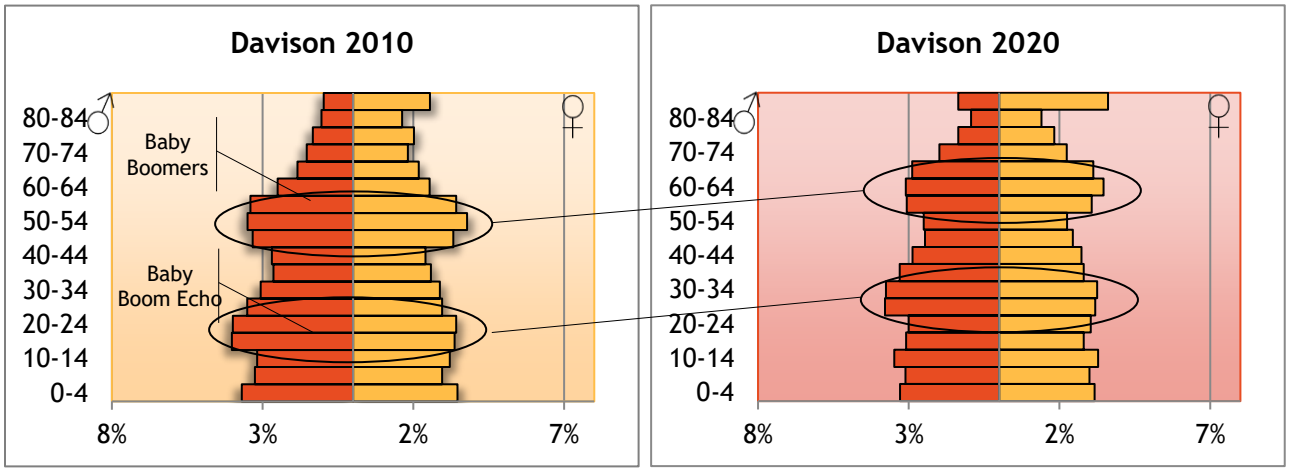
Figure 4.5
Change in Median Age; 1960-2020



Source: US Census, 2020 ACS

One graphic utilized to present population data is a population pyramid. These pyramids offer a quick view of population dispersion through a variation of a traditional bar graph. **Figure 4.6** displays the population pyramids of Davison County for the years 2010 and 2015. Generational "bulges" can be seen in both pyramids. In 2010, the Baby Boom generation is clearly shown between the ages of 45 and 60. In 2015, the bulge of Baby Boom population advances up the pyramid between the ages of 50 and 65.

Figure 4.6
Population Pyramids



Sources: State Data Center South Dakota

The previous section identified and detailed two population bases, those age 18 and younger and persons aged 65 and older. **Table 4.5** complements this information by providing an overview of the entire Davison County population. The information is presented by five-year age cohorts for the thirty-year period of 1990-2020 in Davison County. Calculating the percent change of age cohorts can help leaders determine patterns in growth and plan for future needs such as schools, health care facilities, and skilled care.

Enhancements at Mitchell Technical College and Dakota Wesleyan University have impacted the growth in the "college age" cohort in Davison County. It would be beneficial to understand what is important to this demographic when planning future amenities. The "middle aged" population (ages 55 to 65) has nearly doubled between 1990 and 2020. It is important to know what their plans are for housing, health care, and recreation.

TABLE 4.5
Population by Age, Davison County: 1990 - 2020

Age Cohort	1990	2000	2010	2020	*% Change*
Under 5 years	1,319	1,214	1,280	1,129	*-14.40%*
5 to 9 years	1,404	1,416	1,280	1,235	*-12.04%*
10 to 14 years	1,399	1,243	1,241	1,175	*-16.01%*
15 to 19 years	782	1,649	1,435	1,423	*81.97%*
20 to 24 years	425	1,500	1,474	1,372	*222.82%*
25 to 29 years	1,182	1,079	1,261	1,457	*23.27%*
30 to 34 years	1,190	972	1,086	1,305	*9.66%*
35 to 39 years	1,448	1,425	912	1,153	*-20.37%*
40 to 44 years	1,398	1,318	1,222	1,129	*-19.24%*
45 to 49 years	852	1,179	1,358	1,048	*23.00%*
50 to 54 years	849	1,165	1,455	1,207	*42.17%*
55 to 59 years	716	863	1,416	1,318	*84.08%*
60 to 64 years	699	645	776	1,342	*91.99%*
65 to 69 years	796	803	640	864	*8.54%*
70 to 74 years	1,502	603	756	931	*-38.02%*
75 to 79 years	614	845	698	532	*-13.36%*
80 to 84 years	418	350	466	615	*47.13%*
85 years and over	510	452	659	636	*24.71%*

Source: US Census, 2020 ACS

Population Projections and Trends

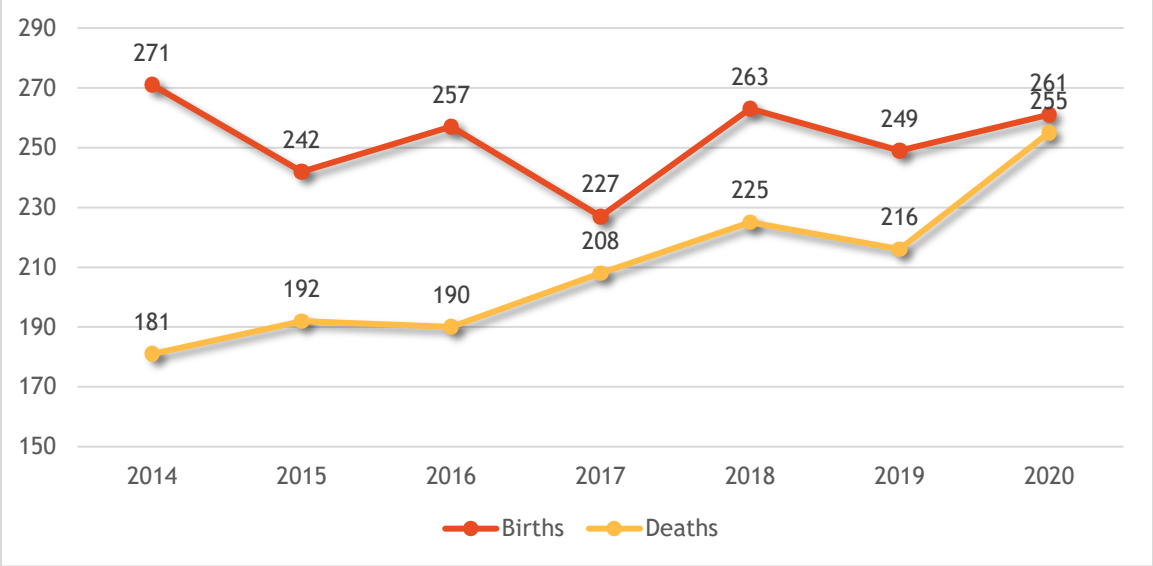
A population base is affected by many variables, one of which is natural progression. **Table 4.6 and Figure 4.7** illustrate the births and deaths over a 4-year period (2017-2020) for Davison County and the comparative counties (including an average natural change). Most of the counties have reported more births than deaths in the four year period. In Davison County, there were 249 births and 210 deaths on average between 1990 and 2019. However, the "gap" between births and deaths seems to have narrowed in the last couple of years.

TABLE 4.6
Vital Statistics by Entity - 2017-2020

	2017		2018		2019		2020	
	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths
Beadle	273	197	284	201	284	207	280	218
Brookings	451	193	435	208	410	208	346	253
Davison	227	208	263	225	249	216	261	255
Hughes	221	173	246	173	218	183	207	205
Yankton	269	260	253	265	247	289	268	265

Sources: County Health Rankings, SD Kids Count Data Center

Figure 4.7
Davison County Births & Deaths



Sources: County Health Rankings, SD Kids Count Data Center

Migration Patterns

Table 4.7 and Figure 4.8 present the concept of migration. Natural migration is based solely on the birth and death rates of an area. Actual migration considers natural migration in addition to the movement of persons within the state between other states.

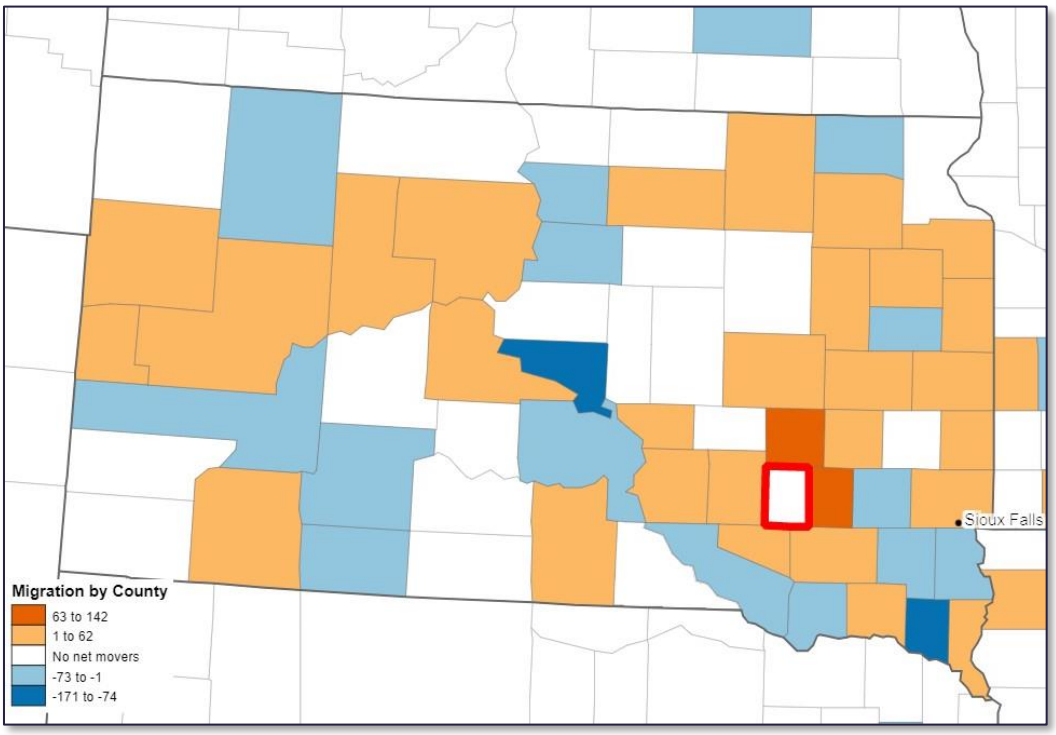
TABLE 4.7 Migration Flows (2014-2018)

Population (1 yr and over):	**19,656**
Movers from a different state:	+ 426
Movers to a different state:	- 380
Movers from a different county, same state:	+ 1,294
Movers to a different county, same state:	- 983
Movers from abroad:	+ 40

Source: Census Flows Mapper

Counties shaded in orange represent a net move **TO** Davison County, while blue-shaded counties show a net move **OUT** of the County. Between 2014 and 2018, Davison County gained the most people from Hanson and Sanborn Counties and lost the most people to Clay and Hughes Counties in the time period.

Figure 4.8; Net Migration, Davison County, 2014-2018



Source: Census Flows Mapper

Population Projections and Trends

The data in **Figures 4.9 and 4.10** estimate the County's population trends for a twenty year period, 2020-2040. During this time the population base within the County is expected to shift in the following areas:

- ✓ General population is projected to increase by 9.3%;
- ✓ "Kids" aged 0-10 years is projected to decrease by over 22%
- ✓ "College" aged 19-24 years is projected to increase by nearly 60%
- ✓ The "Elderly" population over the age of 80 is expected to nearly double.

Figure 4.9

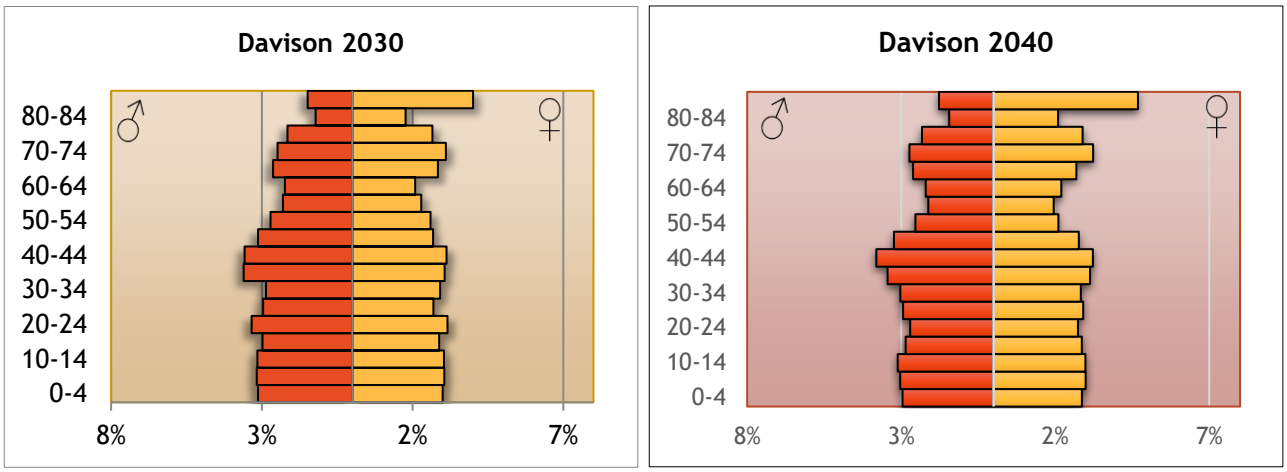


FIGURE 4.10, Population Projections for Davison County Age Groups

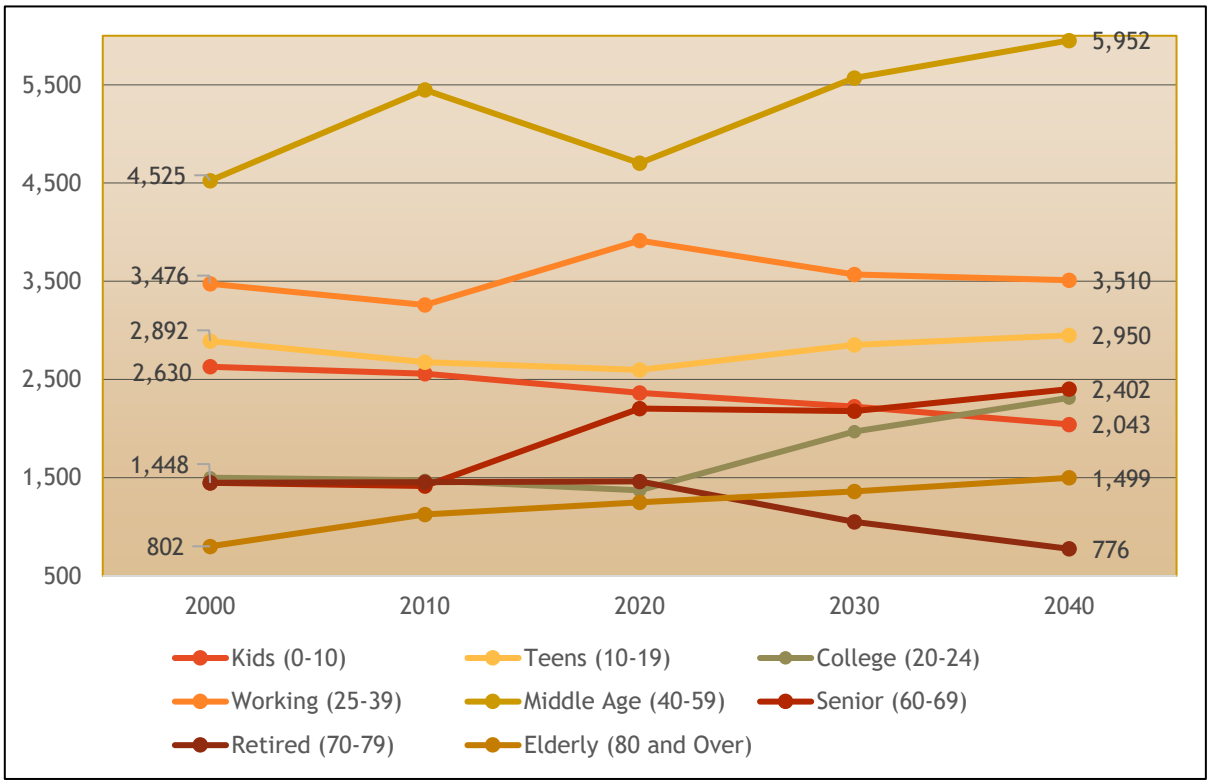


Table 4.8 and Figure 4.11 presents several scenarios for future growth in Davison County. The model used to predict future growth is based on past trends and current conditions but is not perfect. The most realistic scenario for population changes in Davison County is to project an annual population gain of about **0.30%,** which is the observed annual change in the County since 1960.

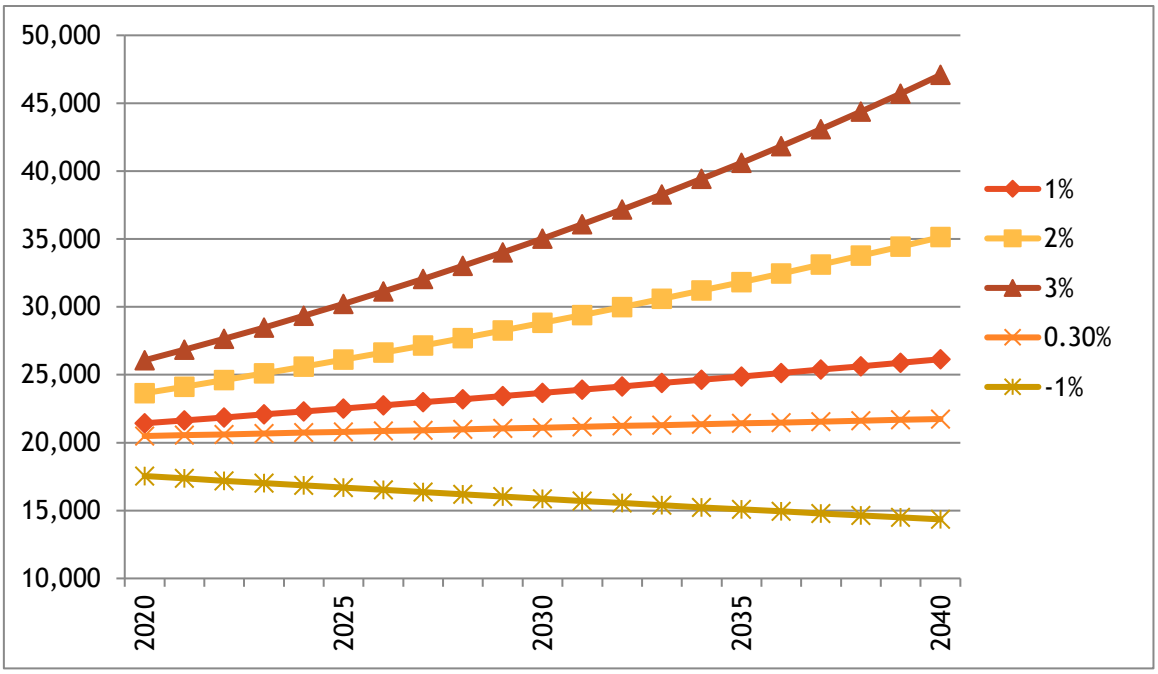
Even though rapid population loss does not appear to be the future picture for Davison County, several scenarios are included in the table which factor a negative rate of growth. However, for the planning period (2021 – 2040), an annual rate of 0.30% can be used. This rate shows that the County would grow from 19,890 residents in 2020 to 21,740 residents by 2040. For land use planning purposes, annual growth rates of 1 and 2 percent are examined for their impact on land use needs and demand for community services. Using the 1% rate, the County is expected to grow to 26,144 residents in 2040. The County will grow significantly larger if the 2% annual growth rate is assumed (35,135 residents by 2040).

TABLE 4.8, Population Projections for Davison County Based on Annual Growth Rates

	Annual Growth Rate						
Year	**1%**	**2%**	**3%**	**0.30%**	**-1%**	**-2%**	**-3%**
2020	21,426	23,645	26,068	**20,488**	**17,542**	**14,451**	**14,304**
2025	22,519	26,106	30,220	**20,794**	**16,683**	**12,410**	**12,283**
2030	23,668	28,823	35,033	**21,105**	**15,865**	**10,657**	**10,548**
2035	24,875	31,823	40,613	**21,420**	**15,087**	**9,151**	**9,058**
2040	26,144	35,135	47,082	**21,740**	**14,348**	**7,859**	**7,778**

Source: Planning & Development District III

Figure 4.11, Davison County Population Projections, 2020-2040



Population growth or loss can be explained by three factors. Comparing births and deaths, migration patterns, and annexation can influence whether a place is gaining or losing population. If there are more births than deaths in the community, the population will grow. A city with a high population of younger adults in their childbearing years will tend to continue to gain population. Also, if more people move into the County than move out, the population will increase. A community that is agressive and building a number of new homes may experience significant in-migration. The new residents may be new to the region, or they may be rural families who are leaving the farm and moving to town. Lastly, if there are a number of housing developments outside the city limits that are annexed in, the population of towns will grow.

PLANNING CONSIDERATIONS

County Planning Challenges or Opportunities

The following social issues are expected to arise over the next 10 years.

- ✓ Continued population growth, especially among higher service "dependent" groups including indigent and low income persons;
- ✓ Continued population growth adjoining or abutting the City of Mitchell;
- ✓ Providing supportive services and infrastructure to rapidly growing small communities; and
- ✓ Continued increases in the region's ethnically diverse population base.

Assumptions

1) Population trends in smaller towns may be altered by one positive or negative event, such as a business expansion or closing.
2) The proximity of several small towns to Mitchell raises their odds of population growth, as bedroom communities.
3) Area workforce demands will influence the growth of minority populations.
4) Distance, cost, and expertise specialties are significant variables in personal decisions associated with social and medical services.

Policy Options

Davison County's responses to the issues could consider the following.

1) Encourage development proposals that build upon or complement education, health care, or social services;
2) Explore new partnerships and regional cooperation in supporting social services such as the 211 resource;
3) Consider accessibility and workforce factors in evaluating development proposals; and
4) Recognize the importance of recreation amenities in retaining and attracting young professionals and other employees.

Housing

CHAPTER 5

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. Davison County contains a wide range of housing units.

Table 5.1 provides the vacancy rate and ownership data of all housing units within the county. The numbers show Davison County with a fairly low vacancy rate of 9.4% compared to South Dakota.

The table displays a pattern of slight increases in housing vacancies since 2010 in Mitchell and Davison County and a dramatic reduction in vacancies in Ethan and Mount Vernon.

TABLE 5.1
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Beadle	2010	8,288	7,205	1,083	13.10%	0.9	3.6
	2020	8,544	7,684	860	10.10%	1.6	5
Brookings	2010	12,782	11,405	1,377	10.80%	1	6.4
	2020	14,756	13,364	1,392	9.40%	0.4	5
Davison	2010	8,792	8,086	706	8.00%	1	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Ethan	2010	159	119	40	25.20%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Mitchell	2010	7,018	6,514	504	7.20%	0.7	6.4
	2020	7,855	7,086	769	9.80%	1	14
Mount Vernon	2010	207	164	43	20.80%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Hughes	2010	7,557	7,111	446	5.90%	1.9	5.2
	2020	8,041	7,475	566	7.00%	0.3	16.2
Yankton	2010	9,523	8,688	835	8.80%	1.4	0.9
	2020	10,237	9,558	679	6.60%	0.6	6.4
South Dakota	2010	357,725	315,468	42,257	11.80%	1.5	6.4
	2020	392,215	344,397	47,818	12.20%	1.2	6.7

Source: American Community Survey, 2010, 2020

A more detailed snapshot of the housing stock is provided in **Table 5.2**. The data shows Davison County's housing stock increased by 758 units in the period between 2010 and 2020. The total growth of housing units within Davison County from 2010-2020 equates to approximately 76 units per year.

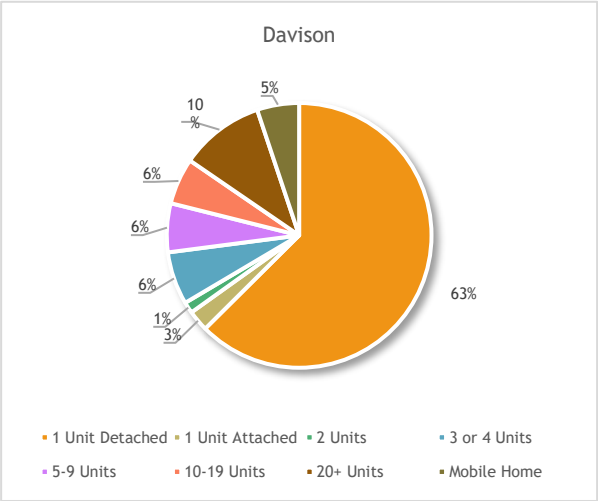
Sizeable increases were reported in structures that contain 20 or more units. With the exception of Ethan, all of the entities compared in **Table 5.2**, showed an increase in the total number of housing units between 2010 and 2020, but the increases and decreases of unit types varies.

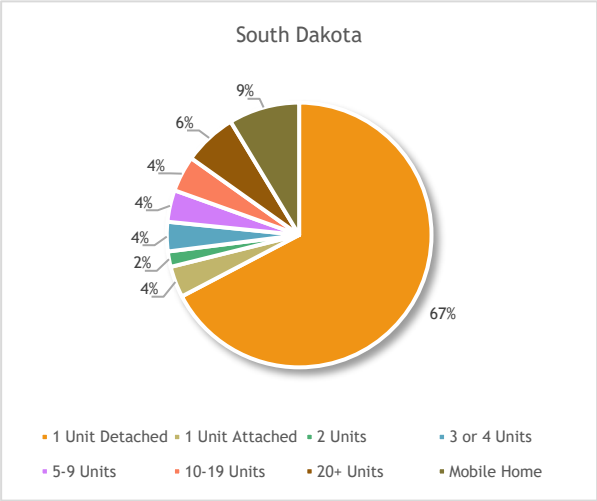
TABLE 5.2
Detailed Housing Units by Type: 2010-2020

Area	Year	Total	1-unit detached	1-unit attached	2 units	3 - 4 units	5 - 9 units	10 - 19 units	20 + units	Mobile home	Boat, RV, etc.
Beadle	2010	8,288	6,000	112	331	242	272	422	433	476	0
	2020	8,544	6,053	376	86	419	366	367	220	657	0
Brookings	2010	12,782	7,235	542	303	360	1,045	1,049	947	1,301	0
	2020	14,756	8,758	699	225	514	1,071	1,185	1,214	1,090	0
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Mitchell	2010	7,018	4,303	184	200	359	460	578	540	394	0
	2020	7,855	4,430	238	105	584	570	540	983	405	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Hughes	2010	7,557	4,483	189	45	252	473	330	580	1,205	0
	2020	8,041	4,806	298	128	459	283	320	796	945	6
Yankton	2010	9,523	6,508	352	98	372	300	382	617	869	25
	2020	10,237	7,068	430	64	442	374	685	654	520	0
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: American Community Survey, 2010, 2020

Figure 5.1 Distribution of Housing Units by Units in Structure





Source: American Community Survey, 2020

In 2020 single family homes constituted 66% of the total housing units within Davison County as shown in **Figure 5.1** above. The percentage of single-family homes in Davison County is consistent with the State, where single family units make up 7%. There one significant distinction between Davison County and the State in the makeup of their housing stock: The number of four-plexes, and multi-family structures containing 10 or more units increased dramatically between 2010 and 2020; making up 28% of Davison County's housing stock. The same units makes up only 18% of the State's. Mobile homes occupy 9% of the State's housing units while they only make up 5% of Davison County's housing stock.

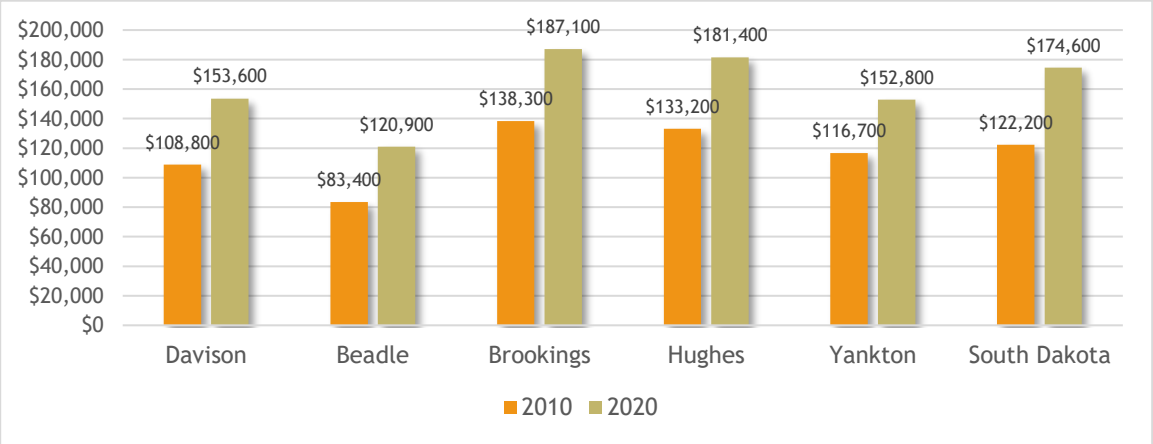
Table 5.3 lists the value of homes within the County and the comparative counties for the years 2010 and 2020. The table was broken into ranges to match U.S. Census data. A "shift" in home values can be observed for all of the comparable places. The number of homes that were valued below $100,000 generally decreased between 2010 and 2020 while the number of homes valued at higher amounts increased during the same period.

TABLE 5.3
Value of Owner Occupied Housing Units - 2010 - 2020

	Year	Less than $50K	$50K to $100K	$100K to $150K	$150K to $200K	$200K to $300K	$300K to $500K	$500K to $1M	$1M and More	Median (dollars)
Beadle	2010	1,138	1,735	808	402	383	187	34	9	$83,400
	2020	685	1,421	903	889	540	518	102	19	$120,900
Brookings	2010	995	1,115	1,648	1,529	913	411	100	23	$138,300
	2020	558	920	1,128	1,682	2,226	1,065	284	12	$187,100
Davison	2010	638	1,664	1,168	791	544	238	31	23	$108,800
	2020	495	805	1,168	1,136	940	481	121	41	$153,600
Ethan	2010	10	47	24	4	0	0	0	0	$77,800
	2020	17	31	26	12	2	0	1	0	$97,800
Mitchell	2010	495	1,305	990	506	323	117	17	23	$103,800
	2020	397	664	985	917	664	267	56	14	$147,400
Mount Vernon	2010	49	75	6	14	0	3	0	0	$61,800
	2020	15	34	48	24	12	3	0	4	$116,900
Hughes	2010	707	784	1,374	902	752	306	65	26	$133,200
	2020	530	478	741	1,627	1,045	719	122	14	$181,400
Yankton	2010	906	1,591	1,536	1,049	548	322	130	13	$116,700
	2020	433	1,105	1,692	1,225	1,166	826	160	30	$152,800
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543	$122,200
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070	$174,600

Source: American Community Survey, 2010, 2020

Figure 5.2
Median Value of Owner-Occupied Housing Units



Source: American Community Survey, 2010, 2020

Table 5.3 shows the highest number of the County's owner occupied housing units fall between $100,000 and $149,999 in value. This may not be completely accurate for a number of reasons. One factor that may contribute to the questionable values is that many homeowners may be using their assessed values when completing the census surveys and not "full and true" or "market" values. An adjustment of the values to the next highest range would still leave the majority of the County's single family housing stock at less than $200,000.

Figure 5.2 displays the change in median value of owner occupied housing units between 2010 and 2020. Of the comparable counties, Brookings and Hughes Counties had higher median home values in 2010 and 2020. This may be due to the fact that those counties are home to large institutions; a state university and state government.

There were key issues or influences which affect housing stock identified at the onset of this section. Many times these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship.

The data presented in **Table 5.4** examine the age of structures. Davison County was one of the earliest settled areas of the region and this situation is reflected in the fact that 2,670 of its 9,550 housing units (over 28%) were built before 1939.

TABLE 5.4
Years of Construction - Housing Units

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Beadle	128	258	593	1,041	523	1,242	987	902	765	2,105
%	1.5%	3.0%	6.9%	12.2%	6.1%	14.5%	11.6%	10.6%	9.0%	24.6%
Brookings	806	886	2,742	1,735	1,439	2,185	1,278	956	430	2,299
%	5.5%	6.0%	18.6%	11.8%	9.8%	14.8%	8.7%	6.5%	2.9%	15.6%
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Mitchell	246	337	626	759	578	1,462	589	748	315	2,195
%	3.1%	4.3%	8.0%	9.7%	7.4%	18.6%	7.5%	9.5%	4.0%	27.9%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Hughes	328	369	855	670	993	1,935	729	1,027	160	975
%	4.1%	4.6%	10.6%	8.3%	12.3%	24.1%	9.1%	12.8%	2.0%	12.1%
Yankton	358	263	904	1,542	908	2,111	1,009	756	420	1,966
%	3.5%	2.6%	8.8%	15.1%	8.9%	20.6%	9.9%	7.4%	4.1%	19.2%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: American Community Survey, 2020

The residents of Davison County have witnessed a healthy housing construction market over the past few years, which are represented in the percentage of housing constructed since 2010 (7.1%). The rate of new housing units built since 2010 has relatively kept pace with the State, where 9.0% of the units have been built since 2010.

Most new homes are being constructed within open areas and there is minimal rehabilitation or replacement activities occurring in established neighborhoods. The lack of "replacement construction" speaks to the quality of the County's older housing stock.

One statistic or factor not identified as a primary influence was the year of occupancy. This statistic acts as a barometer in analyzing the overall dynamics of a community. One way to examine this type of data is to assume that more activity within recent years is an example of upward mobility and consumer confidence. The larger number of homes occupied within the past five to seven years "trickles down" to the other ownership ranges, in that there is movement to different homes by the existing population as well as evidence of new people moving to the area. **Table 5.5** illustrates the years of occupancy for Davison and the identified comparative entities.

TABLE 5.5
Year Moved in to Unit, 2020

	2019 or later	2015 to 2018	2010 to 2014	2000 to 2009	1990 to 1999	1989 and earlier
Beadle	377	2,090	1,354	1,777	986	1,100
Brookings	1,160	4,688	2,926	2,250	1,253	1,087
Davison	343	2,628	2,085	1,576	959	1,060
Ethan	9	39	20	39	17	20
Mitchell	329	2,318	1,858	1,125	660	796
Mount Vernon	2	114	40	26	41	25
Hughes	310	1,955	1,589	1,946	868	807
Yankton	316	2,928	1,683	1,951	1,524	1,156
South Dakota	16,838	101,007	71,378	74,911	41,004	42,740

Source: American Community Survey, 2020

Household and Family Dynamics

Household size and composition play an important role in the economic and social well-being of families and individuals. The number and characteristics of household members affect the types of relationships and the pool of economic resources available within households, and they may have a broader impact by increasing the demand for economic and social support services.

For example, the growth in single-parent families has increased the need for economic welfare programs, while a rising number of older adults living alone has led to greater demand for home health care workers and other personal assistance services.

The decennial census provides the most comprehensive and reliable data on changing household size and composition, especially for less numerous household types such as same-sex married couples.

Table 5.6 and Figures 5.5 and 5.6 illustrate household dynamics in 2010 and 2020. There were 8,086 total households within Davison County in 2010. The number of households increased to 8,660 in 2019. The average household size assists in identifying the number of young families as well as providing an explanation to population growth questions.

One point of local discussion is the lack of population growth in relation to the number of homes being constructed. A possibility is that with an average household size in Davison County of 2.25 in 2010, for every new house constructed there will be an increase in population of less than two and one-half persons.

The common perception seems to be of an average household size more in the range of 4-5 persons versus the actual number. The actual persons per household and per family have decreased over the past decade. This dynamic has implications for the number and type of housing units demanded in Davison County.

The percentage of married-couple-family households has decreased from 51.7% in 2010 to 49.5% in 2019. The share of non-family households has increased from 38.4% in 2010 to 44.1% in 2019.

Decreased household and family size, as shown in **Figure 5.6**, does not necessarily indicate less demand for housing units. In fact, when the number of households increase over a period of time but the average size of households decreases, this can mean that more housing units will be needed to fill demand.

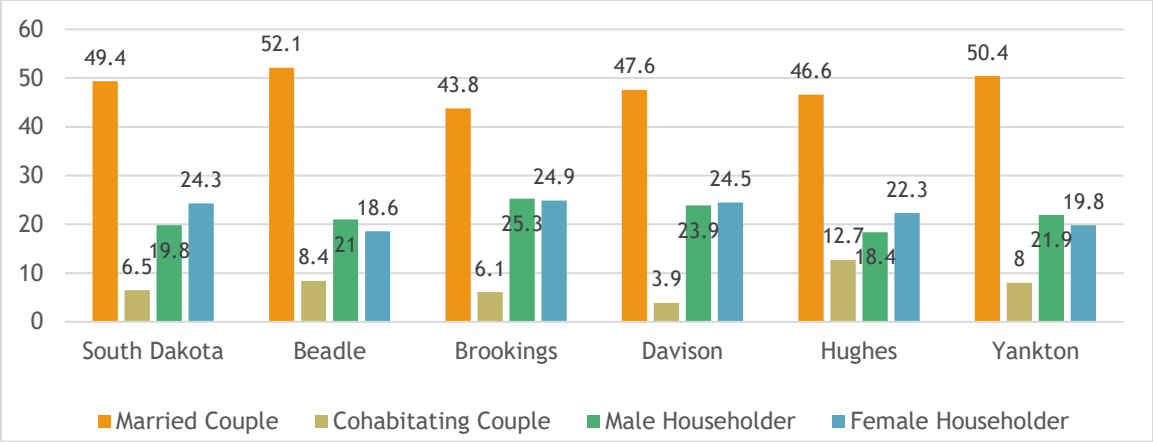
TABLE 5.6, Households by Type - 2020

Subject	South Dakota		Beadle		Brookings		Davison		Hughes		Yankton	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
Total households	**315,468**		**7,205**		**11,405**		**8,086**		**7,111**		**8,688**	
Family households	205,879	65.3%	4,316	59.9%	6,094	53.4%	4,983	61.6%	4,527	63.7%	5,538	63.7%
With/children under 18	92,720	29.4%	1,771	24.6%	2,767	24.3%	2,201	27.2%	2,190	30.8%	2,409	27.7%
Married-couple family	164,007	52.0%	3,570	49.5%	5,055	44.3%	4,181	51.7%	3,620	50.9%	4,482	51.6%
With/children under 18	65,840	20.9%	1,399	19.4%	2,043	17.9%	1,667	20.6%	1,519	21.4%	1,731	19.9%
Male householder, no wife present	11,862	3.8%	360	5.0%	210	1.8%	194	2.4%	276	3.9%	298	3.4%
With/children under 18	6,745	2.1%	135	1.9%	122	1.1%	161	2.0%	186	2.6%	108	1.2%
Female householder, no husband present, family	30,010	9.5%	386	5.4%	829	7.3%	608	7.5%	631	8.9%	758	8.7%
With/children under 18	20,135	6.4%	237	3.3%	602	5.3%	373	4.6%	485	6.8%	570	6.6%
Nonfamily households	109,589	34.7%	2,889	40.1%	5,311	46.6%	3,103	38.4%	2,584	36.3%	3,150	36.3%
Householder living alone	91,588	29.0%	2,428	33.7%	3,697	32.4%	2,638	32.6%	2,355	33.1%	2,594	29.9%
65 years and over	34,809	11.0%	997	13.8%	1,036	9.1%	1,006	12.4%	773	10.9%	1,025	11.8%

Source: American Community Survey, 2020

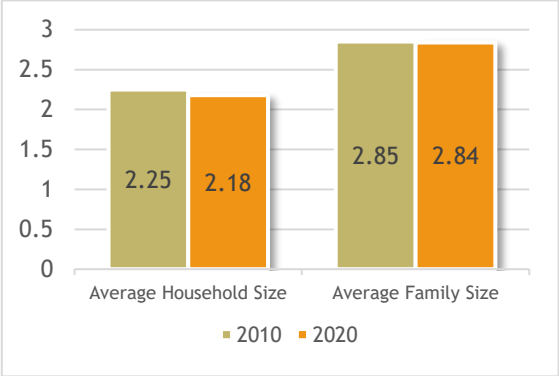
Figure 5.5 reveals a new household type in the American Community Survey (ACS). **Cohabitating couples** are unmarried couples composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults. Cohabitating couples represent about 3.9% of households in Davison County. In places where the population is more "transient," people may not necessarily become a family in a traditional sense. However, cohabitating couples create a new demand for housing units.

Figure 5.5, Households in 2020



Source: American Community Survey, 2020

Figure 5.6, Household and Family Size, Davison County



Source: American Community Survey, 2010, 2020

Housing Conditions

Community Partners Research, Inc. of Fairbault, MN conducted a visual 'windshield' survey of single family/duplex houses in four of the oldest neighborhoods in Mitchell in 2012. Houses that appeared to contain three or more residential units were excluded from the survey. Houses were categorized in one of four levels of physical condition, Sound, Minor Repair, Major Repair, and Dilapidated as defined below. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure's interior quality.

Dilapidated was the lowest rating used. Dilapidated houses need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for demolition and clearance.

Major Rehabilitation is defined as a house needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses in this condition category may or may not be economically feasible to rehabilitate. Minor Repair houses are judged to be generally in good condition and require less extensive repair, such as one major improvement. Houses in this condition category will generally be good candidates for rehabilitation programs because they are in a salable price range and are economically feasible to repair.

Sound houses are judged to be in good, 'move-in' condition. Sound houses may contain minor code violations and still be considered sound.[1] The series of images below provide examples of various grades of housing conditions. **Table 5.7** shows the results of the neighborhood survey.

Sound/Excellent

Minor Repair

Major Repair

Dilapidated

The neighborhood boundaries were selected with input from City staff for Community Partners to study. The neighborhoods are listed below and illustrated in **Figure 5.6:**

Neighborhood #1 - 5th Avenue on the north; Ash and Birch Streets on the south; Kittridge Street and Hitchcock Park on the east; and Burr Street on the west

Neighborhood #2 - Dry Run Creek on the north; Havens Avenue on the south; Burr Street on the east; and Minnesota Avenue on the west

Neighborhood #3 - 7th Avenue on the north; 1st Avenue on the south; Sanborn Boulevard on the east; and Minnesota Avenue on the west

Neighborhood #4 - East 12th Avenue on the north; 7th Avenue on the south; Langdon Street and the High School on the east; and Lawler Street on the west

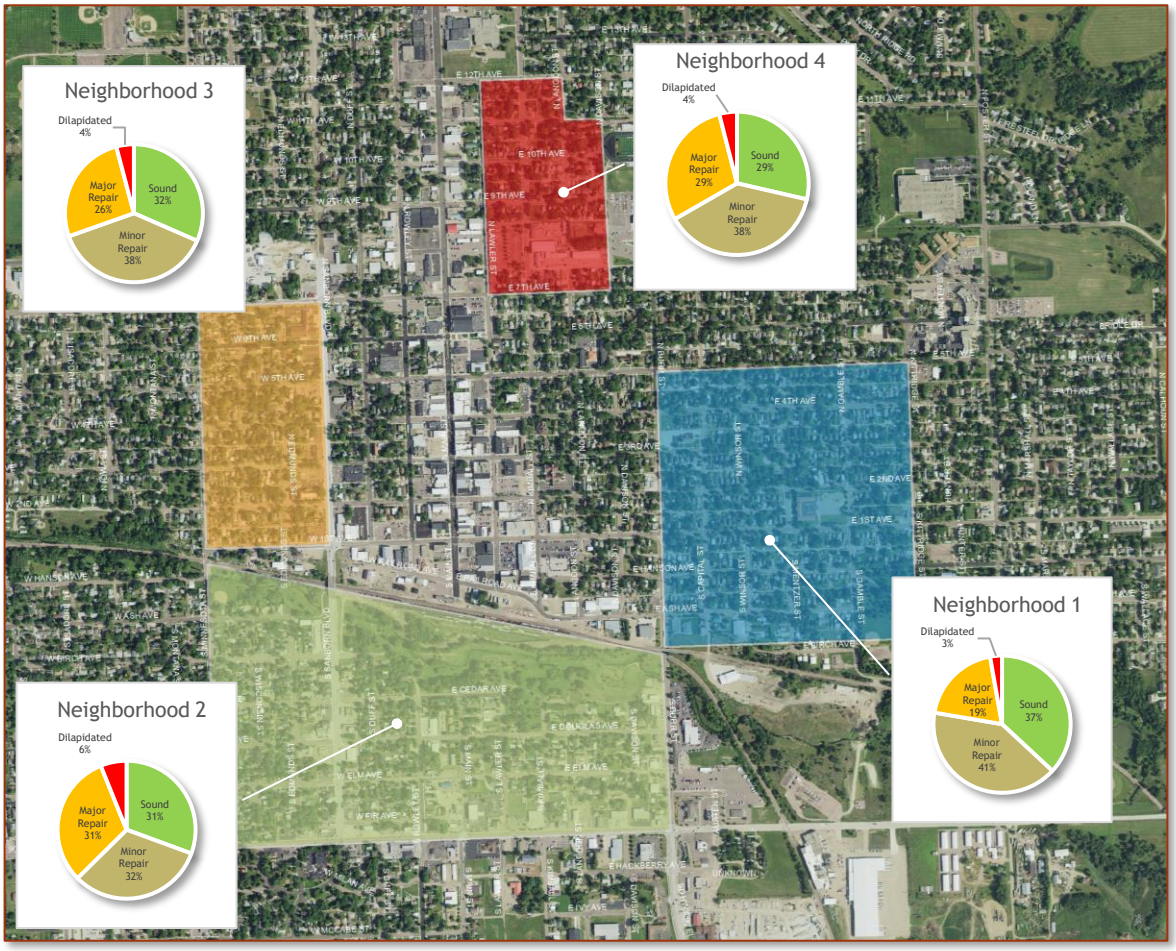
Table 5.7 Housing Conditions in Mitchell

Neighborhood	Sound	Minor Repair	Major Repair	Dilapidated	Total
#1	161 (36.9%)	178 (40.8%)	85 (19.5%)	12 (2.8%)	436
#2	90 (30.6%)	94 (32.0%)	92 (31.3%)	18 (6.1%)	294
#3	50 (30.6%)	55 (36.9%)	38 (25.5%)	6 (4.0%)	149
#4	36 (28.6%)	48 (38.1%)	37 (29.3%)	5 (4.0%)	126
Total	337 (33.5%)	375 (37.3%)	252 (25.1%)	41 (4.1%)	1,005

Source: Community Partners Research, Inc., Mitchell Area Housing Study, 2012

[1] Mitchell Area Housing Study – 2012, Community Partners Research, Inc.

Figure 5.6: Breakdown of Housing Conditions in Mitchell



The availability of quality and affordable housing is a critical component within any community whether it be county, township, or city. The County leadership needs to consider the positive and negative impacts decisions may have upon housing opportunities.

Housing Projections

Tables 5.8 and 5.9 present detailed ten and broad twenty-year housing projections for Davison County and the towns and cities in the County. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2020-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **Table 5.10**. Therefore, the majority of the units would be assigned to the Mitchell area.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 5.8, Housing Projections, Davison County

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Population	20,007	20,071	20,136	20,200	20,265	20,330	20,395	20,460	20,526	20,592
Group Quarters	983	984	985	986	987	988	989	990	991	992
Household Population	19,024	19,088	19,151	19,214	19,278	19,342	19,406	19,470	19,535	19,600
Persons/Household	2.14	2.14	2.13	2.13	2.13	2.12	2.12	2.11	2.11	2.10
Household Demand	8,878	8,926	8,973	9,021	9,069	9,117	9,166	9,215	9,264	9,313
Desired Vacancy Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Total Unit Needs	9,322	9,372	9,422	9,472	9,523	9,573	9,624	9,676	9,727	9,779
Units Lost	9.21	9.26	9.31	9.36	9.41	9.46	9.51	9.56	9.61	9.67
Total Unit Supply	9,264	9,313	9,363	9,413	9,463	9,513	9,564	9,615	9,666	9,717
Annual Need	59	59	59	60	60	60	61	61	61	61

Source: Planning & Development District III

Table 5.9, 2040 Projection Summary

2040 Totals	
Projected Units	**1,263**
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Source: Planning & Development District III

Table 5.10, Share of County Population

Town/Area	Percent
Mitchell	78.80%
Ethan	1.85%
Mount Vernon	2.54%
Balance of Davison County	16.81%

Source: Planning & Development District III

Tables 5.11 and 5.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in Tables 5.8 and 5.10 for the areas of Davison County outside of town boundaries. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development in Davison County. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

Before we determine the number of housing units that may be demanded in the County, the market for future housing in Mitchell must be examined. The total number of new housing units projected in the Mitchell area is 972 units. Applying the unit type and density assumptions conclude that there will be 240 net acres of land in demand for residential use in the Mitchell area. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 310 acres. The main assumption with infill/replacement units for all areas is that land is already used or available for infill development. Therefore, land consumption demand is not considered for these units. **Table 5.11** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 5.11: Mitchell's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**233**	**240**	**246**	**253**	**972**
Infill/Replacement	37	38	39	40	153
Single Family Units	117	120	124	127	489
Multi-Family	65	67	69	71	272
Mobile Homes	14	14	15	15	58
Net Acres Needed	**57.45**	**58.98**	**60.55**	**62.17**	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	71.75
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

Source: Planning & Development District III

The total number of new housing units projected in the rural areas of Davison County is 237 units. Applying the unit type and density assumptions conclude that there will be 230 net acres of land in demand for residential use in rural Davison County. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 300 acres. **Table 5.12** provides a detailed breakdown of unit types and residential land needed over the planning period in rural Davison County.

Table 5.12: Units in the Balance of Davison County

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**50**	**51**	**52**	**54**	**237**
Infill/Replacement	8	8	8	8	37
Single Family Units	40	41	42	43	190
Multi-Family	1	1	1	1	5
Mobile Homes	1	1	1	1	5
Net Acres Needed	**48.30**	**49.59**	**50.92**	**52.28**	**229.51**
30 % Markup (roads, market, etc.)	14.49	14.88	15.27	15.68	68.85
Total Acres Needed	**62.79**	**64.47**	**66.19**	**67.96**	**298.37**

Source: Planning & Development District III

Planning Considerations for Housing

County Planning Challenges

The following housing challenges will be addressed by the County over the next 10 years.

- ✓ Continued development of small rural subdivisions and scattered single family homes;
- ✓ Maintaining a range of affordable housing options; and
- ✓ Encouraging the use of housing lots with access to existing infrastructure.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

- ✓ Housing should be developed in locations that minimize potential land use and environmental conflicts;
- ✓ Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;
- ✓ The provision of public services and public safety should be considered in evaluating housing proposals; and
- ✓ Affordable housing opportunities should be encouraged.

Education

CHAPTER 6

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

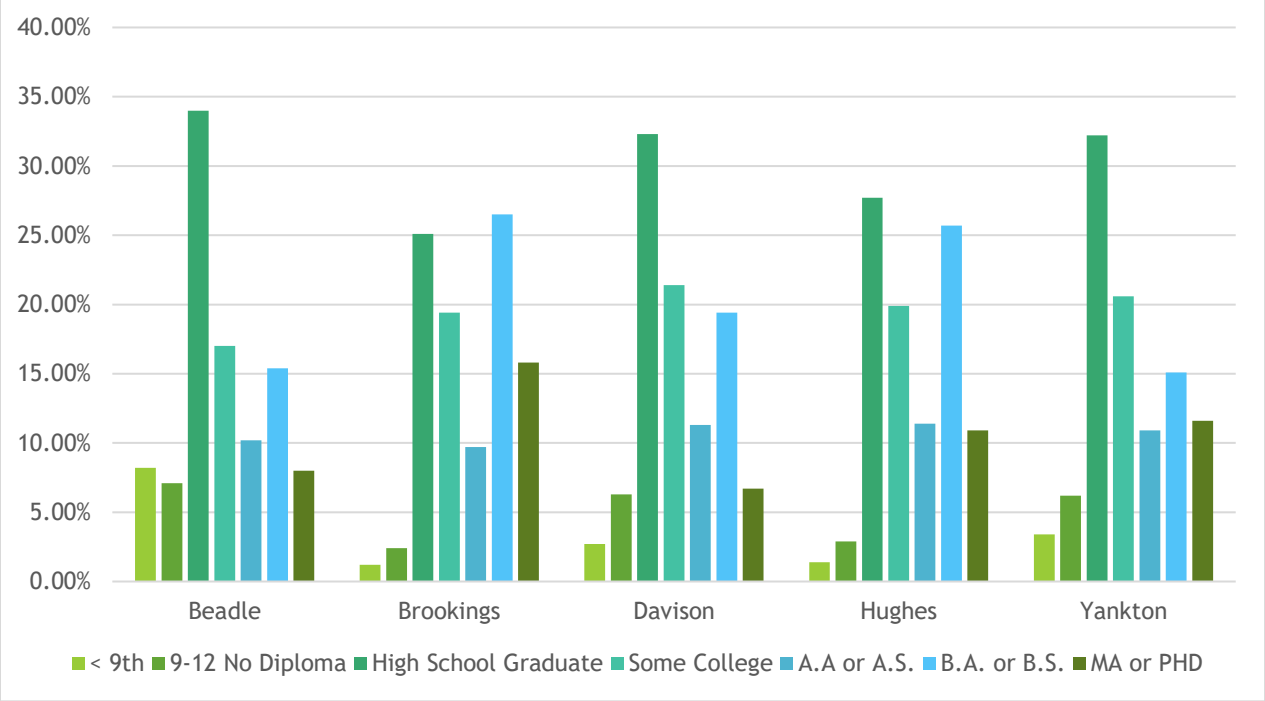
Education may be reviewed from three perspectives:

1) Educational attainment;
2) Overall status of the existing systems; and
3) Opportunities for residents.

There are factors which may be difficult to quantify yet are related to education, such as: on-the-job training, specific professional development opportunities, military training, and work experience. Since comprehensive and accurate data addressing these activities are not readily available, they will not be addressed.

The level of traditional educational attainment is presented in **Figure 6.1** and **Tables 6.1 and 6.2** for the years 2010, and 2020 respectively.

Figure 6.1; Educational Attainment, 2020



American Community Survey, 2020

TABLE 6.1
Educational Attainment - 2010

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Beadle	10.1%	6.2%	35.2%	21.2%	7.9%	14.6%	4.8%	83.7%	19.4%
Brookings	3.3%	4.3%	28.1%	17.7%	8.3%	25.5%	12.7%	92.4%	38.2%
Davison	**5.0%**	**6.1%**	**30.9%**	**21.6%**	**13.2%**	**17.5%**	**5.6%**	**88.9%**	**23.1%**
Hughes	3.8%	2.9%	28.5%	23.1%	8.3%	24.9%	8.4%	93.3%	33.3%
Yankton	6.0%	5.0%	33.9%	21.7%	7.4%	17.9%	8.0%	89.0%	25.9%
South Dakota	4.6%	5.6%	32.1%	22.1%	9.7%	18.2%	7.6%	89.8%	25.8%

Source: American Community Survey, 2010

Table 6.2
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Beadle	8.2%	7.1%	34.0%	17.0%	10.2%	15.4%	8.0%	8.2%	7.1%
Brookings	1.2%	2.4%	25.1%	19.4%	9.7%	26.5%	15.8%	1.2%	2.4%
Davison	**2.7%**	**6.3%**	**32.3%**	**21.4%**	**11.3%**	**19.4%**	**6.7%**	**2.7%**	**6.3%**
Hughes	1.4%	2.9%	27.7%	19.9%	11.4%	25.7%	10.9%	1.4%	2.9%
Yankton	3.4%	6.2%	32.2%	20.6%	10.9%	15.1%	11.6%	3.4%	6.2%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	2.8%	5.0%

Source: American Community Survey, 2020

Tables 6.1 and 6.2 reveal a trend toward a higher percentage of residents attaining a higher level of education between 2010 and 2020. The County does exceed the level of higher educational attainment that Brookings and Hughes County have due to the fact that that these counties are home to institutions; university and state government. The remaining classifications reflect varied results across the reporting years and levels of education. In comparing Davison County to the selected counties throughout the State for the year 2020, only Beadle County had a higher percentage of high school graduates.

A second issue to consider in reviewing education is the status of existing educational systems. Please note the change in comparative entities. In discussing the data in previous chapters, the comparative entities were chosen for two reasons:

1) They hosted a Class I municipality or
2) They shared borders with a rapidly developing area.

This same group should provide "fair" comparisons, as these same areas play host to the largest (Class AA) school districts, with Mount Vernon and Ethan districts included to better represent the county statistics.

Table 6.3 provides a statistical overview of the aforementioned school districts. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance.

The information in **Tables 6.3 and 6.4** provide some of the measurements currently utilized within the State. One area in which these or similar statistics play a role is salary and benefit negotiations on behalf of the teaching staff. The Mitchell School District has one of the highest average salaries per teacher, not including benefits such as medical insurance. An impressive fact, more importantly than salary is that the Mitchell School District employs the second highest number of teachers with advanced degrees. The $9,090 dollars spent per student for educational costs is one of the lowest of the study areas. **Figure 6.2** shows the boundaries of school districts in Davison County.

Figure 6.2 – Davison County School Districts

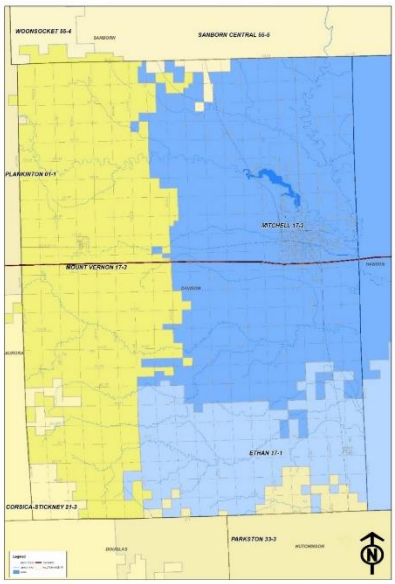


TABLE 6.3
School District Profiles 2020-2021

School District	PK-12 Enrolled	Student-Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Avg. Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Aberdeen	4,477	14.9	22.0	299.8	$50,220	13.3	47.5%	$9,477	$7,304,248
Brookings	3,344	14.1	23.7	235.6	$47,870	14.4	41.7%	$9,159	$5,944,169
Huron	2,775	16.2	21.6	170.9	$51,257	12.9	37.6%	$9,966	$4,758,625
Pierre	2,767	16.1	22.5	171.4	$50,526	13.2	29.2%	$8,680	$7,645,503
Watertown	3,951	16.6	21.9	237.9	$51,414	14.5	34.6%	$8,629	$8,885,677
Yankton	2,952	17.3	21.8	170.4	$52,957	16.9	49.1%	$9,238	$6,821,192
Ethan	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Mitchell	2,791	15.1	21.9	184.2	$52,344	15.2	44.7%	$9,090	$7,503,741
Mount Vernon	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343

Source: Education in South Dakota: A statistical profile 2020-2021

Table 6.4 - School District Enrollments by, Facility, Type, and Grade, 2020

School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	TOTAL KG-12	TOTAL PK-12
Ethan High School	0	0	0	0	0	0	0	0	0	0	17	24	16	17	74	74
Ethan Elementary	14	27	18	24	21	16	20	20	0	0	0	0	0	0	146	160
Ethan Jr. High	0	0	0	0	0	0	0	0	25	24	0	0	0	0	49	49
Mitchell High School	0	0	0	0	0	0	0	0	0	0	275	196	215	176	866	866
Mitchell Middle School	0	0	0	0	0	0	0	205	227	237	0	0	0	0	669	669
L B Williams Elementary	0	82	72	65	76	76	75	0	0	0	0	0	0	0	442	442
Gertie Belle Rogers Elem	0	92	68	58	59	77	57	0	0	0	0	0	0	0	411	411
Longfellow Elementary	0	70	48	49	56	51	50	0	0	0	0	0	0	0	324	324
Abbott House Elementary	0	0	0	0	0	0	1	1	6	4	0	0	0	0	12	12
Abbott House HS	0	0	0	0	0	0	0	0	0	0	4	7	6	7	24	24
Rockport Colony Elem	0	3	0	4	0	3	0	2	1	3	0	0	0	0	16	16
Rosedale Colony Elem	0	5	4	3	3	2	2	3	2	3	0	0	0	0	27	27
Mount Vernon High School	0	0	0	0	0	0	0	0	0	0	22	18	19	14	73	73
Mount Vernon Elementary	16	17	15	13	14	12	14	0	0	0	0	0	0	0	85	101
Mount Vernon MS	0	0	0	0	0	0	0	16	21	23	0	0	0	0	60	60
Non-Public Schools	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
John Paul II Elem	28	14	18	9	16	14	25	13	0	0	0	0	0	0	109	
LifeQuest	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10	
Mitchell Christian	0	8	8	8	14	13	12	10	9	9	4	5	11	9	120	
Home Schooled	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
Ethan		1	1	2	0	0	1	2	0	0	0	0	0	0	7	
Mitchell		3	7	3	4	3	2	5	3	2	7	3	4	2	48	
Mount Vernon		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Open Enrollment	**Out**	**In**														
Ethan	10	93														
Mitchell	140	66														
Mount Vernon	22	67														

Source: South Dakota Department of Education

Taxes and taxation were addressed at length in an earlier chapter but dealt primarily with county levies. **Table 6.5** illustrates the mill levies for the comparative school districts. When reviewing the information, note the consistencies within the mill levies for the first three columns, Ag., Owner Occupied, and Non Ag./Other. These levies are established by the State of South Dakota and are mandated by the State of South Dakota unless an opt out is approved by the local voters; whereas, the final four columns allow individual districts some discretion. There are state mandated limitations or caps in three of the four categories, which are identified in the final line.

TABLE 6.5
School District Educational Mil Levies (per thousand)

School District	Ag.	Owner Occupied	Other Non-Ag or Utilities	Special Education	Capital Outlay	Bond Redemption	Pension Fund
Aberdeen	1.473	3.296	6.821	1.416	3.000	0.688	.30
Brookings	1.615	3.614	7.479	1.616	2.947	0.892	.30
Huron	1.473	3.296	6.821	1.616	2.380	1.080	.30
Pierre	1.473	3.296	6.821	1.416	2.830	0.727	.30
Watertown	1.473	3.296	6.821	1.616	2.816	0.000	.30
Yankton	1.473	3.296	6.821	1.616	2.837	0.000	.30
Ethan	1.473	3.296	6.821	1.616	2.782	0.000	.30
Mitchell	1.473	3.296	6.821	1.616	2.832	0.000	.30
Mount Vernon	2.076	4.645	9.613	1.616	2.354	0.000	.30

Source: South Dakota Department of Education: Profile Data for 2020

An example of calculating the dollar amount of taxes paid to three school districts within the county is presented below. A comparison of taxes paid to the Ethan, Mount Vernon and Mitchell School Districts assumes the taxable value of an owner-occupied residence is equal to $200,000.

Ethan:

$$\frac{200{,}000\ (3.296) + 200{,}000\ (1.616+2.782+0.00+.3)}{1{,}000} = \frac{\$1{,}598{,}800}{1{,}000} = \$1{,}598.80$$

Mount Vernon:

$$\frac{200{,}000\ (4.645) + 200{,}000\ (1.616+2.354+0.00+.3)}{1{,}000} = \frac{\$1{,}783{,}000}{1{,}000} = \$1{,}783.00$$

Mitchell:

$$\frac{200{,}000\ (3.296) + 200{,}000\ (1.505+2.832+0.0+.3)}{1{,}000} = \frac{\$1{,}608{,}800}{1{,}000} = \$1{,}608.80$$

In the example calculated, a house situated in the Mount Vernon School District will pay $184.20 more in property taxes for education purposes than a similar home in the Ethan School District and $174.20 more than the same home in the Mitchell School District. While this is accurate on a mathematical level, the example does not reflect the whole picture. **Table 6.6** provides the taxable values of properties by category in each of the selected districts.

TABLE 6.6
School District Taxable Valuations (Dollars) - 2019 Payable 2020

School District	Agricultural	Owner Occupied	Non- Ag Z
Aberdeen	$383,519,652	$1,305,502,288	$726,897,869
Brookings	$231,120,557	$922,229,334	$656,824,720
Huron	$493,269,275	$505,072,818	$329,166,789
Pierre	$207,527,878	$802,505,559	$408,435,052
Watertown	$312,996,414	$1,255,951,874	$742,663,372
Yankton	$234,877,675	$874,966,239	$469,234,171
Ethan	$124,789,037	$29,601,750	$8,040,741
Mitchell	$281,076,744	$714,344,735	$493,973,043
Mount Vernon	$209,156,742	$29,713,761	$12,699,460

Source: South Dakota Department of Education: Profile Data for 2020

As shown in the previous exercises calculating tax revenues, the taxable values are multiplied by the various mill levies. **Table 6.7** lists the revenues for the districts. There is a significant gap in local revenue between the Mount Vernon School District at $878,105 million and Ethan at $404,120. This huge difference is due to the information in **Table 6.6** with the Mount Vernon School District's taxable valuation at more than $209 million versus just under $125 million within the Ethan District.

TABLE 6.7
School District General Fund Revenues (Dollars) - 2020

School District	Local	County	State	Federal	Total
Aberdeen	$11,370,312	$302,864	$16,388,984	$1,431,300	$29,493,460
Brookings	$9,843,155	$327,089	$12,207,363	$833,594	$23,211,202
Huron	$4,890,078	$186,983	$13,064,561	$2,239,811	$20,381,434
Pierre	$6,650,695	$139,942	$11,094,632	$1,320,588	$19,205,858
Watertown	$10,438,177	$426,742	$13,361,360	$1,562,842	$25,789,121
Yankton	$7,130,312	$380,223	$9,827,833	$781,509	$18,119,878
Ethan	$404,120	$14,566	$1,576,707	$80,315	$2,075,708
Mitchell	$7,569,221	$229,730	$10,766,480	$1,272,979	$19,838,408
Mount Vernon	$878,105	$13,031	$1,135,658	$71,755	$2,098,549

Source: South Dakota Department of Education: Profile Data for 2020

A general fund revenue amount of $19.8 million in 2020 places the Mitchell School District fifth when compared to "similar" districts while there are significant differences in variation from district to district. The data within **Table 6.8** provides an overview of school district expenses for the 2020 school year. The Mitchell School District expended a comparable amount of in all fund sources to the other districts.

During the same period, Ethan School District had revenues of $2,075,708 and expenditures of $2,805,613 or 135% of the District's revenue; this is nearly the same as Mount Vernon with general fund revenues of $2,098,549 and expenditures of $3,091,093 or 147%. A negative revenue/expenditure ratio is the result of state legislation limiting school district reserves.

TABLE 6.8
School District Expenditure by Fund (Dollars) - 2020

School District	General	Capital Outlay	Special Education	Pension
Aberdeen	$31,278,690	$4,834,134	$8,512,797	$0
Brookings	$24,781,034	$4,005,793	$5,889,689	$0
Huron	$21,232,768	$6,849,680	$4,721,421	$0
Pierre	$18,750,252	$2,117,603	$3,826,964	$0
Watertown	$27,420,589	$4,618,180	$6,625,179	$445,654
Yankton	$19,687,589	$3,109,297	$4,261,466	$0
Ethan	$2,067,101	$405,450	$333,062	$0
Mitchell	$20,047,068	$2,524,901	$4,637,449	$75,106
Mount Vernon	$2,267,938	$205,825	$617,330	$0

Source: Education in South Dakota: A statistical profile 2020

School Facility Planning

Although schools are not necessarily central to all types of residential development plans, they are still important considerations, especially for areas where the number of children are projected to increase. The types and locations of schools are determined by a mix of education policy and land use principles, with education policy being the primary factor.

The amount of land and building size required by each school district is determined by the size of enrollment, facilities needed, and school system standards The service area for each school is determined at least partly by land use, however, including density of the school age populations, housing densities, and traditional accessibility standards of land use education planning.

The first step in the planning process is to forecast future enrollments according to anticipated future grade-level organization by planning district. In the case of Davison County, future residential growth areas were analyzed for housing capacity and youth generation rates. **Tables 6.9 and 6.10** show the areas and housing capacities for the growth areas around Mitchell, Ethan, and Mount Vernon. The growth areas are listed in 5-year increments and include the subareas found in each time period.

All of the growth areas in the table correspond to the future growth areas map highlighted in **Chapter 8, Land Use.** Each column shows the size of each area in gross acres, the net developable acres (once limitations, current development and rights of way are factored), and net unit capacity. Population projections for each area are based on household size assumptions. Projected youth populations are based on an assumed youth generation rate per household.

Table 6.9
Estimated Youth Population in Mitchell Growth Areas (2020-2040)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0
People/Household	2.15	2.15	2.15	2.15	2.15	2.15	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.15
Population Projection	1,255.0	1,264.0	518.0	2,031.0	96.0	0.0	1,440.0	382.0	476.0	436.0	380.0	466.0	468.0	2,853.0
Youth Projection (.45/HH)	263	265	108	425	20	0	309	82	102	94	81	100	100	597

A noteworthy amount of the projected youth population would be generated in the next five years in growth areas in Mitchell, Mount Vernon, and Ethan. In the phases of 2026-2030 and 2031-2035, two areas will contribute significantly to the future youth population. This is mainly due to the areas' larger size in terms of acres. An area in the 2040+ growth area west of

Mitchell may generate a substantial number of children to the area's population. However, the metrics of areas beyond 2040 are not factored into the school building analysis table **(Table 6.11).** It is important to include these areas, however, to illustrate the potential long-term demand for school facilities as they may influence the number and location of those facilities.

Table 6.10
Estimated Youth Population in Mount Vernon & Ethan (2020-2040)

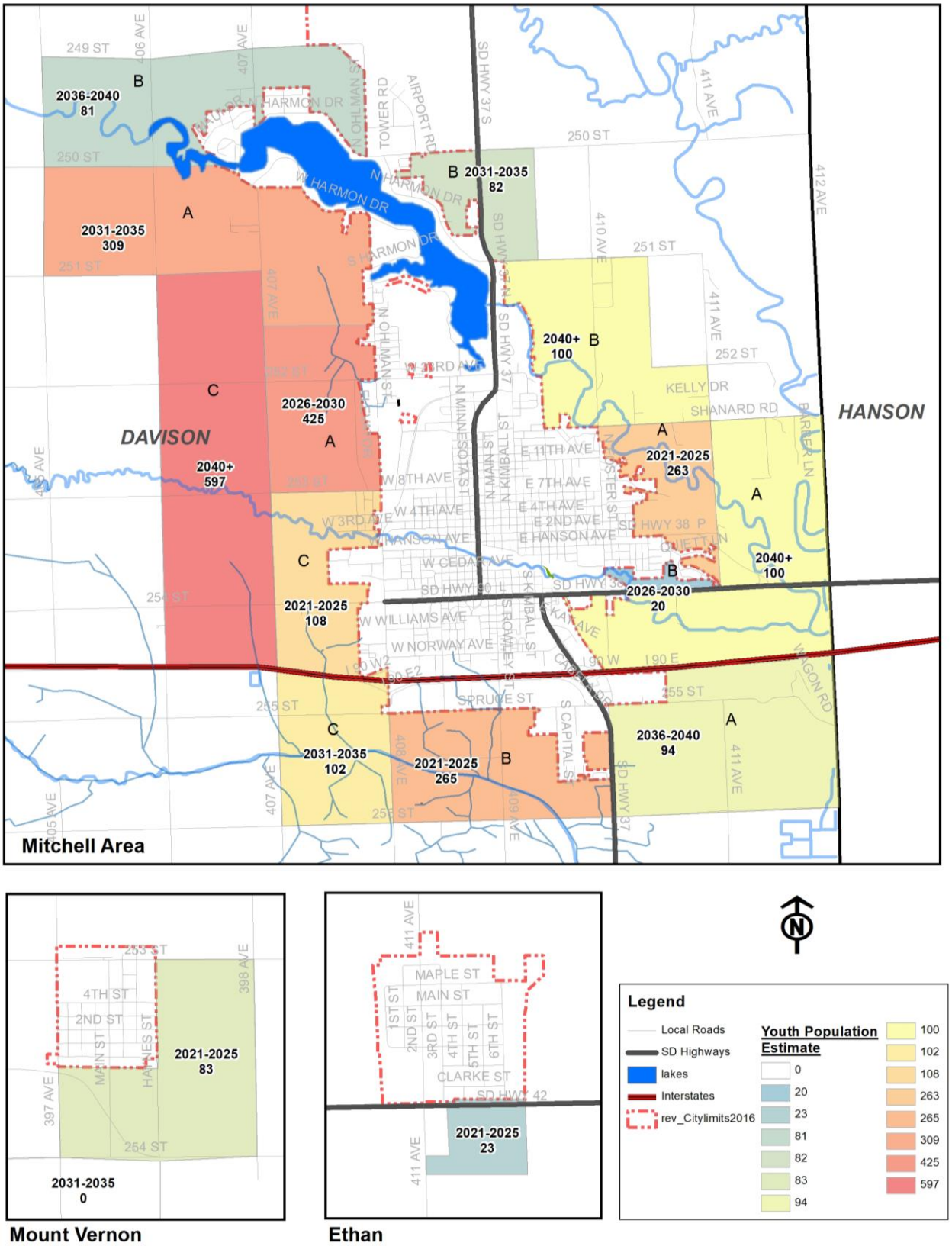
	Mount Vernon	Ethan
Gross Acres	322.0	39.0
Limitations (Acres)	17.0	0.0
Developed Acres	20.0	0.0
Developable Acres	285.0	39.0
% ROW, Public, Etc.	35.0%	35.0%
Net Acres	**185.3**	**25.4**
Unit Density	1.0	2.0
Unit Capacity	185.0	50.0
Units/Lots Sold-Built	0.0	0.0
Net Unit Capacity	**185.0**	**50.0**
People/Household	2.10	2.10
Population Projection	388.0	105.0
Youth Projection (.45/HH)	**83**	**23**

Mount Vernon has prospects for future growth on the south and east side of town. The area may produce 185 housing units between 2021 and 2025 and beyond. Assuming a modest household size and youth generation rate, the area could see 83 youth in the future.

Ethan has set aside an area of about 40 acres that may accommodate future growth. This area may yield 50 housing units and 23 youth.

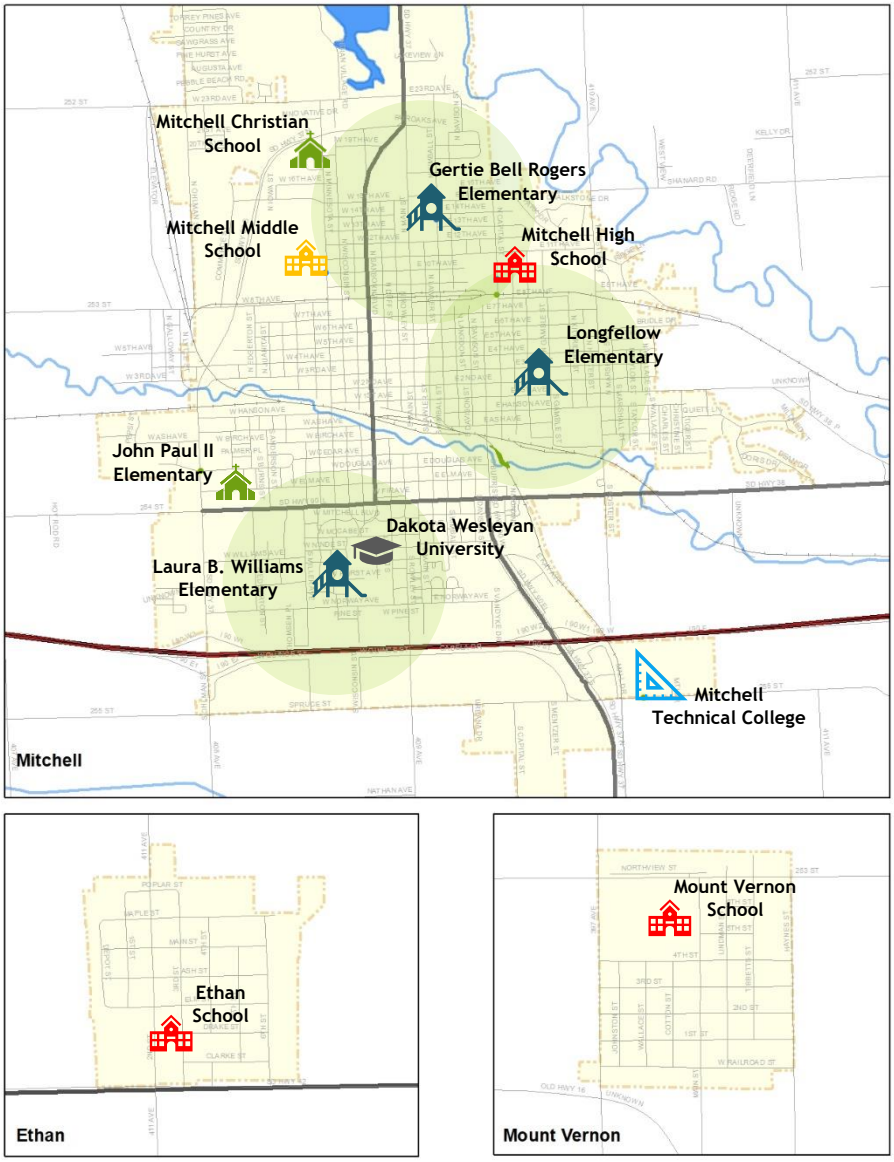
Figure 6.3 shows the areas and phases of growth in Mitchell, Ethan, and Mount Vernon. The areas are shaded and labeled according to the estimated youth population in the growth areas' timeframe. The map reveals that the northern and western areas of Mitchell will generate the most youth by 2040 and beyond. Some areas that appear large geographically show fewer youth. This is due to the lower potential for residential development because of physical limitations, current development and other uses projected for the area.

Figure 6.3, Projected Youth Population in Future Growth Areas



The next step in the planning process includes examining the inventory of existing school locations with respect for their capacity, condition, and accessibility for the distribution of projected future enrollment. Land use plans can address the potential for expanding and otherwise adapting school buildings and sites and also assess the availability and suitability of vacant or renewable land for new sites. A planning task force will need to establish guidelines in terms of enrollment, site size and location, service area, and the type of improvements needed based on building size and condition as well as the need for new buildings. **Figure 6.4** shows the locations of all educational facilities in Mitchell, Ethan, and Mount Vernon.

Figure 6.4, Educational Facility Locations



The number of estimated youths in each growth area were delineated into school-age groups; 5-9, 10-14, and 15-19 years of age. The population for each age group was based on the current population figures for the County and the percentage of each age group is applied to the population projection for each growth area. The resulting populations are then assigned as potential elementary, middle or high school students based on their ages.

The building capacities of the existing school facilities in Mitchell, Ethan and Mount Vernon were analyzed to determine if the existing buildings could accommodate future students. Growth area projections were compared to elementary school service areas in order to assign younger students to the proper school building.

Table 6.11 below shows the current enrollments in Davison County School District facilities and each building's student capacity. The table lists the enrollments compared to the capacities for each school building. The middle column of the table displays the number of estimated students from the growth areas that are assigned to each facility. The columns to the right of the projections illustrate the enrollment and capacity scenarios in 2040 for each school facility.

The column titled "Enrollment to Capacity" shows whether the projected 2040 enrollments at each school building exceed each building's capacity. A positive number indicates over-capacity at the school. A negative number shows that school maintains its capacity to accommodate the projected future enrollment. The final two columns analyze the possible actions to address school capacity issues. If a positive number is shown in the Enrollment/Capacity column, then the additional square footage needed to accommodate the estimated enrollment is calculated based on the following assumptions: 100 square feet per student at elementary schools, 130 square feet per student at middle schools, and 140 square feet per student at high schools.

Table 6.11 – Davison County School Building Analysis

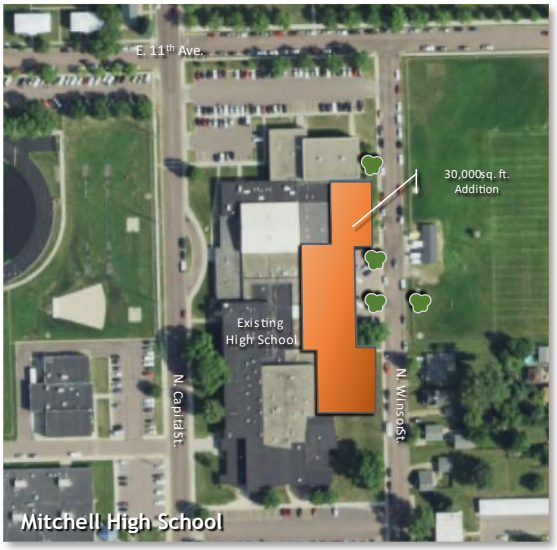
	2020			2020-2040	2040			
	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Mitchell Schools								
Elementary								
LB Williams	513	600	87	180	693	93	Possible Addition	9,277
Gertie Bell Rogers	424	500	76	294	718	218	Possible	28,303
Longfellow	347	450	103	91	438	(12)	No	
Middle School	638	800	162	540	1178	378	Possible Addition	49,133
High School	777	1200	423	644	1421	221	Possible Addition	30,983
Ethan and Mount Vernon Schools								
Elementary								
Ethan	150	200	50	8	158	(43)	No	
Mount Vernon	110	125	15	33	143	18	Possible Addition	1,789
Middle School								
Ethan	40	50	10	9	49	(1)	No	
Mount Vernon	53	60	7	25	78	18	Possible Addition	2,363
High School								
Ethan	78	100	22	6	84	(16)	No	
Mount Vernon	67	100	33	25	92	(8)	No	

Source: Planning & Development District III

It is difficult to determine at which point does deficient capacity triggers the need for an entirely new school building. The Mitchell Middle School and High School buildings need enough square feet in order to serve future enrollments that a sizeable addition may be warranted. There are enough projected elementary students in the north and western areas of Mitchell that it may be more economical to construct a new elementary school building to relieve growing pressure on Gertie Bell Rogers Elementary.

If the growth area by Mount Vernon were to build out according to projections, the school district there may need to consider adding space on to the existing school building. The images in **Figure 6.5** are spatial representations of the possible additions to the school buildings referenced in **Table 6.11** above.

Figure 6.5 School Addition Concepts



Post-Secondary Education

Davison County is fortunate to have two distinct alternatives for higher education available to the population base and within a relatively short commuting distance. The City of Mitchell is home to Dakota Wesleyan University and Mitchell Technical College.

In 2017, universities in Mitchell, SD awarded 799 degrees. The student population of Mitchell, SD is skewed towards men, with 1,170 male students and 925 female students. The schools in Mitchell, SD with degrees awarded are Mitchell Technical College (543) and Dakota Wesleyan University (256). The most popular majors in Mitchell, SD are Line worker (82 / 10.3%), Registered Nursing (71 / 8.89%), and Farm & Ranch Management (55 / 6.88%).

Dakota Wesleyan University

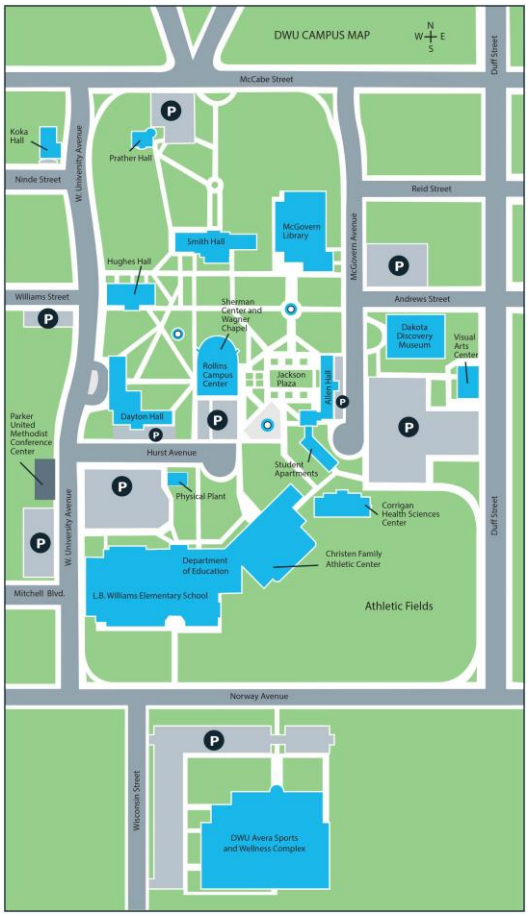
Dakota Wesleyan University is a private 4-year institution sponsored by the Methodist church. The College offers 34 majors through three divisions including:

- Healthcare, Fitness, and Sciences
- Arts and Humanities
- Leadership and Public Service

In addition to the undergraduate degrees, the College offers eleven minors, pre-professional programs in five disciplines and graduate degrees in education. Dakota Wesleyan sponsors a total of seventeen athletic teams from which both male and female students may choose.

Dakota Wesleyan University

The total enrollment at Dakota Wesleyan University, both undergraduate and graduate, is 908 students. The full-time enrollment at Dakota Wesleyan University is 704 and the part-time enrollment is 204. This means that 77.5% of students enrolled at Dakota Wesleyan University are enrolled full-time compared with 80.6% at similar Baccalaureate Colleges.



Dakota Wesleyan University Campus Map

In 2017, the most common bachelor's degree concentration at Dakota Wesleyan University was Registered Nursing with 71 degrees awarded.

The most common jobs for people who hold a degree in one of the 5 most specialized majors at Dakota Wesleyan University are Physicians (394,536 people), Social workers, all other (166,304 people), Elementary & middle school teachers (154,333 people),

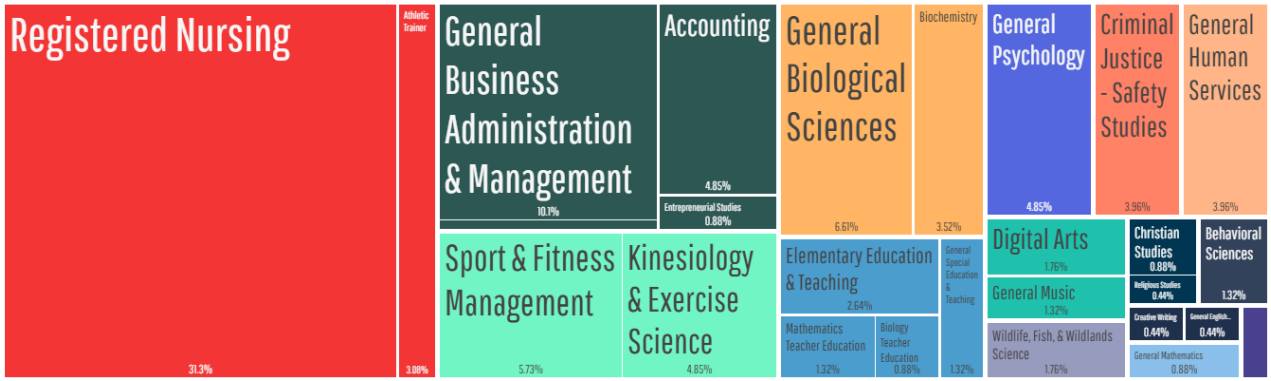
Other managers (149,920 people), and Postsecondary teachers (145,567 people).

The highest paying jobs for people who hold a degree in one of the 5 most specialized majors at Dakota Wesleyan University are Surgeons, Dentists, Physicians, Chief executives & legislators, and Securities, commodities, & financial services sales agents.

Dakota Wesleyan University Lab

The following figure illustrates the percentage of degree recipients from bachelor's degree programs at Dakota Wesleyan University according to their major.

Most Common Degrees Awarded, Dakota Wesleyan University



Source: Data USA

Mitchell Technical College (MTC)

As an alternative to a four-year institution, Mitchell Technical College (MTC) was established in 1968 as part of a state-wide vocational education initiative that includes three other similar institutions. Since its operations began over 15,000 individuals have graduated from MTC. The college is governed by the Mitchell Board of Education and operates within the rules prescribed by the State Board of Education. In addition to governance as required by statutes the institute has established advisory committees consisting of community and regional representatives who provide input and support.

Mitchell Technical College Aerial View

Mitchell Technical College has a total enrollment of 1,187 students. The full-time enrollment at Mitchell Technical Institute is 853 students and the part-time enrollment is 334. This means that 71.9% of students enrolled at Mitchell Technical Institute are enrolled full-time.

Retention rate measures the number of first-time students who began their studies the previous fall and returned to school the following fall. The retention rate for full-time undergraduates at Mitchell Technical College was 81%. Compared with the full-time retention rate at similar Associates Colleges (61%), Mitchell Technical College had a retention rate higher than its peers.

Mitchell Technical College Welding Lab

The most specialized majors across all degree types at Mitchell Technical College, meaning they have significantly more degrees awarded in that concentration than the national average across all institutions, are Construction (145 degrees awarded), Agriculture (127 degrees), and Engineering Technologies (66 degrees).

The most common jobs for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Social workers, all other (154,493 people), Other managers (78,706 people), Elementary & middle school teachers (44,210 people), Construction managers (42,031 people), and Sales representatives, wholesale & manufacturing (28,602 people).

The highest paying jobs for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Physicians, Dentists, Marketing managers, Chief executives & legislators, and Information security analysts.

The most common industries for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Construction (109,049 people), Elementary & secondary schools (108,310 people), Individual & family services (87,109 people), General medical and surgical hospitals, and specialty (except psychiatric and substance abuse) hospitals (69,971 people), and Colleges, universities & professional schools, including junior colleges (66,445 people).

PLANNING CONSIDERATIONS FOR EDUCATION

County Planning Challenges and Opportunities

The following educational issues are expected to arise over the next 10 years.

- ✓ Finding ways to maintain the quality and accessibility of education throughout the county;
- ✓ Supporting adult education and job training opportunities; and
- ✓ Sharing facilities or resources with school districts (example: joint purchases of supplies, vehicle maintenance etc.).

Assumptions

1) Educational opportunities are linked to workforce perceptions and private business investment decisions.
2) Job training initiatives need the active involvement of employers to be successful.

Policy Options

The Davison County Commission could consider the following options in response to the issues.

1) Establish better lines of communication with school boards and administrators; and
2) Support development activities that strengthen the county's education capacity
3) Encourage education providers, at all levels, to engage employers concerning career opportunities and training issues.

Economy

CHAPTER 7

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Employment and Occupations

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data. **Tables 7.1 and 7.2** detail the employment status within the county, state and comparative counties.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.

- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.

- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.

- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

TABLE 7.1
Employment Status Comparison – 2010, 2020

Entity	Year	Persons Age 16 and Above	In Labor Force	Not In Labor Force	Civilian Labor Force	Employed	Unemployed	Percent	Armed Forces
Beadle	2010	13,338	8,703	4,635	8,692	8,417	275	3.2%	11
	2020	13,854	9,115	4,739	9,055	8,847	208	2.3%	60
Brookings	2010	23,109	17,251	5,858	17,207	16,369	838	4.9%	44
	2020	28,605	19,981	8,624	19,949	19,167	782	3.9%	32
Davison	2010	14,557	9,879	4,678	9,850	9,562	288	2.9%	29
	2020	15,687	10,704	4,983	10,680	10,453	227	2.1%	24
Hughes	2010	12,460	9,139	3,321	9,134	8,887	247	2.7%	5
	2020	13,740	9,274	4,466	9,274	9,107	167	1.8%	0
Yankton	2010	16,692	11,093	5,599	11,069	10,800	269	2.4%	24
	2020	18,546	12,035	6,511	12,003	11,733	270	2.2%	32
South Dakota	2010	577,129	394,945	182,184	391,594	374,373	17,221	4.4%	3,351
	2020	686,885	466,573	220,312	463,888	447,607	16,281	3.5%	2,685

Source: 2010, Census Table DP-03, 2020 ACS

Table 7.1 provides an overview of the labor force, along with an annual overview of the employment status of persons. In 2020 Davison County ranked second in unemployment status compared to four similar South Dakota counties having a higher unemployment rate. In addition, Davison County's unemployment rate was over one point lower than the State average. **Table 7.2** presents unemployment data over a six-year period in biannual increments. Davison County has been replaced by the Mitchell Micropolitan Area and the comparative counties have been replaced with the Sioux Falls Metropolitan Area. Reviewing the Mitchell Micropolitan Area and Sioux Falls MSA data provides an opportunity to compare the Mitchell area to a place experiencing tremendous population and economic growth. The ten-year period of 2010-2020 was a time when Davison County had a slightly lower unemployment rate than the Sioux Falls MSA, despite Sioux Falls' immense dynamics.

TABLE 7.2
Labor Statistics - 2010-2020

Area	Year	Labor Force	Employed	Unemployed	Unemployment Rate
Mitchell Micropolitan Area	2010	10,320	10,070	250	2.4%
	2012	10,740	10,435	305	2.8%
	2014	10,915	10,585	330	3.0%
	2016	12,590	12,156	434	3.4%
	2018	12,542	12,197	345	2.8%
	2020	12,405	12,138	267	2.2%
Sioux Falls Metropolitan Area	2010	128,626	123,578	4,710	2.8%
	2012	132,609	127,096	5,012	2.8%
	2014	136,988	131,590	5,398	2.9%
	2016	140,826	136,245	4,581	3.3%
	2018	145,928	141,543	4,385	3.0%
	2020	150,316	146,413	3,903	2.6%

Source: South Dakota Department of Labor, Labor Market Information Center

Previous information dealt with unemployment while the next section examines the employment base within Davison County. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 7.3** identifies the major employment industries within the County as well as their share of the work force. Drastic shifts from year to year may be a statistical issue and should be viewed with caution.

TABLE 7.3
Davison County Employment by Industry - 1980 - 2020

Industry	1980	1990	2000	2010	2020	% Change 1980-2020
Agriculture/Forest/Fish/Mining	662	471	562	635	442	-33.2%
Construction	568	466	723	719	794	39.8%
Manufacturing	770	1,235	1,434	1,235	1,325	72.1%
Wholesale Trade	450	304	321	280	328	-27.1%
Retail Trade	2,000	1,922	1,351	1,608	1,158	-42.1%
Trans., Warehouse, & Utility	385	475	291	250	334	-13.2%
Information	N/A	N/A	249	133	293	17.7%*
Finance/Insurance/Real Estate	448	353	483	378	631	40.8%
Professional Services	311	512	480	575	745	139.5%
Education/Health/Social Services	1,529	1,786	2,131	2,471	2,354	54.0%
Arts, Entertain./Rec./ Accom./Food	N/A	564	741	1,376	1,008	78.7%**
Other	620	N/A	553	443	563	-9.2%
Public Administration	379	279	243	288	478	26.1%
Total	8,124	8,367	9,262	10,391	10,453	28.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178
* Percent change since 2000
** Percent change since 1990

The forty-year period between 1980 and 2020 was a time when the agriculture, wholesale trade, and retail trade sectors took a serious downturn in employment numbers within the county. The same period saw significant increases in the construction, manufacturing, financial services, professional services, and educational/health sectors. The data in **Table 7.4** focuses on counties similar to Davison. This type of information compares the economic diversity of one county to others including those who are seeing growth and those who have become stagnant or are receding. Education and health care sectors have the largest share of employment in all but Hughes County. There, public administration accounts for nearly one fourth of employment due to Pierre being the center of state government. Table 59 also shows that manufacturing comprises a decent share of employment in four of the five comparable counties.

TABLE 7.4
Employment by Industry Comparison - 2020

Industrial Classification	Beadle		Brookings		Hughes		Yankton	
	#	%	#	%	#	%	#	%
Agriculture/Forest/Fish/Mining	794	9.0%	1,373	7.2%	554	6.1%	558	4.8%
Construction	519	5.9%	987	5.1%	616	6.8%	451	3.8%
Manufacturing	1,697	19.2%	3,803	19.8%	243	2.7%	2,382	20.3%
Wholesale Trade	340	3.8%	337	1.8%	132	1.4%	263	2.2%
Retail Trade	686	7.8%	1,948	10.2%	779	8.6%	1,571	13.4%
Trans., Warehouse, & Utility	583	6.6%	573	3.0%	350	3.8%	390	3.3%
Information	121	1.4%	178	0.9%	96	1.1%	69	0.6%
Finance/Insurance/Real Estate	508	5.7%	764	4.0%	532	5.8%	1,073	9.1%
Professional Services	446	5.0%	1,274	6.6%	511	5.6%	402	3.4%
Education/Health/Social Services	1,992	22.5%	5,015	26.2%	1,689	18.5%	2,928	25.0%
Arts, Entertain./Rec./Accom./Food	384	4.3%	1,893	9.9%	896	9.8%	725	6.2%
Other	334	3.8%	478	2.5%	367	4.0%	470	4.0%
Public Administration	443	5.0%	544	2.8%	2,342	25.7%	451	3.8%
Total	8,847	8,847	19,167	19,167	9,107	9,107	11,733	11,733

Source: 2020 Census Table DP-3

County Gross Domestic Product

Broadly speaking, there are two main sources of economic growth: Growth in the size of the workforce and growth in the productivity (output per hour worked) of that workforce. Either can increase the overall size of the economy but only strong productivity growth can increase per capita GDP and income. Productivity growth allows people to achieve a higher material standard of living without having to work more hours or to enjoy the same material standard of living while spending fewer hours in the paid labor force.[1]

Gross Domestic Product (GDP) is the market value of goods and services produced by labor and property in the United States. GDP replaced gross national product (GNP) as the primary measure of U.S. production in 1991. GDP can be measured at the county level. **Table 7.5** illustrates county GDP for 2014, 2016, 2018, and 2020 by total industry and selected industries (agriculture, manufacturing and government). The information in the table can provide insight into what industries are contributing to a county's economic growth.

For example, manufacturing contributes significantly to the economies in Brookings and Yankton counties. In Hughes County, however, government and government enterprises provide the base for productivity as it is the home of state government. This is also apparent in Brookings County where South Dakota State University employs a sizeable share of the county's labor force. These industries are most likely the sources for earnings income for their respective counties.

An interesting figure to examine is the percent change in GDP for various industries and how that may contribute to a county's economic growth (or decline). Agriculture has recorded tremendous growth between 2014 and 2020, with GDP growing by over 189% in Davison County. There can be several reasons for the increase; increases in labor force, productivity and income. While the actual GDP figure is still low , agricultural GDP in Yankton County grew by over 1,300%, which can be attributed to investments in value-added industries and generally higher commodity prices.

[1] Economic Growth: Causes, Benefits, and Current Limits, https://www.cbpp.org

Table 7.5; County GDP by Selected Industries; 2014-2020
In Thousands of Dollars ($,000)

	2014	2016	2018	2020	% Change 2014-2020
Beadle County					
All industry total	$818,264	$923,892	$925,175	$931,434	13.8%
Agriculture, forestry, fishing and hunting	$115,060	$113,771	$122,575	$131,220	14.0%
Manufacturing	$152,261	$189,303	$159,884	$135,116	-11.3%
Government and government enterprises	$76,798	$86,501	$100,171	$106,518	38.7%
Brookings County					
All industry total	$1,959,835	$2,221,106	$2,163,732	$2,184,223	11.4%
Agriculture, forestry, fishing and hunting	$169,308	$154,947	$134,188	$134,897	-20.3%
Manufacturing	$635,882	$770,838	$663,051	$678,639	6.7%
Government and government enterprises	$346,410	$363,644	$387,488	$387,910	12.0%
Davison County					
All industry total	$1,045,492	$1,161,741	$1,238,256	$1,190,170	13.8%
Agriculture, forestry, fishing and hunting	$20,304	$60,725	$77,285	$58,834	189.8%
Manufacturing	$193,712	$184,016	$201,647	$176,931	-8.7%
Government and government enterprises	$82,310	$89,323	$98,293	$102,127	24.1%
Hughes County					
All industry total	$1,093,276	$1,097,992	$1,217,291	$1,218,404	11.4%
Agriculture, forestry, fishing and hunting	(D)	$12,417	$22,128	$4,444	-64.2%
Manufacturing	$8,688	$9,915	$5,655	$7,995	-8.0%
Government and government enterprises	$317,015	$330,427	$349,410	$366,913	15.7%
Yankton County					
All industry total	$998,852	$1,126,399	$1,253,441	$1,334,998	33.7%
Agriculture, forestry, fishing and hunting	$3,821	$44,263	$64,072	$56,621	1,381.8%
Manufacturing	$256,306	$281,728	$314,380	$304,404	18.8%
Government and government enterprises	$125,019	$130,584	$143,957	$149,569	19.6%

Source: Bureau of Economic Analysis (BEA)

Table 7.6 is the first table reflecting one change in industry classifications regarding occupations. The table focuses on Davison County occupations for the previous forty years. While there has been a significant downturn in those employed in farming occupations, the level of employed persons in management and professional service occupations has doubled since 1980. Production and transportation occupations have grown by nearly 60% in the past forty years. Several employed in management and production occupations are employed in the same industrial sector, such as manufacturing.

TABLE 7.6
Davison County Occupations - 1980 - 2020

	1980	1990	2000	2010	2019	2020	% Change 1980-2020
Management & Professional Services	1,657	1,847	2,862	3,063	3,439	3,354	102.4%
Service	1,408	1,455	1,609	2,174	2,064	1,671	18.7%
Sales and Office	2,281	2,555	2,415	2,562	2,063	2,323	1.8%
Farming, fishing, and forestry	624	420	140	182	265	316	-49.4%
Construction & Maintenance	1,054	820	943	1,127	1,071	1,061	0.7%
Production & Transportation	1,100	1,270	1,593	1,465	1,776	1,728	57.1%
Total Employed: Age 16 and Above	8,124	8,367	9,879	10,391	10,678	10,453	28.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T145; 1980 Census PC80-1-C43 T177

The data in **Table 7.7** shows the balance in occupations throughout four comparable counties in South Dakota. The occupational share of the workforce for the four comparable counties is similar with two major exceptions. Hughes County has a significantly higher share of its workforce employed in management and professional occupations (49.9%) than the other counties, due to the fact that several state agencies are housed there. Hughes County has a dramatically lower share of its workforce employed in production and transportation occupations (6.7%) compared to the other counties, which average 20% employment in the production and transportation occupations.

TABLE 7.7
Employment by Occupation Comparison - 2020

	Beadle		Brookings		Hughes		Yankton	
	#	%	#	%	#	%	#	%
Management & Professional Services	2,891	32.7%	7,942	41.4%	4,545	49.9%	4,173	35.6%
Service	1,012	11.4%	3,223	16.8%	1,433	15.7%	1,820	15.5%
Sales and Office	1,765	20.0%	3,216	16.8%	1,725	18.9%	2,480	21.1%
Construction & Maintenance	1,108	12.5%	1,883	9.8%	795	8.7%	950	8.1%
Production & Transportation	2,071	23.4%	2,903	15.1%	609	6.7%	2,310	19.7%
Total Employed: Age 16 and Above	8,847	8,847	19,167	19,167	9,107	9,107	11,733	11,733

Source: 2020 Census Table DP-3

Table 7.8 includes a list of the twelve largest primary employers in Davison County as well as the number of persons employed at each firm. Primary employers are those who provide full time positions which afford opportunities to attract employees. These organizations employ over 3,700 people, over 35% of the persons employed within the county. The top two employers, who represent the health and manufacturing industries, employ nearly 1,500 persons.

TABLE 7.8
Major Employers in Davison County - 2020

Rank	Employer and Place	Product / Service	Employees
1	Avera Queen of Peace Health Services	Healthcare	715
2	Trail King Industries	Manufacturing of Trailers	775
3	Mitchell School District	Education	450
4	Wal-Mart	Retail	240
5	Graphic Packaging	Color Printed Packaging	240
6	AKG North America	Heat Exchangers	220
7	City of Mitchell	Government	210
8	Twin City Fan	Commercial/Industrial Fans	220
9	Firesteel Healthcare	Healthcare	180
10	Innovative Systems	Communications Software	170
11	Lifequest	Special Needs Clients	157
12	Vantage Point Solutions	Communications Engineering	155

In addition to the major employers, Davison County is home to numerous other firms, businesses, or organizations that support a significant employee base. The City of Mitchell employs the equivalent of 210 full time employees (FTE's) when fully staffed. In applying similar employment parameters to Mitchell School District and Wal-Mart, these firms employ 450 and 240 FTE's respectively.

Employment Projections

Table 7.9 provides employment forecasts for Davison County by utilizing "shift-share" methodology. Constant shift projections consider the shift that have been occurring in the local economy over the past few years as compared to the state economy. The constant shift factor is then added to the most recent employment figures. Projection data for future periods was calculated by a constant share theory. This theory assumes that each economic sector will change at the same rate as the sector is projected to change at the State level. The change will result in the community maintaining a constant share of the State's economic activity in each sector.

TABLE 7.9
Davison County Employment Trends and Projections - 2010 - 2040

Sector	2010	2020	2030	2040	2020-2040 Change
Agriculture/Fish/For	607	463	353	269	(194)
Mining/Extraction	28	0	0	0	0
Construction	719	1,171	1,907	3,106	1,935
Manufacturing	1,235	1,517	1,863	2,289	772
Transportation/Communication	221	299	405	547	248
Utilities	29	63	137	297	234
Information	133	159	190	227	68
Wholesale Trade	280	209	156	116	(93)
Retail Trade	1,608	1,309	1,066	867	(442)
Finance & Insurance	340	302	268	238	(64)
Real Estate & Leasing	38	61	98	157	96
Professional, Scientific Services	410	417	424	431	14
Management of Companies	0	0	0	0	0
Admin Support/Waste Management	165	91	50	28	(63)
Education	760	795	832	870	75
Health Care/Social Assistance	1,711	1,512	1,336	1,181	(331)
Arts Entertainment	227	211	196	182	(29)
Accommodation/Food Services	1,149	867	654	494	(373)
Other Services	443	533	641	772	239
Government	288	410	584	831	421
Total	10,391	10,389	11,160	12,904	2,515

Note: Projections are based on Shift[1] and Share[2] analysis comparing Davison County and the State of South Dakota.
Source: 2000 Census DP-3 P.3; 1990 Census CP-2-43 T146

If employment in a particular sector is expected to grow, the amount of land needed to support the additional jobs can be calculated using planning standards for different types of industries. In **Table 7.10**, the acres needed to accommodate the projected jobs by 2040 are listed. Only industries that were projected to increase in employment were analyzed. Therefore, industries such as Mining, Wholesale Trade and Retail were not included in future growth analysis. It should be noted, however, that even though employment may not increase in industries such trade and retail, growth in those industries should be accommodated by existing land and properties in Mitchell, Mount Vernon, and Ethan.

A substantial amount of land will be needed in the next twenty years to accommodate the growth in "other services." Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing, promoting or administering religious activities, advocacy, dry-cleaning and laundry services, personal care services, pet care services, and photofinishing services. A total of 125.54 acres will be needed for future employment in other services. A 20% market adjustment is factored to account for additional growth and a 25% markup is added to account for roads, easements and rights of way.

Other sectors that will need several acres of land include; Information (81.85 acres), Government (60.81 acres) Finance and Insurance (57.72 acres), Arts & Entertainment (47.86 acres), Professional Services (42.46 acres), and Utilities (41.76 acres).

TABLE 7.10
Total New Acres Needed, 2020 - 2040

Industry Sector	Calculated Acres Needed	Market Adjustment (20%)	Roads, ROW (25%)	Total New Acres Needed
Agriculture/Fish/For	-	-	-	-
Mining/Extraction	-	-	-	-
Construction	21.79	4.36	5.45	31.59
Manufacturing	20.02	4.00	5.00	29.02
Transportation/Communication	22.14	4.43	5.54	32.11
Utilities	28.80	5.76	7.20	41.76
Information	56.45	11.29	14.11	81.85
Wholesale Trade	15.26	3.05	3.82	22.13
Retail Trade	-	-	-	-
Finance & Insurance	39.80	7.96	9.95	57.72
Real Estate & Leasing	24.94	4.99	6.23	36.16
Professional, Scientific Services	29.29	5.86	7.32	42.46
Management of Companies	-	-	-	-
Admin Support/Waste Management	-	-	-	-
Education	-	-	-	-
Health Care/Social Assistance	-	-	-	-
Arts Entertainment	33.00	6.60	8.25	47.86
Accommodation/Food Services	-	-	-	-
Other Services	86.58	17.32	21.65	125.54
Government	41.94	8.39	10.48	60.81
Totals	420.00	84.00	105.00	609.01

The projected future employment and employment land use demand in Davison County can be compared to future growth areas to determine whether future employment growth can be accommodated. The number of jobs projected by 2040 through shift-share analysis for Davison County is 12,904, which represents an increase of 2,515 jobs in the next twenty years.

In total, the demand in land for employment may eclipse 600 acres of land over the planning period. **Table 7.11** lays out the land and employment capacities for the future growth areas in Davison County. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure and community services.

Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as construction, manufacturing and offices.

<u>2021-2025</u>

Subareas B and C in this period are located in the south and west areas of Mitchell. These areas contain nearly over 270 acres of land that could accommodate development of various types of employment (**Subarea A** is an area primarily targeted for residential development).

The growth area on the east side of Mount Vernon contains over 50 acres of land suitable for employment which, when added to the areas near Mitchell, over 320 acres is available in the immediate term. Using standards for calculating the number of employees that each area could accommodate, this growth phase could accommodate nearly 4,100 jobs.

<u>2026-2030</u>

Table 7.11 shows that growth areas **A and C** in be able to accommodate nearly 3,200 employees and nearly 400 net acres of employment by 2030.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. This

area could see a mix of industrial and office uses. Future residential land use is factored into this area.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth.

2031-2035

There are no subareas in the Mitchell area in this phase that are targeted for economic development. This is primarily due to these areas being more suitable for residential land uses or there are enough environmental limitations to make the development of employment areas difficult.

There is a large tract of land which straddles Interstate 90 near Mount Vernon that is suitable for economic development and could accommodate over 1,000 jobs. This area has a similar advantage to the Betts Road Area as the land is well served by transportation infrastructure (railroad and highways). The only limitation in this area is the lack of utilities.

2036-2040

Subarea A in this phase is located in the southeast portion of Mitchell and includes the Schlaffman Farm (the location of the annual DakotaFest Farm Show). 100 acres of the 689-acre area is suitable for economic development, which would yield approximately 1,200 jobs.

2040 and Beyond

There are two subareas identified as potential employment areas for long term development. An area on the east side of Mitchell has several environmental concerns which limits the area's employment capacity.

A large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St has much potential for long term urban development. Of the 2,200 acres in the area, 700 gross acres are suitable for industrial uses while the remainder of the land is geared toward rural residential development.

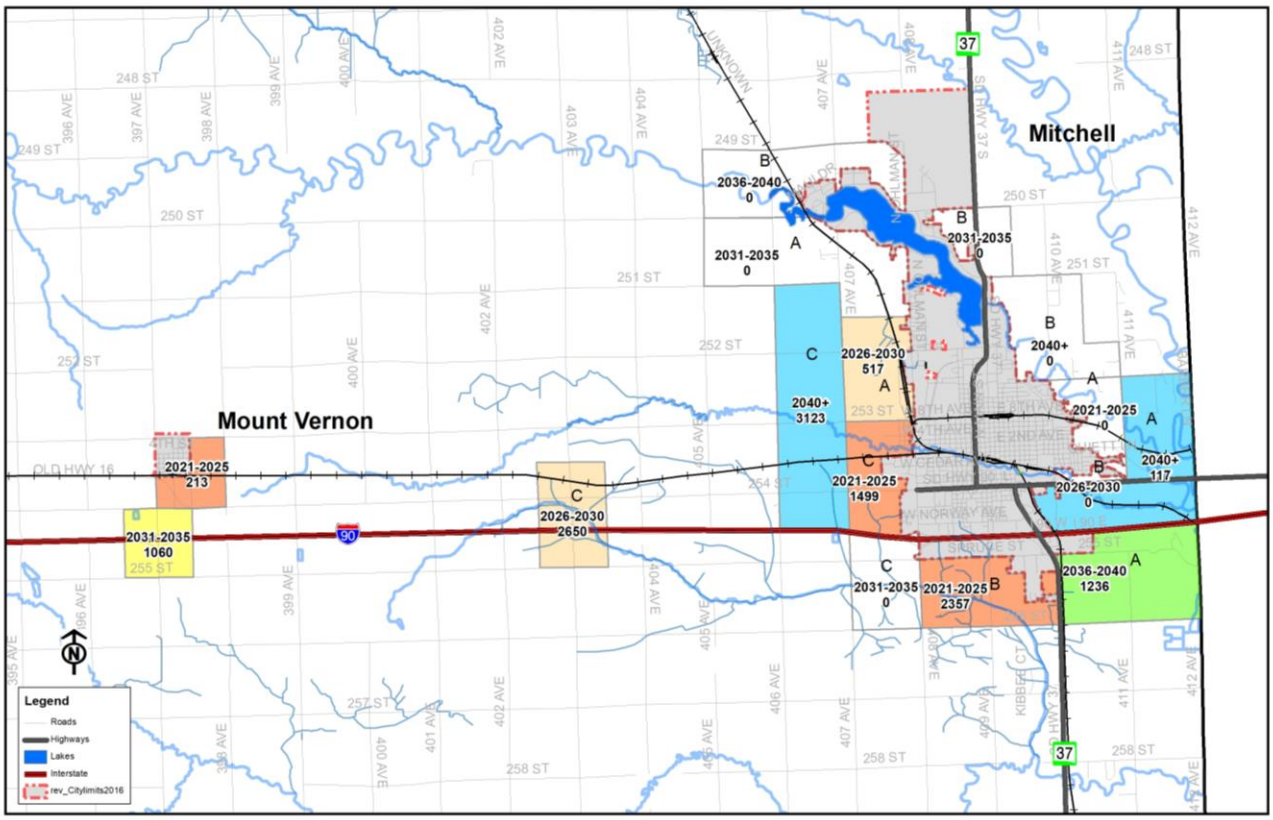
Table 7.11
Growth Area Employment Capacities

Growth Phases	2021-2025			2026-2030			2031-2035			2036-2040		Mount Vernon	Mount Vernon	
Employment Areas	A	B	C	A	B	C	A	B	C	A	B	2021-2025	2031-2035	Totals
Gross Site Area in Acres		443.0	485.0	268.0		955.0				689.0		165.0	624.0	3,629.0
Land Use Concerns		41.0	54.0	15.0		160.0				0.0		0.0	40.0	310.0
Developed Acres		100.0	178.0	108.0		225.0				379.0		64.0	140.0	1,194.0
ROW, Easements		132.9	145.5	170.4		238.7				206.7		49.5	187.2	1,040.9
Net Acres		169.1	107.5	64.6		331.3				103.3		51.5	256.8	1,084.1
Employment Capacity		2,357	1,499	517		2,650				1,236		213	1,060	9,532

Figure 7.1 illustrates the future growth areas that are suitable for future development of industry and commerce. Each shaded area is labeled by the planned timeframe of development and the number of jobs that each area can reasonably accommodate. The primary advantage for most of the areas planned for economic development is their access to transportation services and facilities. The BNSF and MRC railroads are directly adjacent to or bisect the employment areas. Interstate 90, South Dakota Highway 37 and Old Highway 16 directly serve these areas.

In summary, there appears to be enough land designated for economic development to accommodate future industrial & commercial growth and the projected jobs for Davison County.

Figure 7.1 Future Employment Areas, 2020-2040



Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data include travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work, the geographic location of their job.

Table 7.12 illustrates the change in commuting patterns in Davison County between 2000 and 2020. Davison County residents who are in the labor force primarily drive alone to work. The percentage of those who drive their own vehicle rose from 78% in 2000 to 84.8% in 2020. The percentage of people who walked to their job decreased from 4.4% in 2000 to 2.8% in 2020.

TABLE 7.12
Davison County Commuting Data - 2000 - 2020

Mode of Transportation	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Workers: Age 16 and Above	9,494		10,209		10,276	
Car, Truck, or Van - Drove Alone	7,408	78.0%	7,777	76.2%	8,715	84.8%
Car, Truck, or Van - Carpooled	988	10.4%	783	7.7%	484	4.7%
Public Transportation and Taxi	21	0.2%	73	0.7%	142	1.4%
Walked	418	4.4%	632	6.2%	289	2.8%
Other	68	0.7%	462	4.5%	198	1.9%
Worked at Home	591	6.2%	482	4.7%	448	4.4%
Mean Travel Time to Work (Min.)	14	(X)	13.2	(X)	12.2	(X)

Source: 2000, 2010, 2020 Census Summary File 3

Analysis of commuting data in South Dakota would not have been heavily considered fifty years ago but **Table 7.13** shows that 11.9% of the workers in Davison County travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force. Even though the general public is perceived as being more mobile, the mean travel time to work in Davison County is 12.2 minutes. This is less than half of the national mean travel time of 26.9 minutes.

TABLE 7.13
Davison County Worker Commute Times, 2020

Commute Time	Percent
Less than 10 minutes	48.6%
10 to 14 minutes	25.1%
15 to 19 minutes	11.9%
20 to 24 minutes	5.7%
25 to 29 minutes	1.9%
30 to 34 minutes	1.4%
35 to 44 minutes	0.4%
45 to 59 minutes	0.7%
60 or more minutes	4.3%
Mean travel time to work (minutes)	12.2

Source: ACS, 2020

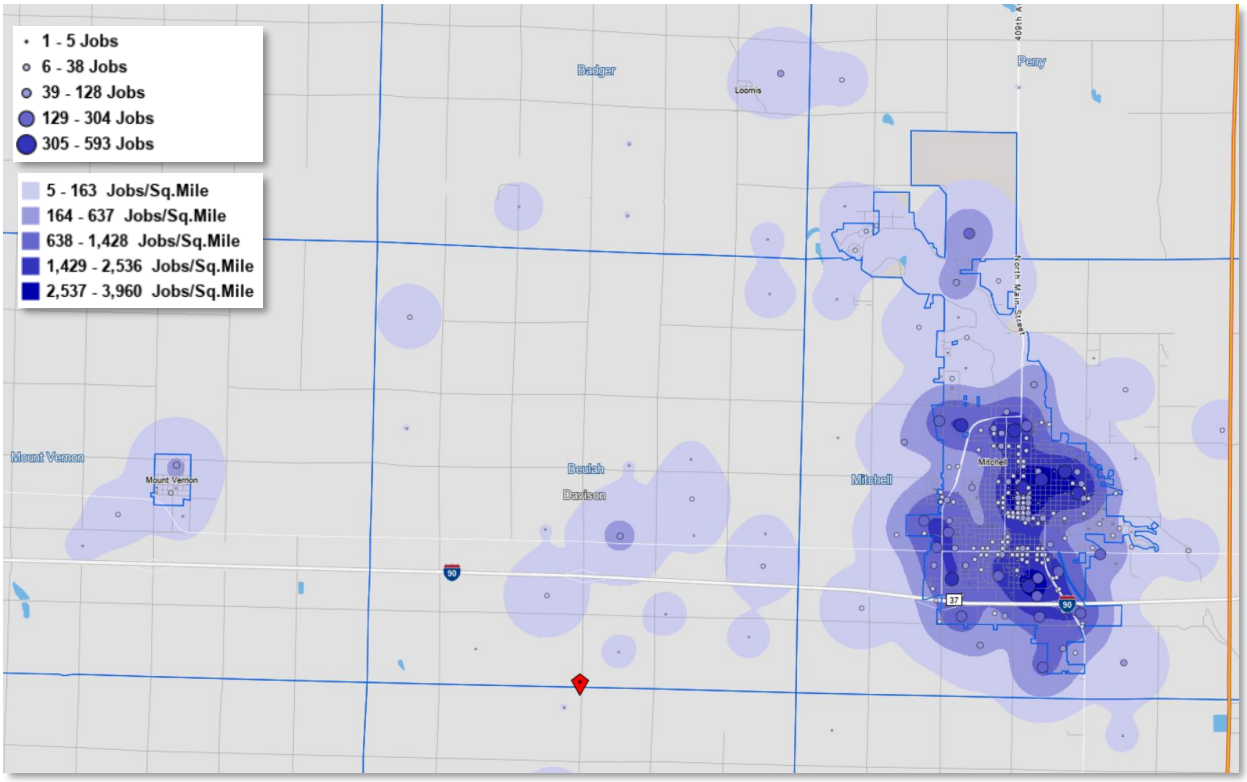
When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Commuting flows also help shape the contours of metropolitan and micropolitan statistical areas. Commuting flow estimates are not included among standard annual ACS products, but they are created for other research and product development purposes. For example, flows are created to support the delineation of the state's metropolitan and micropolitan statistical areas.

OnTheMap is an online tool that provides an interface for creating and viewing workforce related maps, demographic profiles, and reports. Additionally, OnTheMap is capable of addressing issues in workforce, transportation, and economic development such as:

- Where workers live who are employed in a specific geographic area
- How specific employment areas compare in terms of worker origin patterns, worker ages, monthly earnings, and industry-sector employment
- The number of workers who live and work within an area, versus those who commute to a nearby city
- The inflow and outflow of workers in a specific area
- The characteristics of workers who commute in, out, and within Davison County and whether the County is primarily a labor force supplier or a magnet for employment.

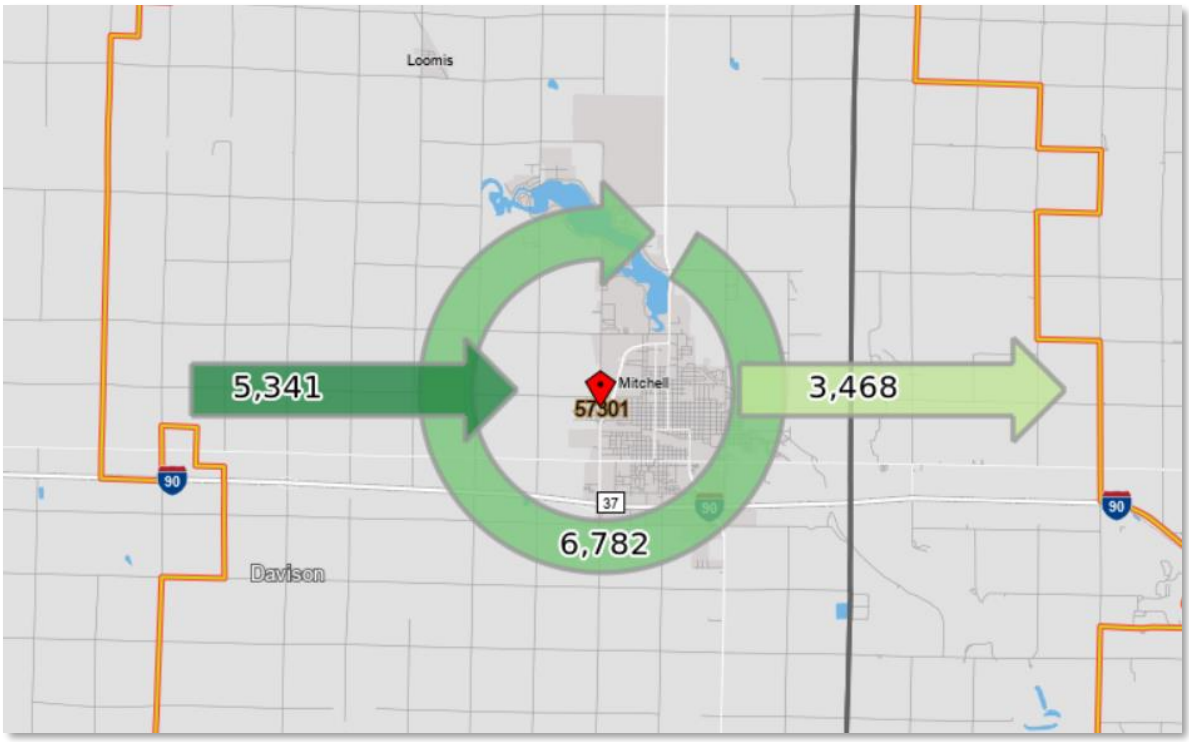
OnTheMap is useful in understanding where jobs are concentrated in Davison County as well as where workers are coming from for those jobs. This data can help visualize spatial commuting patterns. In **Figure 7.2**, jobs are concentrated in the core/downtown area in Mitchell, southeast Mitchell and locations along the South Dakota Highway 37 Bypass in Mitchell. There are also concentrations of jobs near the Betts Road interchange and near the Mitchell Airport. The common factor in the locations of job clusters is their proximity to transportation infrastructure (interstate, highway, rail, airport).

Figure 7.2, Davison County Job Concentrations



For the purposes of this analysis, worker inflow - outflow was analyzed for the 57301-zip code. This would encompass all of Mitchell plus surrounding sections and townships.

Figure 7.3, 57301 Zip Code Worker Flows



In **Figure 7.3** above, worker flow dynamics are symbolized by the green arrows. Workers employed **in** the 57301 area but living outside the area are represented by the dark green arrow entering the city. Workers employed **outside** the area but living in the 57301-zip code are represented by the light green arrow leaving the city. Workers that live **and** work in the 57301 zip code are represented by the circular arrow surrounding the selection marker. The arrows are labeled with the count of workers involved in each type of flow. The Mitchell 57301 zip code area can be considered an employment center based on the fact that more workers come from outside the area to their place of employment than those workers who leave the area to go to work.

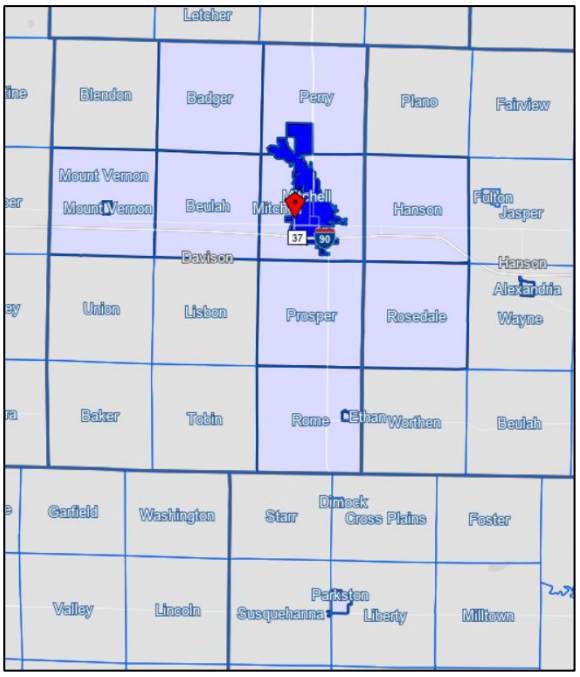
Jobs Counts by County Subdivisions
Where Workers Live - All Jobs

Table 7.14
Home Destinations for Employees in 57301 Zip Code

	Count	Share
Mitchell city (Davison, SD)	5,841	48.2%
Mitchell UT (Davison, SD)	367	3.0%
Sioux Falls city (Minnehaha, SD)	351	2.9%
Huron city (Beadle, SD)	203	1.7%
Prosper township (Davison, SD)	201	1.7%
Aberdeen city (Brown, SD)	189	1.6%
Parkston city (Hutchinson, SD)	157	1.3%
Mount Vernon city (Davison, SD)	133	1.1%
Watertown city (Codington, SD)	124	1.0%
Perry township (Davison, SD)	107	0.9%

Table 7.14 above lists the top 10 county subdivisions where workers employed in the 57301 zip code live. **Figure 7.4** at the right shows the locations of the county subdivisions (with the exception of Sioux Falls, Huron, Watertown, and Aberdeen) where workers in the 57301 zip code live. The map indicates a pattern of workers that live along or near the SD Highway 37 and US Interstate 90 corridors near Mitchell.

Figure 7.4
Top Home Destinations by County Subdivision



Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment. Income in a community can be measured primarily in three ways; **per capita, household and family income**.

Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population.

Household income is the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Family income is the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

The three measures of income are presented in **Tables 7.15-7.17**. All three income measures include income data from 2000, 2010 and 2020 for Davison County and the comparable areas. The 2000-2020 percentage change in income for each area is calculated as well as the percentage difference between the lowest and highest values for each year.

Table 7.15; Per Capita Income; 2000-2020

	2000	2010	2020	% Change
Beadle	$17,832	$23,409	$27,898	56.4%
Brookings	$17,586	$20,995	$28,867	64.1%
Davison	$17,879	$22,794	$30,006	67.8%
Hughes	$20,689	$28,236	$34,271	65.6%
Yankton	$17,312	$24,776	$32,804	89.5%
South Dakota	$17,562	$24,110	$31,415	78.9%

Table 7.16; Household Income; 2000-2020

	2000	2010	2020	% Change
Beadle	$30,510	$40,716	$53,461	75.2%
Brookings	$35,438	$45,134	$57,471	62.2%
Davison	**$33,476**	**$41,867**	$48,267	44.2%
Hughes	$42,970	$53,501	$69,575	61.9%
Yankton	$35,374	$47,124	$61,878	74.9%
South Dakota	$35,282	$46,369	$59,896	69.8%

Table 7.17; Family Income; 2000-2020

	2000	2010	2020	% Change
Beadle	**$40,596**	**$56,288**	**$64,192**	**58.1%**
Brookings	$48,052	$63,338	$85,362	77.6%
Davison	**$44,357**	**$54,677**	**$75,404**	**70.0%**
Hughes	$51,235	$70,881	$87,087	70.0%
Yankton	**$43,600**	**$62,070**	**$77,707**	**78.2%**
South Dakota	$43,237	$58,958	$77,042	78.2%

Table 7.15 compares Davison County's per capita income data to Beadle, Brookings, Davison, Hughes and Yankton counties as well as South Dakota. Davison County's per capita income increased by

almost 68% between 2000 and 2020 to $30,006. Brookings and Hughes counties' per capita incomes grew similarly over the period. These rates were lower than the rates when compared to Yankton County and the State of South Dakota where per capita income grew by an average of 83% over the period.

Table 7.16 displays household incomes for the counties and the state between 2000 and 2020. The median household income for Davison County grew by only 44% to $48,627, which is a significantly lower growth rate than the other four counties and the state, which averaged 69% growth.

Table 7.17 provides a comparison of the median family incomes within Davison County and the comparable counties and the state for the period of 2000-2020. The median family incomes for the state, Brookings and Yankton counties grew at a higher rate than Davison, Beadle, and Hughes Counties. Davison County's median family income of $75,404 in 2020 was slightly lower than the average of the comparable counties and the state.

Table 7.18 illustrates the sources of income for households in Davison County and the comparable counties as well as the State. The source of household income can inform a community's per capita, household and family incomes. Theory would suggest that an area with a higher percentage of households with earnings income would have a higher median income.

Likewise, a county with a greater share of households with public assistance earnings would have a lower median income. Brookings County has the highest share of households with earnings income (84.3%), which is an important factor in its Gross Domestic Product (GDP). This means that more households are earning salaries and wages. The share of sources of household income in Davison County is statistically comparable to the state. Most households earn wages and salaries in the County.

Table 7.18; Households and Income Sources, 2020

Type of Income	South Dakota	%	Beadle	%	Brookings	%	Davison	%	Hughes	%	Yankton	%
With earnings	279,252	80.3%	5,898	76.8%	11,264	84.3%	6,707	77.5%	6,155	82.3%	7,631	79.8%
Mean	$75,994	(X)	$67,555	(X)	$70,598	(X)	$67,757	(X)	$75,299	(X)	$74,321	(X)
With Social Security	105,700	30.4%	2,346	30.5%	3,075	23.0%	2,769	32.0%	2,296	30.7%	2,956	30.9%
Mean	$19,016	(X)	$18,737	(X)	$19,163	(X)	$17,711	(X)	$19,346	(X)	$19,673	(X)
With retirement income	64,397	18.5%	1,268	16.5%	2,009	15.0%	1,263	14.6%	1,717	23.0%	1,918	20.1%
Mean	$24,020	(X)	$20,221	(X)	$25,011	(X)	$21,885	(X)	$25,880	(X)	$22,680	(X)
With Supplemental Income	13,416	3.9%	192	2.5%	171	1.3%	339	3.9%	272	3.6%	464	4.9%
Mean	$9,571	(X)	$8,613	(X)	$13,483	(X)	$11,201	(X)	$8,307	(X)	$9,985	(X)
With public assistance	7,589	2.2%	189	2.5%	106	0.8%	174	2.0%	141	1.9%	162	1.7%
Mean	$2,741	(X)	$2,673	(X)	$3,106	(X)	$2,214	(X)	$1,606	(X)	$2,779	(X)
With Food Stamp benefits	30,391	8.7%	779	10.1%	594	4.4%	796	9.2%	576	7.7%	615	6.4%

Source: ACS 2020

Household incomes in Davison County compared to the other counties over time is illustrated in **Figures 7.5, 7.6 and 7.7**. Graphically, increases in household incomes over time resemble population pyramids. A "bulge" is noticed in the base year's chart and the bulge is expected to move toward higher numbers in the next chart. In **Figure 7.5**, the percent of households earning between $35,000 and $75,000 seems to swell beyond the other income categories in 2000. This swell shifts to the right at higher income levels **in Figure 7.6** in 2010. The shift appears to conclude in 2020 **(Figure 7.7)** with a swelling of households reporting incomes between $75,000 and $150,000.

Figure 7.5
Household Income Distribution, (%) - 2000

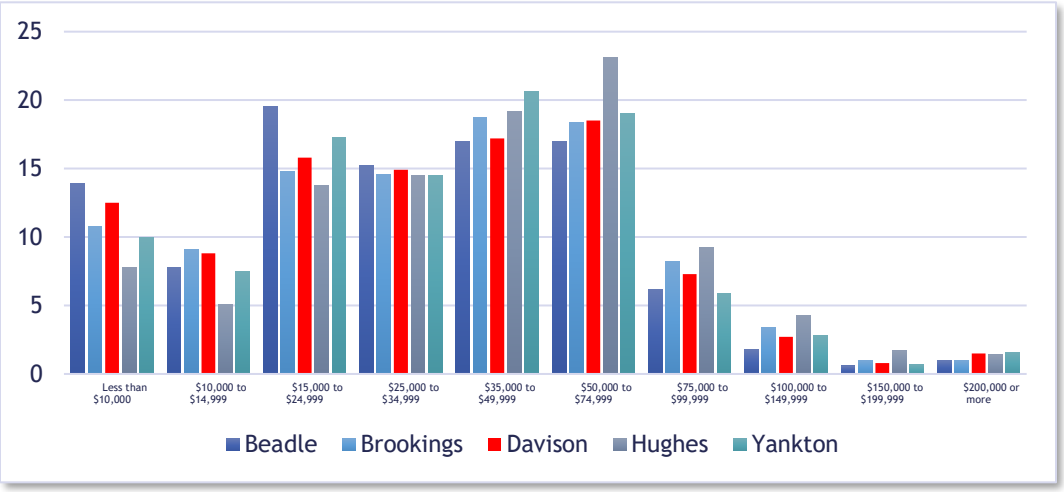


Figure 7.6
Household Income Distribution, (%) - 2010

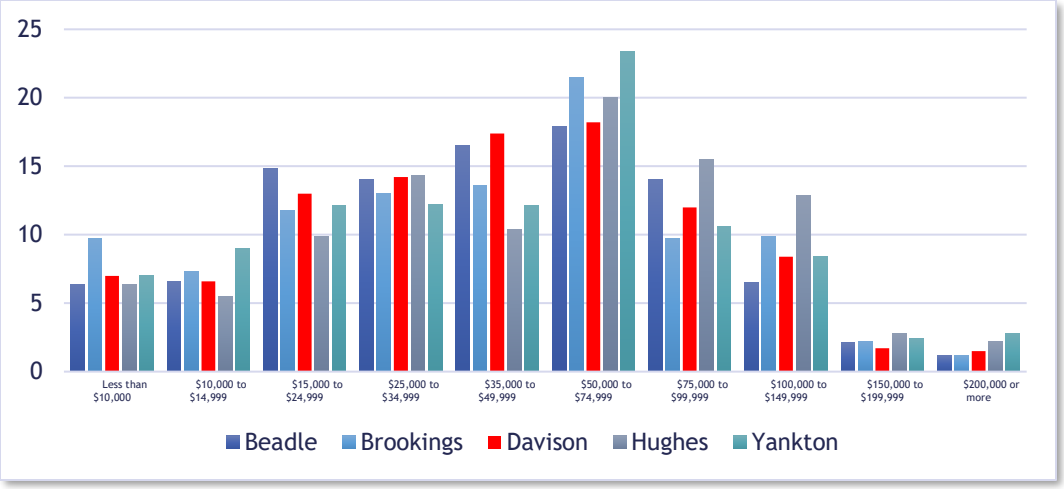
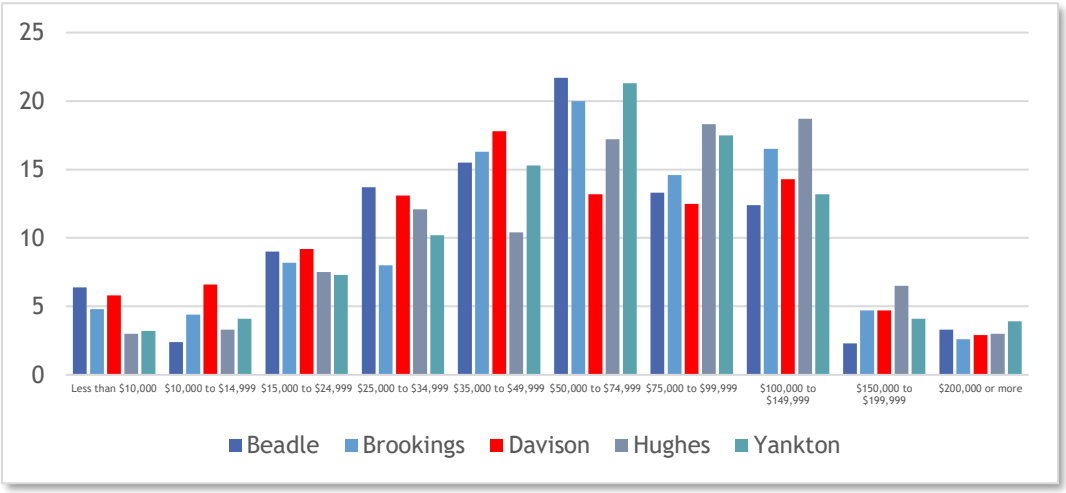


Figure 7.7
Household Income Distribution, (%) - 2020



The primary measurements of the economy for many individuals are jobs and salaries. Therefore, the following tables focus on earnings. The tables present the data by various categories including area of employment, year, region, and position or job description. Some of the data have been categorized by Standard Industrial

Classification or SIC code. **Table 7.19** identifies average salary disbursements for the period of 2014 to 2020 by two year increments. As expected, the average earnings of workers have increased since 2014. A rise in income does not necessarily ensure more wealth and must be considered against other information such as home prices or rental rates. The change in Davison County's average wage per job was average when compared to the other counties and the state between 2014 and 2020, which is also true for the County's average wage per job in 2020 of $44,086.

TABLE 7.19
Average Wage Per Job – 2007-2020

Year	2014	2016	2018	2020	% Change 2014-2020
Beadle	$36,184	$38,761	$40,623	$44,162	22.0%
Brookings	$36,211	$38,760	$40,895	$45,263	25.0%
Davison	$35,403	$37,646	$40,467	$44,086	24.5%
Hughes	$39,549	$42,048	$44,007	$49,222	24.5%
Yankton	$37,227	$39,258	$43,023	$47,319	27.1%
South Dakota	$36,184	$38,761	$40,623	$44,162	22.0%

Source: Bureau of Economic Analysis

The average wage earned for the years 2014, 2016, 2018, and 2020 within the defined employment class for each of the comparative entities are presented in **Table 7.20**. The level of wages can play a factor in attracting people into the labor force in a community. The average annual salary for two of Davison County's base industries, construction and manufacturing, have been competitive in the South Dakota labor market. The salaries for these industries have been instrumental in increased employment and productivity.

TABLE 7.20
Average Annual Salary by Major Industry – 2014 – 2020

Industry Entity	Year	Construction	Educational Services	Health Care and Social Assistance	Mfg.	Wholesale Trade
Beadle	2014	$43,716	--	--	$38,550	$50,549
	2016	$51,274	--	--	$38,908	$53,277
	2018	$51,132	--	--	$41,237	$55,809
	2020	$56,258	--	--	$43,168	$57,771
	% Change	**28.7%**	**--**	**--**	**12.0%**	**14.3%**
Brookings	2014	$47,280	$17,236	$29,475	$53,276	$59,739
	2016	$52,315	$22,803	$32,079	$56,317	$63,841
	2018	$51,583	$16,719	$32,970	$60,403	$68,619
	2020	$49,065	$17,832	$37,282	$67,256	$75,125
	% Change	**3.8%**	**3.5%**	**26.5%**	**26.2%**	**25.8%**
Davison	2014	$44,374	$32,170	$40,663	$45,136	$55,051
	2016	$48,301	$30,359	$44,262	$45,644	$57,175
	2018	$53,602	$32,327	$47,223	$50,701	$58,599
	2020	$55,987	$29,959	$50,343	$53,476	$63,819
	% Change	**26.2%**	**-6.9%**	**23.8%**	**18.5%**	**15.9%**
Hughes	2014	$37,464	$38,018	$44,949	$34,263	$56,159
	2016	$40,977	$43,965	$45,436	$34,690	$58,008
	2018	$42,161	$45,116	$47,683	$36,271	$62,381
	2020	$45,987	$47,137	$56,684	$36,771	$65,954
	% Change	**22.7%**	**24.0%**	**26.1%**	**7.3%**	**17.4%**
Yankton	2014	$35,043	$31,524	$48,106	$45,295	$52,325
	2016	$40,355	$29,054	$51,398	$47,793	$46,789
	2018	$44,269	$30,629	$53,436	$52,511	$51,981
	2020	$47,759	$32,077	$61,605	$55,669	$55,219
	% Change	**36.3%**	**1.8%**	**28.1%**	**22.9%**	**5.5%**

Source: SD Dept of Labor, Labor Market Information Center

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information.

The measure of poverty is an important social indicator that affects not only public perceptions of well-being in a region, but also public policies and programs. The current measure was originally developed in the early 1960s as an indicator of the number and proportion of people with inadequate family incomes for needed consumption of food and other goods and services. At that time, the poverty "line" for a family of four had broad support. Since then, the poverty measure has been widely used for policy formation, program administration, analytical research, and general public understanding.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty. The following tables review poverty statuses within the comparative counties. **Table 7.21** provides and overview of poverty numbers and percentages for the period between 2000 and 2020.

TABLE 7.21
Number and Percent of People in Poverty - 2000 - 2020

Area or Entity	2000 Persons	% Below Poverty	2010 Persons	% Below Poverty	2020 Persons	% Below Poverty
Beadle	1,927	11.9%	2,227	12.8%	2,553	14.2%
Brookings	3,562	14.0%	5,370	16.8%	4,336	13.7%
Davison	**2,068**	**11.5%**	**2,340**	**12.0%**	**2,476**	**13.0%**
Hughes	1,255	8.0%	1,525	9.3%	1,931	11.8%
Yankton	1,920	9.6%	2,378	10.6%	2,123	10.0%
South Dakota	95,900	13.2%	112,357	13.8%	108,863	12.8%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

While the **number** of people in poverty in Davison County increased by 19.7% between 2000 and 2020, the **percent** of people below poverty increased by only 1.5% percentage points.

Poverty affects persons of all ages with the largest impact upon children, thus the need to examine family data. **Table 7.22** provides poverty numbers and percentages for families. The number of families that fall below the poverty level in Davison County increased slightly between 2000 and 2020, from 396 to 411. The percentage of families below the poverty level in Davison County decreased over the period from 8.2% to 7.8%. The percentage of families in poverty consistently remained below the state's level. The number and percentage of families in poverty can be linked to the area's economic performance. For example, Beadle County experienced immigration of people and families from Myanmar (formerly Burma) between 2010 and 2020. The immigrants experienced some difficulty assimilating to life in Huron. This is the primary reason that Beadle County had an increase of over 150 families in poverty between 2010 and 2020.

TABLE 7.22
Families and Percent in Poverty - 2000 - 2020

Area or Entity	2000 Families	% Below Poverty	2010 Families	% Below Poverty	2020 Families	% Below Poverty
Beadle	365	7.9%	316	7.4%	482	10.5%
Brookings	390	6.2%	443	6.9%	412	6.0%
Davison	**396**	**8.2%**	**395**	**7.8%**	**411**	**7.8%**
Hughes	261	6.0%	321	7.1%	375	8.5%
Yankton	357	6.6%	222	4.0%	367	6.2%
South Dakota	18,172	9.3%	18,288	8.8%	17,691	8.1%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Public Assistance Programs

Another measure of an area's socioeconomic status is a review of participation levels in the Supplemental Nutrition Assistance Program (SNAP) as shown in **Table 7.23**. The SNAP, formerly the Food Stamp Program, helps low-income individuals and families obtain better nutrition through monthly benefits they can use to purchase food. For children, a better diet means better learning in school. For adults, it means better performance on the job or a better foundation for developing job skills that can give them and their families independence. **Table 7.22** identifies 411 families who were categorized as being of poverty status in 2020. **Table 7.23** reports 879 households in Davison County who participated in the food stamp program in 2020.

TABLE 7.23
Households Participating in SNAP - 2014 – 2020

	2014	2016	2018	2020
Beadle	1,299	1,263	1,158	1,027
Brookings	819	769	763	690
Davison	1,045	993	952	879
Hughes	753	712	764	705
Yankton	1,190	1,089	1,014	958

https://datacenter.kidscount.org/data#SD/

The data within **Table 7.24** tracks the Food Stamp Program participation level for the previous six years. The number of persons utilizing the program fluctuates from year to year, but there has been a general decrease in the number of households and persons in the SNAP program in Davison County. The number of participants has a direct relationship to the County's economy and major employment shifts; such as plant closings or layoffs.

TABLE 7.24
Davison County SNAP Participation by Age Group

Age Group	2014	2016	2018	2020
Ages 0-4	322	286	263	216
Ages 5-13	500	457	405	379
Ages 14-17	119	125	101	93

https://datacenter.kidscount.org/data#SD/

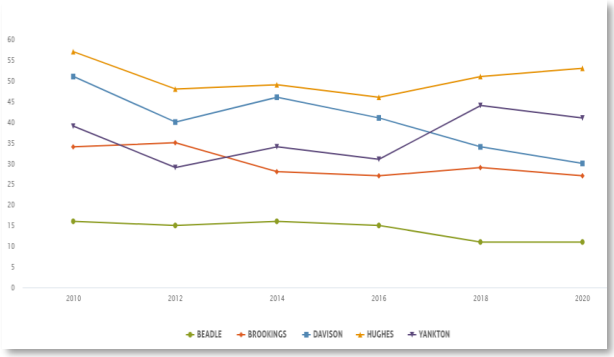
South Dakota Temporary Assistance for Needy Families (TANF) is a temporary public assistance work program administered by the Department of Social Services and the Department of Labor and Regulation. It is designed to provide temporary assistance and economic self-sufficiency for children and families.

TANF is a needs-based program for families with children under age 18 who need financial support because of:

- A death of a parent,
- A parent is absent from the home, or
- Physical or mental incapacity or unemployment of a parent.

TANF provides financial assistance to help pay for food, shelter, utilities, and expenses other than medical costs. According to **Figure 7.8**, the number of families in Davison County that have participated in the TANF program has decreased from nearly 50 in 2014 to just above 30 in 2020. The number of families that participate in the TANF program in Beadle County has remained relatively low compared to the comparable counties.

Figure 7.8
Number of Families Participating in the Temporary Assistance for Needy Families Program (TANF) 2010-2020



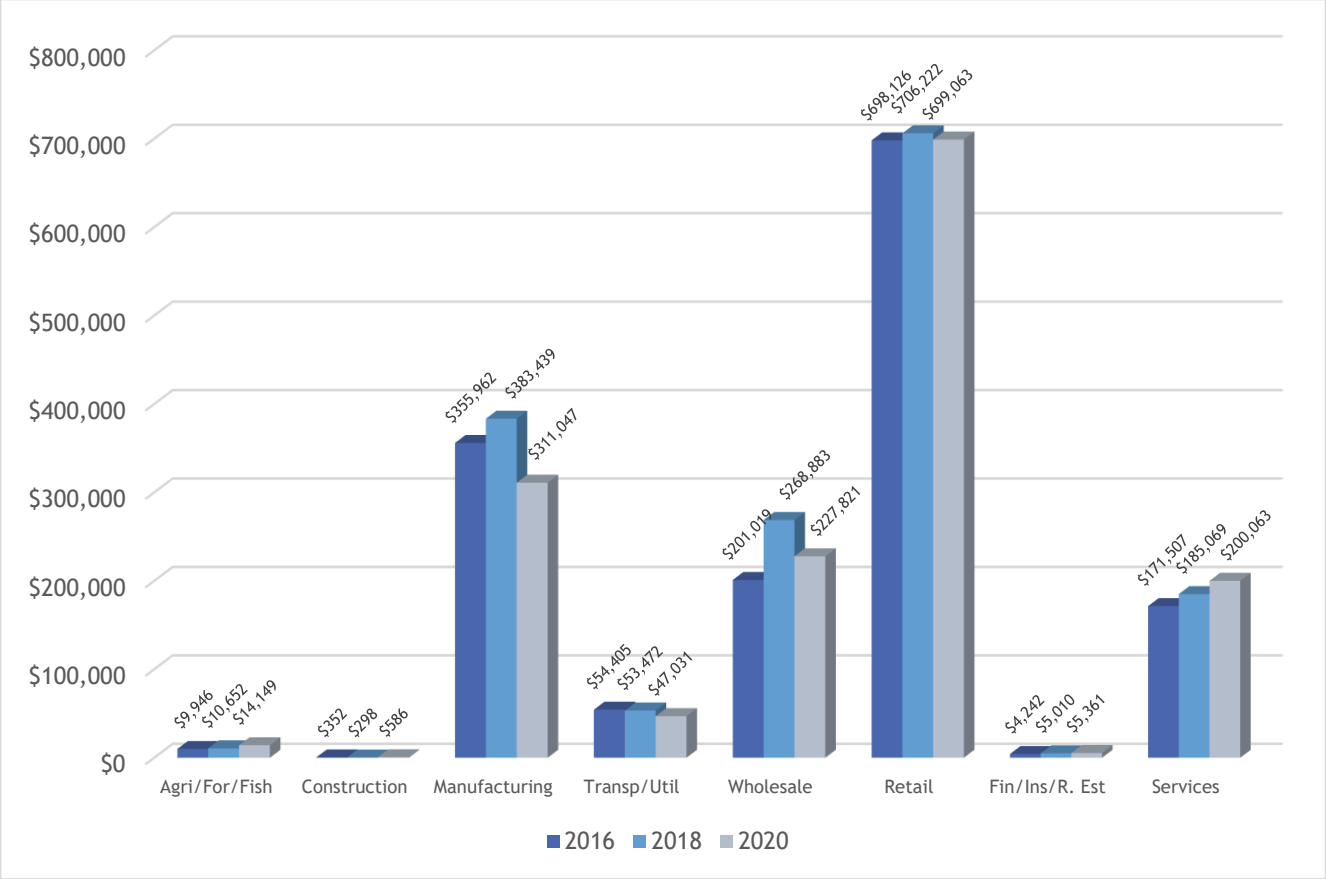
Sales and Tourism

The term "economy" is not autonomous in nature. The economy influences and is influenced by the same issues. The intent of this section is to provide an overview of the economy within Davison County. It will focus on the primary economic activities and factors.

The state of an economy is measured with numerous factors: one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 7.9 illustrates the recent trends in general gross sales by major industry sector within Davison County between 2016 and 2020. The biggest drivers of sales in Davison County are manufacturing and retail. Gross sales in retail increased slightly by 7.5% while gross sales in manufacturing fell by 12.6%. Sales in wholesale trade increased over 13% between 2016 and 2020.

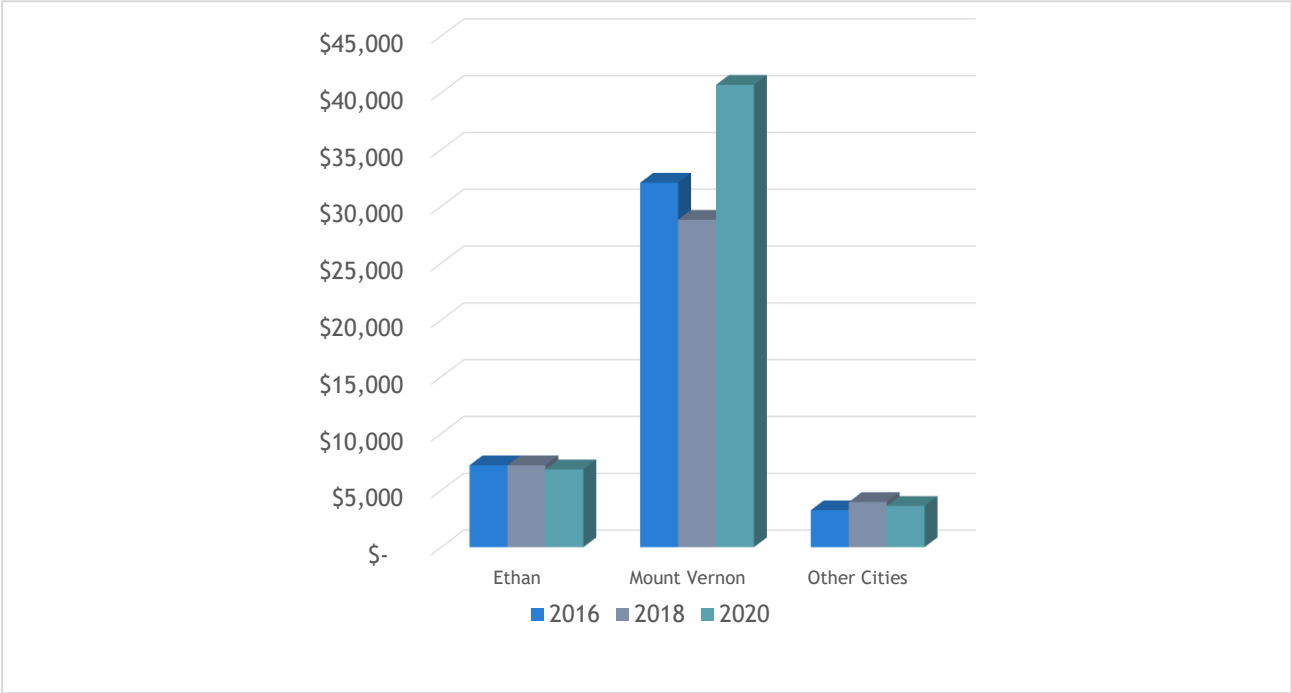
FIGURE 7.9
Davison County – General Gross Sales ($000's)
2016-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report: 2016-2020

The economy of a county includes all activity within the respective communities as well as the rural areas. The impact of the small towns within the County for the four year period of 2016-2020 shown in **Figure 7.10**.

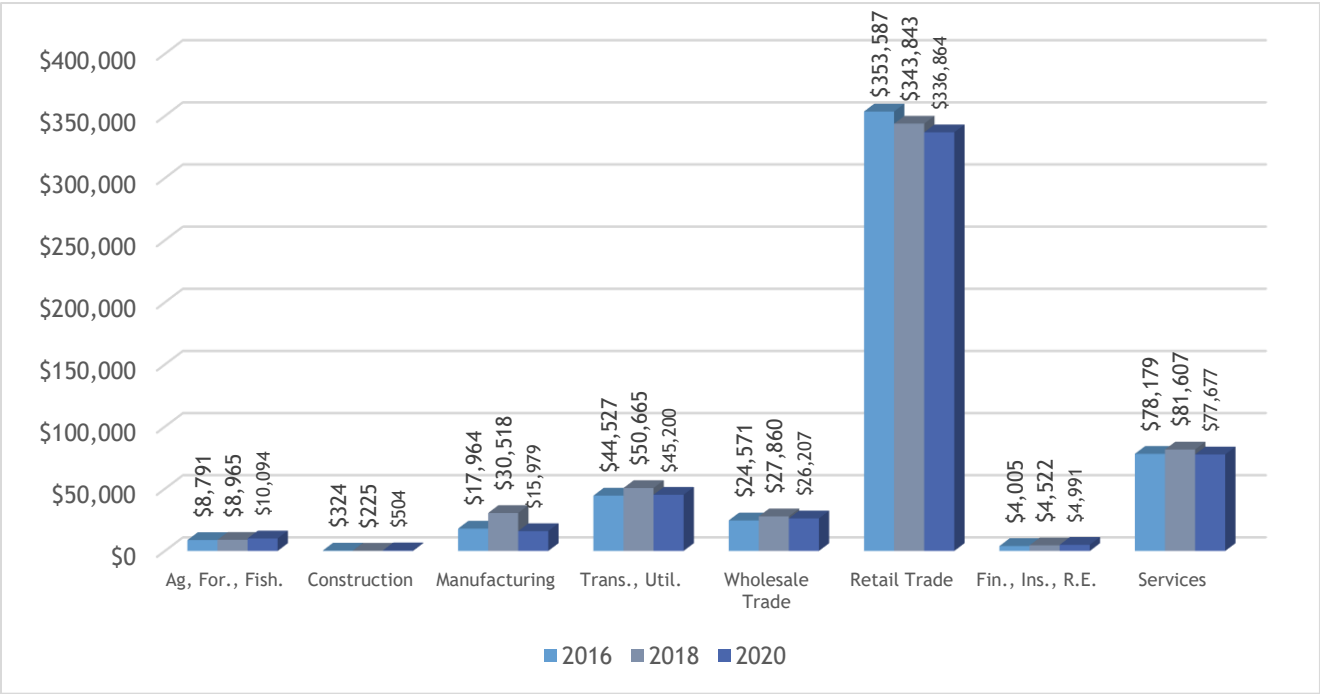
FIGURE 7.10
Davison County -Towns
General Gross Sales ($000's), 2016-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report :2016-2020

Gross figures provide an overall view of a region's economic vitality. As **Figure 7.11** illustrates, Mitchell is the economic engine of Davison County which drives gross sales. Taxable sales numbers may be more important to the general public, as these figures have a direct impact upon individual residents. **Figure 7.11** illustrates the taxable sales for the four-year period of 2016-2020 within Mitchell.

FIGURE 7.11
Mitchell - Taxable Sales ($000's), 2016-2020



Source: SD Dept. of Revenue, 2016-2020 Sales and Use Tax Report

The impact of retail sales in Mitchell on Davison County's economy becomes apparent when viewing the taxable sales data for the City. In addition to retail sales, the top sectors include services, wholesale, manufacturing and transportation-utilities. These sectors have led in taxable sales in the past and are most likely to continue for the foreseeable future.

In addition to sales figures, the impact of new business start-ups and closings can be significant, especially to the economies of smaller entities. The dynamics of business openings to closings are tracked to indicate the vitality of an economy. The information in **Table 7.25** includes data for the major industry sectors in Davison County for 2016-2019.

The role of entrepreneurs is one of the pillars of the economy. One of the unique characteristics of the U.S. economic system is the freedom to start a business relatively easily and quickly. Indeed, one of the engines of growth is the employment and wages generated by new businesses. It is also an economic reality that businesses close frequently.

The data includes the number of establishments in each sector, the change in the number of establishments from the previous year, and the number of establishment births, exits, and jobs gained or lost from annual establishment expansions and contractions.

Establishment dynamics in each sector have not changed dramatically in the study years. The exception is in the accommodations and food services sector, where the number of establishments increased from 71 to 80 between 2016 and 2019 and there was a net increase of 109 jobs gained in the sector in 2019.

The story of entrepreneurship also entails a never-ending search for new and imaginative ways to combine the factors of production into new methods, processes, technologies, products, or services. These efforts lead to the growth of new businesses, the decline of less productive ones, and the reallocation of resources from less profitable businesses and establishments to more profitable ones

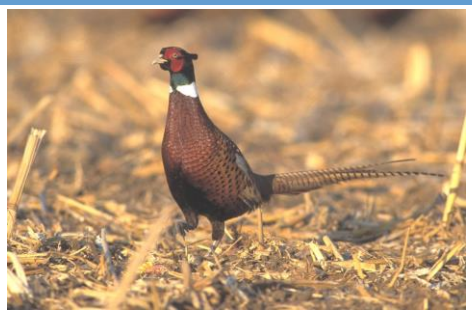
TABLE 7.25
Establishment Changes in Selected Industries

	Period	Establishments	Establishments Born	Establishments Exited	Jobs Added from New & Expanding Establishments	Jobs Lost from Exiting & Contracting Establishments	Net Jobs
Total	**2016**	674	40	49	973	995	-22
	2017	670	43	47	1,007	1,476	-469
	2018	669	35	36	989	909	80
	2019	672	42	40	822	957	-135
Construction	**2016**	62	6	8	90	55	35
	2017	58	4	9	48	87	-39
	2018	55	4	7	100	41	59
	2019	57	9	7	33	88	-55
Manufacturing	**2016**	40	D	D	23	86	-63
	2017	38	0	D	65	242	-177
	2018	36	D	3	241	72	169
	2019	34	0	D	51	79	-28
Wholesale Trade	**2016**	40	5	D	54	42	12
	2017	41	D	D	47	38	9
	2018	41	D	D	50	23	27
	2019	40	D	D	26	76	-50
Retail Trade	**2016**	126	4	5	111	152	-41
	2017	124	6	7	244	392	-148
	2018	118	3	8	138	137	1
	2019	115	D	5	58	164	-106
Transportation and Warehousing	**2016**	28	D	0	8	22	-14
	2017	27	3	4	21	19	2
	2018	26	D	D	10	36	-26
	2019	27	3	D	24	14	10
Professional, Scientific, and Technical Services	**2016**	40	3	3	121	30	91
	2017	42	3	D	36	22	14
	2018	45	3	0	34	18	16
	2019	47	D	0	116	12	104
Health Care and Social Assistance	**2016**	66	D	3	214	177	37
	2017	65	D	D	206	276	-70
	2018	65	0	0	74	228	-154
	2019	70	D	D	114	193	-79
Accommodation and Food Services	**2016**	71	8	9	191	244	-53
	2017	73	6	4	156	210	-54
	2018	73	6	5	157	193	-36
	2019	80	11	5	265	162	103

Source: U.S. Census Bureau, 2019 Business Dynamics Statistics

Outdoor Recreation

Tourism is an important economic activity throughout the State, region, and County. There are numerous organizations such as multi-county and local tourism organizations in addition to the South Dakota Department of Tourism and State Development who actively promote visitor attractions and services. The economic benefits associated with outdoor recreation can be a powerful engine for rural communities across the nation, generating additional spending, supporting and creating jobs, and building future investments in open spaces and recreational areas.



Ring Necked Pheasant

South Dakota's Game, Fish, and Parks (GFP) commissioned a study of fishing, hunting, trapping, wildlife viewing, boating, and state park visitation to estimate the level of activity and economic contributions they make to the state's economy. Drawing from license sales records and survey-based data sources, this report presents economic contributions based on retail spending in South Dakota attributable to these activities. Altogether, the lands, waters and wildlife resources managed by GFP directly served at least 7.5 million people in 2016. In the course of all that activity, participants spent over $1.33 billion in South Dakota.

Figure 7.12 illustrates the concentration of pheasants in southeast South Dakota. This region features an abundant level of pheasants, over 50 birds per square mile, that attract visitors from out-of-state. The richness of pheasants in **Figure 7.12** translates to **Table 7.26,** which shows the impact of pheasant hunting in Davison County. The concentration of hunters in the county has decreased slightly, but total spending from non-resident and resident hunters have generally increased.

Figure 7.12 – Pheasant Harvest per Square Mile

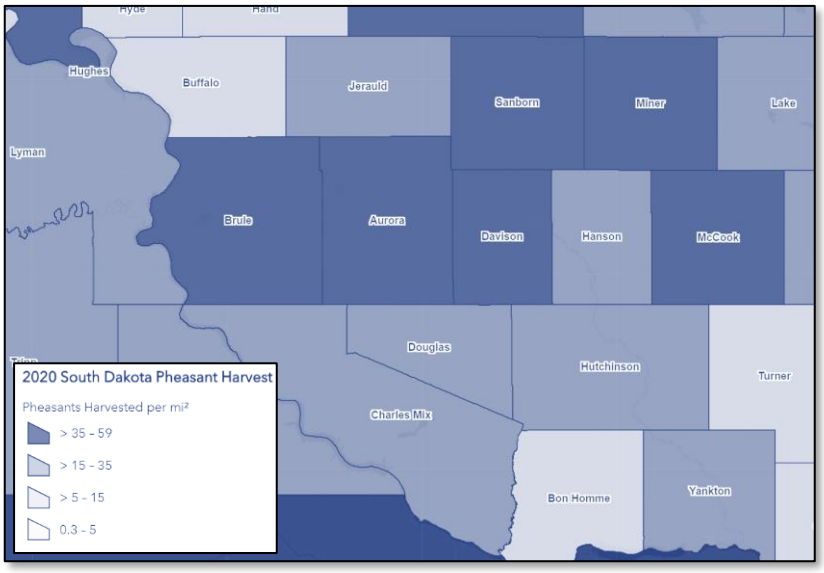


Table 7.26

Pheasant Harvest and Economic Impact; 2020

	Davison	Aurora	Brule	Douglas	Hanson	Hutchinson	Sanborn
Pheasants Harvested by Residents	10,354	16,268	13,322	4,932	7,131	14,752	14,155
Pheasants Harvested by Non-Residents	14,510	22,094	36,997	6,658	3,427	10,900	9,312
Pheasants Harvested per mi²	56.90	53.8	59.48	26.7	24.27	31.51	41.17
Dollars spent by Residents (Millions)	$1.71	$2.35	$2.65	$0.91	$0.77	$2.18	$2.25
Dollars spent by Non-residents (Millions)	$3.59	$4.8	$8.37	$1.38	$1.06	$1.97	$1.97
Total Spending in Millions of Dollars	$5.3	$7.15	$11.02	$2.29	$1.83	$4.15	$4.22

Source: South Dakota Game Fish & Parks

Corn Palace

The World's Only Corn Palace is Mitchell's premier tourist attraction. Some 500,000 tourists come from around the nation each year to see the uniquely designed corn murals. The city's first Corn Palace was built as a way to prove to the world that South Dakota had a healthy agricultural climate.

A Rich History

Eight years before the turn of the 20th century, in 1892 (when Mitchell, South Dakota was a small, 12-year-old city of 3,000 inhabitants) the World's Only Corn Palace was established on the city's Main Street. During it's over 100 years of existence, it has become known worldwide and now attracts more than a half a million visitors annually. The palace was conceived as a gathering place where city residents and their rural neighbors could enjoy a fall festival with extraordinary stage entertainment - a celebration to climax a crop-growing season and harvest. This tradition continues today with the annual Corn Palace Festival held in late August each year.

By 1905 the success of the Corn Palace had been assured and a new Palace was to be built, but this building soon became too small. In 1919, the decision to build a third Corn Palace was made. This one was to be permanent and more purposeful than its predecessors. The present building was completed in 1921, just in time for the Corn Palace Festivities. That winter Mitchell hosted its first boy's state basketball tournament. The building was considered to have the finest basketball arena in the upper Midwest area.

In the 1930's, steps were taken to recapture the artistic decorative features of the building and minarets and kiosks of Moorish design were added restoring the appearance of early day Corn Palace.

The Corn Palace Today

Today, the Corn Palace is more than the home of the festival or a point of interest of tourists. It is a practical structure adaptable to many purposes. Included among its many uses are industrial exhibits, dances, stage shows, meetings, banquets, proms, graduations arena for Mitchell High School and Dakota Wesleyan University as well as district,

The Corn Palace in Mitchell

regional and state basketball tournaments. USA Today named the Corn Palace one of the top 10 places in America for high school basketball.

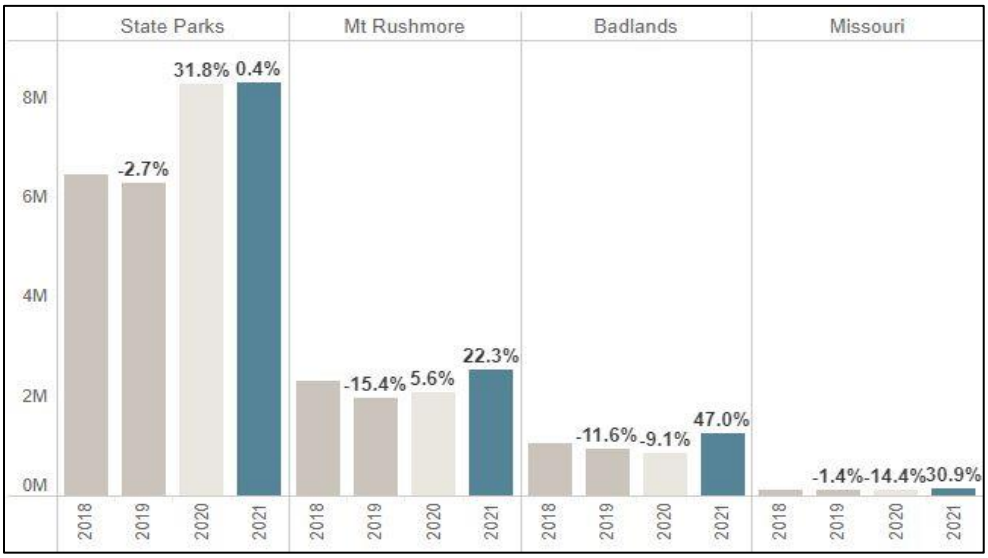
The Palace is redecorated each year with naturally colored corn and other grains and native grasses to make it "the agricultural show-place of the world". A different theme is chosen each year, and murals are designed to reflect that theme. Ear by ear the corn is nailed to the Corn Palace to create a scene. The decorating process usually starts in late May with the removal of the rye and dock. The corn murals are stripped at the end of August and the new ones are completed by the first of October. Just like South Dakota Agriculture, growing condition can affect production of our decorating materials and may delay the decorating process.

Prehistoric Indian Village

Located on the shores of Lake Mitchell, the Mitchell Prehistoric Indian Village is a 1,000 year-old Native American village and the only archaeological site in South Dakota that is open to the public. Guests can watch as archaeologists uncover artifacts in the comfort of the Thomsen Center Archeodome and tour the Boehnen Memorial Museum to see the reconstructed lodge and many of the 1.5 million artifacts. Children can dig for free arrowheads and everyone can learn the art of spear-throwing.

These facilities have resulted in numerous other visitor service businesses such as convenience stores and specialty shops. Communities are viewing conventions as a means of bolstering the "shoulder" tourism seasons (late fall, winter and early spring.)

Figure 7.13
South Dakota Park Visits, 2018-2021



The planning associated with convention events makes community organization essential. Having a local point of contact is vital in competing for even small conventions. The exact impact of tourism upon the local economy is difficult to calculate, yet the South Dakota Department of Tourism has implemented a system to reflect the effect of tourism upon the State, regions, and individual counties.

Figure 7.13 shows the number of visits to various tourism destinations in the state between 2018 and 2021. In spite of the COVID-19 pandemic of 2020, visitation to state parks, national monuments, and the Missouri River increased between 2020 and 2021.

Economic Impact of Regional Tourism

The southeast region, measured by visitor spending, ranks 2nd among the four tourism regions of the state. Nearly $1.6 billion, or 36.3% of the visitor spending in South Dakota - occurs in the Southeast region. 73% of the region's spending is spent in Minnehaha County. Minnehaha County captures 26.6% of all visitor spending state-wide. **Table 7.27** shows the total visitor spending by county in the Southeast region in South Dakota between 2016 and 2021. Visitor spending in Davison County has remained a strong second place in the region, averaging over $100 million per year.

Table 7.27: Visitor Spending in the Southeast Region; 2016-2021 (Millions of Dollars)

County	2016	2017	2018	2019	2020	2021	Percent Change 2020/2021	Share of Region
Bon Homme	$5.19	$4.76	$4.90	$5.27	4.53	5.94	31.2%	0.37%
Clay	$27.65	$28.68	$29.73	$28.89	$21.78	$29.18	33.9%	1.84%
Davison	$107.24	$103.73	$102.56	$106.40	$85.13	$104.23	22.4%	6.57%
Douglas	$3.07	$3.11	$3.23	$3.26	$2.99	$3.31	10.6%	0.21%
Hanson	$3.03	$2.84	$3.56	$3.39	$3.76	$4.30	14.3%	0.27%
Hutchinson	$13.83	$14.13	$14.93	$15.02	$11.31	$13.36	18.1%	0.84%
Lake	$24.76	$26.06	$26.07	$26.58	$24.75	$30.60	23.6%	1.93%
Lincoln	$89.43	$95.10	$87.34	$94.57	$71.53	$83.21	16.3%	5.24%
McCook	$9.31	$9.41	$8.90	$9.07	$7.79	$9.76	25.3%	0.61%
Miner	$4.97	$5.03	$5.32	$4.85	$5.37	$6.34	18.1%	0.40%
Minnehaha	$1,063.03	$1,070.59	$1,125.16	$1,207.23	$873.44	$1,162.55	33.1%	73.27%
Turner	$5.95	$6.02	$5.84	$6.30	$5.05	$6.12	21.2%	0.39%
Union	$48.53	$45.75	$47.91	$45.61	$37.54	$50.35	34.1%	3.17%
Yankton	$69.91	$70.87	$72.33	$74.25	$62.83	$77.51	23.4%	4.88%
Region Total	$1,475.90	$1,486.06	$1,537.78	$1,630.69	$1,217.80	$1,586.74	30.3%	100%
State Total	$3,835.83	$3,883.16	$3,981.61	$4,097.80	$3,343.40	$4,361.03	30.4%	

Source: South Dakota Department of Tourism

Table 7.28 shows the components of visitor spending by county in the Southeast region of South Dakota in 2021. The share of dollars spent on transportation in Davison County is higher than the state, primarily due to the fact that Davison County serves travelers on Interstate 90. The interstate also provides a competitive advantage for lodging and food & beverage sales.

Table 7.28: Visitor Spending Breakdown in the Southeast Region – 2021 (Millions of Dollars)

County	Lodging	F&B	Recreation	Retail	Transport	Total	Growth Rate	State & Local Tax Revenue
Bon Homme	$0.44	$2.12	$0.50	$0.47	$2.41	$5.94	31.2%	$0.57
Clay	$4.09	$9.00	$2.37	$3.51	$10.20	$29.18	33.9%	$2.32
Davison	$19.12	$23.44	$17.81	$21.15	$22.71	$104.23	22.4%	$7.80
Douglas	$0.25	$0.80	$0.21	$0.88	$1.16	$3.31	10.6%	$0.32
Hanson	$0.95	$0.90	$0.56	$0.79	$1.11	$4.30	14.3%	$0.48
Hutchinson	$0.95	$1.49	$1.45	$2.13	$7.35	$13.36	18.1%	$1.11
Lake	$3.51	$10.22	$5.25	$5.63	$5.99	$30.60	23.6%	$2.27
Lincoln	$7.68	$19.89	$16.36	$12.71	$26.57	$83.21	16.3%	$7.06
McCook	$1.45	$1.57	$0.80	$3.59	$2.35	$9.762	5.3%	$0.80
Miner	$1.18	$1.47	$0.63	$1.83	$1.22	$6.34	18.1%	$0.56
Minnehaha	$147.85	$270.86	$161.00	$287.98	$294.86	$1,162.55	33.1%	$80.69
Turner	$0.66	$1.11	$0.57	$1.36	$2.41	$6.12	21.2%	$0.77
Union	$6.97	$11.86	$12.61	$8.64	$10.26	$50.35	34.1%	$3.97
Yankton	$10.43	$23.04	$11.10	$17.41	$15.52	$77.51	23.4%	$5.05
Region	$205.53	$377.77	$231.23	$368.08	$404.13	$1,586.74	30.3%	$113.78
State	$887.54	$998.80	$665.42	$906.79	$902.47	$4,361.03	30.4%	$344.55

Source: South Dakota Department of Tourism

Analysis of tourism's impact on South Dakota starts with actual spending by tourists, but also considers the downstream effects of this injection of spending into the local economy. To determine the total economic impact of tourism in South Dakota, tourism spending is entered into a model of the South Dakota's economy. This model calculates three distinct types of impact: direct, indirect, and induced.

- Travelers create direct economic value within a discreet group of sectors (e.g. recreation, transportation). This supports a relative proportion of jobs, wages, taxes, and GDP within each sector.
- Each directly affected sector also purchases goods and services as inputs (e.g. food wholesalers, utilities) into production. These impacts are called indirect impacts.
- Lastly, the induced impact is generated when employees whose wages are generated either directly or indirectly by tourism, spend those wages in the local economy.

The impacts on business sales, jobs, wages, and taxes are calculated for all three levels of impact. With higher wages paid in the region, 45% of the state's tourism generated labor income goes to employees in the Southeast region. Table 7.29 shows the economic impact of tourism in the Southeast Region of South Dakota in terms of employment and labor income. The visitor industry occupies 10.3% of the County's economy, which is the largest share of any county in the Region. Davison County's employment levels have contributed over $70 million in direct and indirect labor income.

Table 7.29: Economic Impact of Tourism in the Southeast Region - 2021

	Employment		Share of Region	Share of State	Share of County	Labor Income, (millions)	
	Direct	Indirect				Direct	Indirect
Bon Homme	57	86	0.4%	0.2%	2.7%	$1.22	$2.32
Clay	322	498	2.5%	0.9%	5.7%	$6.05	$11.63
Davison	1,123	1,566	8.0%	2.9%	10.3%	$28.12	$47.70
Douglas	20	32	0.2%	0.1%	1.6%	$0.27	$0.81
Hanson	39	63	0.3%	0.1%	4.1%	$0.90	$2.10
Hutchinson	76	135	0.7%	0.2%	3.0%	$1.29	$3.79
Lake	355	458	2.3%	0.8%	6.3%	$6.31	$10.92
Lincoln	598	894	4.5%	1.6%	2.5%	$13.41	$30.70
McCook	58	91	0.5%	0.2%	3.3%	$1.06	$2.54
Miner	49	75	0.4%	0.1%	5.0%	$0.64	$1.62
Minnehaha	9,604	13,896	70.6%	25.6%	8.7%	$275.74	$518.71
Turner	54	93	0.5%	0.2%	2.2%	$0.95	$2.58
Union	475	629	3.2%	1.2%	4.8%	$11.35	$22.04
Yankton	807	1,170	5.9%	2.2%	7.2%	$17.45	$33.62
Region	13,581	19,687		36.3%		$364.76	$691.07
State	36,907	54,192			9.1%	$960.86	$1,772.62

Source: South Dakota Department of Tourism

Agriculture

While agriculture is not directly identified as a major player in the "employment" or "income" categories, nor listed as a significant generator of taxable sales or jobs, it remains an important part of the state, regional, and local economies.

The United States Department of Agriculture prepares the Census of Agriculture every five years. The latest report contains information from 2017. The following two tables illustrate two significant trends in the agriculture sector. **Table 7.30** illustrates the number of operating farms between 1987 and 2017.

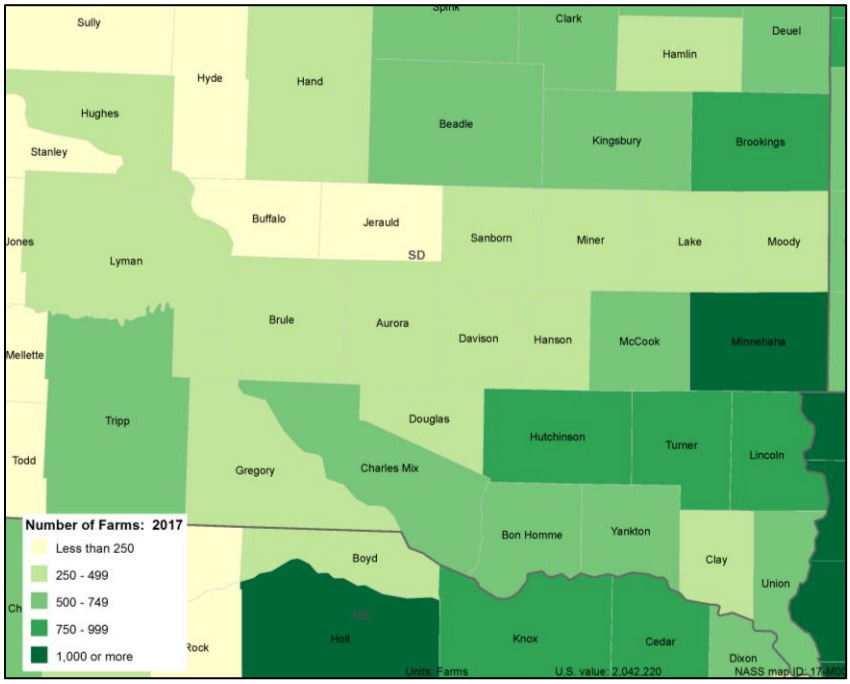
TABLE 7.30
Number of Farms - 1987 - 2017

County	1987	1992	1997	2002	2007	2012	2017
Beadle	872	813	731	728	750	754	744
Brookings	1,004	959	886	962	986	1,023	886
Davison	**464**	**462**	**429**	**481**	**406**	**427**	**463**
Hughes	297	256	287	258	305	338	315
Yankton	733	692	636	690	658	692	610
State	36,376	34,057	31,284	31736	31169	31,989	29,968

Source: USDA-NASS Census of Agriculture 1987-2017

The number of farms per county in 2017 is illustrated in **Figure 7.14**. The map shows the concentration of farms, but not the size of farms. Farms are concentrated in the southeast portion of South Dakota and in western Iowa.

Figure 7.14: Number of Farms, 2017



Source: 2017 Ag Census Web Maps

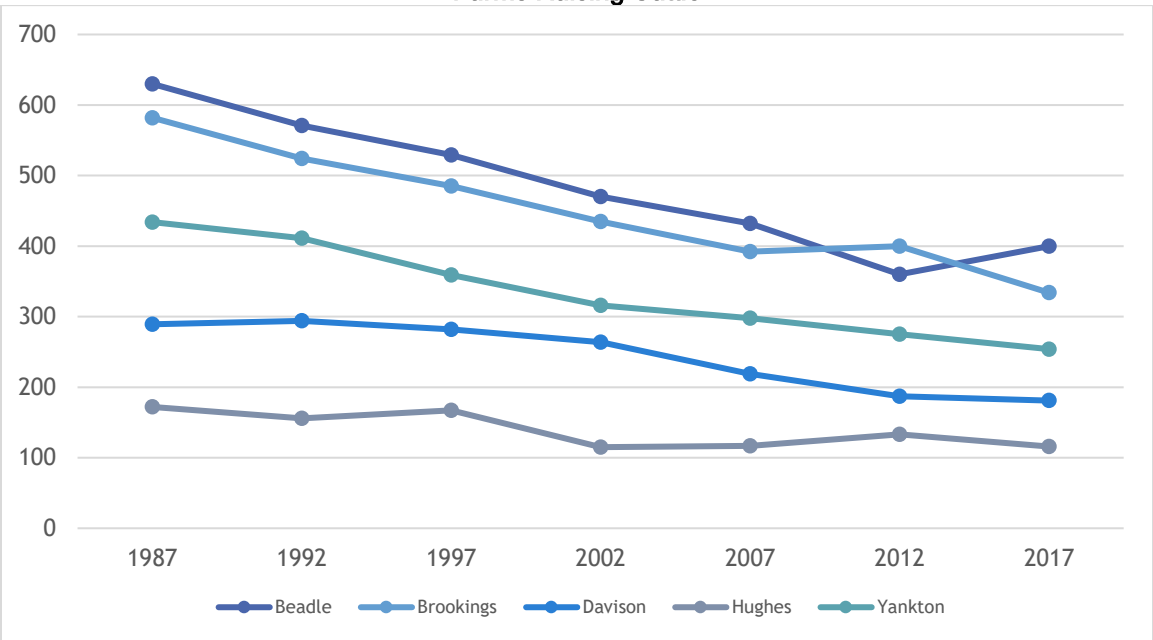
A decrease in the overall farm numbers leads to a decrease in farms raising livestock such as cattle and hogs. The data in **Table 7.31** details the number of farms raising cattle in those counties previously identified as similar to Davison County. **Figure 7.15** graphically supports the data in **Table 7.31**. The declining numbers appear to be a statewide trend.

TABLE 7.31
Number of Farms Raising Cattle - 1969 - 2017

Entity	1987	1992	1997	2002	2007	2012	2017
Beadle	630	571	529	470	432	360	400
Brookings	582	524	485	435	392	400	334
Davison	289	294	282	264	219	187	181
Hughes	172	156	167	115	117	133	116
Yankton	434	411	359	316	298	275	254
State	23,998	22,576	20,502	17,983	15,667	15,583	13,928

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.15
Farms Raising Cattle



Source: USDA-NASS Census of Agriculture 1987-2017

The downward trend is evident in Davison County where the total number of cattle operations has decreased from a high of 294 in 1992 to a low of 181 in 2017. In the 25 year period between 1992 and 2017, Davison County lost 113 cattle operations, a 38% decrease. During the same time period, the state lost 20,312 operations or 56%.

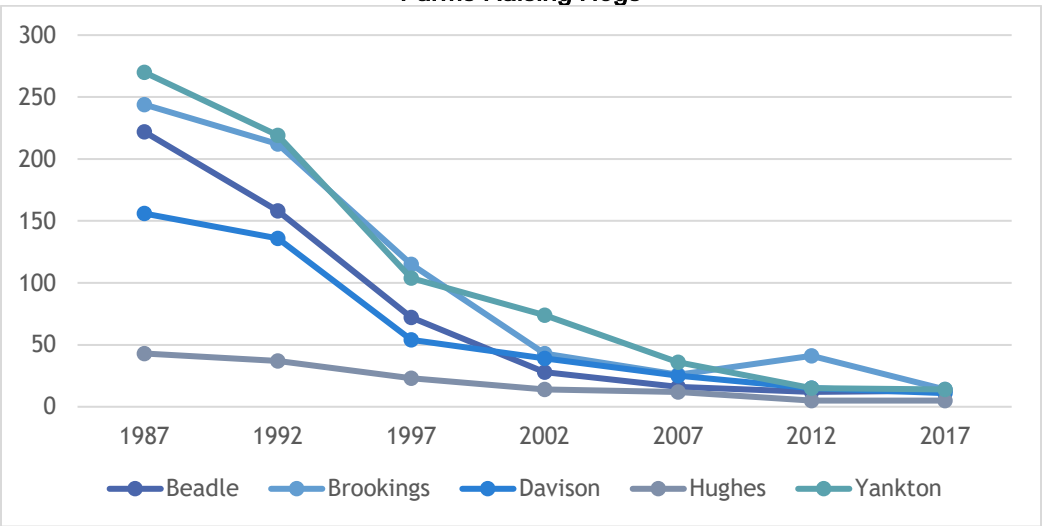
The statistics are even more dramatic when reviewing the number of hog operations lost during the same time frame **(Table 7.32 and Figure 7.16).** Davison County lost 269 hog operations over a forty-year period, effectively reducing the number of producers by 91%. At the same time, the state numbers decreased by 17,184 operations or 95%.

TABLE 7.32
Number of Farms Raising Hogs - 1969 - 2017

Entity	1987	1992	1997	2002	2007	2012	2017
Beadle	222	158	72	28	16	12	13
Brookings	244	212	115	43	26	41	14
Davison	156	136	54	39	25	15	11
Hughes	43	37	23	14	12	5	5
Yankton	270	219	104	74	36	15	14
State	7,906	6,710	2,889	1506	959	681	571

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.16
Farms Raising Hogs



Source: USDA-NASS Census of Agriculture 1987-2017

The map in **Figure 7.17** showed that most of the counties in eastern South Dakota are similar in size. So, it is logical to conclude that, where more farms are concentrated, the average size of the farms is smaller. Farms in eastern South Dakota are on average 500 or more acres in size. Farms in western Iowa are an average 300 to 500 acres. As the number of farms and hog or cattle operations decreased, the amount of land in farms and cropland has remained fairly steady **(Table 7.33)**.

TABLE 7.33
Average Farm Size - 1987 - 2017

YEARS SURVEYED CATEGORIES	1987	1992	1997	2002	2007	2012	2017
South Dakota - Land In Farms	44,157,503	44,828,124	44,354,880	43,785,079	43,666,403	43,257,079	43,243,742
Davison County - Land In Farms	246,207	270,665	274,474	278,672	279,524	275,291	270,256
South Dakota - Total Cropland	19,641,972	19,582,565	19,355,256	20,318,036	19,094,311	19,147,320	19,813,517
Davison County - Total Cropland	195,344	218,546	215,099	223,040	214,888	210,170	212,393
South Dakota - Avg. Farm Size	1,214	1,316	1,418	1,380	1,401	1,352	1,443
Davison County - Avg. Farm Size	531	586	640	579	688	645	584

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.17
Average Size of Farms, 2017

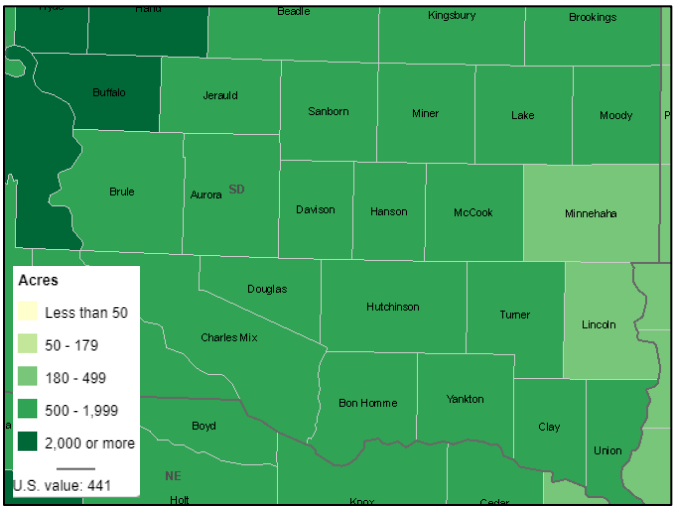
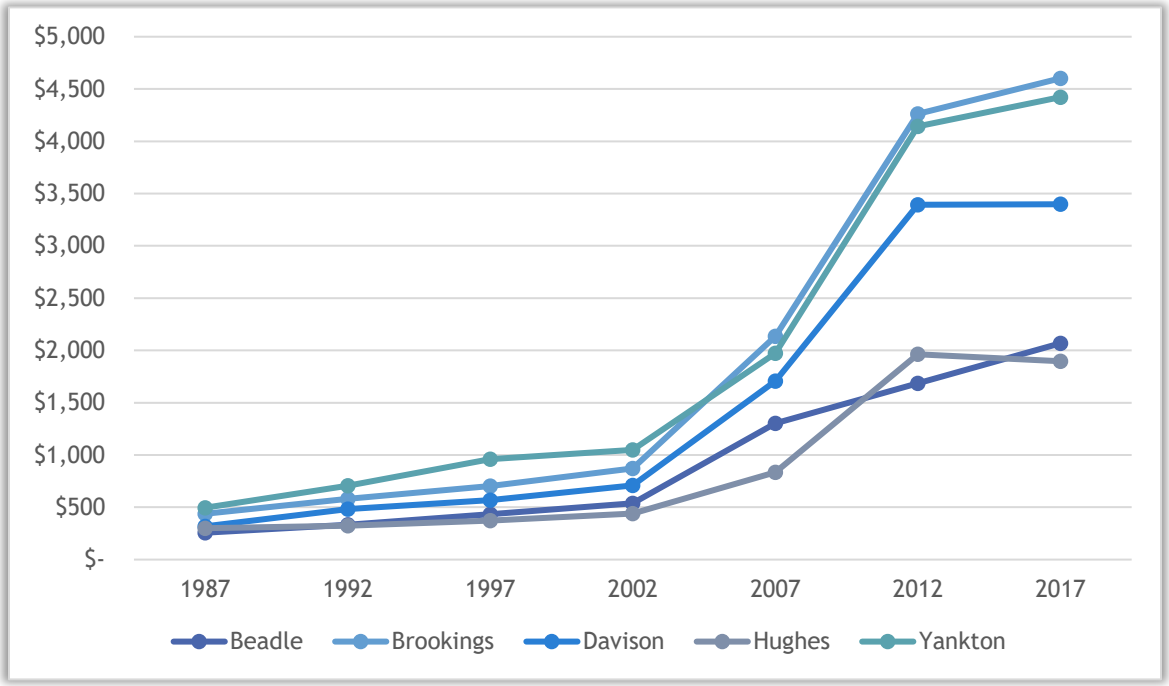


Table 7.33 also shows a general increase in the average farm size in the State and Davison County. The state wide average farm size has increased by 229 acres in 30 years. The same trend is true within Davison County where the average farm size has increased by 53 acres from 531 in 1987 to 584 acres in 2017.

Figure 7.18 details the per acre value of land for the 30-year period ending in 2017. The average per acre value for land and buildings in Davison County increased tenfold over this period from $318 per acre in 1987 to $3,398 per acre in 2017. Values in all of the study counties were very close to each other in 1987. **Figure 7.18** illustrates how several forces (market,

location, productivity) affected the land values over time. The variance in per acre values between the highest valued counties and lowest valued counties increased dramatically from $240 in 1987 to over $2,700 in 2017. Growth in land values in Davison County had kept pace with Brookings and Yankton Counties until 2012, when values appeared to level off.

Figure 7.18
Per Acre Value of Land and Buildings – 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

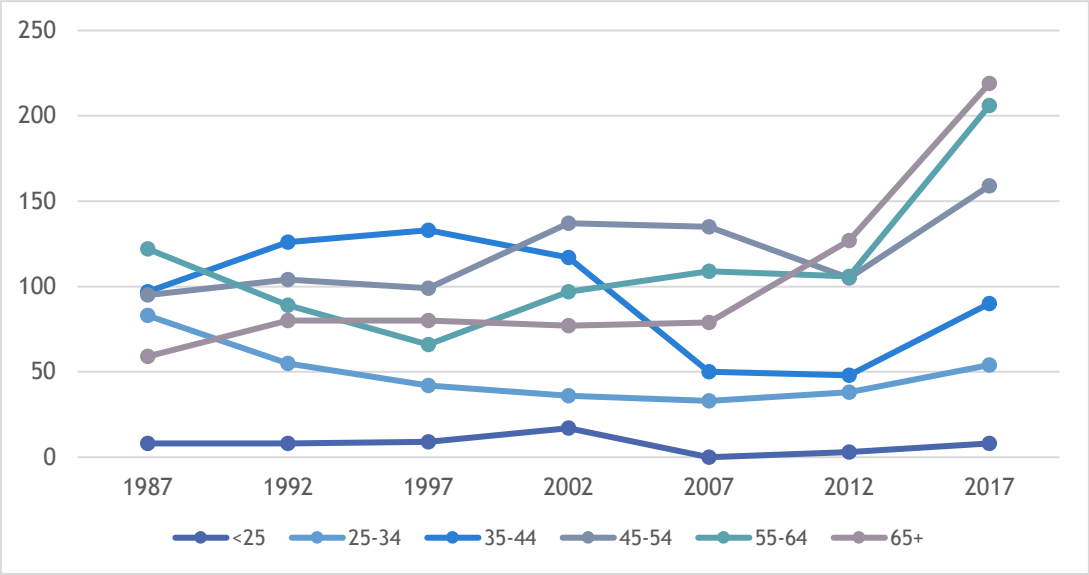
Table 7.34 illustrates that the number of farm operators had decreased in Davison County between 1987 and 2007. More recent data reveals that there has been a dramatic increase in the number of operators in Davison County between 2007 and 2017. An increase in the number of operators in the 25-34 and 35-44 age ranges may represent a transfer of the farm operation from one generation to another.

TABLE 7.34
Farms by Operator Ages – 1987 - 2017

OPERATORS AGE	1987	1992	1997	2002	2007	2012	2017
Davison County - Age <25	8	8	9	17	0	3	8
South Dakota - Age <25	1,146	765	668	414	242	258	675
Davison County - Age 25-34	83	55	42	36	33	38	54
South Dakota - Age 25-34	6,131	4,481	2,916	2,249	2,113	2631	4,496
Davison County - Age 35-44	97	126	133	117	50	48	90
South Dakota - Age 35-44	7,064	7,696	7,461	6,307	4,045	3922	6,205
Davison County - Age 45-54	95	104	99	137	135	105	159
South Dakota - Age 45-54	6,687	6,406	7,232	9,097	8,700	7445	8,139
Davison County - Age 55-65	122	89	66	97	109	106	206
South Dakota - Age 55-65	8,701	7,221	5,822	6,317	7,835	9,182	14,402
Davison County - Age 65 >	59	80	80	77	79	127	219
South Dakota - Age 65 >	6,647	7,488	7,185	7,352	8,234	8,551	14,996
Davison County Total	464	462	429	481	406	605	740
South Dakota Total	36,376	34,057	31,284	31,736	31,169	48,987	49,547

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.19
Farm Producers by Age in Davison County, 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

The downward trend of production agriculture has been documented as to land, farms, and operators. Another measure regards livestock numbers. **Table 7.35** illustrates the number of cattle raised within Davison County, the comparative counties, and the entire state during the 30-year term of 1987-2017.

Hog Production Facility

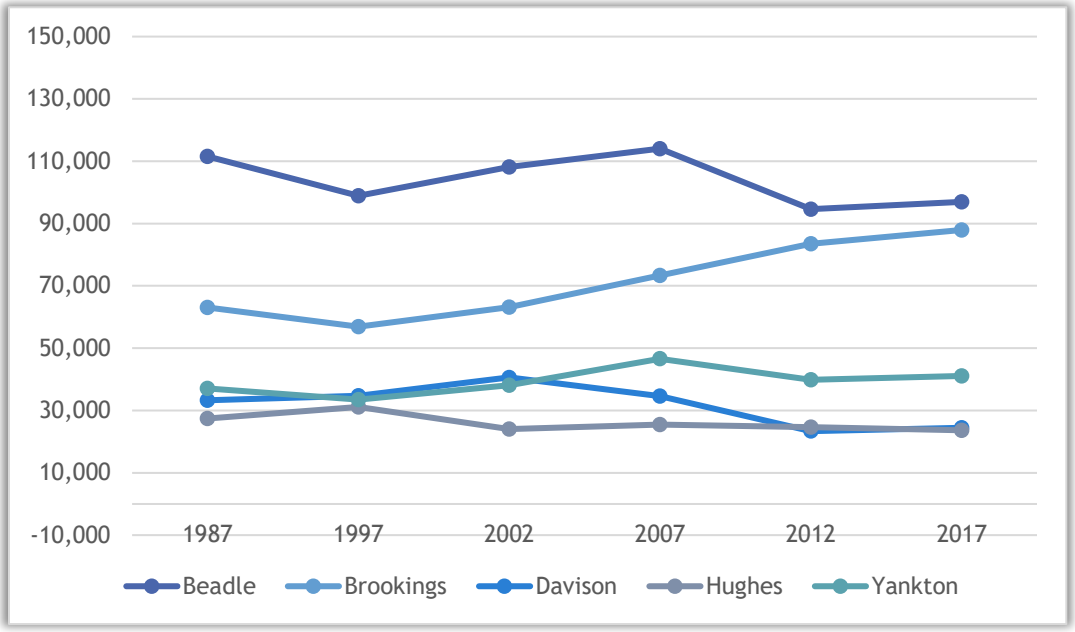
TABLE 7.35
Inventory of Cattle – 1987-2017

	1987	1997	2002	2007	2012	2017
Beadle	111,527	98,920	108,198	114,035	94,623	96,986
Brookings	63,057	56,900	63,145	73,314	83,527	87,936
Davison	**33,314**	**34,720**	**40,620**	**34,615**	**23,371**	**24,399**
Hughes	27,382	31,133	24,047	25,450	**24,617**	**23,654**
Yankton	37,079	33,496	38,067	46,582	39,831	41,091
State	**3,630,200**	**3,723,271**	**3,695,877**	**3,687,728**	**3,893,251**	**3,988,183**

Source: USDA-NASS Census of Agriculture 1987-2017

Figure 7.20 illustrates the data in **Table 7.35** more clearly. Raising cattle has not been a significant element of Davison County agriculture over the past thirty years when compared to the other counties in the study. In 1987 there were 33,314 head of cattle in Davison County, a number which decreased by 8,915 in the past 30 years. This represents a 27% decrease in herd size within the county. The decrease in cattle numbers is significant due to changing agricultural practices the same changes have spurred an increase of hog numbers within the county, peaking at 40,620 in 2002.

Figure 7.20
Inventory of Cattle – 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

Table 7.36 documents the trend in hog inventory. Compared to the trends in the inventory of cattle, the inventory of hogs in Davison and the study counties has been erratic between 1987 and 2017. The inconsistent trend in hog inventories is better illustrated in **Figure 7.21.** Several counties have enacted zoning ordinances, particularly in the 1990s and 2000s, in order to manage the growth of the hog industry. The impact of runoff from hog facilities, manure management, and odor control are the primary reasons for counties taking legislative action.

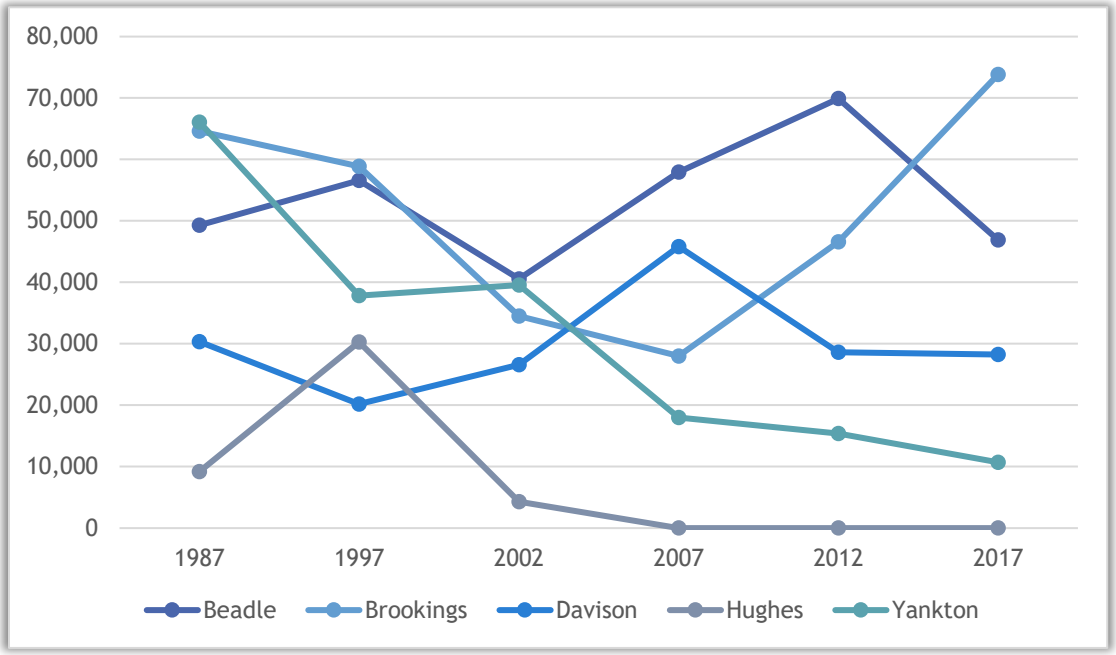
TABLE 7.36
Inventory of Hogs - 1987 - 2017

	1987	1997	2002	2007	2012	2017
Beadle	49,313	56,581	40,569	57,965	69,901	46,901
Brookings	64,601	58,890	34,483	28,015	46,580	73,820
Davison	**30,353**	**20,193**	**26,612**	**45,832**	**28,628**	**28,236**
Hughes	9,192	30,290	4,317	*	*	*
Yankton	66,083	37,823	39,568	17,981	15,405	10,712
State	**1,750,236**	**1,396,326**	**1,375,506**	**1,490,034**	**1,191,162**	**1,560,522**

Source: USDA-NASS Census of Agriculture 1987-2017

Inside a Hog Production Facility

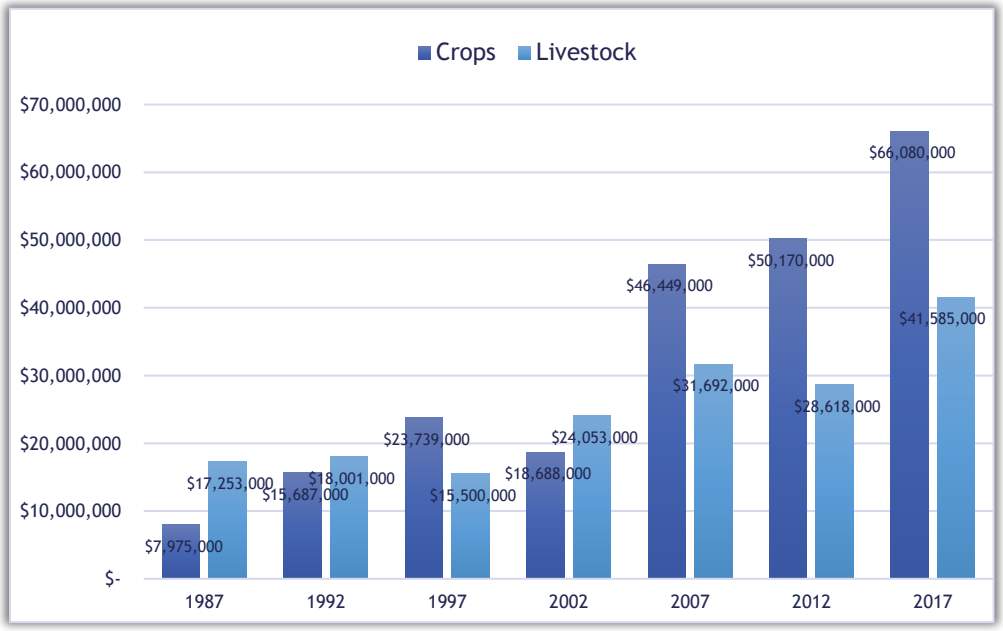
Figure 7.21
Inventory of Hogs - 1987 - 2017



Source: USDA-NASS Census of Agriculture 1987-2017

The data within the previous table examines one year and a multiple of counties whereas the information in **Figure 7.22** illustrates recent agricultural trends in Davison County. The most noticeable trend is the increase in crop production within the County. The reduction in livestock revenues is not as obvious; yet a decrease of $7.2 million in livestock production from 1992-1997 is significant.

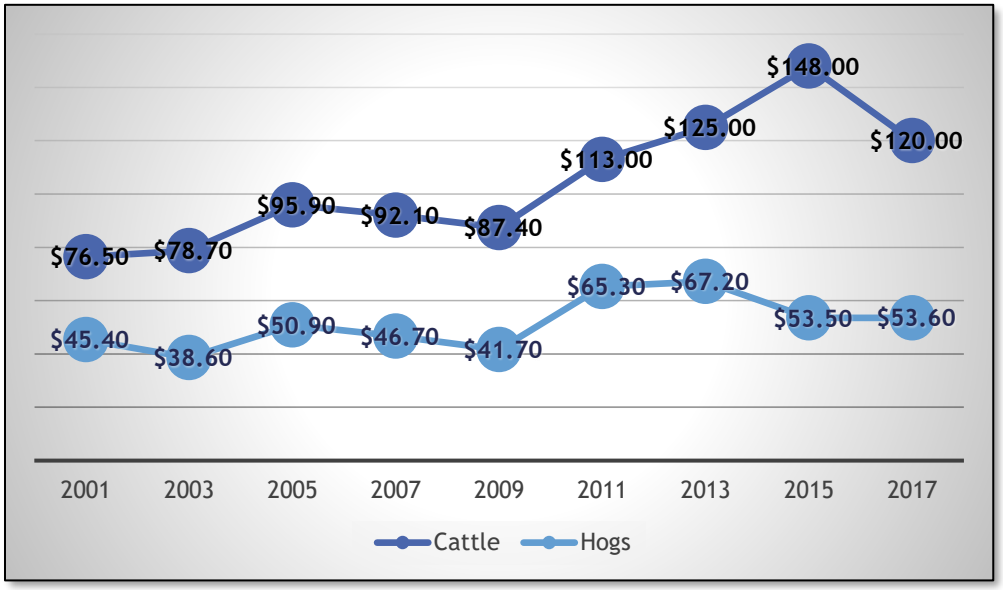
FIGURE 7.22
Value of Agriculture Products in Davison County - 1987 - 2017



Source: USDA-NASS Census of Agriculture 1987-2017

Livestock prices have a huge impact on the agricultural economy as they fluctuate up or down. **Figure 7.23** shows the instability of cattle and hog prices within the county over 16-year period ending in 2017. Any action that would increase the local value of livestock as commodities or "finished products" would assist in stabilizing the markets and have positive impacts on the economy.

FIGURE 7.23
Beef Cattle and Hog Prices; 2001 – 2017



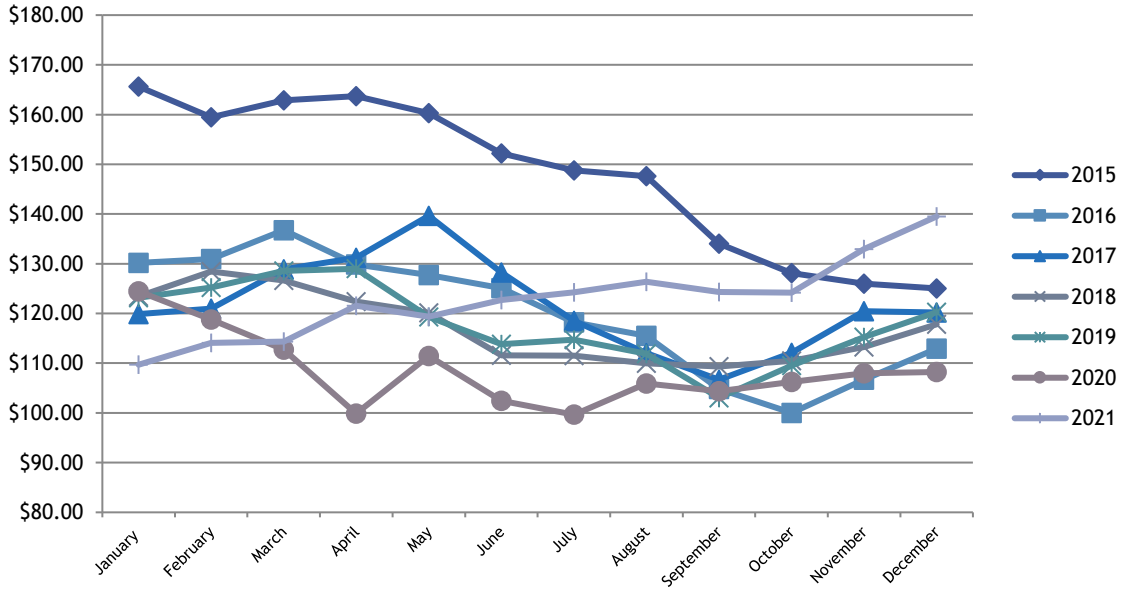
Source: USDA South Dakota Agricultural Statistics Service Annual Bulletins (Prices represent all hogs and beef cattle)

Cattle prices, influenced by changes in cattle slaughter, supplies of other meat and poultry products, demands for cattle for feeding or grazing, and consumer demands for beef, vary over the course of a year. If these changes are repeated from year to year, there may be seasonal patterns of price changes that are somewhat consistent and predictable. Seasonal price patterns may change some over time if there are changes in production technology, industry structure, or other factors that affect production or demand patterns.

Demand for beef is a schedule of quantities consumers are willing, and able, to buy over a range of prices. As would be expected, consumers buy less when prices rise. They buy more when prices fall. Importantly, demand is the entire set of those price and quantity pairs. April-June 2021 saw beef demand rise. Per-capita consumption surged by 9.6% compared to the second quarter of 2020 when COVID-19 related challenges constrained the ability to transform cattle into beef. An almost 10% rise in consumption should have trimmed real retail beef prices by 10.7%, but prices actually only slipped 6.1%. The smaller than expected price decline says demand improved.

July-September 2021 saw 6.0% lower per-capita beef consumption than during the same three months in 2020 and inflation-adjusted retail beef prices rose 5.9%. Price elasticity of demand indicates prices should have risen a bit more, say roughly 9.1%. That means the beef demand index did fall compared to the third quarter of 2020. Still, the beef demand index is among the top quarters in the data series that dates back to 1990. Persistent high retail prices appear to signal strong consumer-level beef demand. Far from wrecking demand. High prices are evidence consumers are "willing, and able, to buy" a relatively high quantity of beef. **Figure 7.24** illustrates the trend in monthly cattle prices between 2015 and 2021.

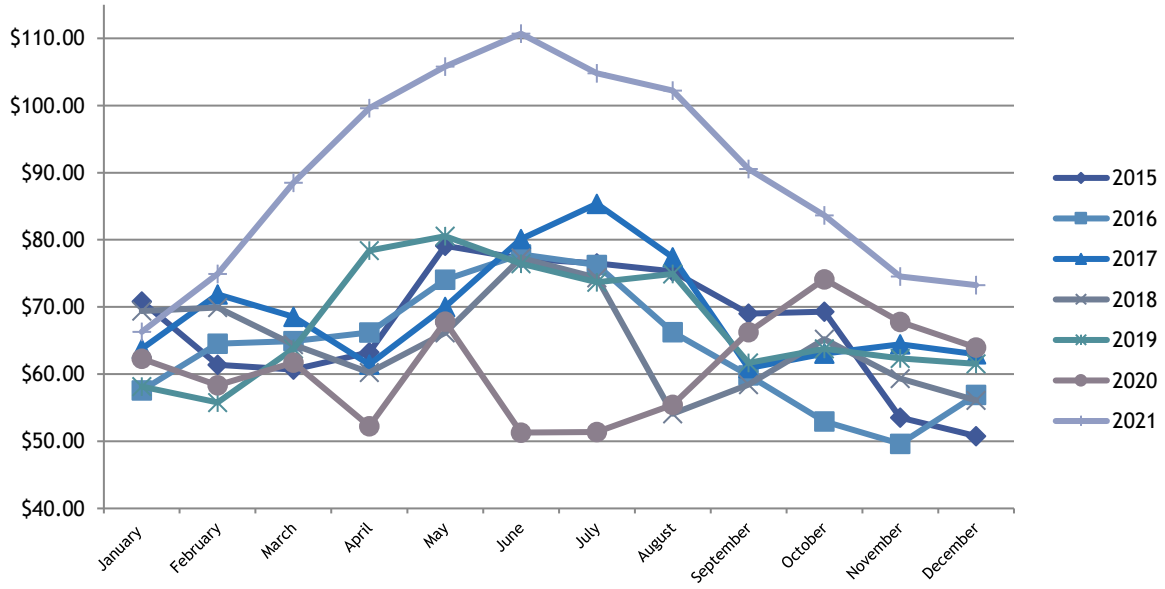
FIGURE 7.24
Historic Cattle Prices, 2015 – 2021



Source: USDA Livestock, Poultry & Grain Market News Division, LM_CT185 Iowa/Minnesota Monthly Weighted Average Cattle Report - Negotiated Purchases

Hog prices have historically shown a somewhat predictable seasonal pattern from month to month that repeats itself annually. Because the pattern is relatively predictable, it can be useful in making production, marketing or pricing decisions. Unpredictable deviations from equilibrium complicate estimating hog and pig inventories. Shocks, such as disease outbreaks, can greatly affect production. Other shocks include natural or other disasters, economic policies, rapid structural changes, new technologies, or other disturbances that cause sudden shifts in hog inventory, whether from the event itself or from producers' responses. COVID-19 brought unparalleled slaughter disruptions in April and May 2020. **Figure 7.25** shows the monthly hog and lamb prices between 2015 and 2021.

FIGURE 7.25
Historic Hog and Lamb Prices, 2015-2021



Source: USDA Livestock, Poultry & Grain Market News Division, LM_HG204 Iowa/Minnesota Daily Direct Prior Day Hog Report Based on State of Origin (prior to January 2021) and LSD_MARS_3458 Daily Direct Prior Day Hog Report (January 2021-December 2021)

Table 7.37 illustrates the impact of agriculture as to cash receipts received by producers for the 2012 and 2017 Census of Agriculture. In Davison County, farmers generated $78.79 million in receipts for 2012. On top of cash receipts, producers received $2.60 million in government payments. In total, it places agriculture as a major player when compared to other sectors of the local economy.

TABLE 7.37
Agriculture Cash Receipts – 2012, 2017

	Crops		Livestock		Total		Government Payments	
	2012	2017	2012	2017	2012	2017	2012	2017
Beadle	$ 190,063,000	$ 167,053,000	$ 110,094,000	$ 128,216,000	$ 300,158,000	$ 295,269,000	$ 7,071,000	$ 12,672,000
Brookings	$ 162,340,000	$ 126,076,000	$ 150,193,000	$ 190,256,000	$ 312,533,000	$ 316,332,000	$ 7,038,000	$ 6,331,000
Davison	$ 50,170,000	$ 66,080,000	$ 28,618,000	$ 41,585,000	$ 78,788,000	$ 107,665,000	$ 2,594,000	$ 4,987,000
Hughes	$ 87,163,000	$ 43,540,000	$ 20,178,000	$ 26,735,000	$ 107,341,000	$ 70,275,000	$ 3,532,000	$ 6,354,000
Yankton	$ 56,866,000	$ 105,817,000	$ 60,560,000	$ 56,561,000	$ 117,426,000	$ 162,378,000	$ 4,604,000	$ 7,994,000

Source: USDA-NASS South Dakota Agriculture 2012, 2017

Davison County ranks fourth out of the five similar sized counties for total cash receipts in 2017. Two of the higher producing counties have been referenced repeatedly in discussing positive examples of growth and development in numerous areas; Brookings County ($316.33 million) and Beadle ($295.27 million). While the impact of agriculture upon the local economy is significant, there remains a resistance to large scale concentrated animal feeding operations. A counter point to the call for increased or more stringent regulation of concentrated animal feeding operations is the need to balance individual property interests such as residential with the current and future practices of agricultural production activities. This must be done to maintain and expand the current impact of agriculture upon the local economy

PLANNING CONSIDERATIONS FOR ECONOMY

County Planning Challenges and Opportunities

The following economic issues will be addressed by the County over the next 10 years.

- ✓ Promoting economic diversification;
- ✓ Supporting development activities that reduce the public dependence upon transfer payments and in-kind services (example: food stamps)
- ✓ Taking advantage of local training facilities;
- ✓ Maintaining a manufacturing base in an era of increasing global competition;
- ✓ Creating an economic environment that encourages entrepreneurship;
- ✓ Minimizing the cyclic impacts of agricultural production fluctuations;
- ✓ Building value-added agricultural facilities in ways that minimize land use and environmental conflicts;
- ✓ Keeping small town's viable as local service centers; and
- ✓ Presenting a positive image and attitude toward economic development.

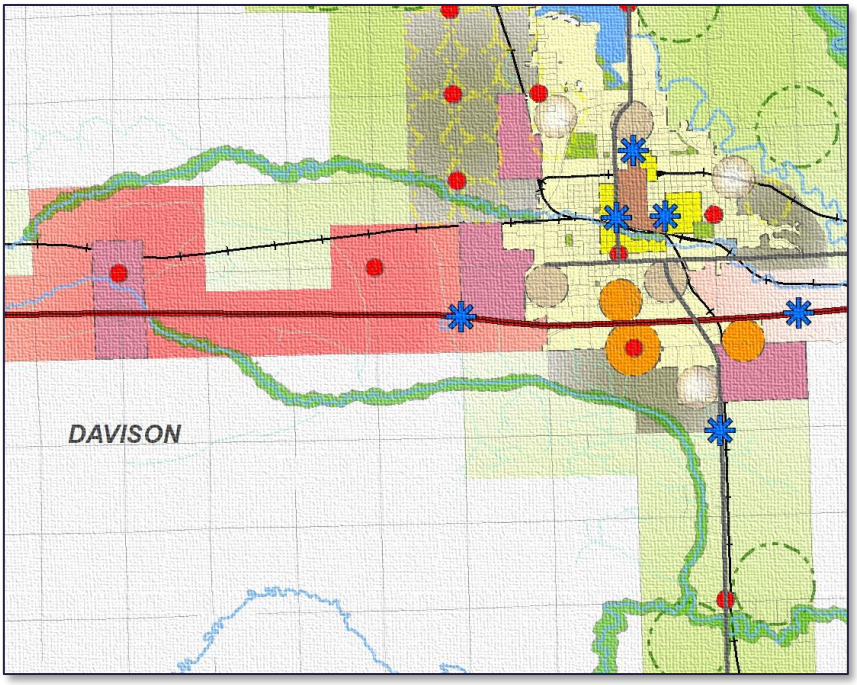
Assumptions

1) The connections between local economic output and global market factors will increase over time.
2) The internet's influence over consumer buying habits will grow.
3) Up to date broadband capacities will be an expectation, not a luxury in conducting business.
4) Davison County should avoid being perceived as picking economic winners or losers.

Policy Options

The Davison County Commission could consider the following options in response to the issues.

1) Maintain county interaction with Mitchell Area Development and other entities focused on business development;
2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
3) Encourage the preservation of prime farmland;
4) Preserve individual property rights, while promoting and protecting the economic opportunities of existing and future crop and livestock production operations;
5) Recognize that agriculture is a primary economic activity which is subject to increasing development pressures;
6) Protect the quality of life for county residents and encourage growth in the agriculture industry by maintaining environmental regulations and promoting best management practices;
7) Target available county resources to projects that have the greatest potential for job creation and/or private investment;
8) Involve the public early in the process of evaluating economic development project impacts; and
9) Establish regulations or ordinances that minimize land use conflicts.
10) Assist in facilitating continued development of local tourism and recreational opportunities.



Land Use

CHAPTER 8

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

The intent of this chapter is to identify, map, and analyze the various land use patterns and issues within the County. Chapter one also identified five primary issues facing Davison County:

- The investment of public and private capital in real estate and infrastructure.
- Orderly growth of a variety of housing types.
- Preservation of the current agricultural practices as viable economic activities.
- Environmental protection; and
- Balancing the cost-benefit ratio in providing government services.

The land use plan will balance these five primary issues with generally acceptable land use guidelines. This balance was considered in the text of this chapter as well as in preparing current and future land use maps. The final section on land use will focus upon two planning principles, which were considered in developing future land use policies.

A baseline of data was utilized by the Planning and County Commissions to formulate the current and future land use maps. The baseline included the existing transportation network and locations of rural residences and farms within the County as, prepared by Planning and Development District III. District III, in conjunction with the South Dakota Department of Transportation conducted a land use survey as part of an ongoing road inventory and updating agreement.

Existing Land Use

Davison County is unique in that the development of property was not regulated for any significant period. The lack of regulations guiding development has resulted in the following situation:

- A mixture of land uses within relatively small areas.
- Scattered home sites or rural residences within agricultural areas; and
- A high concentration of homes on half acre lots within large rural subdivisions.

Earlier chapters provided statistics and maps illustrating these issues within the County. A thorough review of the current situation was undertaken by the Planning Commission prior to forwarding the Plan for County Commission consideration. The Commission reviewed volumes of statistics and numerous illustrations including:

- Existing structures.
- Soils and slope.
- Flood plains.
- Transportation.
- Utilities; and
- Population densities.

A review of the information led to the establishment of general land use categories:

- Agriculture.
- Commercial.
- Public; and
- Residential.

Table 8.1 shows that the predominant land use is agriculture, constituting nearly 247,000 of the 276,000 acres or 89% of the land in the County. Industry and commercial uses occupy the smallest amount of land. Of the land uses that are considered "urban," residential uses consume over 60% of land in Ethan, Mitchell, and Mount Vernon.

While the County has not restricted development there remains a level of natural gravitation for all four of the identified categories. Agriculture is difficult to quantify due to progression of these lands from agricultural uses to accommodate the remaining three uses. Rural residential properties are most predominant near the City of Mitchell, either near the James River or Firesteel Creek or along hard surfaced roads.

The commercial uses are adjacent to South Dakota Highways 37 and Interstate 90. Public lands include property along scattered sites throughout the County. The four identified uses have been incorporated with the existing uses on the ground and are presented as the "Current Land Use Map" in **Figure 8.1**.

Table 8.1 – Existing Land Use

	Total		Urban	
Agriculture-Open Land	246,716	89.3%	0	0.0%
Rural Residential	13,583	4.9%	0	0.0%
Low Density Residential	6,977	2.5%	6,977	44.2%
Medium Density Residential	2,408	0.9%	2,408	15.2%
High Density Residential	217	0.1%	217	1.4%
Parks, Schools, Public Uses	2,169	0.8%	2,169	13.7%
Water	780	0.3%	780	4.9%
Rural Business	308	0.1%	0	0.0%
Highway Business	1,317	0.5%	1,317	8.3%
Neighborhood Commercial	42	0.02%	42	0.3%
Central Business Districts	95	0.03%	95	0.6%
Warehousing, Transportation	1,138	0.4%	1,138	7.2%
Industry	657	0.2%	657	4.2%
Total	276,407		15,800	

FIGURE 8.1
Current Land Use

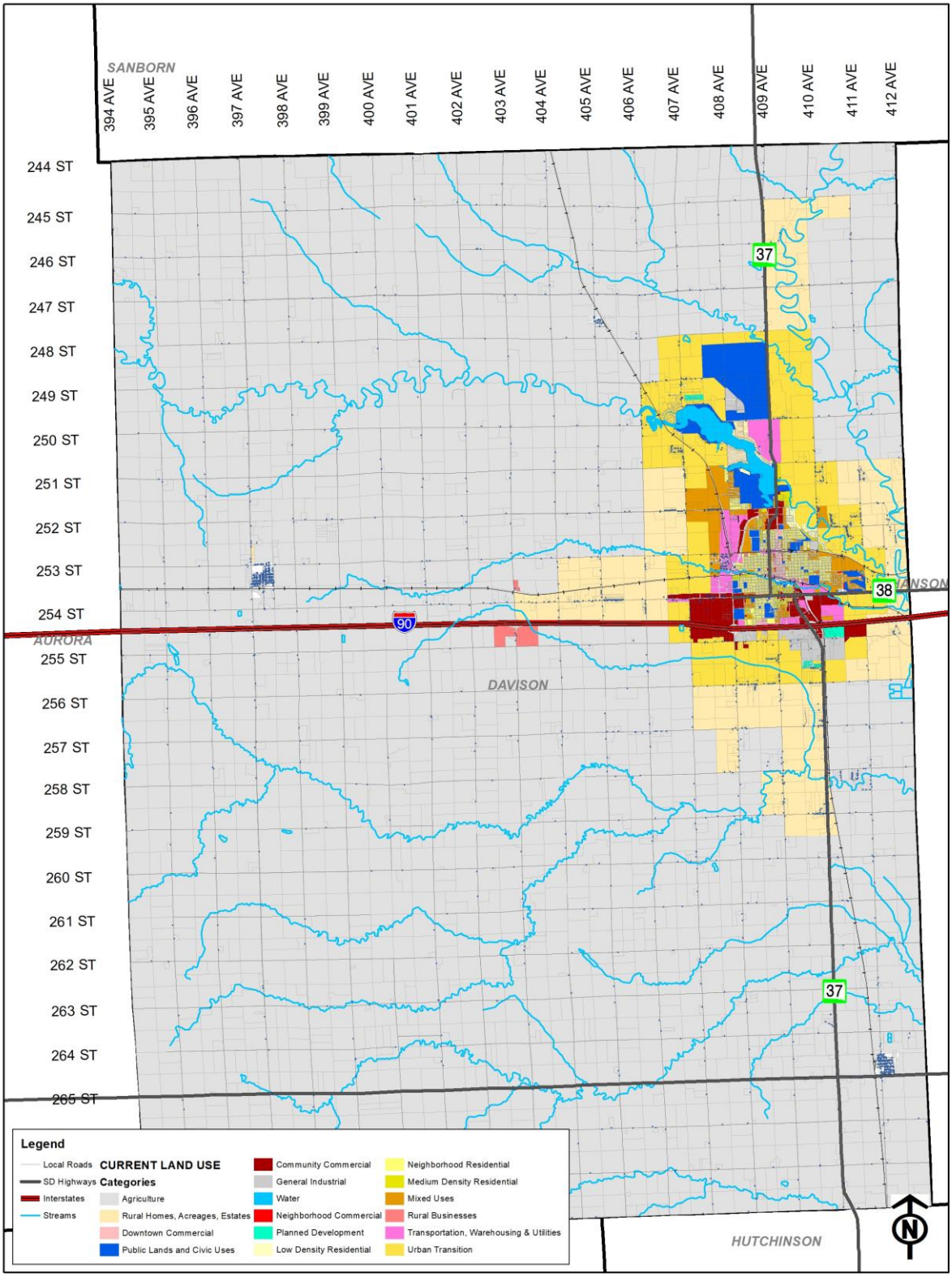
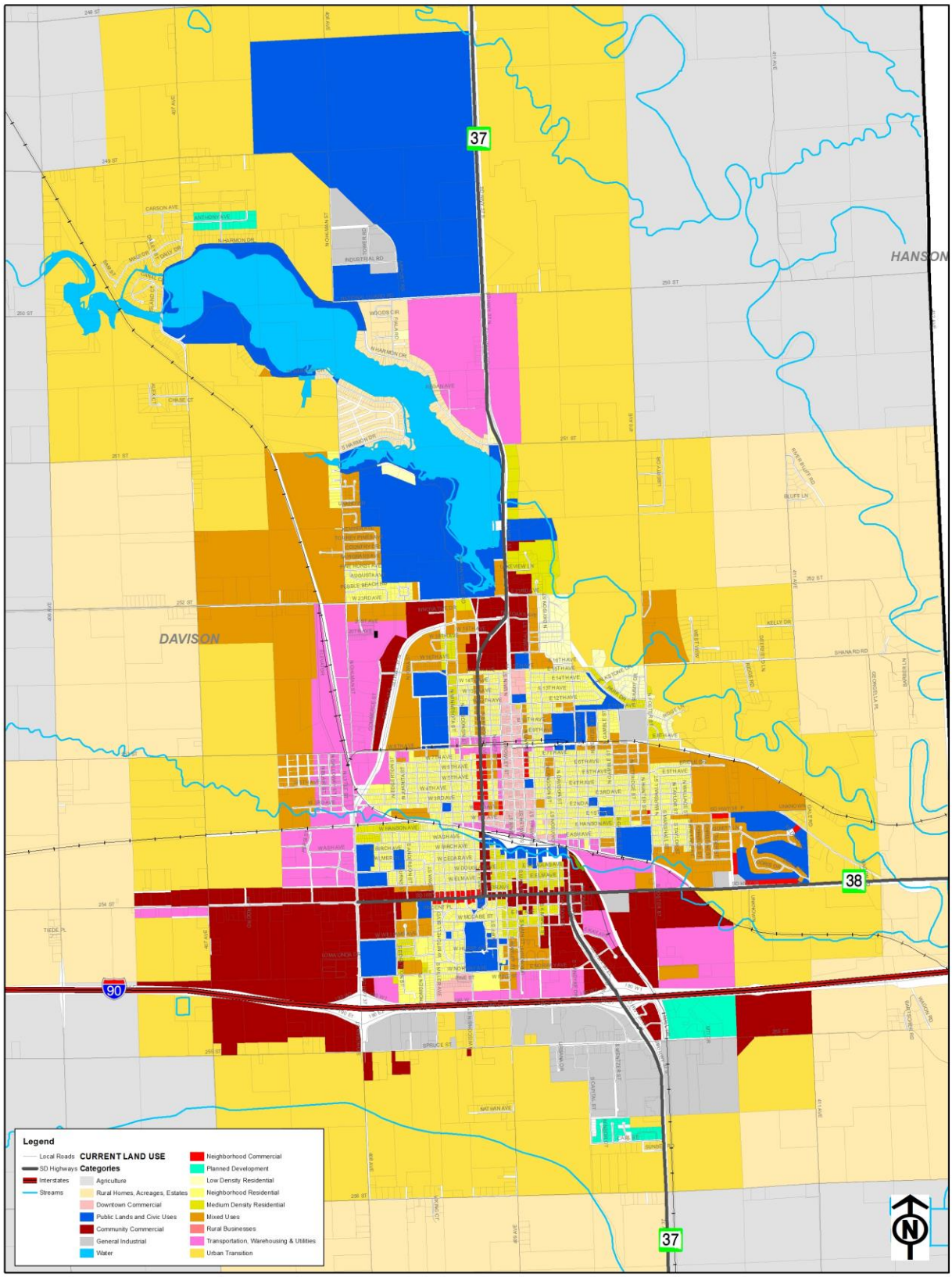


FIGURE 8.2 - LAND USE: MITCHELL AREA



Land Use Demand Estimates

Residential Land Use Demand

Tables 8.2 through 8.5 lay out the detailed acreage that will be needed to accommodate the housing units projected for each of the towns and the balance of the County. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in the Mitchell area is 972 units. Applying the unit type and density assumptions conclude that there will be 240 net acres of land in demand for residential use in the Mitchell area. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 310 acres. The main assumption with infill/replacement units for all areas is that land is already used or available for infill development. Therefore, land consumption demand is not considered for these units. **Table 8.2** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 8.2: Mitchell's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	233	240	246	253	**972**
Net Acres Needed	57.45	58.98	60.55	62.17	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	**71.75**
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

The total number of new housing units projected in Ethan is 23 units. Applying the unit type and density assumptions conclude that there will be 7.5 net acres of land in demand for residential use in Ethan. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 10 acres. **Table 8.3** provides a detailed breakdown of unit types and residential land needed over the planning period in Ethan.

Table 8.3: Ethan's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	5	6	6	6	**23**
Net Acres Needed	1.81	1.86	1.91	1.97	**7.55**
30 % Markup (roads, market, etc.)	0.54	0.56	0.57	0.59	**2.27**
Total Acres Needed	**2.35**	**2.42**	**2.49**	**2.56**	**9.82**

The total number of new housing units projected in Mount Vernon is 31 units. Applying the unit type and density assumptions conclude that there will be 8.5 net acres of land in demand for residential use in Mount Vernon. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 11 acres. **Table 8.4** provides a detailed breakdown of unit types and residential land needed over the planning period in Mount Vernon.

Table 8.4: Mount Vernon's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	8	8	8	8	**31**
Net Acres Needed	2.05	2.11	2.16	2.22	**8.54**
30 % Markup (roads, market, etc.)	0.62	0.63	0.65	0.67	**2.56**
Total Acres Needed	**2.67**	**2.74**	**2.81**	**2.88**	**11.10**

The total number of new housing units projected in the rural areas of Davison County is 31 units. Applying the unit type and density assumptions conclude that there will be 230 net acres of land in demand for residential use in rural Davison County. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 300 acres. **Table 8.5** provides a detailed breakdown of unit types and residential land needed over the planning period in rural Davison County.

Table 8.5: Units in the Balance of Davison County

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	50	51	52	54	**207**
Net Acres Needed	48.30	49.59	50.92	52.28	**229.51**
30 % Markup (roads, market, etc.)	14.49	14.88	15.27	15.68	**68.85**
Total Acres Needed	**62.79**	**64.47**	**66.19**	**67.96**	**298.37**

Employment Land Use Demand

If employment in a particular sector is expected to grow, the amount of land needed to support those extra jobs can be calculated using planning standards for different types of industries. In **Table 8.6**, the acres needed to accommodate the projected jobs by 2038 are listed. Only industries that were projected to increase in employment were analyzed. Therefore, industries such as Mining, Wholesale Trade and Retail were not included in future growth analysis. It should be noted, however, that even though employment may not increase in industries such trade and retail, growth in those industries should be accommodated by existing properties in Mitchell, Mount Vernon, and Ethan.

A substantial amount of land will be needed in the next twenty years to accommodate the growth in employment in the Construction sector. A base acreage of 485 acres will be needed for future employment in construction. A 20% market adjustment is added to account for additional growth. A 25% markup is added to account for roads, easements, and rights of way.

In total, the Construction sector may need over 700 acres of land over the planning period. Other sectors that will need several acres of land include Manufacturing (187 acres), Utilities (211 acres), and Other Services (143 acres). Other Services may include repair and maintenance, personal care, dental care, dry cleaning, and religious & civic organizations.

Table 8.6
Total New Acres Needed, 2021 - 2040

Industry Sector	Calculated Acres	Market Adjustment	Roads, ROW	New Acres Needed
		(20%)	(25%)	
Agriculture/Fish/For	-	-	-	-
Mining/Extraction	-	-	-	-
Construction	485.97	97.19	121.49	**704.65**
Manufacturing	129.45	25.89	32.36	**187.71**
Transportation/Communication	55.18	11.04	13.80	**80.02**
Utilities	145.73	29.15	36.43	**211.30**
Information	5.63	1.13	1.41	**8.17**
Wholesale Trade	-	-	-	-
Retail Trade	-	-	-	-
Finance & Insurance	-	-	-	-
Real Estate & Leasing	9.57	1.91	2.39	**13.87**
Professional, Scientific Services	1.09	0.22	0.27	**1.58**
Management of Companies	-	-	-	-
Admin Support/Waste Management	-	-	-	-
Education	7.66	1.53	1.92	**11.11**
Health Care/Social Assistance	-	-	-	-
Arts Entertainment	-	-	-	-
Accommodation/Food Services	-	-	-	-
Other Services	98.83	19.77	24.71	**143.30**
Government	38.65	7.73	9.66	**56.04**
Totals	**977.75**	**195.55**	**244.44**	**1,417.74**

Development Considerations

The costs of extending water and sewer services and the provision of future wastewater treatment systems are the primary considerations in designating future growth. However, other factors must also be considered which includes capacity of the transportation system, anticipated growth, and environmental suitability.

A. Water Services Expansion and Constraints

Growth in the county will depend on the availability and cost of water. If water supplies are tight, the cost of water will increase, and growth will be slow. The contracted amount of water from the B-Y Water District is less than the City's usage during high use periods (summer months). The B-Y Water District has supplied the additional water to date, but there is no guarantee that will continue indefinitely.

The water treatment plant has only produced water on one day in the last 13 years. While the operators exercised the equipment on a weekly basis to keep it operable, the water treatment facility, in its current state, cannot be relied upon to supplement or replace the B-Y Water District supply. It should be noted that all discussions related to the current and estimated future water usage are based on past and expected trends. As such, there is no inclusion for the potential of an industry with a large water demand to locate in the City.

Davison County Rural Water System can provide service to new rural residential, commercial, and industrial users. The system can support large industrial and commercial users with upgrade. Currently the system is exploring some options for upgrading as the City of Mitchell is growing and needing more water.

Many domestic wells are located within a five-mile radius of Mitchell. Therefore, Davison County must consider the development allowed on or near domestic, industrial, and city well-fields to ensure the quality of water is not diminished. It is anticipated that Mitchell will eventually annex rural residential developments when they reach a certain build-out level. The B-Y Water System was extended to Mitchell to ensure that there is adequate water available for Mitchell.

B. Sewer Services Expansion and Constraints

Many locations in southern Davison County have observation wells to monitor ground water levels and quality. The soils within a significant portion of Davison County, particularly Lisbon and Tobin Townships, have limitations for septic tanks. Therefore, Davison County should discourage development that creates a high density of septic tanks use in these areas.

Currently, there are no rural sanitary districts within Davison County. Davison County will stress the importance of economies of scale for future development and encourage wastewater systems designed to service existing and future county residents with wastewater treatment facilities. In addition, Davison County communities must plan for future expansion of their sanitary sewer system, including the location of lagoon facilities.

C. Transportation Capacities, Expansion and Constraints

Within Mitchell and Prosper Townships, there are some township and county roads that are nearing capacity. Significant improvements are needed on SD Highway 37, 274th Street (West Havens), West 23rd Avenue/252nd Street, and other roads within the Mitchell urban growth area also need significant improvements.

Each urban growth area should have proper transportation facilities with the capacity to serve proposed new developments. All rural area transportation routes should provide efficient access between communities and existing developments with few interruptions. However, the county cannot afford to construct, maintain, or improve additional rural arterial and collector roads if it does not benefit from an increased tax base.

D. Environmental Constraints

Some soil in Davison County has severe limitations for development. A map showing the general suitability of soils and land for development in Davison County is shown in **Figure 8.3.** Green shades indicate soils that are more suitable for general development while orange-to-red hues show soils with limited development potential. Development should be limited in those areas impacted by high water tables, poor drainage, and unsuitable soils.

Poor surface drainage causes storm drainage and street maintenance problems, while the high-water tables create problems with basement sumps and septic drain fields. A map of the septic tank soil limitations is located on **Figure 8.4A**. The map indicates that portions of Davison County have limitations for septic tanks.

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches

is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas. Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

Rating class terms indicate the extent to which the soils are limited by all the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

There is a large swath of territory where shallow aquifers present a concern for land use planning. Within these areas, limited development should be considered to protect the water supply.

For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments. The suitability of dwellings with basements and small commercial buildings is shown in **Figure 8.4B.**

Figure 8.3 - General Suitability

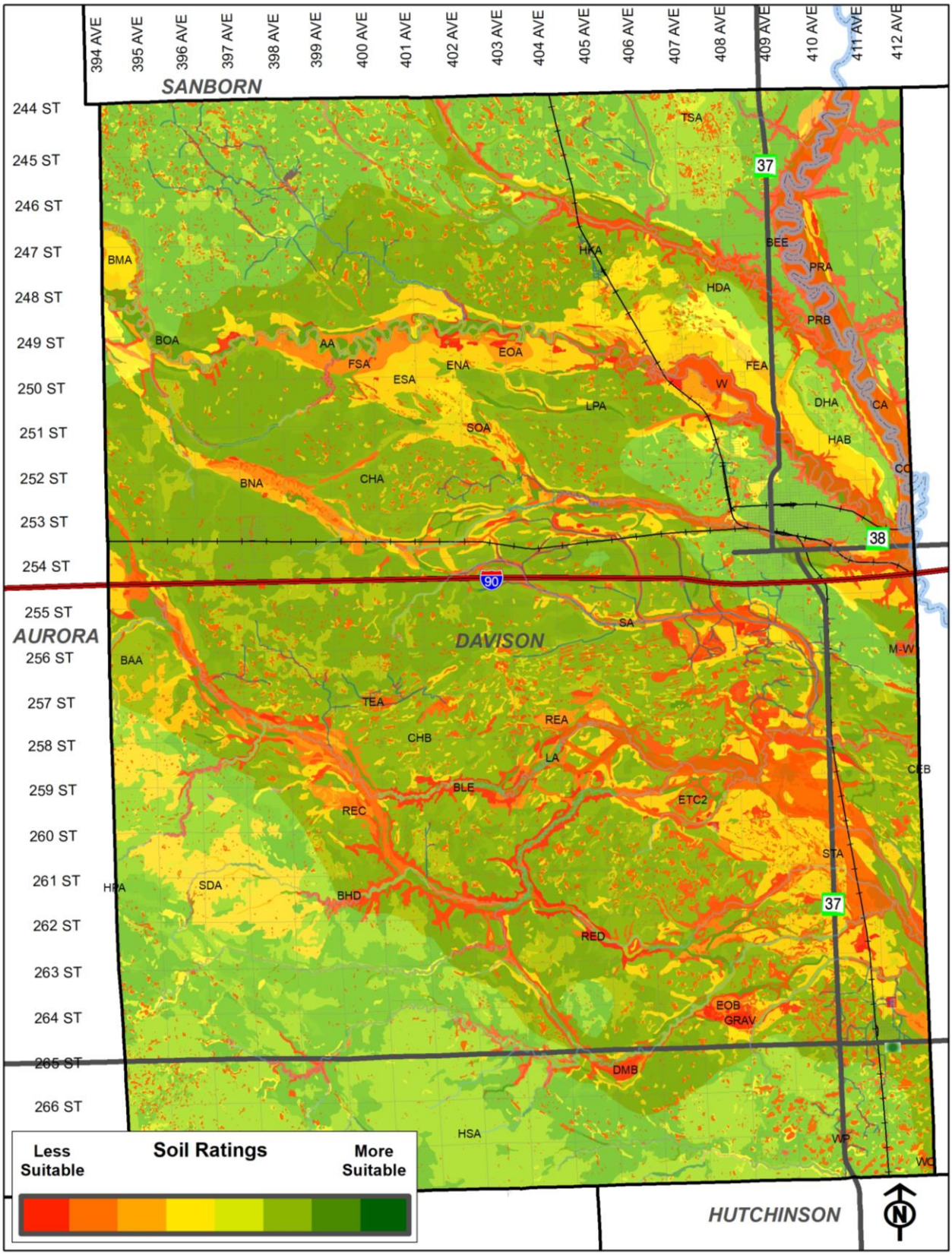
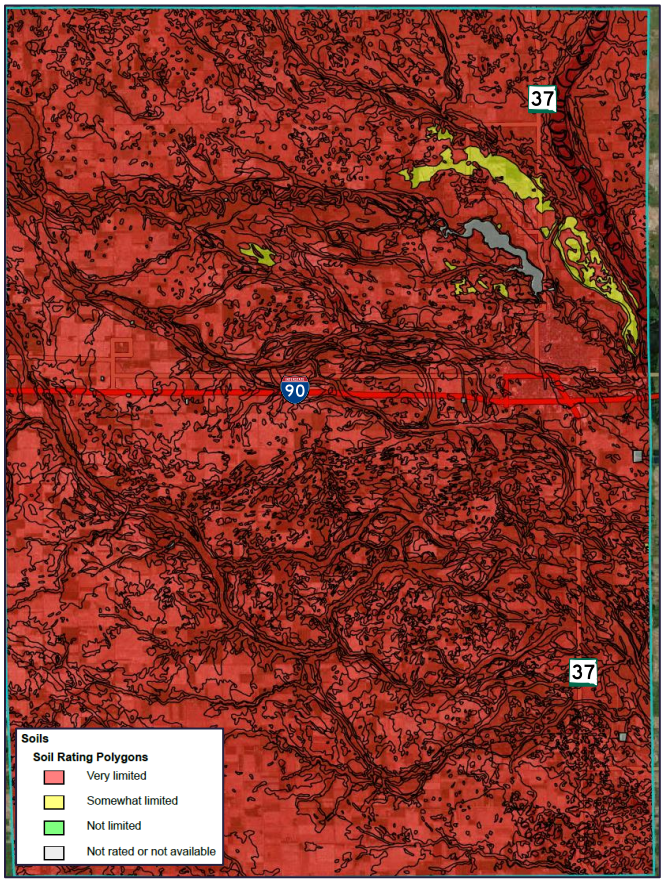
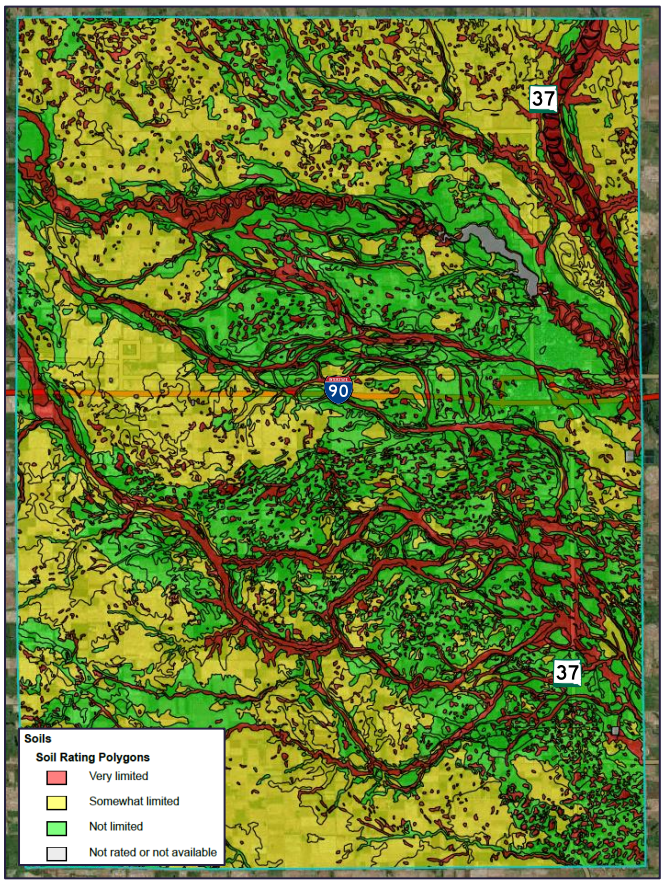


Figure 8.4 Soil Limitations

A. Septic Tank Absorption Field Limitations



B. Dwellings with Basements and Small Commercial Buildings



Growth Area Capacities 2021-2040+

Employment Capacity

The projected future employment and employment land use demand in Davison County calculated in Chapter Seven (Economy) can be compared to future growth areas to determine whether future employment growth can be accommodated. The number of jobs projected by 2038 through shift-share analysis for Davison County is 5,662. Additional employment in sectors that are projected to grow will create a demand for a net 977 acres of land. Adding in market adjustments and infrastructure, a total of 1,417 acres of land will be needed. **Figure 8.5** shows the projected growth areas referenced in the capacity tables.

Table 8.7 and **Figure 8.6** lays out the land and employment capacities for the future growth areas in Davison County. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure, and community services.

Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as construction, manufacturing, and offices.

<u>2021-2025</u>

Subareas B and C in this period are in the south and west areas of Mitchell. These areas contain nearly over 270 acres of land that could accommodate development of various types of employment (**Subarea A** is an area primarily targeted for residential development).

The growth area on the east side of Mount Vernon contains over 50 acres of land suitable for employment which, when added to the areas near Mitchell, over 320 acres is available in the immediate term. Using standards for calculating the number of employees that each area could accommodate, this growth phase could accommodate nearly 4,100 jobs.

<u>2026-2030</u>

Table 8.7 shows that growth areas **A and C** are able to accommodate nearly 3,200 employees and nearly 400 net acres of employment by 2030.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. This area could see a mix of industrial and office uses. Future residential land use is factored into this area.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth.

<u>2031-2035</u>

There are no subareas in the Mitchell area in this phase that are targeted for economic development. This is primarily due to these areas being more suitable for residential land uses or there are enough environmental limitations to make the development of employment areas difficult.

There is a large tract of land which straddles Interstate 90 near Mount Vernon that is suitable for economic development and could accommodate over 1,000 jobs. This area has a similar advantage to the Betts Road Area as the land is well served by transportation infrastructure (railroad and highways). The only limitation in this area is the lack of utilities.

<u>2036-2040</u>

Subarea A in this phase is in the southeast portion of Mitchell and includes the Schlaffman Farm (the location of the annual DakotaFest Farm Show). 100 acres of the 689-acre area is suitable for economic development, which would yield approximately 1,200 jobs.

<u>2040 and Beyond</u>

There are two subareas identified as potential employment areas for long term development. An area on the east side of Mitchell has several environmental concerns which limits the area's employment capacity.

A large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St has much potential for long term urban development. Of the 2,200 acres in the area, 700 gross acres are suitable for industrial uses while the remainder of the land is geared toward rural residential development.

Figure 8.5 – Growth Areas: 2020 – 2040+

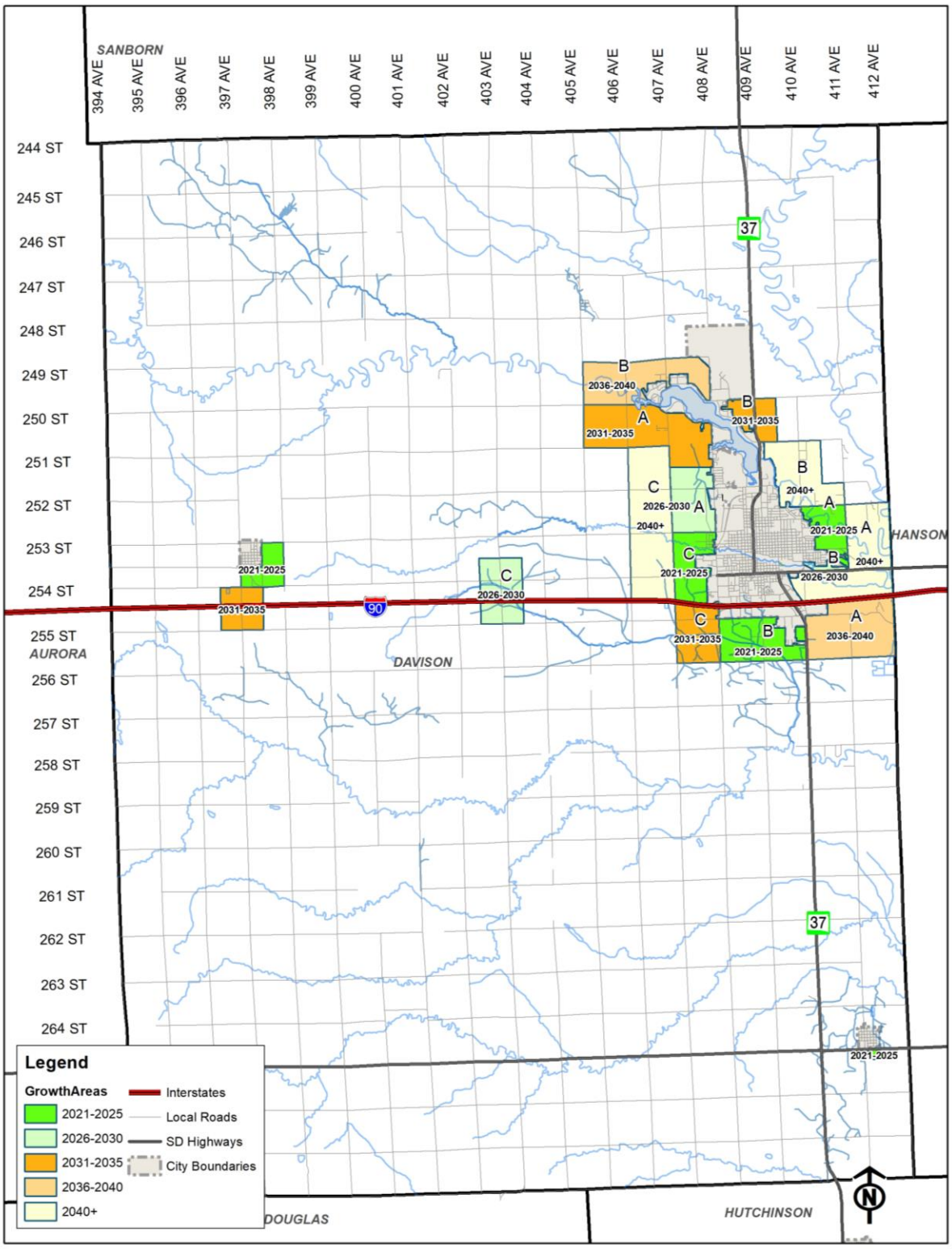
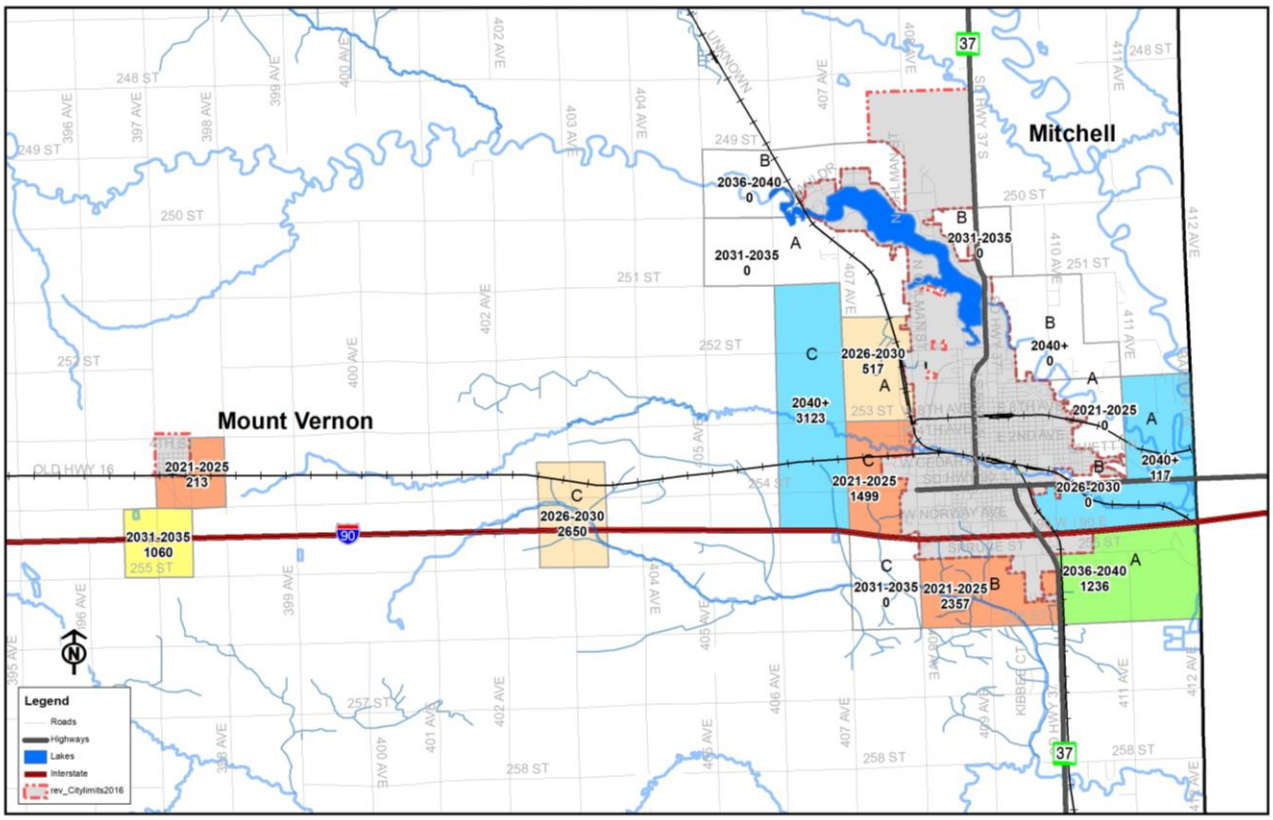


Table 8.7
Growth Area Employment Capacities

Growth Phases	2021-2025			2026-2030			2031-2035			2036-2040		Mount Vernon	Mount Vernon	
Employment Areas	A	B	C	A	B	C	A	B	C	A	B	2021-2025	2031-2035	Totals
Gross Site Area in Acres		443.0	485.0	268.0		955.0				689.0		165.0	624.0	3,629.0
Land Use Concerns		41.0	54.0	15.0		160.0				0.0		0.0	40.0	310.0
Developed Acres		100.0	178.0	108.0		225.0				379.0		64.0	140.0	1,194.0
ROW, Easements		132.9	145.5	170.4		238.7				206.7		49.5	187.2	1,040.9
Net Acres		169.1	107.5	64.6		331.3				103.3		51.5	256.8	1,084.1
Employee Capacity		2,357	1,499	517		2,650				1,236		213	1,060	9,532

Figure 8.6 - Employment Capacity in Future Growth Areas



Residential Capacity

The following table shows the areas and housing capacities for the growth areas around Mitchell, Ethan, and Mount Vernon. The growth areas are listed in 5-year increments and include the subareas found in each time. Each column shows the size of each area in gross acres, the net developable acres (once limitations, current development and rights of way are factored), and net unit capacity. Population projections for each area are based on household size assumptions.

The projected housing units and residential land use demand in Davison County calculated in Chapter Five (Housing) can be compared to future growth areas to determine whether future employment growth can be accommodated. Through trend and growth rate analysis an additional 1,263 housing units are projected by 2040 for Davison County. Adding in market adjustments and infrastructure, a total of 675 acres of land would be needed to accommodate the projected demand.

Tables 8.8 and 8.9 lay out the land and residential capacities for the future growth areas in Davison County, Mitchell, Mount Vernon, and Ethan. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure, and community services.

Table 8.8 – Growth Area Residential Capacities (Mitchell)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density Assumption	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0

Table 8.9 – Growth Area Residential Capacities (Ethan and Mount Vernon)

	Ethan	Mount Vernon
Gross Acres	39.0	322.0
Limitations (Acres)	0.0	17.0
Developed Acres	0.0	20.0
Developable Acres	39.0	285.0
% ROW, Public, Etc.	35.0%	35.0%
Net Acres	25.4	185.3
Unit Density	2.0	1.0
Unit Capacity	50.0	185.0
Units/Lots Sold-Built	0.0	0.0
Net Unit Capacity	50.0	185.0

The growth areas are illustrated in **Figure 8.7**. Each subarea is labeled with the number of housing units that could be accommodated. Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as urban and rural housing.

2021-2025

Subareas A, B and C in this period are in the east, south and west areas of Mitchell. These areas are adjacent to the Mitchell City boundaries and contain 566 net acres of land that could accommodate development of various types of residential uses. Area C is suitable primarily for economic development, so 97 of the 328 acres in the growth area could be planned for housing.

The growth area on the south/east side of Mount Vernon contains 185 net acres of land suitable for housing development which could yield 185 units at a low density. The area south of Ethan could accommodate approximately 50 units at a more conventional density.

2026-2030

Table 8.8 shows that growth areas **A and B** can accommodate nearly 990 housing units on about 396 acres.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. The net acres available for housing in this area represents an important goal for long term residential development.

Subarea B is a small area on the eastern edge of Mitchell near Wild Oak Golf Club. The area would not yield many housing units, but it is readily served by water, sewer, and streets.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth. Because of this employment possibility, housing development would not be a high priority.

2031-2035

The subareas in this phase are primarily suited for residential development. This is due to these areas being adjacent to low density residential development on the outskirts of Mitchell and are a greater distance from business-serving infrastructure.

Subarea A is a large area located south and west of Lake Mitchell containing over 900 net acres. It would provide several years' worth of rural housing development with a capacity of about 690 units.

Subarea B is located on the northern edge of Mitchell near the intersection of SD Highway 37 and the access road to the Mitchell Airport. There are about 250 developable acres in the area that could be developed at lower density and accommodate 182 units. Neighborhood services would also be suitable along Highway 37 in this area.

Subarea C is located on the southwest edge of Mitchell near Trail King Industries. Of the 870 gross acres in this area, 300 acres are suitable for housing when development concerns, existing development and infrastructure are considered.

2036-2040

Subarea A in this phase is in the southeast portion of Mitchell south of Mitchell Technical College (MTC). There are 643 developable acres in this area. When infrastructure and rights of way are factored, there are 418 acres remaining that could be used for housing. It is recommended that housing be developed at a rural density in this area. The area could accommodate about 200 units at a lower density.

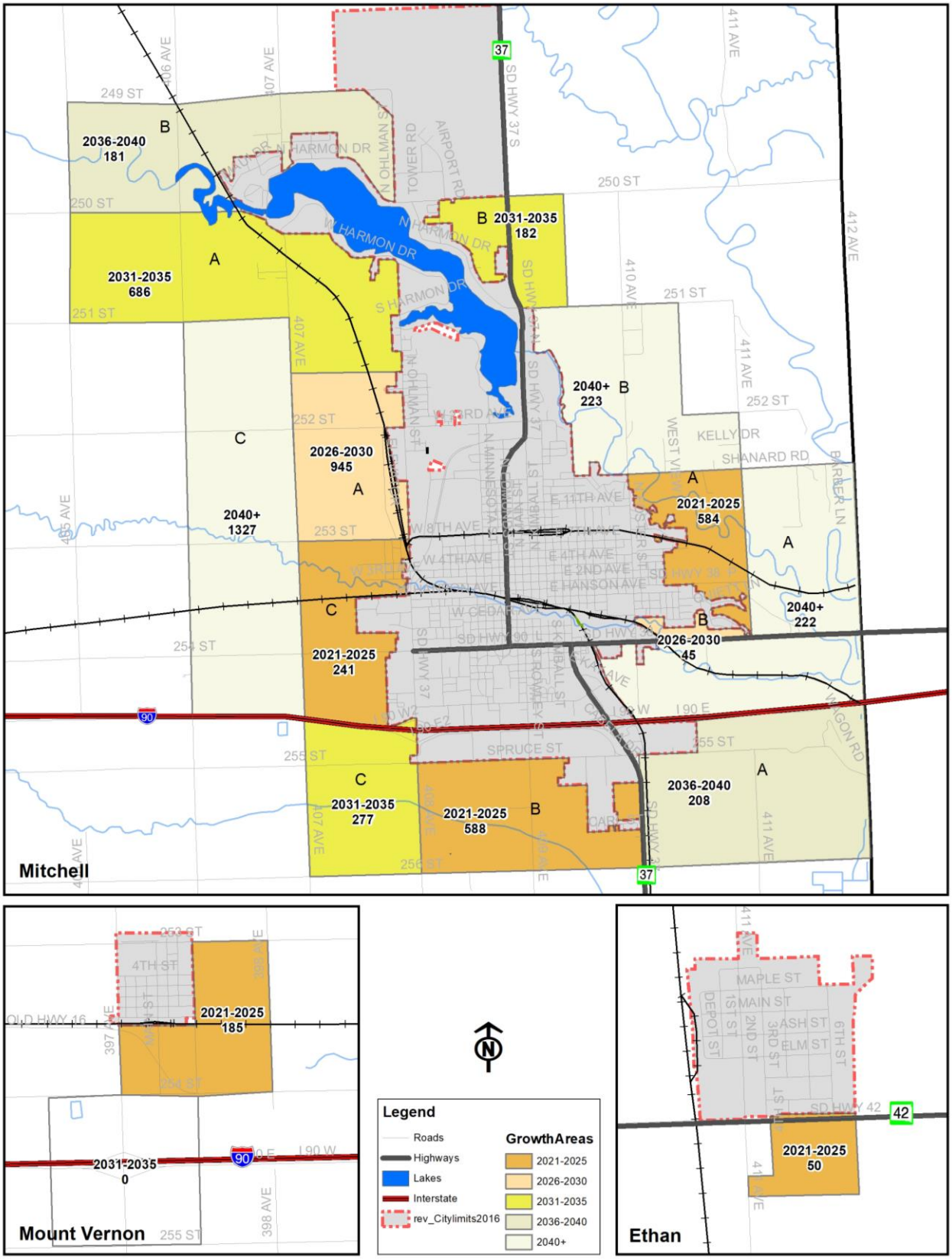
Subarea B is a large area located west and north of Lake Mitchell containing over 400 net acres. It would provide several years' worth of rural housing development with a capacity of about 180 units.

2040 and Beyond

There are three subareas identified as potential areas for long term development. These represent places where urban infrastructure and services are not readily available. The areas (**Subareas A and B**) which lay east of Mitchell would be more suitable for residential development at a rural density.

Subarea C is large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St and has much potential for long term urban development. Of the total acres in the area, 663 net acres are suitable for residential development at a more urban density.

Figure 8.7 – Residential Capacity in Future Growth Areas



Countywide Land Use Design

The data presented in earlier chapters supports the expectation of continued growth within the county. The impact of growth can be controlled through clearly established goals and policies with regards to future development. These goals must balance individual property rights with the public good thus mitigating the potential of negative impacts.

Policies and regulations may be viewed as "restrictive," yet it is as important to provide language in a positive, "prescriptive" manner. These types of objectives are evident when discussing preservation issues or elements including agricultural lands, road rights-of-way, utility corridors, and new development.

Davison County's role in influencing development must be guided by the phrase, "in the best interest of the public" and not that of individuals or selective groups. It is important to concentrate "on the whole" prior to moving forward with additional planning documents. **Table 8.10** explains the land use policy areas for the County in greater detail.

Table 8.10 - Countywide Land Use Design Policies

Land Use Design Area	Purpose	Characteristics	Objectives
Urban-Developed	To provide for protection of existing neighborhoods.	Stable; appropriately developed with full infrastructure, community facilities, and services	Protective regulations and protection of public spaces.
Neighborhood Preservation	To provide for infill opportunities to assist the area reach its full development potential.	Infrastructure is feasible if not provided; full range of community services.	Flexible regulations and reassignment of underused properties
Downtown	To provide for a mix of consumer-oriented uses with business offices and civic activities	Several uses located in a concentrated area consiting of narrow lots and buildings as well as monumental civic structures	Promote private investment in the central business district through incentives. Public investment includes streetscape improvements and public spaces.
Service Nodes	To provide for land uses which serve adjacent neighborhoods and development	Neighborhood shopping areas and convenience centers located at the intersection of arterial and collector roads	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed.
Community Gateways	To provide for visible nodes which engage travelers to explore other areas of the community	Areas which include themed commercial development, highway-commercial services and/or landmarks	Flexible regulations and dedication of areas for landmark-level development and buildings
Urban Character Areas	To provide for future intensive urban development on lands suitable for delivery of infrastructure and services	Lands assigned for near term development, generally contiguous to "developed" areas, having the capacity for immediate infrastructure service	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Rural Character Areas	To provide for areas where urban services are not required and natural resources will not be impaired; to encourage preservation of scenic resources	Land identified as high potential for rural land uses such as acreages, estates, small farms and recreation that do not require urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Economic Corridor	To provide for businesses where urban services are not required and natural resources will not be impaired; to encourage preservation of scenic resources and guard against the unreasonable alteration of natural resources	Land identified as high potential for economic development such as rural industry, small farms, workshops and tourism that do not need to rely on urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Emerging Neighborhoods	To provide for the smooth transition of un(under)developed land to neighborhoods containing homes, parks, and services	Land located adjacent to, or within city boundaries near existing infrastructure where neighborhood development is already proposed or is imminent.	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Reimagined Neighborhoods	To provide redevelopment opportunities to assist the area reach its full development potential	Stable; appropriately developed with full infrastructure, community facilities, and services	Adaptable regulations to spur investment and priority given to public spaces and walkable environments.
Innovation District	To attract investment by entrepreneurs, startups, business incubators, generally with the aim of concentrating innovative businesses	An employment area specializing in technology, medicine and/or arts. A completed innovation district includes; economic, physical and networking assets	Promote private investment in the district through incentives. Public investment includes infrastructure
New Neighborhoods	To provide for future urban development on lands suitable for delivery of infrastructure and services	Lands assigned for development to accommodate a mix of land uses including; housing, parks, schools & neighborhood services and having the capacity for immediate infrastructure service	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Rural Neigborhoods	To provide areas for residences on larger parcels of land giving natural resource protection high priority	Land identified as high potential for rural housing such as acreages, herb farms and estates that do not require urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Employment Areas	To provide for the creation and/or expansion of businesses and jobs to maintain or increase economic base activities	Land identified as opportunity for economic development and include industrial, office and business support services	Provide utility infrastructure and ensure major transportation connections are accessible
Conservation - Agriculture and Preservation	To provide for effective long-term management of lands with limited or irreplaceable natural, recreational, or scenic resources and lands with high agricultural value	Lands that contain major wetlands, wildlife habitats, watersheds and aquifers, and significant natural amenities; also lands that contain significant commercial agricultural production	Very strict development controls; withhold infrastructure; acquisition of land and development rights.

All of the land use design policy areas were developed and assigned to the map according to the following principles:

Urban Developed, Urban Character and Neighborhood Preservation Areas

- Areas where infrastructure is in good condition, with sufficient capacity to absorb additional urban development,
- Areas containing a supply of vacant buildable land,
- Areas with sufficient other community services to support additional development; and
- Areas that are not in hazardous areas

Emerging Neighborhoods

- Lands should not be subject to substantial natural hazards; thus flood-hazards and steep slopes should be avoided,
- Lands should avoid vulnerable environmental areas such as wildlife habitats and wetlands,
- Lands should have public water and sewer systems and transportation already available or be situated so that extension of infrastructure is economical,
- Lands with better access to employment and shopping are more suitable,
- Lands with planned transportation investments may be more suitable for growth,
- Locations should not be in strong contradiction to land market trends, and
- Lands especially well-suited to commercial agriculture or forestry should be avoided.

Rural Neighborhoods, Rural Development and Economic Corridor Areas

- Locations on or near the regional highway network are more suitable than locations away from the network,
- Areas within prime agricultural or forest lands especially viable for commercial-scale management should be avoided,
- Areas with soils suitable for septic tank systems are more suitable, and
- Enhancement and expansion of existing rural community centers in an area should have priority over establishing a new center.

Conservation - Agriculture and Preservation Districts

- Utilize the watershed approach in planning conservation areas,
- Preserve and manage vegetative cover, especially on steeper slopes,
- Preserve a few large areas rather than many small ones,
- Allocate only those uses that are low density, low impact in environmentally sensitive areas,
- Give highest preservation priority to those areas with the rarest natural amenities such as slopes, certain types of habitats, wetlands, streams, etc., and
- Use natural amenities to help shape the urban form, such as taking advantage of open space adjacent to the community, significant views, and elevations.

Employment Areas

- Terrain: Reasonably level and well-drained land outside the floodplain. It should have less than a 5% slope. Sites that slope more than 5%, provided the parcel is large enough, may be appropriate for office parks or other low-density business parks.
- Range of Locations: Where and whenever possible, the Town should offer a number of modest sized employment sites, distributed evenly in space, and offer choices for employers and developers with good accessibility to employees as opposed to very few large sites.
- Adequately Sized Sites: Employment centers need to be large enough to accommodate expansive one story buildings and accessory storage, loading, and parking areas. Sites should range in size between 2 acres to 10 acres or more.
- Access to Transportation: The desired transportation mode and type of access to each mode will be different for each type of employment land use. For most employment areas in the County, direct access to trucking routes and other transportation modes will be the highest priority. Sites along the highway should have adequate depth from the road. In some cases, access or service roads may provide sufficient access for delivery vehicles and employees.
- Access to Labor Force: Depending on the type of employment offered by the particular land use, proximity to blue-collar, professional, and clerical labor forces need to be considered in site selection.
- Visibility: Some businesses need prominent highway sites for public relations purposes.
- Utilities: In addition to water, sewer, gas, and electricity, the City should be aware of special utility needs of some businesses. In some cases,

separate wells may need to be drilled and septic systems need to be installed.

- Compatibility: Industries that deal in noxious activities such as noise, glare, odor, smoke, traffic, and other emissions need to be carefully considered in terms of site selection.

Service Nodes and Downtowns

- Access: Accessibility to the market area and direct access to traffic is critical for commercial areas.
- Terrain: Sites should be reasonably level, well-drained, and outside floodplains.
- Adequately Sized Sites: Sites should be large enough to accommodate the quantity of retail, office, and commercial space to make the center work as well as the accessory uses of parking and loading. Sites should range from 1 acre to 10 acres or more in size.
- Utilities: Water and sewer are critical, especially in outlying areas not yet served by infrastructure.

New and Reimagined Neighborhoods

- The planning process is not so much concerned with "location" principles for residential areas as much as it is with "design" principles for neighborhoods in Ethan, Mitchell and Mount Vernon. Neighborhoods need to be arranged into a pattern that makes up a communitywide design to accommodate the residential functions that extend beyond the immediate neighborhood. In general, neighborhoods should:

  - Be a combination of dwellings, residential-supporting land uses (stores, café, bank, etc.), local community facilities (schools, day cares, etc.), transportation facilities, and open space (parks, greenways, etc.)
  - Contain a range of housing types, sizes, and tenures suitable for many stages of the household life cycle for a range of incomes.
  - Be designed for human scale. This implies being walkable and planned for people first, cars second; in every detail. A human scaled neighborhood will generally have a park or public space in the core area, surrounded by higher density dwellings, then lower density housing towards the edge. The general distance from the core to the edge is usually between one quarter and one half mile. The neighborhood should also have a strong sense of place; meaning that a neighborhood has a focus. The core should be centrally located. The neighborhood should strive to maintain a balance of civic, social, and commercial uses (if the neighborhood can support them).
  - Have excellent connection to the communitywide transportation system, but also protected from the intrusion of heavy traffic. It should also realize that streets are the center of the public environment and are multipurpose public spaces for both cars and people.
  - Be comprehensively designed to incorporate a public space system consisting of streets and other path systems and open spaces such as plazas, greens, and so forth. It should also include private open spaces such as yards and gardens, and not overlook the need for commons, playgrounds, parkways, and greenways which can lead to the edge of the neighborhood.
  - Adapt over time to changing conditions and inhabitants.

Figure 8.8 illustrates how the countywide land use design policies can prescribe the general development patterns in Davison County.

Figures 8.9 and **8.10** show the major streets and roads plan in the County. The street and road designations would be based on the timing and location of future growth and development.

Figure 8.8 - Countywide Land Use Design Policies

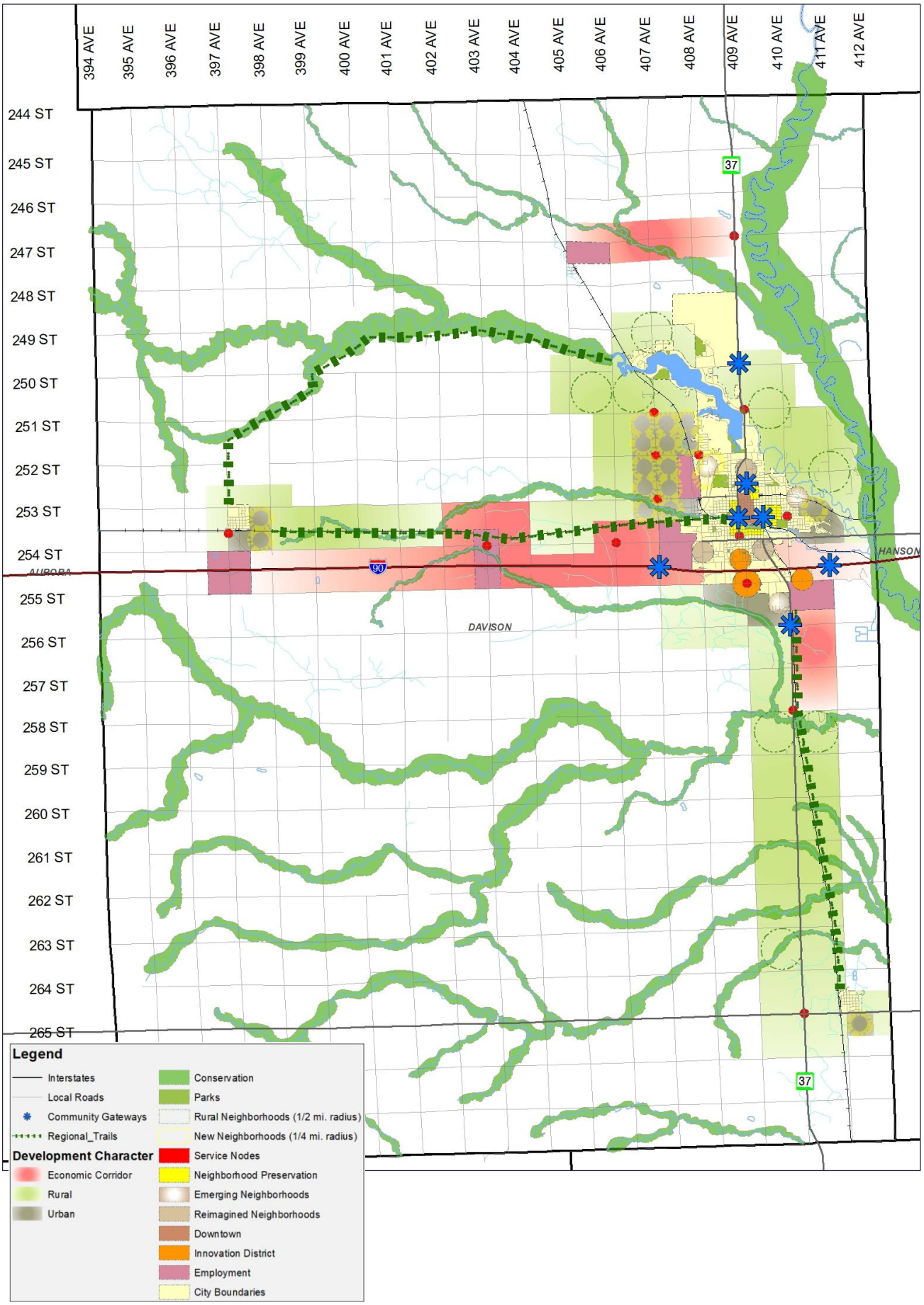


Figure 8.9 - Growth Areas and Major Street Plan

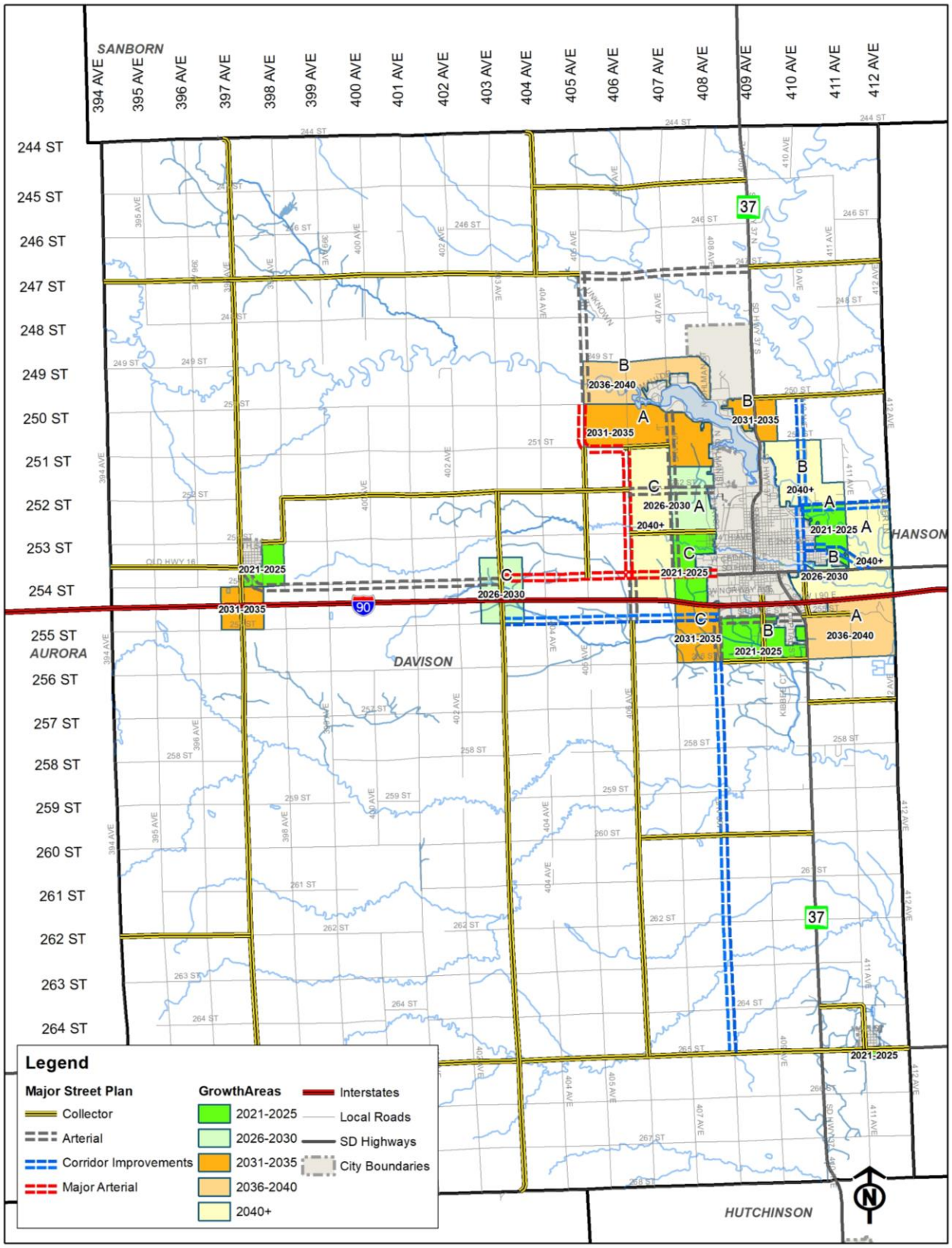
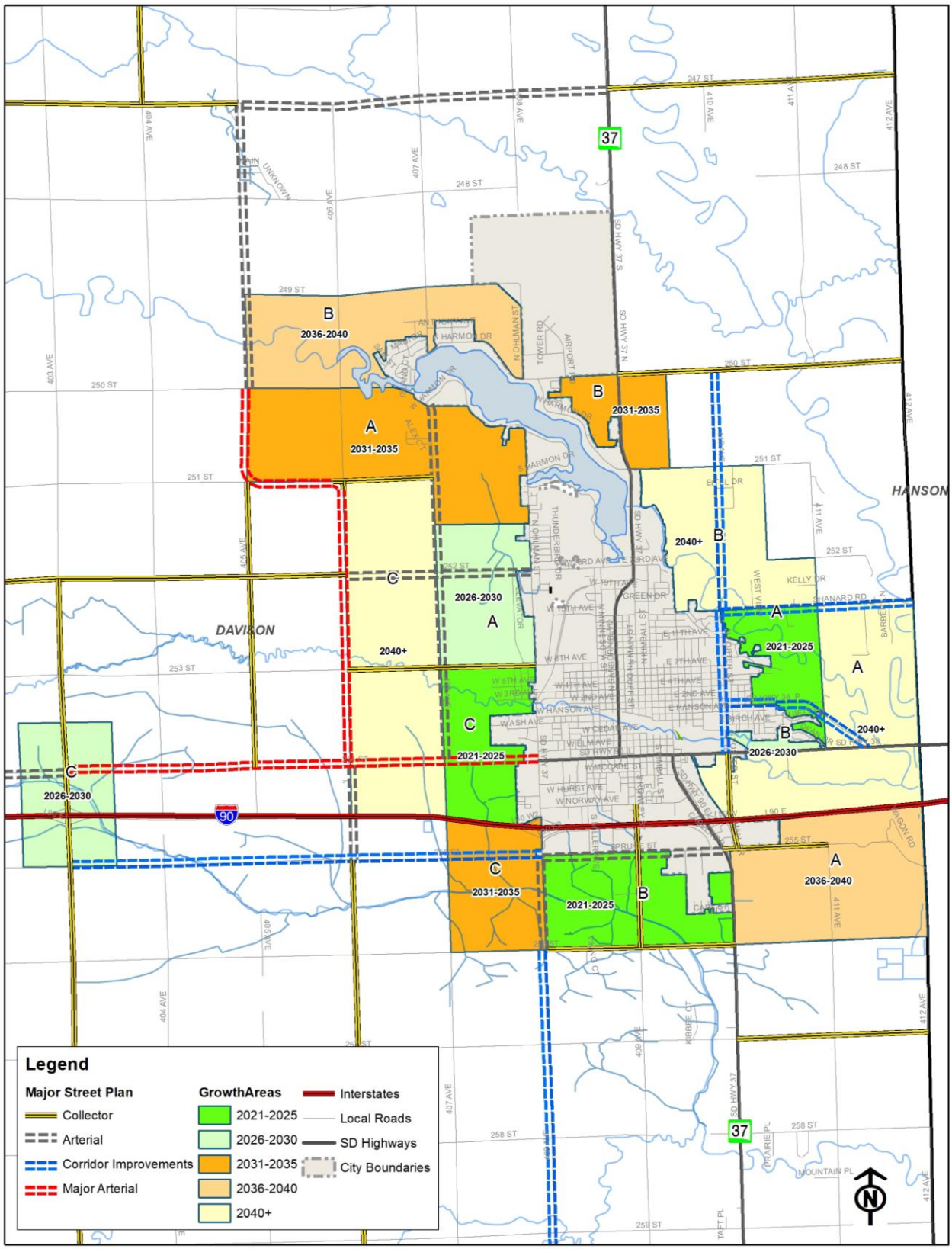


Figure 8.10 – Growth Areas and Major Street Plan (Mitchell Area)



Future Land Use Map

The final piece of a Comprehensive Plan is development of a "Future Land Use Map". This map is generally based upon numerous factors including:

- Infrastructure.
- Existing development patterns.
- Future growth needs.
- Countywide Land Use Design; and

The purpose of a future land use map is to provide a reference guide for development. The various land use boundaries are defined by the factors noted above along with other external influences. The intent is to not prepare the "future" map in a vacuum but to look past what has occurred and plan what should reasonably be expected to happen in the next 10 to 20 years. While this map is a guide it may also be utilized as a reference document in support of future land use decisions.

The Future Land Use Map is presented in **Figures 8.11 and 8.12.** The illustrations emphasize development activity within the same three townships. This map is intended to be a guide upon which a zoning map is prepared.

- Agriculture;
- Green Corridor;
- Parks-Rec-Conservation
- Rural Residential;
- Low Density Residential;
- Medium Density Residential;
- Mixed Use Center;
- Mixed Use;
- Employment Area; and
- Heavy Commercial

There are transitional uses that are found in the City of Mitchell's extraterritorial jurisdictional area (ETJ). The ETJ extends one mile beyond the City boundaries in each direction. The Mitchell Zoning Ordinance delineates this area an "Urban Development (UD)" district.

FIGURE 8.11
Future Land Use Map - Davison County

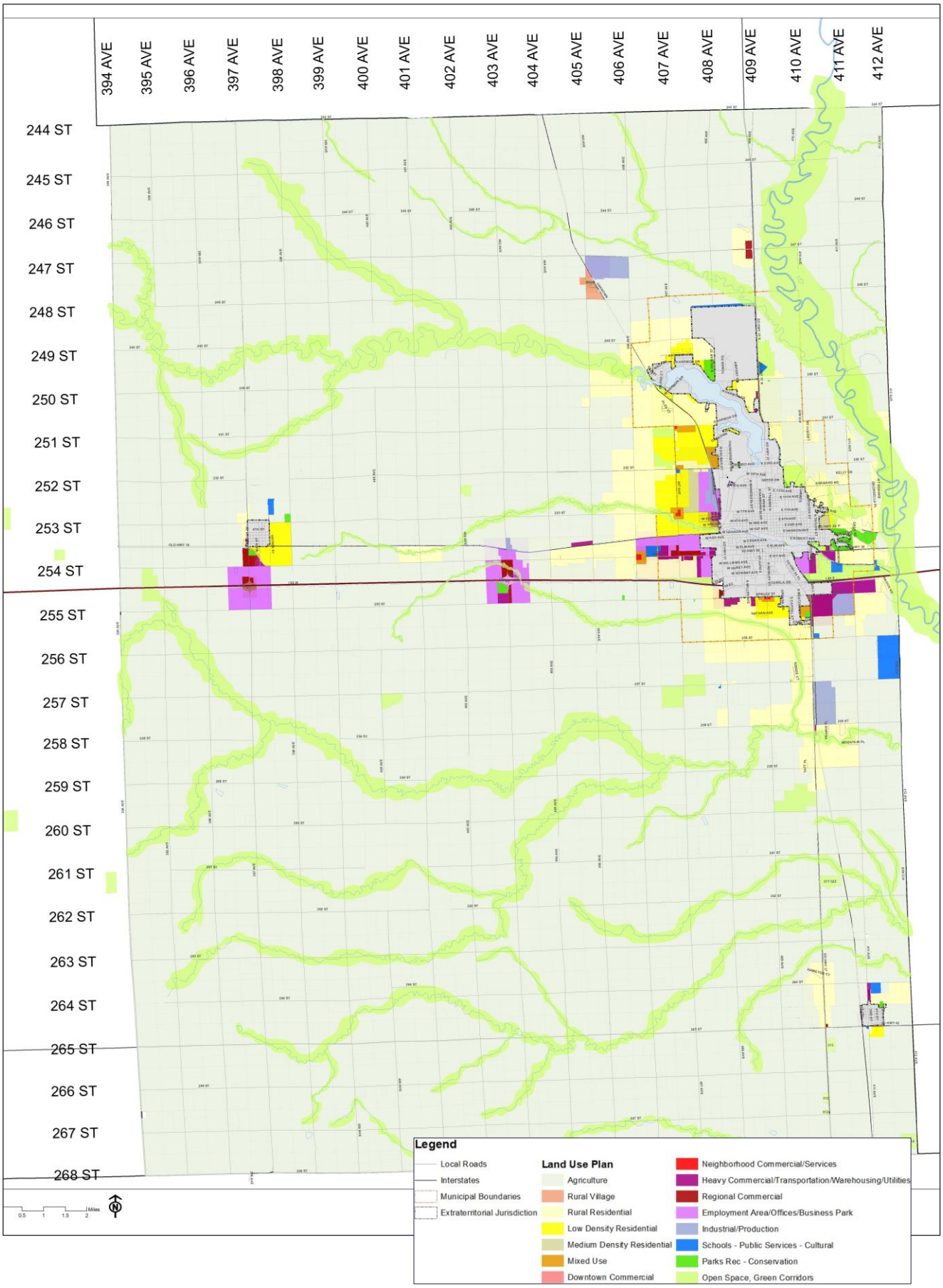
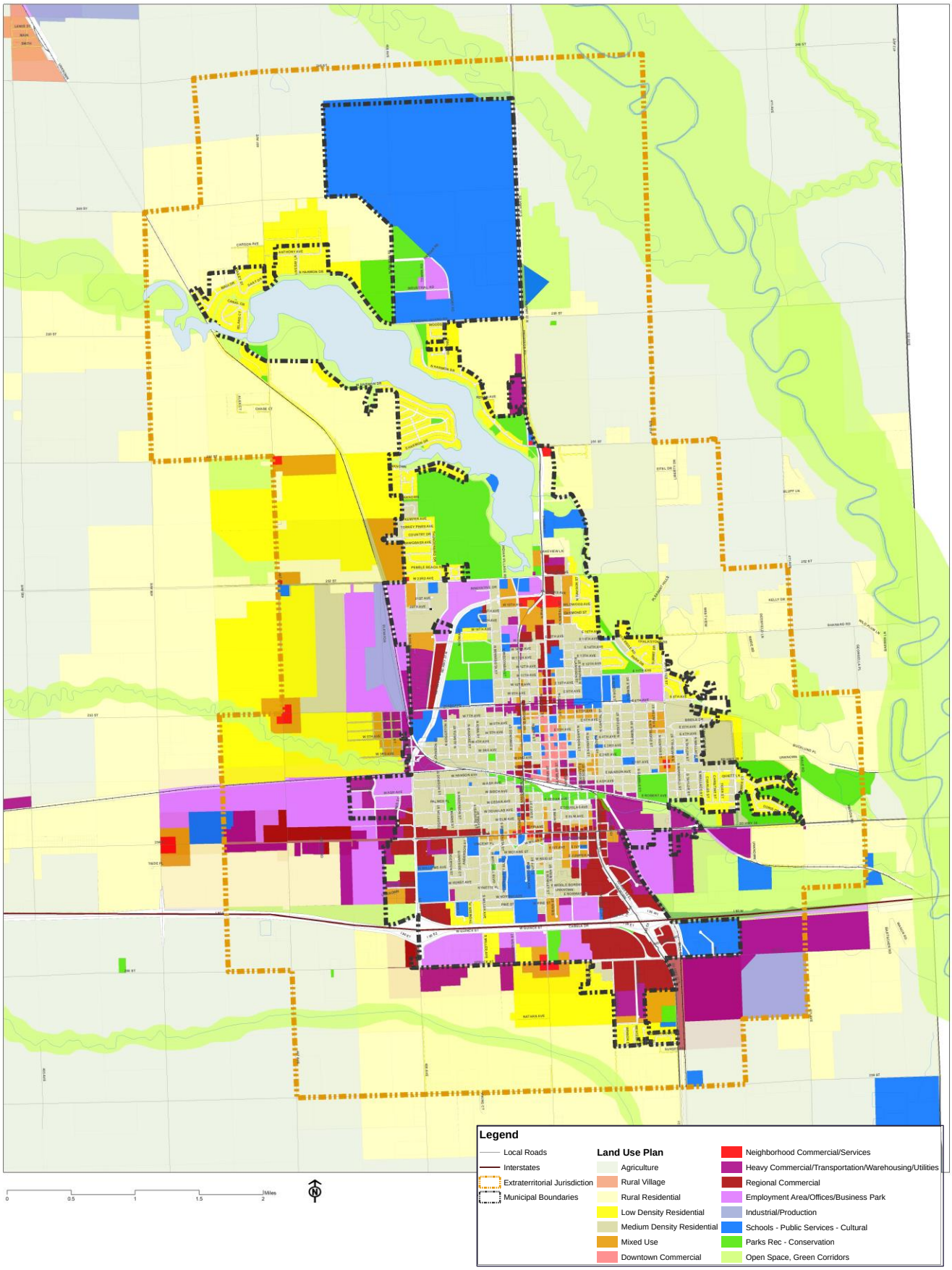
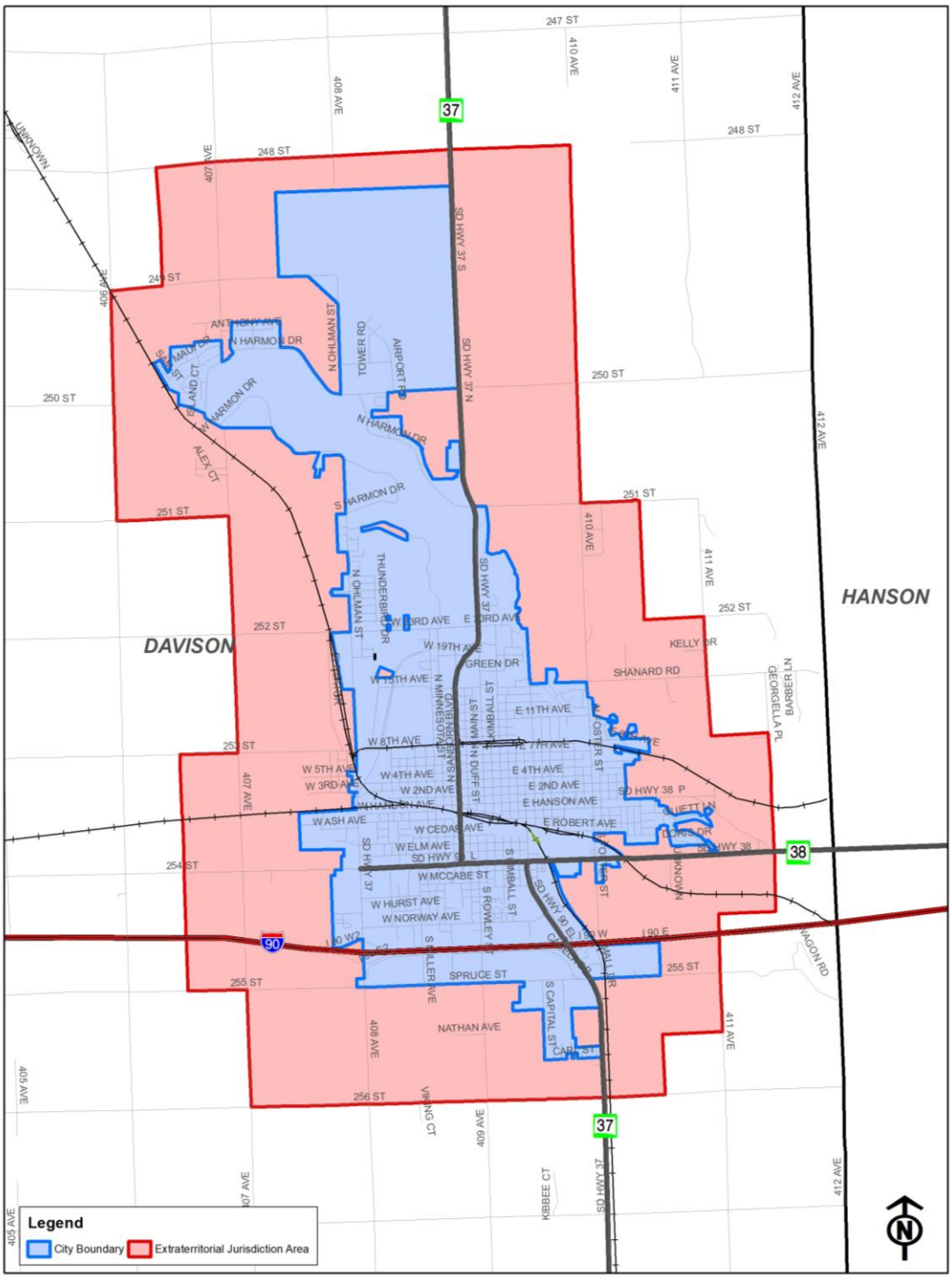


FIGURE 8.12
Future Land Use Map - Mitchell Area



Earlier, the County's land use planning jurisdictional area was defined as Davison County except the incorporated municipalities. This is an accurate description with the exception of an Extra-Territorial Jurisdictional (ETJ) area abutting the City of Mitchell. The ETJ area was granted to the City by the County Commission for the purpose of regulating land uses on properties lying outside the corporate limits, as illustrated within **Figure** 8.**13**.

FIGURE 8.13
City of Mitchell Extraterritorial Jurisdiction Area



Important Issues for Consideration

Animal Feeding Operations

The specialization and industrialization of American agriculture during the past several decades has resulted in an increased number of agricultural facilities that house and feed a large number of animals in a confined area. These facilities, known as concentrated animal feeding operations (CAFOs), offer a more efficient system to feed and house animals through specialization, increased facility size and close confinement of animals.

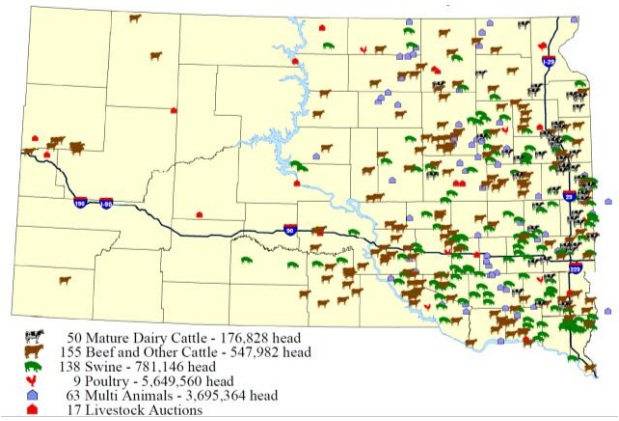
They also pose increased environmental and health problems for neighboring properties and communities. Because more waste is generated in CAFOs than other less-dense animal farm facilities, the potential for greater air, water and land pollution increases in nearby areas. The U.S. Environmental Protection Agency (EPA) projected that the nation's animal feeding operations annually produced more than 1.1 billion tons of manure. EPA estimated that CAFOs accounted for more than half of this amount.

When appropriately applied to soil, animal manure can fertilize crops and restore nutrients to the land. When improperly managed, however, animal wastes

can pose a threat to human health and the environment. Potential pollutants associated with animal wastes include nutrients (such as ammonia, nitrogen and phosphorus), organic matter, solids, pathogens, antibiotics, odorous or volatile compounds, and trace elements (such as arsenic and copper). According to the Centers for Disease Control and Prevention, these pollutants can directly affect human health and can encourage the growth and development of potentially harmful plants and organisms.

Due to the increased occupational, environmental and community hazards posed by CAFOs, state, local and federal authorities regulate them. The federal Clean Water Act prohibits discharges of pollutants from point sources into U.S. waters without a permit. Section 502 of the act specifically includes CAFOs in the definition of "point source." Therefore, CAFOs that discharge wastes into waterways must obtain a National Pollutant Discharge Elimination System (NPDES) permit, which limits the amount and types of pollutants that can be released.

There are 15 animal feeding operations in Davison County which handle cattle and hogs, totaling nearly 50,000 animals.



A study of suitable sites for more intensive agricultural uses in Davison County was conducted in 2016. The study revealed that there were **27** sites within Davison County which met the minimum standards for inclusion as potential Concentrated Animal Feeding Operation (CAFO) sites and **8** sites met the minimum standards for Agriculturally-related Industrial Development (AID).

Wind Energy Systems

Wind is a renewable energy source. Overall, using wind to produce energy has fewer effects on the environment than many other energy sources. Wind turbines do not release emissions that can pollute the air or water (with rare exceptions), and they do not require water for cooling. Wind turbines may also reduce the amount of electricity generation from fossil fuels, which results in lower total air pollution and carbon dioxide emissions.

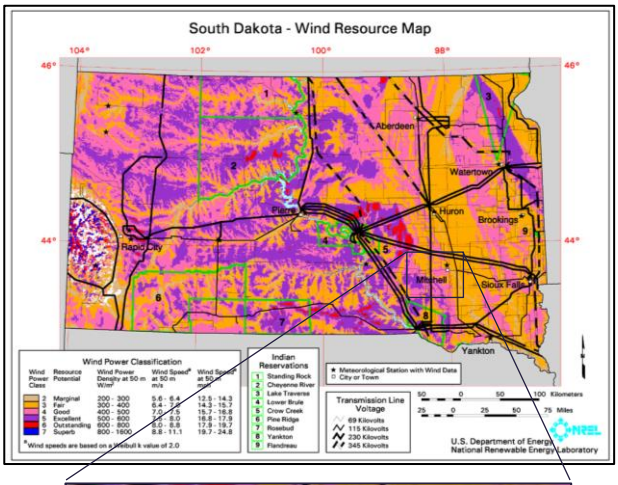
An individual wind turbine has a relatively small physical footprint. Groups of wind turbines, sometimes called wind farms, are located on open land, on ridges, or offshore in lakes or the ocean.

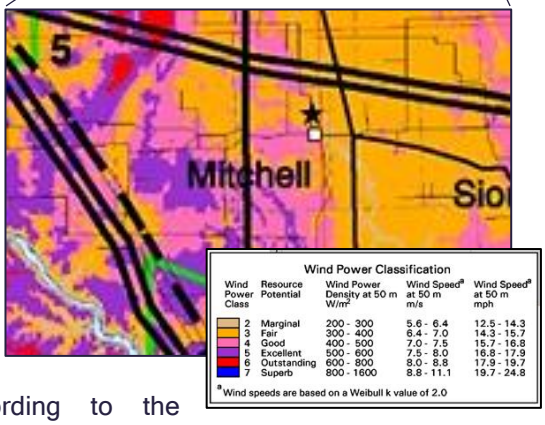
Modern wind turbines can be very large machines, and they may visually affect the landscape. A small number of wind turbines have also caught fire, and some have leaked lubricating fluids, but these occurrences are rare. Some people do not like the sound that wind turbine blades make as they turn in the wind. Some types of wind turbines and wind projects cause bird deaths. These deaths may contribute to declines in the population of species also affected by other human-related impacts. The wind energy industry and the U.S. government are researching ways to reduce the effect of wind turbines on birds.

Most wind power projects on land require service roads that add to the physical effects on the environment. Producing the metals and other materials used to make wind turbine components has impacts on the environment, and fossil fuels may have been used to produce the materials.

Operating a wind power plant is more complex than simply erecting wind turbines in a windy area. Wind power plant owners must carefully plan where to position wind turbines and must consider how fast and how often the wind blows at the site.

Good places for wind turbines are where the annual average wind speed is at least 9 miles per hour (mph)—or 4 meters per second (m/s)—for small wind turbines and 13 mph (5.8 m/s) for utility-scale turbines. Favorable sites include the tops of smooth, rounded hills; open plains and water; and mountain gaps that funnel and intensify wind. Wind resources are generally more favorable for electricity generation at higher elevations above the earth's surface. Large wind turbines are placed on towers that range from about 500 feet to as much as 900 feet tall.



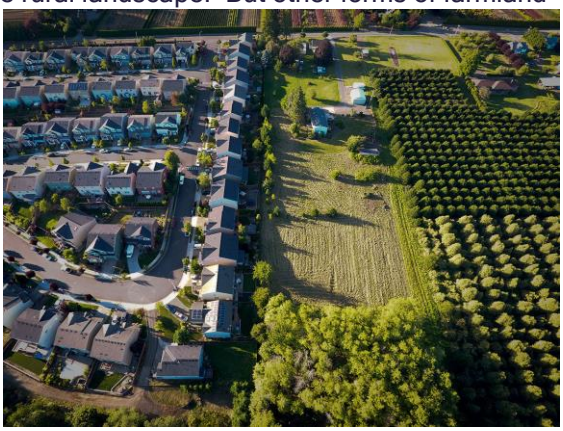


According to the U.S. Department of Energy, Davison County presents good to excellent potential for wind power production in the graphic above.

Other wind projects have been established in the region. The Crow Lake project in northwest Aurora County has 101 turbines and a total capacity of 87 megawatts of electricity. Two projects in western Aurora County and eastern Brule County have a total of 18 turbines and nearly 42 megawatts of generation capacity.

Rural Residential Development

Sprawling residential, commercial and industrial development certainly has a detrimental effect on the rural landscape. But other forms of farmland



use have equally devastating effects, though it may take longer for the effects to surface. Repeated production of the same crop can deplete soils and nutrients when managed improperly, rendering highly productive land much less productive over time.

Hobby farms, purchased primarily as residences operate as micro-scale crop or livestock production facilities, private recreational amenities or simply 'rural lifestyle' homesteads. Other than the sale and development of the property, they rarely contribute to the economic viability of the agricultural community and serve to break up much larger tracts of previously productive land. This prevents true

investment in agricultural production and often allows for the eventual removal of the property to development.

These alternative land use forms have their effect on the farming community by raising the price of open land, breaking up open land and taking open land out of the market. The rural lifestyle can be strongly affected by the refusal of new or large-scale landowners, as well as new owners of hobby or mini-farms, to allow access to trails and open space across their lands.

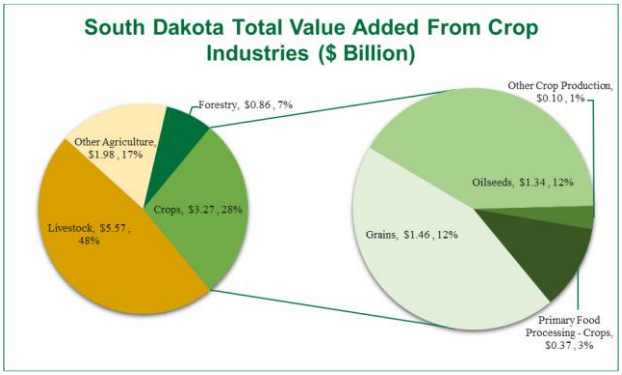
Many municipalities and counties have sought to slow the spread of rural sprawl by requiring larger residential building lots – at least 1 acre and in some areas five acres or larger. Unfortunately, this

approach has generally resulted in a new form of clustered sprawl, often with huge houses and rural subdivisions eating up open land and leaving fragmented natural areas and wildlife corridors. Natural habitat size is also reduced to the point where the native species populations cannot be sustained.

Value Added Agriculture

A study conducted in 2021[1] detailed the contribution that the agriculture, ethanol, and forestry industries made to South Dakota's economy. The study showed the state level results by four major categories: 1) Crops, 2) Livestock 3) Other Agriculture and 4) Forestry. The Crops category includes industries such as grain and oilseed farming, as well as crop food processing industries.

Total value added contributed to the South Dakota economy from crops was $3.27 billion. Grain and oilseed farming together make up 86% of this contribution at $1.46 billion and $1.34 billion in value added, respectively.

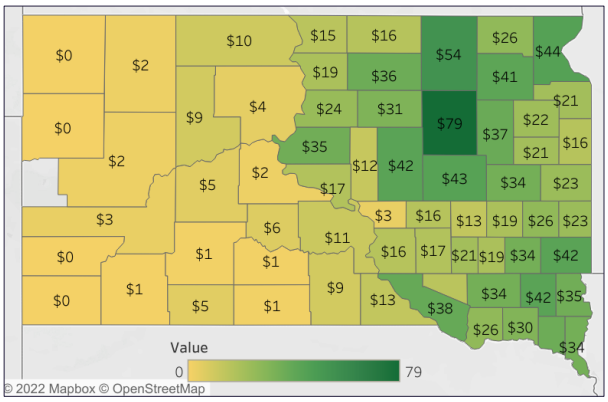


[1] 2021 Economic Contribution Study of South Dakota Agriculture, Ethanol and Forestry, July 2021, Decision Innovation Solutions.

Crop production and related economic activity in South Dakota also accounted for 30,817 jobs, $7.91 billion in output, and $3.34 billion in household income. In addition to crop production, the 'Primary Food Processing – Crops' category was a major contributor in this area. This category includes items such as wet corn milling, flour milling, and soybean processing.

The **Figure 8.14** below shows that Davison County's oilseed production added $21 million in value to the economy in 2021.

Figure 8.14
Value Added From Oilseed Crops, 2021



In 2022, the South Dakota Soybean Processors plans to construct a multi-seed processing plant near Mitchell. The plant will have the capacity to process 35 million bushels of soybeans annually or the equivalent 1.0 million tons of hi-oilseed crops.

According to Soybean Processors officials, "The increasing demand for vegetable oil is driving the expansion of soybean processing in the United States. A plant with the ability to also process hi-oilseed crops such as sunflowers (which can produce twice as much oil per acre than soybeans) significantly reduces the risk of the project and puts the plant in a much better position for long-term success.

The Mitchell site provides a unique set of advantages over other locations. In addition to being near an abundant supply of soybeans, the plant's western location is tributary to the western side of the state, an area well-suited for the production of hi-oilseed crops such as sunflowers and camelina.

It is notable, too, that the Mitchell area is experiencing significant growth in hog and dairy production, and these factors will help provide an increasing demand for soybean and sunflower meal. Further, the plant will be located on BNSF railway, and as SDSP has already established a strong relationship with them, we are looking forward to a partnership on this project."[2]

Figure 8.15
Land Cover by Acreage in Davison County, 2021

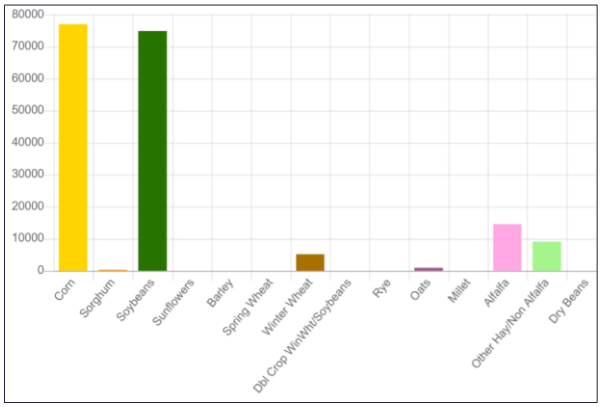
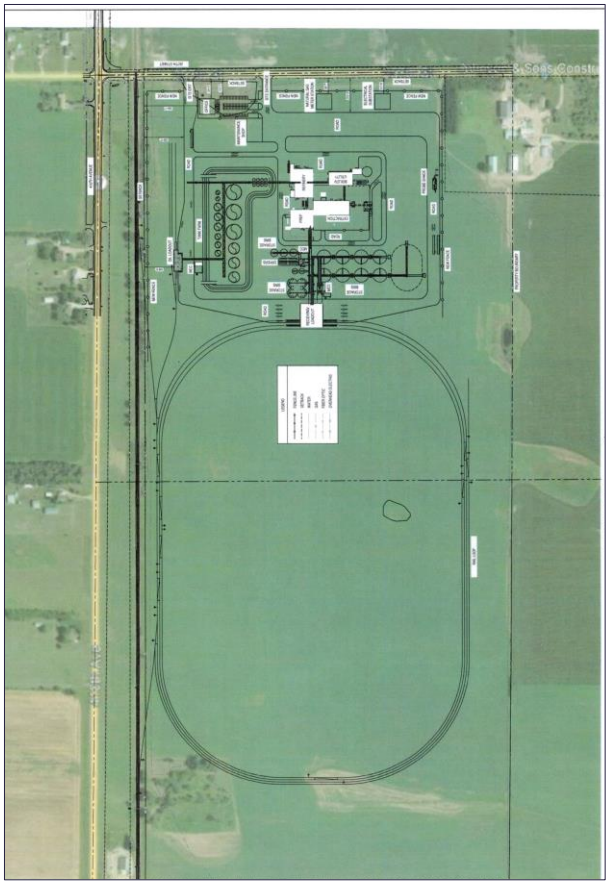


Figure 8.16
Proposed Soybean Processing Facility



[2] South Dakota Soybean Processors, Press Release, February 9, 2022

Firesteel Creek and Lake Mitchell Water Quality

Lake Mitchell is a man-made reservoir that was built in 1928 to serve as a drinking water supply and recreation center for the City of Mitchell and surrounding area. While used and enjoyed by generations of families over the years, a steady decline in water quality has also occurred over time.

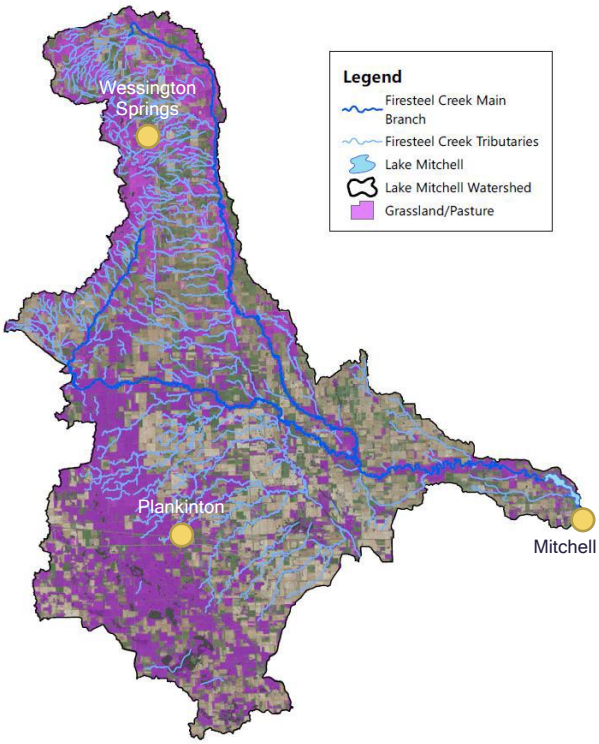
Studies of Lake Mitchell reach back to 1966 where investigations of a supplemental water supply were performed. Water quality issues of pollutant loading and algae blooms were published in 1985, and numerous studies followed to address the water quality concerns.

A water quality assessment study was completed in 1997, and has since resulted in an implementation project designed to reduce the sediment and nutrient loading that enters the lake. While no longer Mitchell's sole source for drinking water, Lake Mitchell continues to provide area residents and visitors with a variety of outdoor recreational opportunities.

The Firesteel/Lake Mitchell Watershed Project is designed to reduce the nutrient load entering Lake Mitchell from Firesteel Creek by installing Best Management Practices (BMPs) throughout the watershed. The goal is to reduce the phosphorus concentration by 50% by 2015 from its pre-assessment study levels in order to decrease lake productivity and ease the intensity and duration of the lake's annual algae blooms. Information dissemination and educational outreach has also played an important role in the continuing effort to reach this goal.

BMPs are methods that have been determined to be the most effective and practical means of preventing or reducing the movement of sediment, nutrients, or other pollutants from the land to surface or ground water.

Figure 8.17
Firesteel Creek Watershed Map



While most BMPs are targeted towards rural resource concerns, urban residents also share a responsibility to do their part towards improving and protecting the water quality of Lake Mitchell. Some of the BMPs that have been applied within the Firesteel Creek Watershed Project include the following.

1. Riparian Areas
2. Feedlot Improvements & Nutrient Management Planning
3. Urban Lawns & Landscapes

Medical and Recreational Cannabis

Cannabis is a relatively new land use; because it was not legal, there was no need to define and regulate it in zoning ordinances. Many local governments are undertaking the nascent process of regulating cannabis and are imposing zoning conditions by which cannabis land uses must abide by to reduce impact on surrounding properties, or to make the approval of a cannabis land use more politically palatable.

Zoning conditions commonly imposed by local governments for cannabis land uses may include the following:

- Buffering (a distance from a school or church, for example);

- Density (how many cannabis businesses may operate within a certain area);
- Operational characteristics hours of operation and odor (for manufacturers);
- Storefront characteristics such as lighting, storefront display, signage.

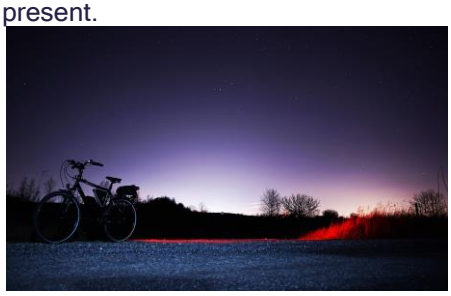
On November 3, 2020, South Dakota passed ballot Measure 26 to approve medical marijuana club. As of July 1, 2021, medical patients can purchase, possess, and consume cannabis to relieve their debilitating conditions. The first medical dispensary in the state opened on July 27, 2022.

As the cannabis industry in South Dakota begins to grow, there are plenty of regulations and rules to understand so certified establishments can remain compliant. The following list highlights the law in South Dakota regarding medical cannabis:

- South Dakota has not passed adult-use cannabis legalization but some local governments have decriminalized small quantities of cannabis.
- The Department of Health is in charge of issuing registration certificates for medical marijuana establishments.
- Dispensary staff members must be over the age of 21.
- Cannabis purchase limits in South Dakota are 3 ounces of cannabis flower every 14 days.

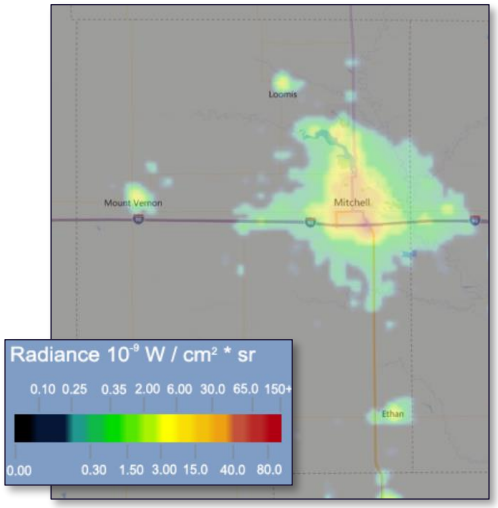
Light Pollution and Dark Sky Preservation

Light pollution is the presence of unwanted, inappropriate, or excessive artificial lighting. In a descriptive sense, the term light pollution refers to the effects of any poorly implemented lighting, during the day or night. Light pollution can be understood not only as a phenomenon resulting from a specific source or kind of pollution, but also as a contributor to the wider, collective impact of various sources of pollution.
Artificial light can wreak havoc on natural body rhythms in both humans and animals. Nocturnal light interrupts sleep and confuses the circadian rhythm—the internal, twenty-four-hour clock that guides day and night activities and affects physiological processes in nearly all living organisms. One of these processes is the production of the hormone melatonin, which is released when it is dark and is inhibited when there is light present.



Since people may disagree over whether any particular lighting source is irritating or how important its effects on non-human life are, it is common for one person to consider as light pollution something that another finds desirable. One example is found in advertising, when an advertiser wishes for particular lights to be bright and visible while others find them annoying. Other types of light pollution are less disputed. For instance, light that accidentally crosses a property boundary and annoys a neighbor is generally considered wasted and pollutive.

There are several organizations working to reduce light pollution. One of these is the U.S.-based International Dark Sky Association (IDA) to preserve the natural night sky. IDA educates the public and certifies parks and other places that have worked to reduce their light emissions.



The image above shows a higher level of radiance, or “light pollution,” around Mitchell than in the surrounding rural areas.

Energy conservation advocates contend that light pollution must be addressed by changing the habits of society, so that lighting is used more efficiently, with less waste and less creation of unwanted or unneeded illumination. Several industry groups also recognize light pollution as an important issue.

FUTURE DEVELOPMENT

This section contains the development "vision" for Davison County. It is expressed through goals and policies. A definition for each term is presented below.

- Goal: A general statement that reflects ideals, ambitions or hopes.
- Policy: A statement concerning an action or position taken to achieve an objective.

GOALS

The goals of guiding development within Davison County are as follows:

- Provide for orderly, efficient and economical development;
- To enhance communication among townships, municipalities, and service providers who have the potential to impact and influence development patterns;
- To maintain a viable agricultural economy and preserve the rural quality of life;
- To provide a choice of living environments for county residents;
- To achieve the maximum efficiency in the provision of public services and facilities;
- To promote aesthetically attractive development in rural areas;
- To preserve environmental, historical and cultural resources; and
- To provide a transportation system that promotes the safe and efficient movement of people, goods, and services.

POLICIES

Goals are general statements drafted to assist in identifying policies whereas policies are implemented via regulations such as a zoning ordinance. Davison County has established the following policies regarding the development of lands within the jurisdictional area defined herein. The policies have been divided into the five categories reflected within the current and future land use maps.

Agriculture Development Policies

- Preserve and protect the agricultural productivity of rural land by regulating the development of non-farm residential sites;
- The premature development of agricultural land should be discouraged;
- Protect the rural area from uses which interfere and are not compatible with general farming practices; and
- Regulate concentrated animal feeding and processing operations to protect environmental quality and minimize conflicts with human activities.

Commercial Development Policies

- Coordinate the siting of commercial and industrial activities with the municipalities;
- Coordinate the siting of agriculture related activities with the customer base;
- Locate commercial activities in close proximity to the necessary infrastructure;
- Regulate strip development along major transportation routes; and
- Preserve the environmental quality with regards to economic development.

Public Properties Development Policies

- Foster communication between the numerous public land holders;
- Apply zoning regulations to public entities whenever possible;
- Weigh proposed public activities against the rights of affected property owners;
- Mitigate potential conflicting land uses; and
- Promote additional public green space within the county.

Residential Development Policies

- Encourage new residential construction to locate on platted lots of record and other parcels which already qualify as building sites;
- Restrict premature development of residential areas before proper infrastructure needs can be developed;
- Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts);
- Restrict development in areas where unsuitable soils and other physical limitations are present; and
- Discourage strip development along roadways, particularly those which serve as gateways to the

municipalities, rural subdivisions, and major activity centers.

Transitional Development Policies

- Encourage new residential construction to locate on platted lots of record and other parcels which already qualify as building sites;
- Control development of transition areas so infrastructure improvements are not needed before they can be economically developed;
- Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts);
- Restrict development in areas where unsuitable soils and other physical limitations are present; and
- Regulate strip development along roadways, particularly those which serve as gateways to the municipalities, rural subdivisions, and major activity centers.

Summation

Future development should be regulated through land use controls, most likely a zoning ordinance. Any land use regulations incorporated by the County should be designed according to these six basic principles.

- Compatibility of land uses;
- Promotion of in-fill;
- Reuse of vacant sites within the appropriate districts;
- Utilization of existing public infrastructure and road systems;
- Protection of the public health, safety and the general welfare; and
- Balancing of private citizen rights and the public interest.

Any development proposals, which do not follow these principles, nor are proposed in the appropriate district, should be carefully evaluated before being implemented or approved.

Rural Growth and Development Concepts

Rural Conservation Subdivision

Conservation subdivisions (CSDs) are a design strategy that attempts to preserve undivided, buildable tracts of land as communal open space for residents. In a conservation subdivision, ideally 50 to 70 percent of the buildable land is set aside as open space by grouping homes on the developed portions of the land. The process promoted by Randall Arendt begins by identifying land to be conserved and ends with drawing in lot lines for the planned homes (Arendt). These design steps occur in an order opposite that of conventional subdivisions.[i]

Example of rural sprawl and CSD alternative

The image below is an example of how a rural area in Davison County could be developed into a conservation subdivision with consideration of the natural features and amenities guiding the design.

[1] Conservation Subdivision Handbook, North Carolina State University

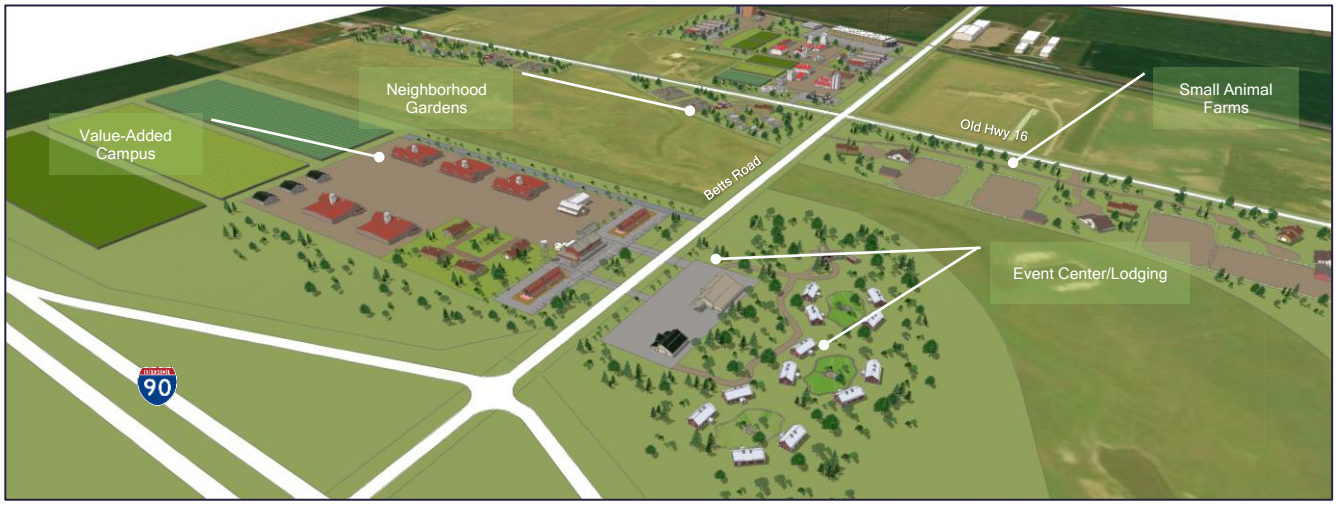
Rural Agri-Industrial Development

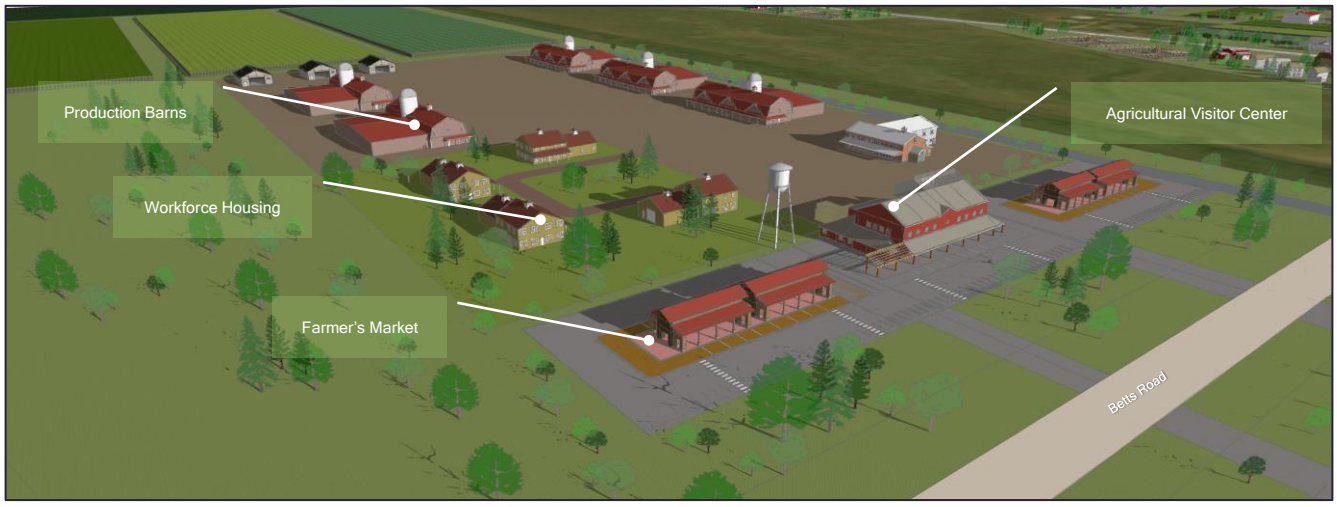
"Agri-Industrial Complex" is a term that exists to identify a combination of several sectors of the economy that provide mass production of food and consumer goods. Beside regular farming and agriculture it also encompasses such industries like forestry, fishing and others.

The complex includes four main fields of interest:

- Agriculture - The basis of the Agro-Industrial Complex includes horticulture, animal husbandry, industrial farming, individual farming and so on
- Supporting industries and services that provide support to agriculture by means of production and material resources such as manufacturing of farming equipment including agricultural machinery as well as tools, production of fertilizers and other chemicals including pesticides, etc.
- Industries that process agricultural basic goods such as food industry or industries that process agricultural basic goods for light industry
- Infrastructural section of the Agro-Industrial Complex includes productions that are involved in provision, transportation, safekeeping, trading of agricultural materials, training of human resources, construction

The following images show an agricultural development concept at Interstate 90 and Betts Road between Mitchell and Mount Vernon.





Ethan, SD

CHAPTER 9

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

POPULATION

Ethan was laid out in 1883, and named in honor of Ethan Allen, a patriot in the Revolutionary War. The town is located ten miles south of Mitchell and one mile east of South Dakota Highway 37. Certain data will be presented in comparison to similarly sized towns in the area: Alexandria, Dimock, Fulton, Letcher, Mount Vernon, and Plankinton. Comparison with similar communities can help local leaders evaluate Ethan's status in the region.

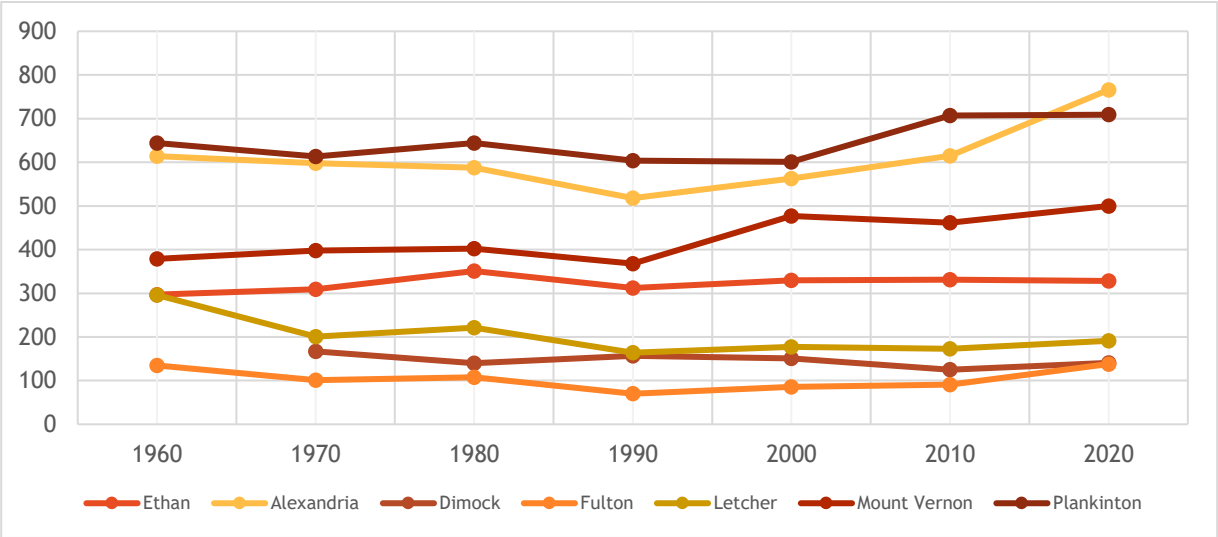
Table 9.1 contains historical populations for the County, State and towns between 1960 and 2020. The 2020 Census data showed Ethan with a population of 328 persons. Overall, Ethan grew slightly since 1960; about 5 people per decade.

TABLE 9.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Ethan	297	309	351	312	330	331	328	10.44%	0.17%
Alexandria	614	598	588	518	563	615	766	24.76%	0.37%
Dimock		167	140	157	151	125	141	-15.57%	-0.28%
Fulton	135	101	108	70	86	91	138	2.22%	0.04%
Letcher	296	201	221	164	177	173	191	-35.47%	-0.73%
Mount Vernon	379	398	402	368	477	462	500	31.93%	0.46%
Plankinton	644	613	644	604	601	707	709	10.09%	0.16%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

In **Figure 9.1** below, Ethan's population is represented by the shaded line. **Figure 9.1** shows where towns such as Alexandria and Plankinton have shown steady growth since 2000. In terms of percentage growth or decline, Mount Vernon has grown by 15 % since 1960, while Letcher has declined by 40 % over the same period.

FIGURE 9.1
Population Change of Area Towns: 1960-2020



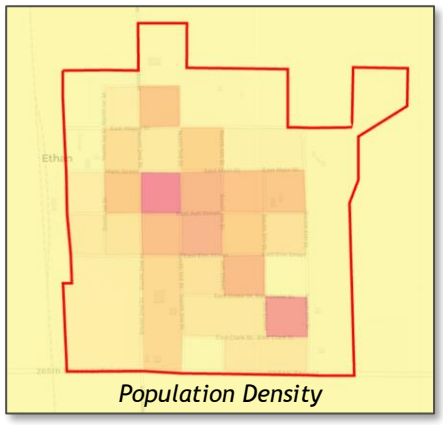
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. The towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population. **Table 9.2** displays racial data for Ethan and comparable towns.

TABLE 9.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Ethan	297	0	0	0	0	0	0
Alexandria	761	0	0	0	0	0	5
Dimock	141	0	0	0	0	0	0
Fulton	138	0	0	0	0	0	0
Letcher	172	0	0	3	0	0	16
Mount Vernon	487	0	0	0	0	0	13
Plankinton	640	0	18	0	0	43	8
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Ethan is fairly spread out throughout the town. There are two blocks, one near downtown and one in the southeast part of town, where the population is more concentrated as shown in the image to the right. Yellow tones represent low population density and red tones indicate higher concentrations of people.


Population Density

While general population data is useful in addressing general issues facing the County, it is necessary to group the county's residents into smaller divisions in order to evaluate service needs. The previous tables show that Davison County is growing but additional questions remain such as how, why, and where.

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 9.3** and **9.4** contain a fifty-year trend of youth and aged populations.

TABLE 9.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Ethan	44	113	104	99	94	92	48	109.09%
Alexandria	184	173	136	155	167	221	37	20.11%
Dimock	69	42	46	36	9	47	-22	-31.88%
Fulton	32	34	17	15	32	30	-2	-6.25%
Letcher	74	60	39	44	49	50	-24	-32.43%
Mount Vernon	93	112	107	152	139	124	31	33.33%
Plankinton	186	161	151	133	157	177	-9	-4.84%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The recent trend in Ethan is promising when compared to the control group and state figures. In the previous decades, 1970-2020, the youth population in Ethan more than doubled (109% increase) compared to an 10.54% drop in the youth population in South Dakota.

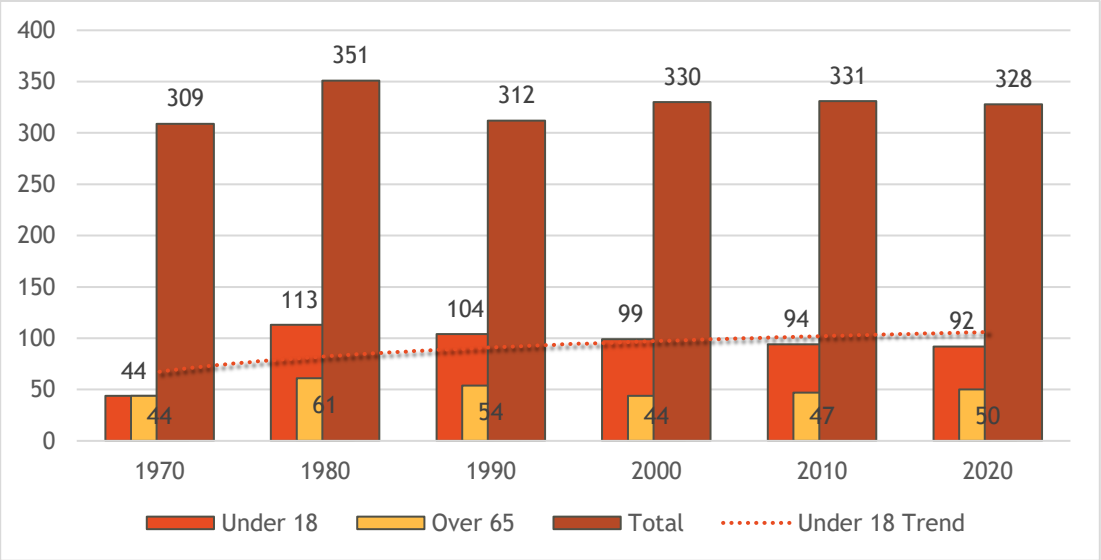
Table 9.4 shows that the number of people aged 65 or older increased in Ethan, Davison County, and South Dakota. The elderly population in Ethan increased by 13.64% since 1970 while the same cohort grew by nearly 83% in South Dakota in the same period. Letcher and Mount Vernon reported a sizeable decrease in the elderly population in terms of percent gain or loss.

TABLE 9.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	**3,709**	1,189	47.18%
Ethan	44	61	54	44	48	50	6	13.64%
Alexandria	151	130	115	96	99	159	8	5.30%
Dimock	33	25	29	39	30	35	2	6.06%
Fulton	31	23	25	21	10	29	-2	-6.45%
Letcher	33	46	41	33	31	10	-23	-69.70%
Mount Vernon	93	87	70	61	67	46	-47	-50.54%
Plankinton	122	143	151	125	85	119	-3	-2.46%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Ethan between 1970 and 2020 are illustrated in **Figure 9.2.** It clearly shows that, since 1980, youth have outnumbered the elderly in Ethan. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Ethan in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 9.2
Dependent Populations, Ethan: 1970-2020

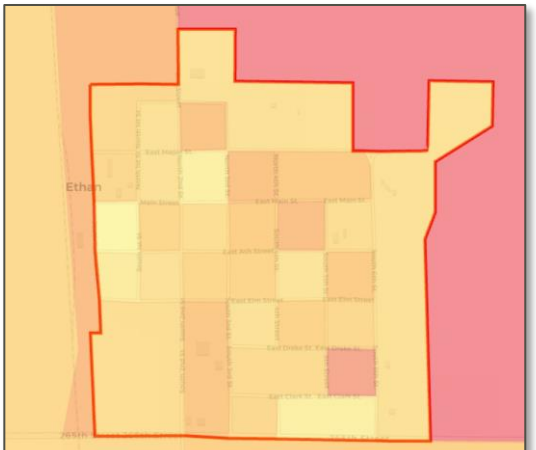


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future. **Table 9.5** compares the number and average size of households in Ethan and Mount Vernon. A slight majority of households in Ethan consist of married couples. The percentage of married-couple households in Ethan is slightly higher than Davison County and South Dakota but less than Mount Vernon. The average size of various household types in Ethan is a bit less than the other places in

the study area. The average married couple household size in Ethan lags behind the State (2.97 persons per household in Ethan compared to 3.04 persons per household for the State).

TABLE 9.5
Households by Type, 2010-2020

		SD		Davison County		Ethan		Mount Vernon	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	2010	315,468	2.43	8,086	2.25	119	2.37	164	2.53
	2020	347,878	2.43	8,651	2.18	144	2.28	248	2.02
Married-couple family households	2010	164,007	3.02	4,181	2.88	67	2.97	99	3.12
	2020	171,918	3.04	4,122	2.90	75	2.95	101	2.94
Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	1	2.0	10	3.70
	2020	15,628	3.28	364	3.16	4	3.0	12	4.50
Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	15	3.0	3	2.0
	2020	31,159	3.55	590	2.94	9	2.89	5	3.20
Nonfamily households	2010	109,859	1.22	3,103	1.15	36	--	52	1.21
	2020	129,173	1.25	3,575	1.12	56	1.23	130	1.02



Average Household Size

Households, on average, are larger in the rural areas. The darker shades of red in the image to the left indicate a larger average household size. Blocks inside the town boundaries of Ethan have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

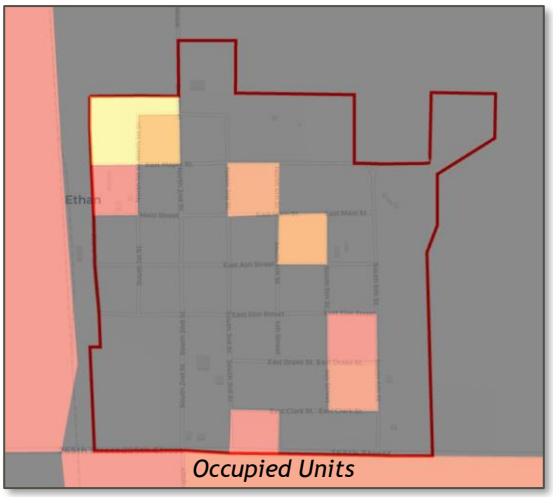
HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 9.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 153 total housing units in the Ethan, of which 144 were occupied (only 5.9% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Ethan, Letcher, and Mount Vernon.

TABLE 9.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.00%	1	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Ethan	2010	159	119	40	25.20%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Alexandria	2010	295	271	24	8.10%	0	25.5
	2020	302	280	22	7.30%	3	0
Dimock	2010	62	53	9	14.50%	0	0
	2020	43	43	0	0.00%	0	0
Fulton	2010	58	58	0	0.00%	0	0
	2020	55	55	0	0.00%	0	0
Letcher	2010	98	73	25	25.50%	9	85.7
	2020	98	83	15	15.30%	0	18.8
Mount Vernon	2010	207	164	43	20.80%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Plankinton	2010	309	259	50	16.20%	0	8.7
	2020	347	314	33	9.50%	0	7.8
South Dakota	2010	357,725	315,468	42,257	11.80%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8

The image below depicts the housing occupancy levels by block in Ethan. The dark gray shades indicate 100% occupied housing units. The yellow shades indicate very low occupancy levels (or high vacancy).



A more detailed snapshot of the housing stock is provided in **Table 9.7**. The data shows Ethan's occupied housing increased by 25 units in the period between 2010 and 2020, which equates to an increase of over 2 units per year.

Sizeable increases were reported in mobile homes and units in three/four-plexes. Mobile homes account for about 6.5% of the total units in Ethan. Over 30% of the total housing units in Letcher are mobile homes.

TABLE 9.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Alexandria	2010	295	248	0	3	12	8	0	0	24	0
	2020	302	287	0	0	6	9	0	0	0	0
Dimock	2010	62	58	0	0	4	0	0	0	0	0
	2020	43	40	0	0	3	0	0	0	0	0
Fulton	2010	58	58	0	0	0	0	0	0	0	0
	2020	55	54	0	0	0	0	0	0	1	0
Letcher	2010	98	63	0	0	12	0	0	0	23	0
	2020	98	70	0	0	6	0	0	0	22	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Plankinton	2010	309	239	0	16	21	0	0	0	29	4
	2020	347	250	0	14	23	0	7	0	51	2
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 9.8 lists the value of homes in Ethan and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. The number of units valued between $150,000 and $200,000 in Ethan increased by 8 between 2010 and 2020. However, **Table 9.8** shows the highest number of the Ethan's owner-occupied housing units fall between $50,000 and $150,000 in value.

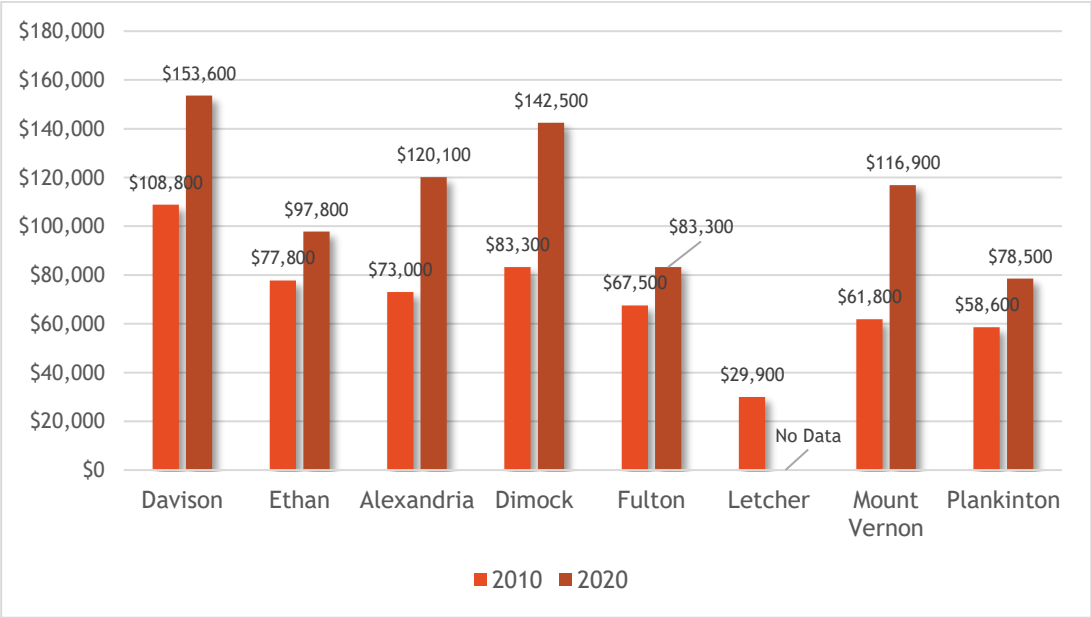
TABLE 9.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
Davison	2010	638	1,664	1,168	791	544	238	31	23
	2020	495	805	1,168	1,136	940	481	121	41
Ethan	2010	10	47	24	4	0	0	0	0
	2020	17	31	26	12	2	0	1	0
Alexandria	2010	43	145	35	11	2	0	0	0
	2020	17	66	93	31	20	0	0	0
Dimock	2010	9	14	10	0	3	2	0	0
	2020	5	7	7	11	5	0	0	0
Fulton	2010	21	8	17	2	5	0	0	0
	2020	21	18	8	3	3	1	0	0
Letcher	2010	52	11	6	0	0	2	0	0
	2020	35	11	12	4	0	0	0	0
Mount Vernon	2010	49	75	6	14	0	3	0	0
	2020	15	34	48	24	12	3	0	4
Plankinton	2010	72	69	22	10	2	0	0	0
	2020	53	92	49	20	27	0	2	0
South Dakota	2010	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 9.3** shows the change in median housing unit values in Ethan, Davison County, and comparable communities. The median values in Mount Vernon nearly doubled, with an eighty-eight percent (88%) increase between 2010 and 2020, from $61,800 to $116,900. The median value in Ethan grew by 22% over the same period, from $77,800 in 2010 to $97,800 in 2020.

FIGURE 9.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 9.9** examine the age of structures. About one-third of the housing units in Ethan were built before 1940.

Single Family Ranch House in Ethan

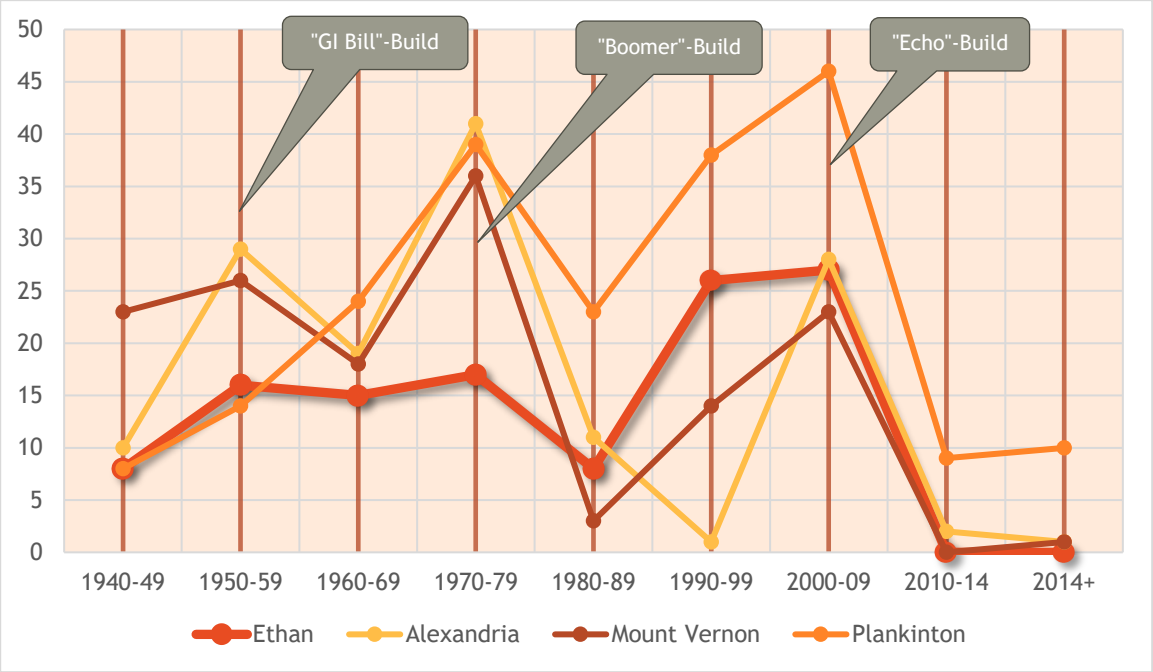
The age of the towns' housing stock is further illustrated in **Figure 9.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 9.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Alexandria	1	8	48	8	11	36	21	50	9	110
%	0.3%	2.6%	15.9%	2.6%	3.6%	11.9%	7.0%	16.6%	3.0%	36.4%
Dimock	0	0	0	0	12	6	3	5	1	16
%	0.0%	0.0%	0.0%	0.0%	27.9%	14.0%	7.0%	11.6%	2.3%	37.2%
Fulton	0	0	10	9	2	0	0	0	2	32
%	0.0%	0.0%	18.2%	16.4%	3.6%	0.0%	0.0%	0.0%	3.6%	58.2%
Letcher	0	0	2	0	6	25	8	7	9	41
%	0.0%	0.0%	2.0%	0.0%	6.1%	25.5%	8.2%	7.1%	9.2%	41.8%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Plankinton	8	10	69	38	32	38	21	16	5	110
%	2.3%	2.9%	19.9%	11.0%	9.2%	11.0%	6.1%	4.6%	1.4%	31.7%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 9.4
Housing Units - Years of Construction



Housing Projections

Tables 9.10, 9.11 and 9.12 present twenty-year housing projections for Davison County and Ethan based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **Table 9.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 9.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 9.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Ethan	1.85%
Mount Vernon	2.54%
Balance of Davison County	16.81%

Table 9.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in Tables 9.10 and 9.11. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Ethan is 23 units over the planning period. Applying the unit type and density assumptions conclude that there will be 7.5 net acres of land in demand for residential use in Ethan. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 10 acres. **Table 9.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Ethan.

Table 9.12: Ethan's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	5	6	6	6	23
Infill/Replacement	1	1	1	1	2
Single Family Units	4	4	5	5	18
Multi-Family	0	0	0	0	2
Mobile Homes	0	0	0	0	1
Net Acres Needed	1.81	1.86	1.91	1.97	7.55
30 % Markup (roads, market, etc.)	0.54	0.56	0.57	0.59	2.27
Total Acres Needed	2.35	2.42	2.49	2.56	9.82

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Table 9.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Ethan. Nearly 95% of Ethan's population has at least a high school diploma or higher, which is a higher concentration that most of the towns in the study area.

Table 9.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Ethan	3.1%	2.0%	41.8%	18.4%	24.0%	7.7%	3.1%	94.9%	10.7%
Alexandria	3.3%	8.6%	28.9%	20.7%	15.9%	16.1%	6.5%	88.1%	22.6%
Dimock	7.9%	6.7%	52.8%	13.5%	13.5%	4.5%	1.1%	85.4%	5.6%
Fulton	1.0%	1.0%	38.6%	31.7%	4.0%	12.9%	10.9%	98.0%	23.8%
Letcher	2.7%	7.3%	39.1%	10.9%	19.1%	15.5%	5.5%	90.0%	20.9%
Mount Vernon	3.7%	3.4%	45.4%	20.6%	11.5%	14.6%	0.8%	93.0%	15.5%
Plankinton	9.8%	6.2%	28.7%	16.2%	15.6%	13.9%	9.6%	84.0%	23.5%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2020 Census, Summary File 3

Ethan School

A second issue to consider in reviewing education is the status of existing educational systems. **Table 9.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. The dollars per ADM varies from $9,864 in Ethan to $12,367 in Sanborn Central (Letcher); over $2,500 in difference between the two districts. The student/teacher ratio more widely varies in the area, from a low of 8.9 in Plankinton to a high ratio of 13.9 in Ethan. The average salary of teachers in the school districts is comparable. Mount Vernon has a higher share of teachers with advanced degrees.

Table 9.14
School District Profiles 2020/2021

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Ethan 17-1	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Hanson 30-1 (Alexandria/Fulton)	411	13.2	20.8	31.1	$43,676	19.6	28.1%	$8,839	$838,902
Parkston 33-3 (Dimock)	569	12.5	20.7	45.6	$46,652	15.4	20.4%	$10,489	$1,460,481
Sanborn Central 55-5 (Letcher)	199	9.5	*	20.1	$43,452	15.6	18.2%	$12,367	$758,445
Mount Vernon 17-3	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343
Plankinton 01-1	299	8.9	21.4	30.7	$45,528	15.5	32.3%	$11,471	$1,453,133

Source: South Dakota Department of Education

There are several educational opportunities for the residents of Ethan to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 9.15** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 9.15; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

School Facility Planning

Ethan has set aside an area of about 40 acres that may accommodate future growth. This area may yield 50 housing units if developed at 2 units per acre. **Table 9.16** shows the projected number of youth that the growth area in Ethan may produce.

TABLE 9.16, Youth Projection in Ethan Growth Area

	Ethan
Gross Acres	39.0
Limitations (Acres)	0.0
Developed Acres	0.0
Developable Acres	39.0
% ROW, Public, Etc.	35.0%
Net Acres	25.4
Unit Density	2.0
Unit Capacity	50.0
Units/Lots Sold-Built	0.0
Net Unit Capacity	50.0
People/Household	2.10
Population Projection	105.0
Youth Projection (.45/HH)	23

We can delineate the projected youth from new growth into three age groups based on Ethan's current school-aged population. Of the 23 projected youth in Ethan's growth area, we can allocate 8 youth to the elementary school, 9 to the middle school, and 6 to the high school portions of Ethan's school facility. Compared to the student capacity of each of the school's divisions, there does not appear to be a need for additional school facility space in Ethan over the planning period.

TABLE 9.17, Ethan School Facility Analysis

	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary	150	200	50	8	158	(43)	No	--
Middle School	40	50	10	9	49	(1)	No	--
High School	78	100	22	6	84	(16)	No	--

EMPLOYMENT

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 9.18 provide an overview of the labor force. In 2020, Davison County, Ethan and most of the comparison towns all had incredibly low unemployment rates.

TABLE 9.18
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,687	10,704	10,680	10,453	227	24	4,983	1.4%
Ethan	244	188	186	186	0	2	56	0.0%
Alexandria	570	396	394	389	5	2	174	0.9%
Dimock	95	56	56	56	0	0	39	0.0%
Fulton	123	80	80	76	4	0	43	3.3%
Letcher	148	131	131	125	6	0	17	4.1%
Mount Vernon	381	337	337	330	7	0	44	1.8%
Plankinton	545	413	413	413	0	0	132	0.0%
South Dakota	686,885	466,573	463,888	447,607	16,281	2,685	220,312	2.4%

Source: 2000 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Ethan. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 9.19** identifies the major employment industries in Ethan as well as their growth or decline between 1990 and 2020.

TABLE 9.19
Ethan Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1990-2020
Agriculture/Forest/Fish/Mining	0	1	7	0	--
Construction	14	32	18	31	121.4%
Manufacturing	19	24	31	25	31.6%
Wholesale Trade	12	5	5	1	-91.7%
Retail Trade	20	35	5	11	-45.0%
Trans., Warehouse, & Utility	10	7	18	5	-50.0%
Information	0	0	5	1	--
Finance/Insurance/Real Estate	1	1	4	6	500.0%
Professional Services	4	10	6	16	300.0%
Education/Health/Social Services	25	34	43	67	168.0%
Arts, Entertain./Rec./ Accom./Food	2	11	1	9	350.0%
Other Services	0	3	0	5	--
Public Administration	2	5	3	9	350.0%
Total	109	168	146	186	70.6%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The nearly thirty-year period between 1990 and 2020 was a time when wholesale trade, retail trade, and transportation/warehousing experienced a significant decline in employment in Ethan. The same period saw significant increases in the construction, finance, professional services, educational/health sectors, arts/entrainment, and public administration.

Table 9.20 focuses on occupations in Ethan for the previous thirty years. While there has been virtually no one employed in farming occupations, the level of employed persons in management and professional services occupations has risen dramatically. Likewise, construction/maintenance and production/transportation occupations have increased in the past thirty years. Several employed in management and production occupations are employed in the same industrial sector, such as manufacturing.

TABLE 9.20
Ethan Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	17	45	48	40
Service	17	23	7	37
Sales and Office	30	40	23	39
Farming, fishing, and forestry	0	1	0	0
Construction & Maintenance	13	23	21	21
Production & Transportation	32	36	47	46
Total Employed: Age 16 and Above	109	168	146	186

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 9.21 includes a list of the five largest primary employers in Ethan as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and construction materials, employ nearly 84 persons.

TABLE 9.21
Major Employers in Ethan

Rank	Employer and Place	Product / Service	Employees
1	Ethan School District	Education	49
2	Ethan Coop Lumber	Building Supply Store	35
3	Riggs Construction	Single Family Housing Construction	8
4	Mcbrayer & Mcbrayer	Single Family Housing Construction	8
5	Farmer's Alliance	Agriculture Service	8

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data are travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work.

Ethan residents who are in the labor force primarily drive alone to work as shown in **Table 9.22**. The percentage of those who drive their own vehicle rose from 65.3% in 2010 to 83.4% in 2020. The percentage of people who walked to their job decreased from 8.3% in 2010 to 2.1% in 2020.

TABLE 9.22
Ethan Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	**144**	**187**
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	87.5	89.3
Drove alone	65.3	83.4
Carpooled	22.2	5.9
In 2-person carpool	22.2	2.7
In 3-person carpool	0.0	1.1
In 4-or-more person carpool	0.0	2.1
Workers per car, truck, or van	1.15	1.04
Public transportation (excluding taxicab)	0.0	0.0
Walked	8.3	2.1
Bicycle	0.0	0.5
Taxicab, motorcycle, or other means	0.0	2.1
Worked from home	4.2	5.9

Source: 2000 Census Summary File 3; 2020 Census Summary File 3

Table 9.23 shows that 22.2% of the workers in Ethan travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force, thus the workers in Ethan travel on average 20 minutes to their workplace.

TABLE 9.23
Davison County Worker Commute Times

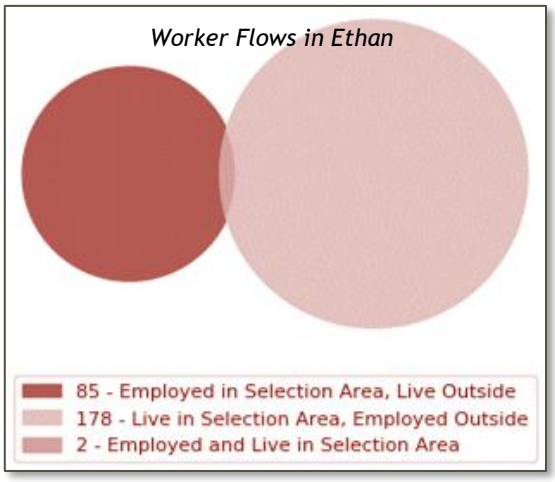
Commute Time	Percent
Less than 10 minutes	14.2
10 to 14 minutes	10.8
15 to 19 minutes	22.2
20 to 24 minutes	33.0
25 to 29 minutes	4.0
30 to 34 minutes	5.7
35 to 44 minutes	3.4
45 to 59 minutes	0.0
60 or more minutes	6.8
Mean travel time to work (minutes)	20.3

Source: ACS, 2020

Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Using OnTheMap, we can conclude the following for Ethan residents and workers:

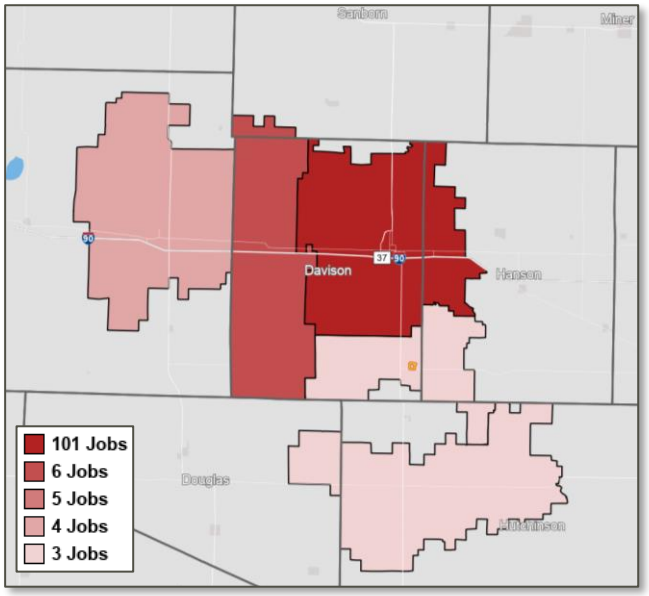
- 85 people are employed in Ethan, but live somewhere outside of town.
- Only 2 people both reside and work in Ethan
- 178 live in Ethan, but travel elsewhere for work



Ethan may be considered a "job center," but the number of residents who live in town and work elsewhere outnumber those who travel to town for work by a factor of 2 to 1. The graphic at the left shows the dynamics of worker inflow and outflow in Ethan. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right. There could even be an overlap between the two circles, which would indicate that many residents work in town.

In **Figure 9.5**, job locations for residents of Ethan are shown by zip codes. The number of workers from Ethan in each zip code are shown by graduated colors. The darker colors represent more workers who live in Ethan and work in that zip code. According to Figure 5.5, most people who live in Ethan, travel to the Mitchell area (57301) to work.

FIGURE 9.5
Work Locations for Ethan Residents by Zip Code

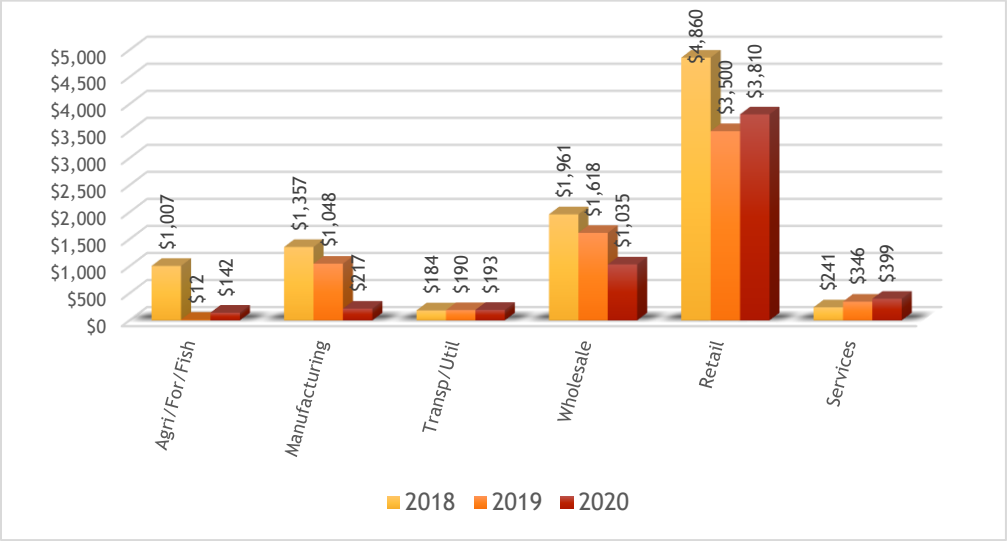


Business Taxes

The state of an economy is measured with numerous factors, one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 9.6 illustrates the recent trends in general gross sales in Ethan. Retail is the strongest sector in Ethan, while Transportation/Utilities is generally the weakest sector in terms of sales. Sales in the Agriculture sector decreased dramatically between 2018 and 2020, from $1.07 million to $142,000 in 2020. Manufacturing also reported a huge decline between 2018 and 2020, from $1.35 million to $217,000. Sales in the Services sector increased by 65% from 2018 to 2020.

FIGURE 9.6
Ethan- General Gross Sales ($000's)
2018-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2018-2020

INCOME

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative towns for 2010 and 2020 are shown in **Table 9.24**. The median per capita income in Ethan grew by 32% between 2010 and 2020. Median household income grew by 40% in the same period.

TABLE 9.24
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	32%	$41,867	$48,267	15%	$54,677	$75,404	38%
Ethan	$19,194	$25,329	32%	$40,417	$56,667	40%	$56,607	$62,500	10%
Alexandria	$21,186	$25,587	21%	$45,417	$52,500	16%	$52,813	$87,143	65%
Dimock	$25,813	$22,352	-13%	$34,688	$69,375	100%	$59,167	$76,250	29%
Fulton	$21,109	$23,100	9%	$66,250	$44,028	-34%	$78,229	$62,083	-21%
Letcher	$21,689	$25,807	19%	$32,250	$56,016	74%	$55,625	$73,125	31%
Mount Vernon	$20,712	$28,032	35%	$51,875	$46,250	-11%	$61,071	$71,250	17%
Plankinton	$19,499	$33,231	70%	$43,839	$62,917	44%	$50,714	$80,714	59%
South Dakota	$24,110	$31,415	30%	$46,369	$59,896	29%	$58,958	$77,042	31%

Table 9.25 contain household income figures for Ethan and comparable towns. In 2020 the majority of households (41) reported income in a single income category between $50,000 and $75,000. This appears to be a pattern among most of the comparable towns. Several households (42) in Ethan earned between $25,000 and $50,000.

TABLE 9.25
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Ethan	0	6	14	16	26	41	24	14	3	0
Alexandria	13	13	19	16	75	35	34	63	7	5
Dimock	1	0	3	4	5	10	10	9	1	0
Fulton	1	1	9	4	21	10	6	1	2	0
Letcher	3	1	12	5	8	28	21	3	0	2
Mount Vernon	3	12	78	12	27	57	18	30	7	4
Plankinton	1	5	36	41	42	41	83	43	3	19
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 9.26** provides and overview of poverty percentages for 2010 to 2020 within the comparative towns. The percent of Ethan residents living at or below poverty level decreased by about 1.3 percentage points between 2010 and 2020 but the overall percentage of those in poverty remains substantially lower than Davison County and South Dakota. The percentage of families in poverty in Ethan decreased as well between 2010 and 2020, from 6.0% to 2.3%.

TABLE 9.26

Percent in Poverty - 2010 - 2020

	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Ethan	5.0%	3.7%	6.0%	2.3%
Alexandria	6.4%	3.4%	4.9%	1.7%
Dimock	3.6%	4.3%	0.0%	0.0%
Fulton	16.9%	3.6%	9.8%	0.0%
Letcher	14.5%	9.9%	11.1%	11.3%
Mount Vernon	8.2%	2.8%	1.8%	1.7%
Plankinton	2.8%	3.0%	1.2%	0.5%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

LAND USE IN ETHAN

New growth in Ethan could occur south of SD Highway 42 and accommodate a new neighborhood. The neighborhood could yield up to 50 new housing units. **Figure 9.7** shows the areas are suitable for development in the Ethan area. Since most people who live in Ethan work in Mitchell, the corner of SD Highways 42 and 37 could become a service node for commuters going to and from their workplace. The corridor along SD Highways 37 and 42 have the potential to develop into rural residential areas in the future. More information about rural residential practice is available in Chapter 8, Land Use.

The land use plan for Ethan is laid out in a "concentric" pattern centered on a mixed-use downtown area surrounded by medium density residential development. The perimeter of the town is dedicated to parks and low density housing. Intense commercial and employment areas are located along the BNSF rail line and roads leading to town. **Figure 9.8** illustrates the land use plan for Ethan.

Figure 9.7: Land Use Design, Ethan Area

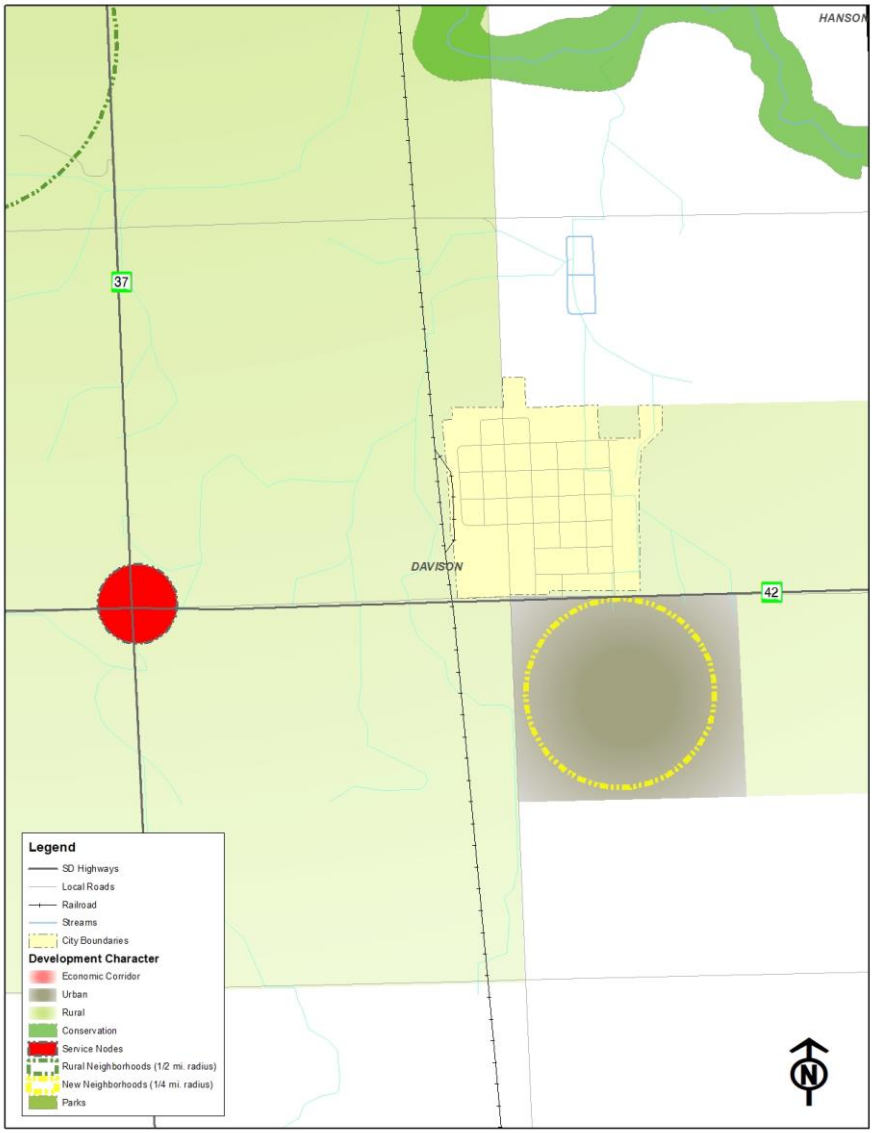
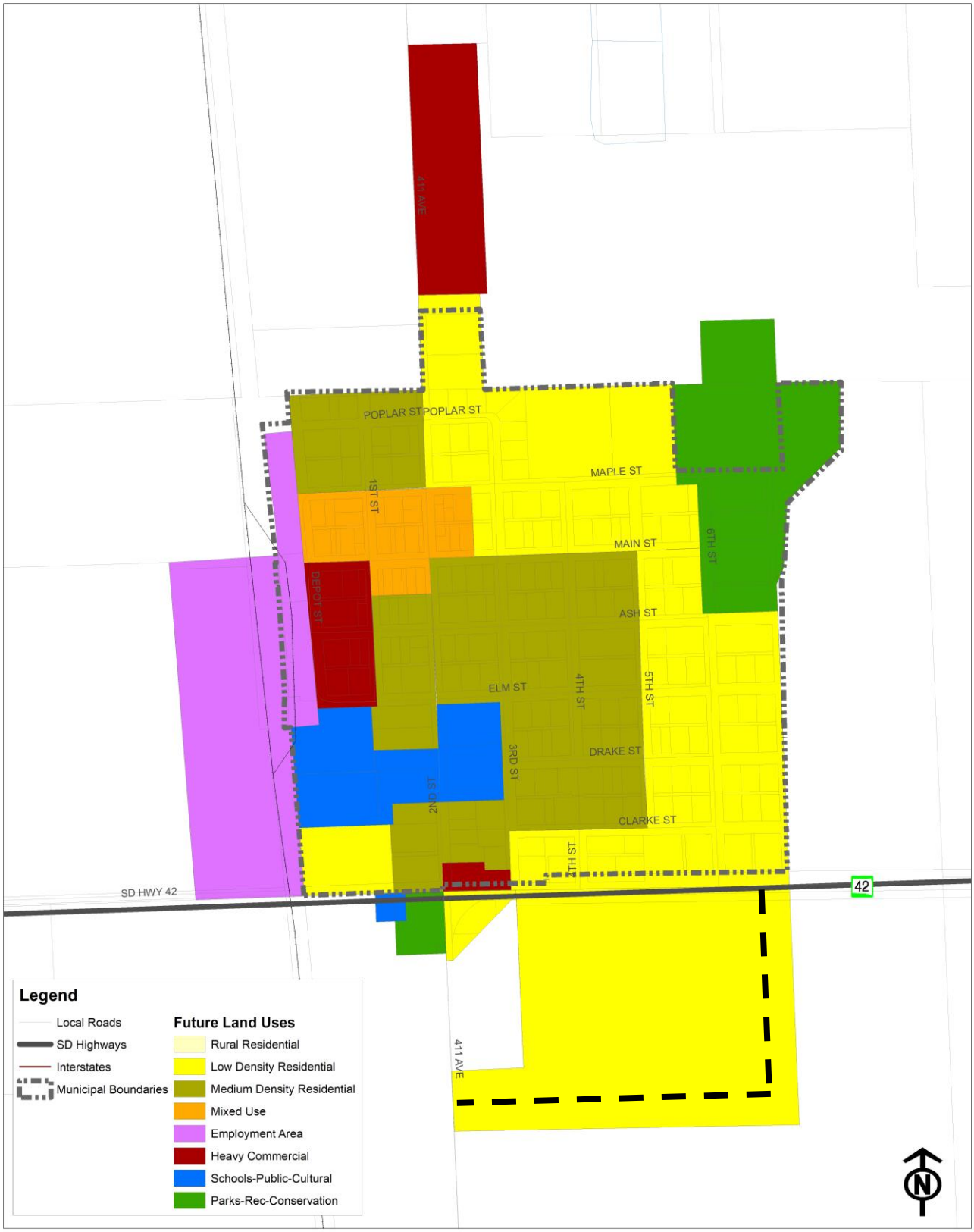


Figure 9.8: Ethan Land Use Plan



PLANNING CONSIDERATIONS FOR ETHAN

Ethan's Planning Challenges

The following challenges will need to be addressed by the citizens of Ethan over the next 10 years.

- ✓ Developing economic opportunities;
- ✓ Taking advantage of job training facilities and area colleges;
- ✓ Developing infrastructure for housing;
- ✓ Keeping small town's viable as local service centers; and
- ✓ Presenting a positive image and attitude toward economic development.

Policy Options

In addressing the challenges, the people of Ethan should consider the following recommendations.

1) Maintain Ethan's connection to the regional transportation network by developing facilities that serve commuters to town and residents who commute out of town;

2) Encourage the development of service businesses and eating/drinking places that serve the local population;

3) Tap into regional resources to encourage the expansion or retention of Farmer's Alliance Elevator and Ethan Co-Op Lumber;

4) Promote infill housing development or redevelopment in older blocks of Ethan;

5) Develop land south of Ethan into lower density housing. Outside assistance may be needed to install new infrastructure.

6) Promote more visitation of Ethan's City Park and ball fields and host areawide events there.

Mount Vernon, SD

CHAPTER 10

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

POPULATION

Mount Vernon was originally called Arlandton after the man who provided shelter for travelers who were on their way up the Fort Thompson trail. It became Mount Vernon when the railroad pushed westward from Mitchell after 1881. The Post Office Department requested the change because Arlandton was too much like the already organized Arlington.

The town is located ten miles west of Mitchell along "Old Highway 16" and just north of US Interstate 90. Certain data will be presented in comparison to similarly sized towns in the area: Alexandria, Dimock, Ethan, Fulton, Letcher, and Plankinton. Comparison with similar communities can help local leaders evaluate Mount Vernon's status in the region.

Table 10.1 contains historical populations for the County, State and towns between 1960 and 2020. The 2020 Census data showed Mount Vernon with a population of 500 persons. Overall, Mount Vernon grew by 121 residents since 1960; about 20 people per decade.

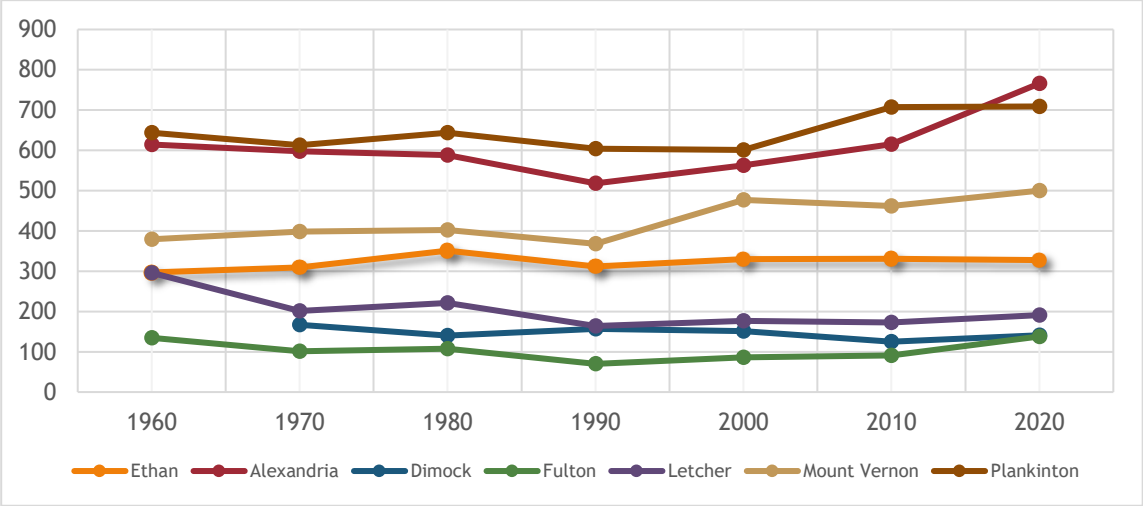
TABLE 10.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2019	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Mount Vernon	379	398	402	368	477	462	500	31.93%	0.46%
Alexandria	614	598	588	518	563	615	766	24.76%	0.37%
Dimock		167	140	157	151	125	141	-15.57%	-0.28%
Ethan	297	309	351	312	330	331	328	10.44%	0.17%
Fulton	296	201	221	164	177	173	191	-35.47%	-0.73%
Letcher	379	398	402	368	477	462	500	31.93%	0.46%
Plankinton	644	613	644	604	601	707	709	10.09%	0.16%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Source: U.S. Census, American Community Survey

In **Figure 10.1** below, Mount Vernon's population is represented by the shaded line. **Figure 10.1** shows where towns such as Alexandria and Plankinton have shown steady growth since 2000. In terms of percentage growth or decline, Mount Vernon has grown by nearly 32% since 1960, while Letcher has declined by 32% over the same period.

FIGURE 10.1
Population Change of Area Towns: 1960-2020



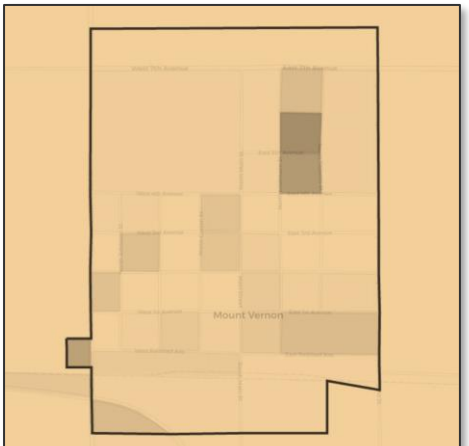
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. The towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population. **Table 10.2** shows the racial breakdown of the population for Mount Vernon and comparable towns.

TABLE 10.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Mount Vernon	487	0	0	0	0	0	13
Alexandria	761	0	0	0	0	0	5
Dimock	141	0	0	0	0	0	0
Ethan	297	0	0	0	0	0	0
Fulton	144	0	0	0	0	0	0
Letcher	172	0	0	3	0	0	16
Plankinton	640	0	18	0	0	43	8
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Mount Vernon is fairly spread out throughout the town. There are two blocks in the northeast part of town, where the population is more concentrated as shown in the image to the right. Beige tones represent low population density and brown tones indicate higher concentrations of people.



Mount Vernon Population Density

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 10.3** and **10.4** contain a fifty-year trend of youth and aged populations.

TABLE 10.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Mount Vernon	93	112	107	152	139	124	31	33.33%
Alexandria	184	173	136	155	167	221	37	20.11%
Dimock	69	42	46	36	9	47	-22	-31.88%
Ethan	44	113	104	99	94	92	48	109.09%
Fulton	32	34	17	15	32	30	-2	-6.25%
Letcher	74	60	39	44	49	50	-24	-32.43%
Plankinton	186	161	151	133	157	177	-9	-4.84%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

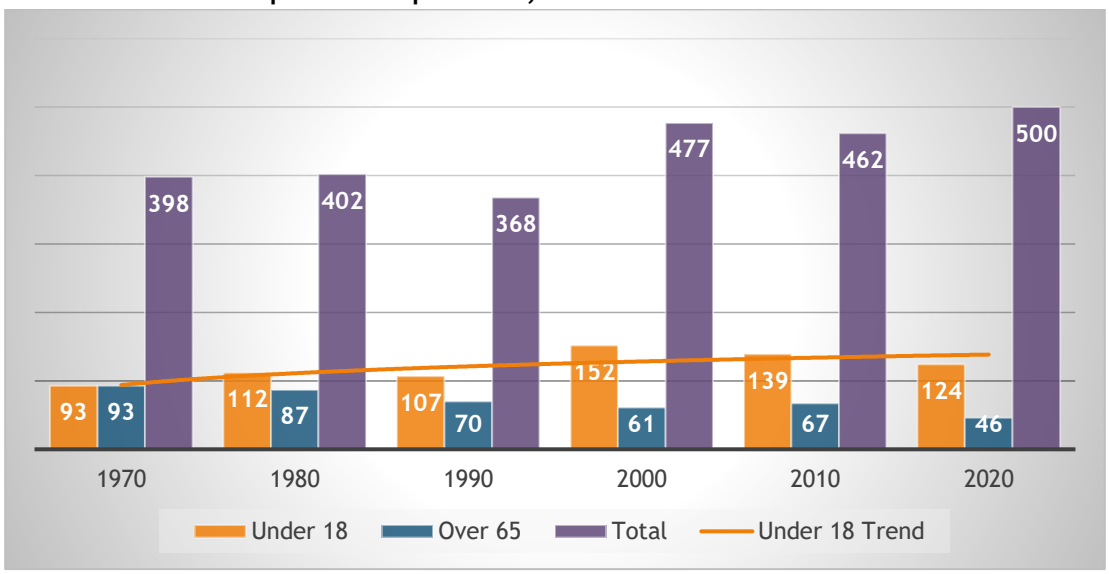
The recent trend in Mount Vernon counters many of the peer communities and the state. In the previous decades, 1970-2020, the youth population in Mount Vernon increased by over 33% compared to an 10.54% drop in the youth population in South Dakota. **Table 10.4** shows that the number of people aged 65 or older decreased by over 50% in Mount Vernon and nearly 70% in Letcher while the same population grew steadily in Davison County, Alexandria, Dimock, and Ethan.

TABLE 10.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	**3,709**	1,189	47.18%
Mount Vernon	93	87	70	61	67	46	-47	-50.54%
Alexandria	151	130	115	96	99	159	8	5.30%
Dimock	33	25	29	39	30	35	2	6.06%
Ethan	44	61	54	44	48	50	6	13.64%
Fulton	31	23	25	21	10	29	-2	-6.45%
Letcher	33	46	41	33	31	10	-23	-69.70%
Plankinton	122	143	151	125	85	119	-3	-2.46%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Mount Vernon between 1970 and 2020 are illustrated in **Figure 10.2**. It clearly shows that, since 1970, youth have outnumbered the elderly in Mount Vernon and the difference has expanded since. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Mount Vernon in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 10.2
Dependent Populations, Mount Vernon: 1970-2020

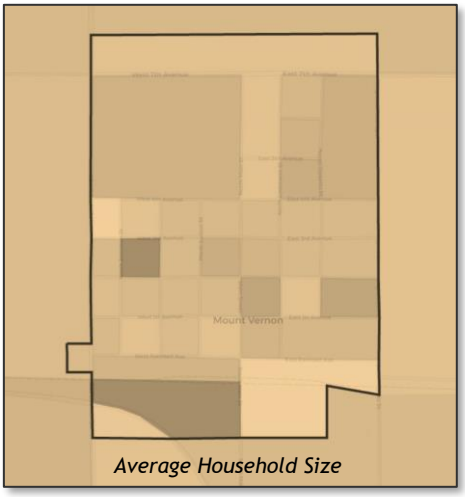


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future as shown in **Table 10.5.** A slight majority of households in Mount Vernon consist of married couples. The percentage of married-couple households in Mount Vernon is slightly higher

than Davison County and South Dakota. The average size of various household types in Mount Vernon is a bit less than the other places in the study area. The average married couple household size in Mount Vernon is comparable to the State (2.90 persons per household in Mount Vernon compared to 3.04 persons per household for the State). The average size of male-headed family households with no spouse present exceeds the South Dakota figure by a factor of four. The inverse is true for female-headed family households with no spouse present where Mount Vernon's average size is 3.2 compared to 3.55 for South Dakota.

TABLE 10.5
Households by Type, 2010-2020

		SD		Davison County		Mount Vernon		Ethan	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	2010	315,468	2.43	8,086	2.25	164	2.53	119	2.37
	2020	347,878	2.43	8,651	2.18	248	2.02	144	2.28
Married-couple family households	2010	164,007	3.02	4,181	2.88	99	3.12	67	2.97
	2020	171,918	3.04	4,122	2.90	101	2.94	75	2.95
Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	10	3.70	1	2.0
	2020	15,628	3.28	364	3.16	12	4.50	4	3.0
Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	3	2.0	15	3.0
	2020	31,159	3.55	590	2.94	5	3.20	9	2.89
Nonfamily households	2010	109,859	1.22	3,103	1.15	52	1.21	36	--
	2020	129,173	1.25	3,575	1.12	130	1.02	56	1.23



Average Household Size

Households, on average, are larger in the rural areas. The darker shades of purple in the image to the left indicate a larger average household size. Blocks inside the town boundaries of Mount Vernon have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

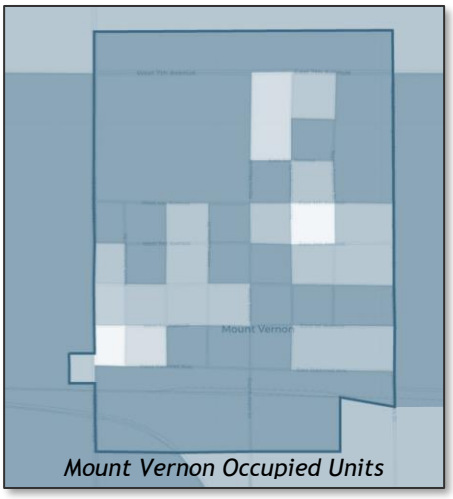
HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 10.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 268 total housing units in Mount Vernon, of which 248 were occupied (7.5% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Mount Vernon, Letcher, and Ethan.

TABLE 10.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.0%	1.0	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Mount Vernon	2010	207	164	43	20.8%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Alexandria	2010	7,018	6,514	504	7.2%	0.7	6.4
	2020	302	280	22	7.30%	3	0
Dimock	2010	62	53	9	14.50%	0.0	0.0
	2020	43	43	0	0.00%	0	0
Ethan	2010	159	119	40	25.2%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Fulton	2010	58	58	0	0.00%	0.0	0.0
	2020	55	55	0	0.00%	0	0
Letcher	2010	98	73	25	25.50%	9.0	85.7
	2020	98	83	15	15.30%	0	18.8
Plankinton	2010	309	259	50	16.20%	0.0	8.7
	2020	347	314	33	9.50%	0	7.8
South Dakota	2010	357,725	315,468	42,257	11.8%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8

The image below depicts the housing occupancy levels by block in Mount Vernon. The darker shades indicate 100% occupied housing units. The lighter shades indicate very low occupancy levels (or high vacancy) or non-residential land uses.



Mount Vernon Occupied Units

A more detailed snapshot of the housing stock is provided in **Table 10.7**. The data shows Mount Vernon's occupied housing stock increased by 84 units in the period between 2010 and 2020, which equates to approximately 8 units per year.

Sizeable increases were reported in single family homes and mobile homes in Mount Vernon. Single family units, account for most of the total units in Mount Vernon. However, the share of single family units slightly decreased over the period.

TABLE 10.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Alexandria	2010	295	248	0	3	12	8	0	0	24	0
	2020	302	287	0	0	6	9	0	0	0	0
Dimock	2010	62	58	0	0	4	0	0	0	0	0
	2020	43	40	0	0	3	0	0	0	0	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Fulton	2010	58	58	0	0	0	0	0	0	0	0
	2020	55	54	0	0	0	0	0	0	1	0
Letcher	2010	98	63	0	0	12	0	0	0	23	0
	2020	98	70	0	0	6	0	0	0	22	0
Plankinton	2010	309	239	0	16	21	0	0	0	29	4
	2020	347	250	0	14	23	0	7	0	51	2
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 10.8 lists the value of homes in Mount Vernon and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. Housing units valued between $150,000 and $200,000 increased by 10 units between 2010 and 2020. **Table 10.8** shows the highest number of the Mount Vernon's owner-occupied housing units fall between $100,000 and $150,000 in value; which is also the value range which showed the largest increase in housing units. An important statistic to note is that 12 units valued between $200,000 and $300,000 were reported in 2020, which were not present in 2010 in Mount Vernon.

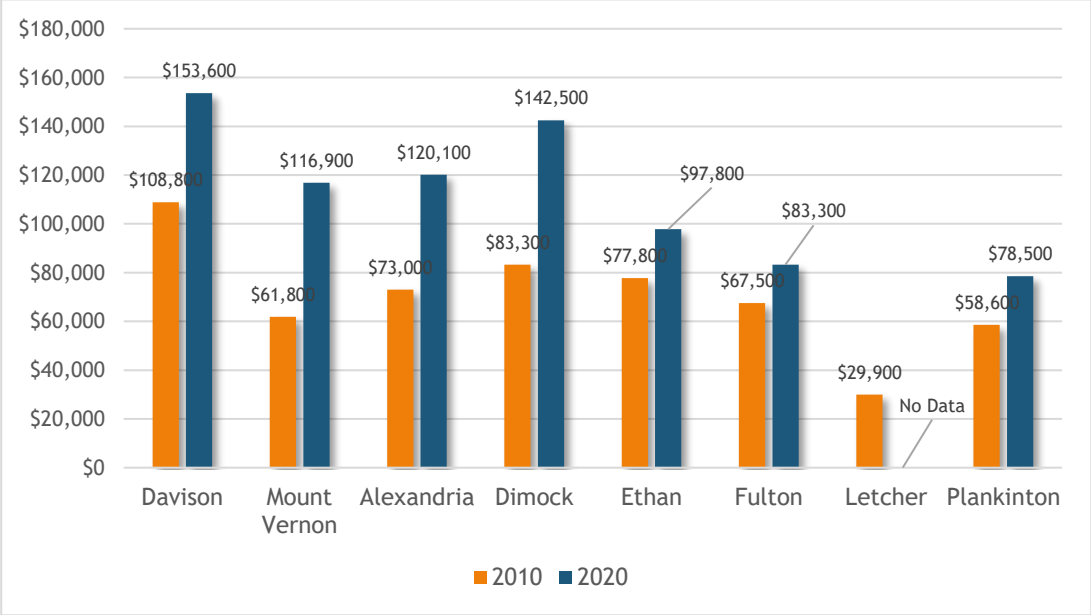
TABLE 10.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
Davison	2010	638	1,664	1,168	791	544	238	31	23
	2020	495	805	1,168	1,136	940	481	121	41
Mount Vernon	2010	49	75	6	14	0	3	0	0
	2020	15	34	48	24	12	3	0	4
Alexandria	2010	43	145	35	11	2	0	0	0
	2020	17	66	93	31	20	0	0	0
Dimock	2010	9	14	10	0	3	2	0	0
	2020	5	7	7	11	5	0	0	0
Ethan	2010	10	47	24	4	0	0	0	0
	2020	17	31	26	12	2	0	1	0
Fulton	2010	21	8	17	2	5	0	0	0
	2020	21	18	8	3	3	1	0	0
Letcher	2010	52	11	6	0	0	2	0	0
	2020	35	11	12	4	0	0	0	0
Plankinton	2010	72	69	22	10	2	0	0	0
	2020	53	92	49	20	27	0	2	0
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 10.3** shows the change in median housing unit values in Mount Vernon, Davison County, and comparable communities. The median values in Mount Vernon nearly doubled, with an eighty-eight percent (88%) increase between 2010 and 2020, from $61,800 to $116,900. The increase in the median value in Mount Vernon was the most dramatic among the peer communities.

FIGURE 10.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 10.9** examine the age of structures. About one-third of the housing units in Mount Vernon were built before 1940.

Single Family Home in Mount Vernon

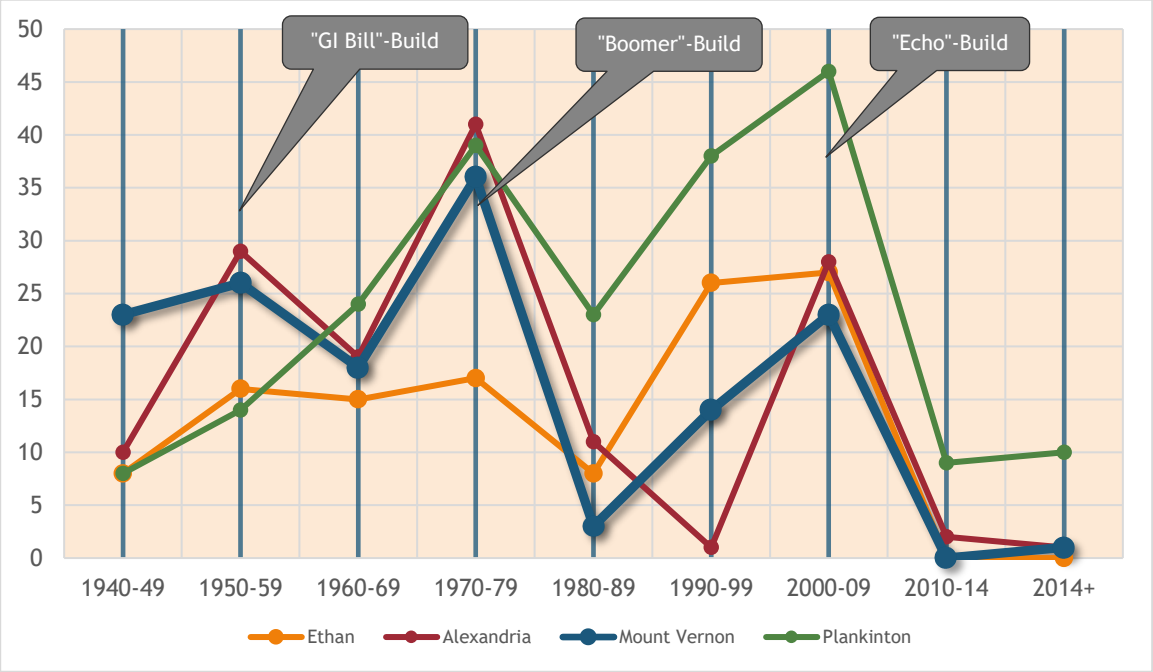
The age of the towns' housing stock is further illustrated in **Figure 10.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 10.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Alexandria	1	8	48	8	11	36	21	50	9	110
%	0.3%	2.6%	15.9%	2.6%	3.6%	11.9%	7.0%	16.6%	3.0%	36.4%
Dimock	0	0	0	0	12	6	3	5	1	16
%	0.0%	0.0%	0.0%	0.0%	27.9%	14.0%	7.0%	11.6%	2.3%	37.2%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Fulton	0	0	10	9	2	0	0	0	2	32
%	0.0%	0.0%	18.2%	16.4%	3.6%	0.0%	0.0%	0.0%	3.6%	58.2%
Letcher	0	0	2	0	6	25	8	7	9	41
%	0.0%	0.0%	2.0%	0.0%	6.1%	25.5%	8.2%	7.1%	9.2%	41.8%
Plankinton	8	10	69	38	32	38	21	16	5	110
%	2.3%	2.9%	19.9%	11.0%	9.2%	11.0%	6.1%	4.6%	1.4%	31.7%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 10.4
Housing Units - Years of Construction



Housing Projections

Tables 10.10, 10.11 and 10.12 present twenty-year housing projections for Davison County and Mount Vernon based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **10.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 10.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 10.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Mount Vernon	2.54%
Ethan	1.85%
Balance of Davison County	16.81%

Tables 10.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in **Tables 10.10 and 10.11.** If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Mount Vernon is 31 units. Applying the unit type and density assumptions we can conclude that there will be about 8.5 net acres of land in demand for residential use in Mount Vernon. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 11.1 acres. **Table 10.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Mount Vernon.

Table 10.12: Mount Vernon's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	8	8	8	8	31
Infill/Replacement	1	1	1	1	5
Single Family Units	4	5	5	5	19
Multi-Family	1	1	1	1	5
Mobile Homes	1	1	1	1	3
Net Acres Needed	2.05	2.11	2.16	2.22	8.54
30 % Markup (roads, market, etc.)	0.62	0.63	0.65	0.67	2.56
Total Acres Needed	2.67	2.74	2.81	2.88	11.10

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Tables 10.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Mount Vernon. 93% of Mount Vernon's population has at least a high school diploma or higher, which is a higher concentration that most of the towns in the study area.

Table 10.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Mount Vernon	3.7%	3.4%	45.4%	20.6%	11.5%	14.6%	0.8%	93.0%	15.5%
Alexandria	3.3%	8.6%	28.9%	20.7%	15.9%	16.1%	6.5%	88.1%	22.6%
Dimock	7.9%	6.7%	52.8%	13.5%	13.5%	4.5%	1.1%	85.4%	5.6%
Ethan	3.1%	2.0%	41.8%	18.4%	24.0%	7.7%	3.1%	94.9%	10.7%
Fulton	1.0%	1.0%	38.6%	31.7%	4.0%	12.9%	10.9%	98.0%	23.8%
Letcher	2.7%	7.3%	39.1%	10.9%	19.1%	15.5%	5.5%	90.0%	20.9%
Plankinton	9.8%	6.2%	28.7%	16.2%	15.6%	13.9%	9.6%	84.0%	23.5%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2020 Census, Summary File 3

A second issue to consider in reviewing education is the status of existing educational systems. **Table 10.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. The dollars per ADM in Mount Vernon is $11,869, which is about the median value of the school districts in the study area. The student/teacher ratio is similar among all school districts in the area. The average salary of teachers in the school districts is comparable as well. Mount Vernon has the highest share of teachers with advanced degrees in the study area.

Track at Mount Vernon School

Table 10.14
School District Profiles 2019/20

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Mount Vernon 17-3	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343
Ethan 17-1	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Hanson 30-1 (Alexandria/Fulton)	411	13.2	20.8	31.1	$43,676	19.6	28.1%	$8,839	$838,902
Parkston 33-3 (Dimock)	569	12.5	20.7	45.6	$46,652	15.4	20.4%	$10,489	$1,460,481
Sanborn Central 55-5 (Letcher)	199	9.5	*	20.1	$43,452	15.6	18.2%	$12,367	$758,445
Plankinton 01-1	299	8.9	21.4	30.7	$45,528	15.5	32.3%	$11,471	$1,453,133

Source: South Dakota Department of Education

There are several educational opportunities for the residents of Mount Vernon to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 10.15** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 10.15; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

School Facility Planning

Mount Vernon has identified an area of about 285 acres that are suitable for future growth. This area could yield 185 housing units if developed at 2 units per acre. **Table 10.16** shows the projected number of youth that the growth area in Mount Vernon may produce.

TABLE 10.16, Youth Projection in Mount Vernon Growth Area

	Mount Vernon
Gross Acres	322.0
Limitations (Acres)	17.0
Developed Acres	20.0
Developable Acres	285.0
% ROW, Public, Etc.	35.0%
Net Acres	185.3
Unit Density	1.0
Unit Capacity	185.0
Units/Lots Sold-Built	0.0
Net Unit Capacity	185.0
People/Household	2.10
Population Projection	388.0
Youth Projection (.45/HH)	**83**

We can delineate the projected youth from new growth into three age groups based on Mount Vernon's current school-aged population. Of the 83 projected youth in Mount Vernon's growth area, we can allocate 33 youth to the elementary school, 25 to the middle school, and 25 to the high school portions of Mount Vernon's school facility. Compared to the student capacity of each of the school's divisions, there may be a need for additional school facility space in Mount Vernon over the planning period.

TABLE 10.17, Mount Vernon School Facility Analysis

	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary	110	125	15	33	143	18	Possible Addition	1,789
Middle School	53	60	7	25	78	18	Possible Addition	2,363
High School	67	100	33	25	92	(8)	No	--

Employment

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 10.18 provides an overview of the labor force. In 2020 Mount Vernon and the comparison towns all had incredibly low unemployment rates.

TABLE 10.18
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,687	10,704	10,680	10,453	227	24	4,983	1.4%
Mount Vernon	381	337	337	330	7	0	44	1.8%
Alexandria	570	396	394	389	5	2	174	0.9%
Dimock	95	56	56	56	0	0	39	0.0%
Ethan	244	188	186	186	0	2	56	0.0%
Fulton	123	80	80	76	4	0	43	3.3%
Letcher	148	131	131	125	6	0	17	4.1%
Plankinton	545	413	413	413	0	0	132	0.0%
South Dakota	686,885	466,573	463,888	447,607	16,281	2,685	220,312	2.4%

Source: 2020 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Mount Vernon. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 10.19** identifies the major employment industries in Mount Vernon as well as their growth or decline between 1990 and 2020.

TABLE 10.19
Mount Vernon Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1980-2019
Agriculture/Forest/Fish/Mining	7	15	10	25	257.1%
Construction	8	9	8	25	212.5%
Manufacturing	28	47	37	46	64.3%
Wholesale Trade	7	16	7	2	-71.4%
Retail Trade	21	26	32	25	19.0%
Trans., Warehouse, & Utility	29	11	8	13	-55.2%
Information	0	2	8	4	--
Finance/Insurance/Real Estate	10	2	11	3	-70.0%
Professional Services	2	10	6	20	900.0%
Education/Health/Social Services	48	75	49	57	18.8%
Arts, Entertain./Rec./ Accom./Food	0	6	19	19	--
Other Services	2	17	17	83	4,050.0%
Public Administration	8	8	2	8	0.0%
Total	170	244	214	330	94.1%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The thirty-year period between 1990 and 2020 was a time when wholesale trade, transportation/warehousing, and finance experienced a significant **decline** in employment in Mount Vernon. The same period saw dramatic **increases** in the professional services, other services, construction, and agriculture sectors.

Table 10.20 focuses on occupations in Mount Vernon for the previous thirty years. While there has been virtually no one employed in farming occupations, the level of employed persons in service occupations has risen significantly. Likewise, production, sales, and construction-related occupations have increased in the past thirty years.

TABLE 10.20
Mount Vernon Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	44	58	49	47
Service	22	42	41	57
Sales and Office	44	56	48	20
Farming, fishing, and forestry	2	5	--	0
Construction & Maintenance	21	28	31	0
Production & Transportation	37	55	45	6
Total Employed: Age 16 and Above	170	244	214	330

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 10.21 includes a list of the five largest primary employers in Mount Vernon as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and public service sectors, employ nearly 51 persons.

TABLE 10.21
Major Employers in Mount Vernon

Rank	Employer and Place	Product / Service	Employees
1	Mount Vernon School District	Education	35
2	Mount Vernon Fire Department	Fire Protection	16
3	Eternal Security Products	Wholesale Electrical Supplies	9
4	Westy's One Stop	Gas Station/Convenience Store	8
5	US Post Office	Postal Service	6

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data are travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work.

Mount Vernon residents who are in the labor force primarily drive alone to work as shown in **Table 10.22.** The percentage of those who drive their own vehicle rose from 75.8% in 2010 to 86.0% in 2020. The percentage of people who walked to their job increased from 1.0% in 2010 to 1.8% in 2020.

TABLE 10.22
Mount Vernon Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	**198**	**298**
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	87.9	90.2
Drove alone	75.8	86.0
Carpooled	12.1	4.3
In 2-person carpool	10.6	4.0
In 3-person carpool	0.5	0.3
In 4-or-more person carpool	1.0	0.0
Workers per car, truck, or van	1.09	1.02
Public transportation (excluding taxicab)	0.0	0.0
Walked	1.0	1.8
Bicycle	1.0	0.0
Taxicab, motorcycle, or other means	1.0	0.0
Worked from home	9.1	7.9

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

Table 10.23 shows that 48.3% of the workers in Mount Vernon travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force. It would be fair to conclude that the average worker travels between 15 and 25 minutes to their workplace.

TABLE 6.23
Mount Vernon Worker Commute Times

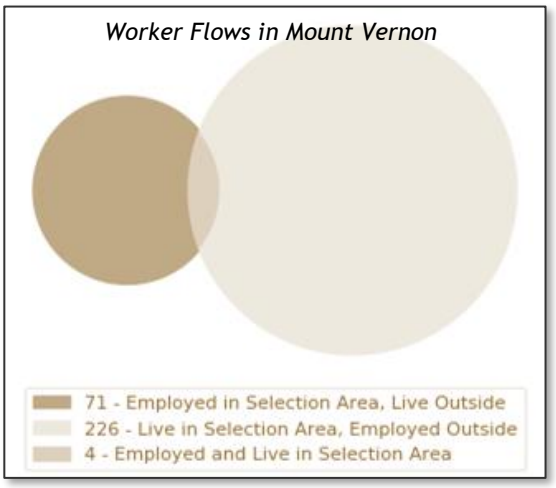
Commute Time	Percent
Less than 10 minutes	6.0
10 to 14 minutes	0.3
15 to 19 minutes	48.3
20 to 24 minutes	26.2
25 to 29 minutes	1.7
30 to 34 minutes	7.9
35 to 44 minutes	1.0
45 to 59 minutes	2.3
60 or more minutes	6.3
Mean travel time to work (minutes)	22.9

Source: ACS, 2020

Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Using OnTheMap, we can conclude the following for Mount Vernon residents and workers:

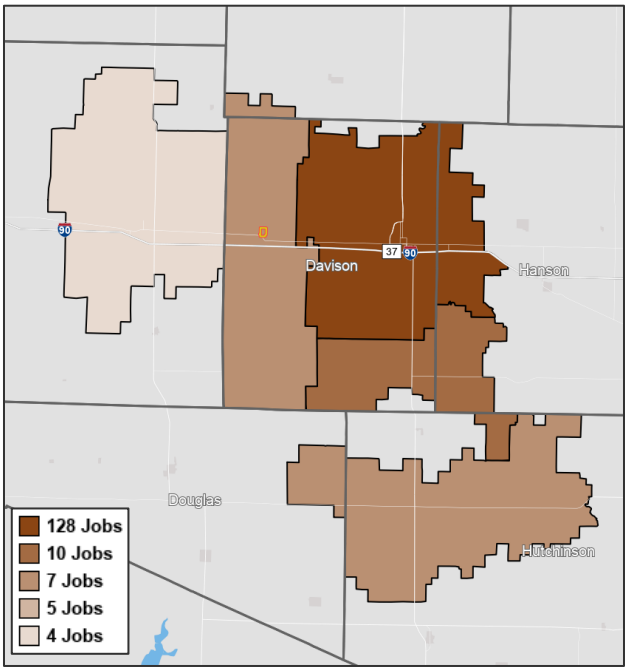
- 71 people are employed in Mount Vernon, but live somewhere outside of town.
- Only 4 people both reside and work in Mount Vernon
- 226 live in Mount Vernon, but travel elsewhere for work



Mount Vernon may be considered a "job center," but the number of residents who live in town and work elsewhere outnumber those who travel to town for work by a factor of 3 to 1. The graphic at the left shows the dynamics of worker inflow and outflow in Mount Vernon. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right. There could even be an overlap between the two circles, which would indicate that many residents work in town.

In **Figure 10.5**, job locations for residents of Mount Vernon are shown by zip codes. The number of workers from Mount Vernon in each zip code are shown by graduated colors. The darker colors represent more workers who live in Mount Vernon and work in that zip code. According to Figure 10.5, most people who live in Mount Vernon, travel to the Mitchell area (57301) to work.

FIGURE 10.5
Work Locations for Mount Vernon Residents by Zip Code

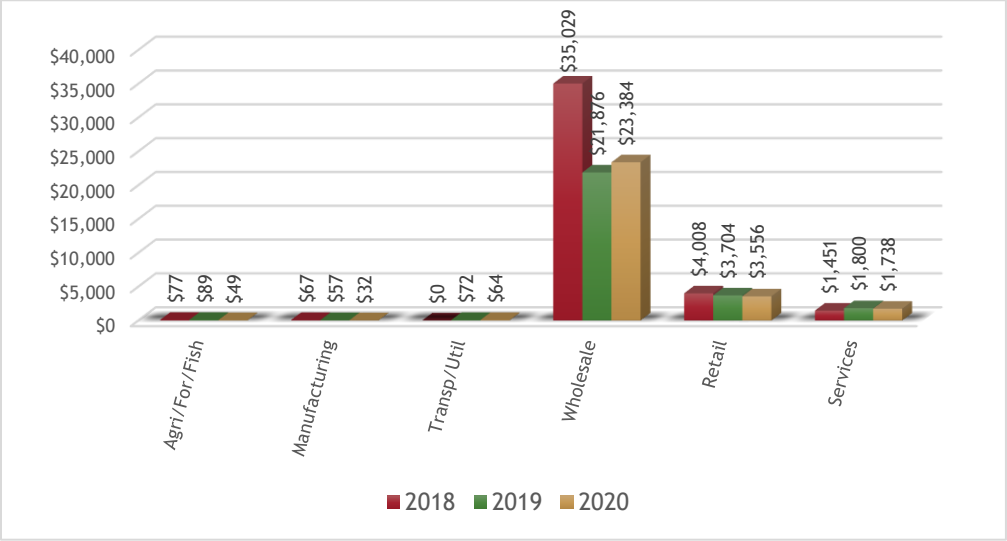


Business Taxes

The state of an economy is measured with numerous factors one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 10.6 illustrates the recent trends in general gross sales in Mount Vernon. Wholesale is the strongest sector in Mount Vernon, while Manufacturing is now the weakest sector in terms of sales. Sales in the Agriculture and Manufacturing sectors decreased dramatically between 2018 and 2020, $28,000 and $35,000 respectively. Wholesale reported a huge decline between 2018 and 2020, from $35 million to $23 million. Sales in the Services sector increased by 17% from 2018 to 2020 from $1.45 million to $1.7 million.

FIGURE 10.6
Mount Vernon- General Gross Sales ($000's)
2018-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2018-2020

Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative towns for 2010 and 2020 are shown in **Table 10.24**. The median per capita income in Mount Vernon grew by 35% between 2010 and 2020. Median household income actually fell by only 11% in the same period, but family income increased by 17%.

TABLE 10.24
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	32%	$41,867	$48,267	15%	$54,677	$75,404	38%
Mount Vernon	$20,712	$28,032	35%	$51,875	$46,250	-11%	$61,071	$71,250	17%
Alexandria	$21,186	$25,587	21%	$45,417	$52,500	16%	$52,813	$87,143	65%
Dimock	$25,813	$22,352	-13%	$34,688	$69,375	100%	$59,167	$76,250	29%
Ethan	$19,194	$25,329	32%	$40,417	$56,667	40%	$56,607	$62,500	10%
Fulton	$21,109	$23,100	9%	$66,250	$44,028	-34%	$78,229	$62,083	-21%
Letcher	$21,689	$25,807	19%	$32,250	$56,016	74%	$55,625	$73,125	31%
Plankinton	$19,499	$33,231	70%	$43,839	$62,917	44%	$50,714	$80,714	59%
South Dakota	$24,110	$31,415	30%	$46,369	$59,896	29%	$58,958	$77,042	31%

Table 10.25 contain household income figures for Mount Vernon and comparable towns. In 2020 the majority of households (56) reported income in a single income category between $50,000 and $75,000. This appears to be a pattern among most of the comparable towns. Several households (43) in Mount Vernon earned between $35,000 and $50,000.

TABLE 10.25
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Mount Vernon	4	10	9	10	43	56	22	32	11	4
Alexandria	13	13	19	16	75	35	34	63	7	5
Dimock	1	0	3	4	5	10	10	9	1	0
Ethan	0	6	14	16	26	41	24	14	3	0
Fulton	1	1	9	4	21	10	6	1	2	0
Letcher	3	1	12	5	8	28	21	3	0	2
Plankinton	1	5	36	41	42	41	83	43	3	19
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 10.26** provides and overview of poverty numbers and percentages for 2010 to 2020 within the comparative towns. The percent of Mount Vernon residents living at or below poverty level decreased by over five percentage points between 2010 and 2020. The overall percentage of those in poverty remains substantially lower than Davison County and South Dakota. The percentage of families in poverty in Mount Vernon decreased slightly between 2010 and 2020, from 1.8% to 1.7%.

TABLE 10.26

Number and Percent in Poverty - 2000 - 2020

	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Mount Vernon	8.2%	2.8%	1.8%	1.7%
Alexandria	6.4%	3.4%	4.9%	1.7%
Dimock	3.6%	4.3%	0.0%	0.0%
Ethan	5.0%	3.7%	6.0%	2.3%
Fulton	16.9%	3.6%	9.8%	0.0%
Letcher	14.5%	9.9%	11.1%	11.3%
Plankinton	2.8%	3.0%	1.2%	0.5%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Land Use in Mount Vernon

New growth in Mount Vernon could occur southeast of the community and accommodate at least one new neighborhood. The land between Mount Vernon proper and Interstate 90 could be urban in nature. The neighborhood could yield up to 185 new housing units. **Figure 10.7** shows the areas are suitable for development in the Mount Vernon area. Since most people who live in Mount Vernon work in Mitchell, the corner of "Old Highway 16" and 397th Avenue could become a service node for commuters going to and from their workplace. The land at the Interstate 90 interchange holds tremendous potential for economic development and employment.

The land use plan for Mount Vernon is laid out in a "concentric" pattern centered on a mixed-use downtown area surrounded by medium density residential development. The perimeter of the town is dedicated to parks and low density housing. The land immediately surrounding Mount Vernon is best suited for low-density and rural housing. Intense commercial and employment areas are located along 397th Avenue (Woonsocket Road) and Interstate 90. **Figure 10.8** illustrates the land use plan for Mount Vernon.

Figure 10.7: Land Use Design, Mount Vernon Area

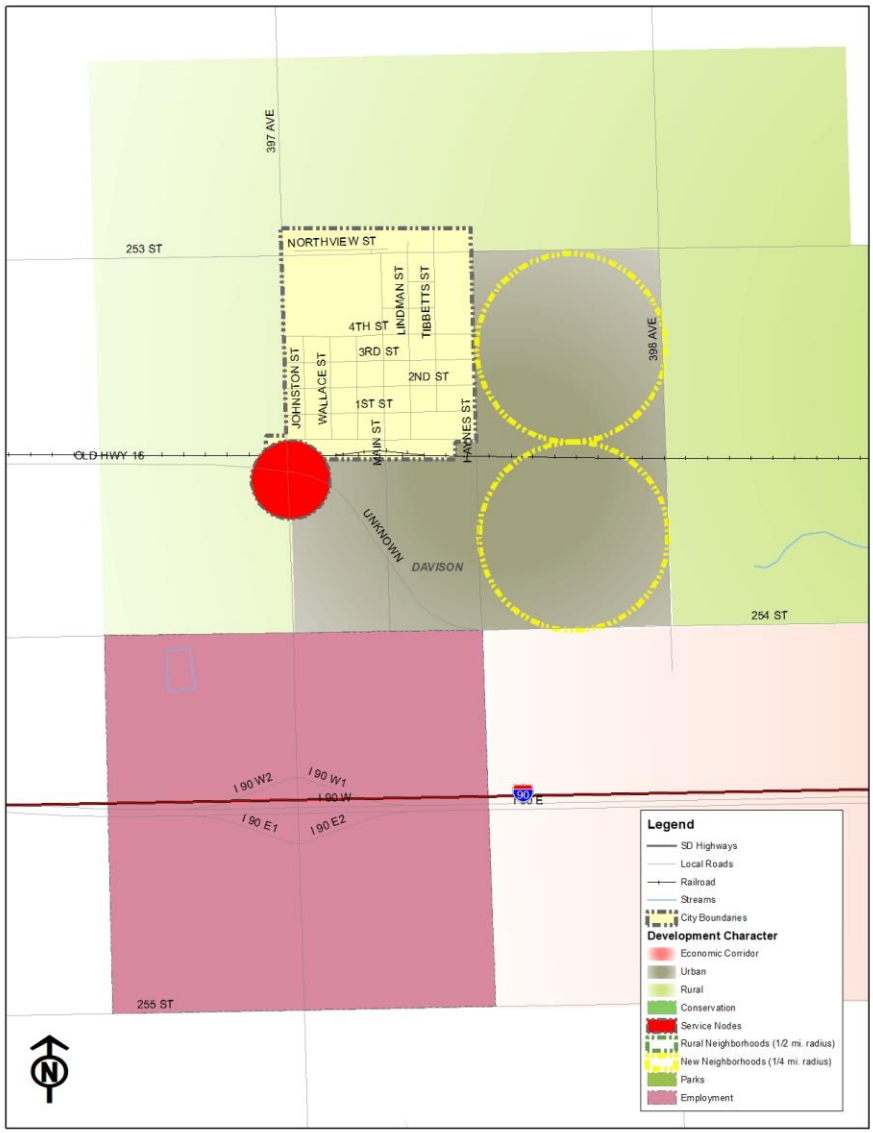
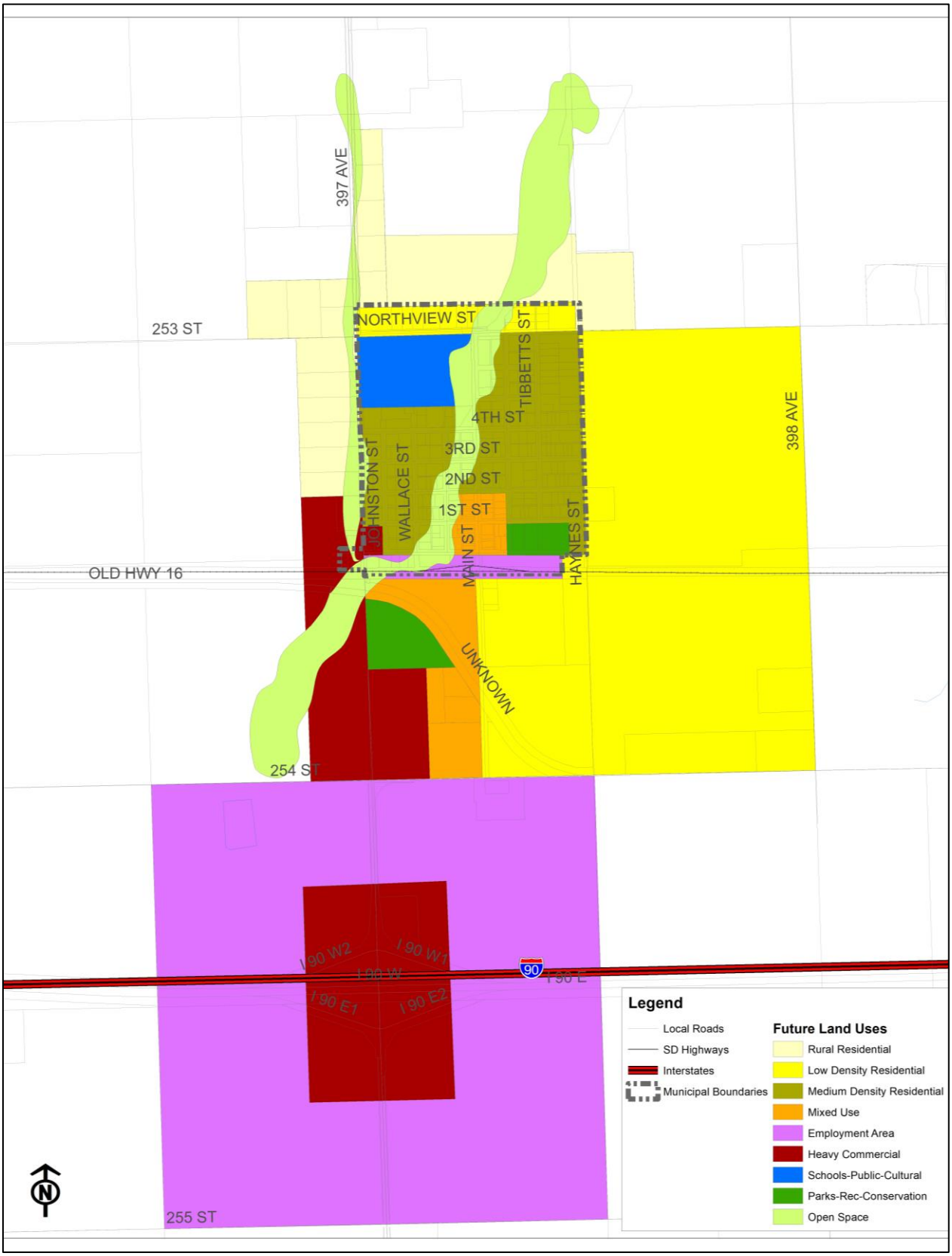


Figure 10.8: Mount Vernon Land Use Plan



PLANNING CONSIDERATIONS

Mount Vernon's Planning Challenges

The following challenges will need to be addressed by the citizens of Mount Vernon over the next 10 years.

Developing economic opportunities;
Taking advantage of job training facilities and area colleges;
Developing infrastructure for housing;
Keeping small towns viable as local service centers; and
Presenting a positive image and attitude toward economic development.

Planning Recommendations

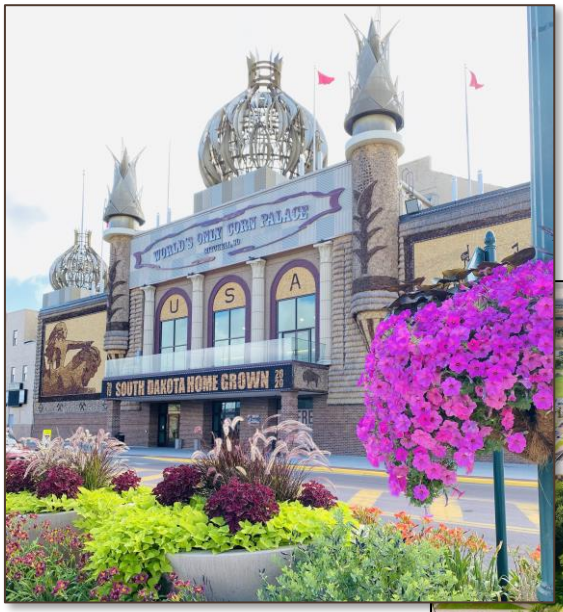
In addressing the challenges, the people of Mount Vernon should consider the following recommendations.

1) Capitalize on Mount Vernon's connection to the regional transportation network by developing facilities that serve commuters and interstate travelers;

2) Encourage the development of service businesses and eating/drinking places that serve the local population;

3) Promote development on the edge of town into lower density housing. Outside assistance may be needed to install new infrastructure.

4) Promote and maintain Mount Vernon's community activities to build strong social ties.



Mitchell, SD

CHAPTER 11

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

POPULATION

Mitchell was incorporated in 1881 and the population climbed to 1,000 by 1883. The first city election was held and Chauncy S. Burr was named the first mayor. The directory of 1884 lists a population of 4,000 and notes 200 places of business.

The City is located sixty miles west of Sioux Falls, SD and straddles US Interstate 90. Certain data will be presented in comparison to similarly sized towns in the state: Aberdeen, Brookings, Huron, Pierre, Spearfish, Watertown, and Yankton. Comparison with similar communities can help local leaders evaluate Mitchell's status in the region.

Table 11.1 contains historical populations for the County, State and cities between 1960 and 2020. The 2020 Census data showed Mitchell with a population of 15,599 persons. Overall, Mitchell grew by 3,044 residents since 1960; about 500 people per decade.

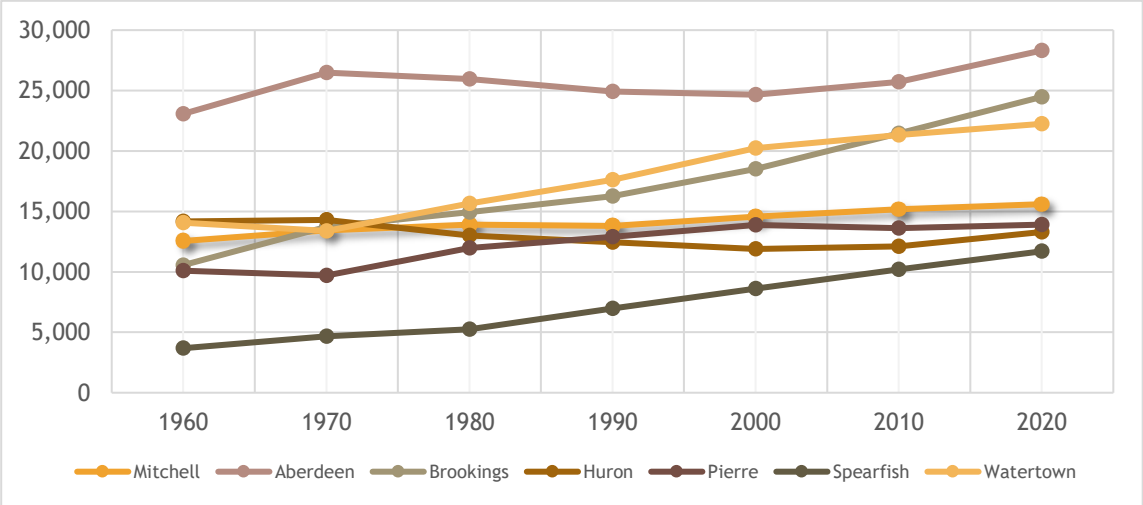
TABLE 11.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Mitchell	12,555	13,425	13,916	13,798	14,558	15,166	15,599	24.25%	0.36%
Aberdeen	23,073	26,476	25,956	24,927	24,658	25,713	28,315	22.72%	0.38%
Brookings	10,558	13,717	14,951	16,270	18,504	21,466	24,479	131.85%	2.20%
Huron	14,180	14,299	13,000	12,448	11,893	12,114	13,289	-6.28%	-0.10%
Pierre	10,088	9,699	11,973	12,906	13,876	13,604	13,908	37.87%	0.63%
Spearfish	3,682	4,661	5,251	6,966	8,606	10,195	11,702	217.82%	3.63%
Watertown	14,077	13,388	15,649	17,623	20,237	21,318	22,249	58.05%	0.97%
Yankton	9,279	11,919	12,011	12,703	13,528	14,243	14,619	57.55%	0.96%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Source: U.S. Census, American Community Survey

In **Figure 11.1** below, Mitchell's population is represented by the shaded line. Figure 11.1 shows where cities such as Aberdeen, Brookings, and Watertown have grown to a tier of communities over 20,000 in population. In terms of percentage growth or decline, Mitchell has grown by nearly 24.25% since 1960, while Huron has declined by 6.28% over the same period.

FIGURE 11.1
Population Change of Comparable Cities: 1960-2020



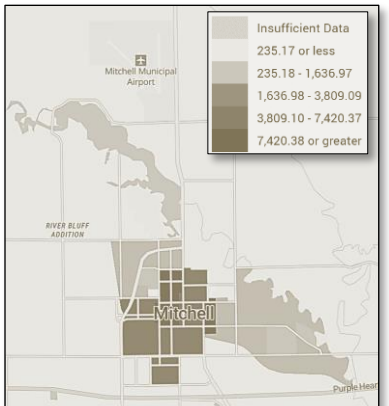
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. According to **Table 11.2**, the towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population.

TABLE 11.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Mitchell	14,263	213	333	243	0	183	364
Aberdeen	24,082	881	1,229	1,318	0	60	745
Brookings	21,808	420	436	1,079	0	149	587
Huron	9,690	220	679	1,027	164	1,200	309
Pierre	11,613	10	1,532	4	0	5	744
Spearfish	10,823	80	266	162	11	0	360
Watertown	20,665	166	633	108	0	86	591
Yankton	12,944	287	567	27	0	106	688
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Mitchell is fairly evenly spread out throughout the town. There are block groups in the central part of town where the population is more concentrated as shown in the image to the right. Lighter tones represent low population density and darker tones indicate higher concentrations of people.



Population Density in Mitchell

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 11.3** and **11.4** contain a fifty-year trend of youth and aged populations.

TABLE 11.3
Youth Population - Age 18 or Younger - 1970 – 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Mitchell	4,349	3,646	3,601	3,502	3,291	3,420	-1,730	-33.22%
Aberdeen	8,657	7,811	6,057	5,384	5,688	6,234	-2,423	-27.99%
Brookings	3,189	2,750	3,026	3,225	3,464	4,500	1,311	41.11%
Huron	4,794	3,354	3,612	2,777	2,719	3,773	-1,021	-21.30%
Pierre	3,715	3,759	3,872	3,774	3,182	3,056	-659	-17.74%
Spearfish	1,123	1,061	1,595	1,745	1,931	2,016	893	79.52%
Watertown	4,725	4,303	4,908	5,237	5,315	5,334	609	12.89%
Yankton	3,945	3,135	3,176	3,170	2,808	3,049	-896	-22.71%
South Dakota	240,913	205,848	191,361	202,649	199,343	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

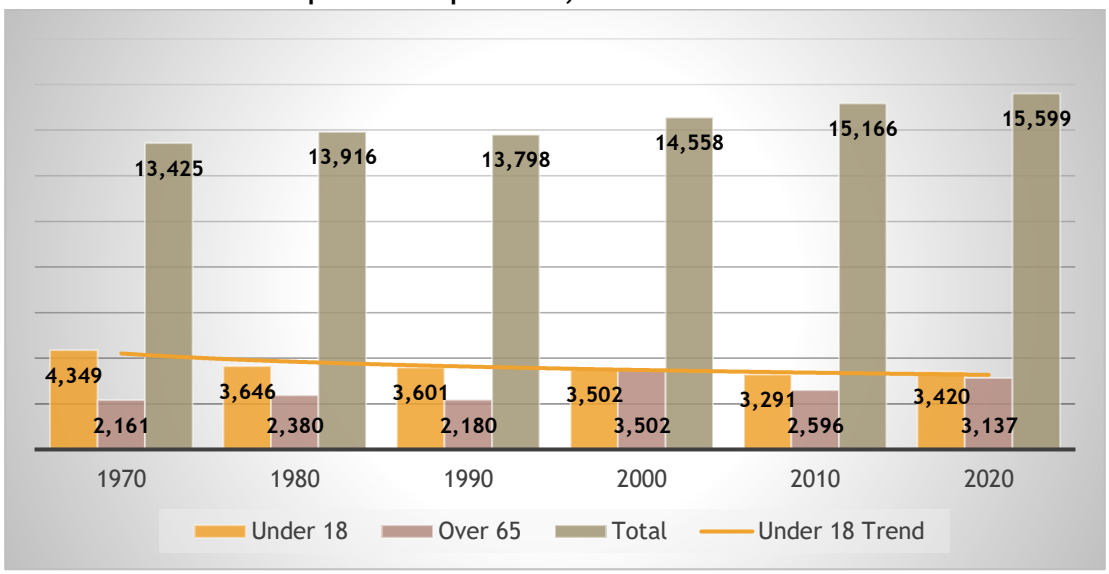
The recent trend in Mitchell is consistent with many of its peer communities. In the previous decades, 1970-2020, the youth population in Mitchell decreased by over 33% compared. Cities such as Spearfish and Brookings have witnessed a considerable increase in their youth population. **Table 11.4** shows that the number of people aged 65 or older increased by over 45% in Mitchell. The same demographic increased by over 82% at the state level and more than doubled in comparable communities.

TABLE 11.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	3,709	1,189	47.18%
Mitchell	2,161	2,380	2,180	3,502	2,596	3,137	976	45.16%
Aberdeen	2,886	3,452	2,617	5,384	4,353	4,972	2,086	72.28%
Brookings	1,139	1,361	3,270	3,225	1,925	2,386	1,247	109.48%
Huron	1,887	2,106	2,378	2,777	2,244	2,404	517	27.40%
Pierre	854	1,161	1,536	3,774	1,841	2,394	1,540	180.33%
Spearfish	639	929	1,282	1,745	1,767	2,529	1,890	295.77%
Watertown	1,928	2,394	2,991	5,237	3,265	3,962	2,034	105.50%
Yankton	1,454	1,718	2,121	3,170	2,644	3,040	1,586	109.08%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Mitchell between 1970 and 2020 are illustrated in **Figure 11.2.** It clearly shows that, since 1970, youth have outnumbered the elderly in Mitchell but the gap has closed since. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Mitchell in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 11.2
Dependent Populations, Mitchell: 1970-2020

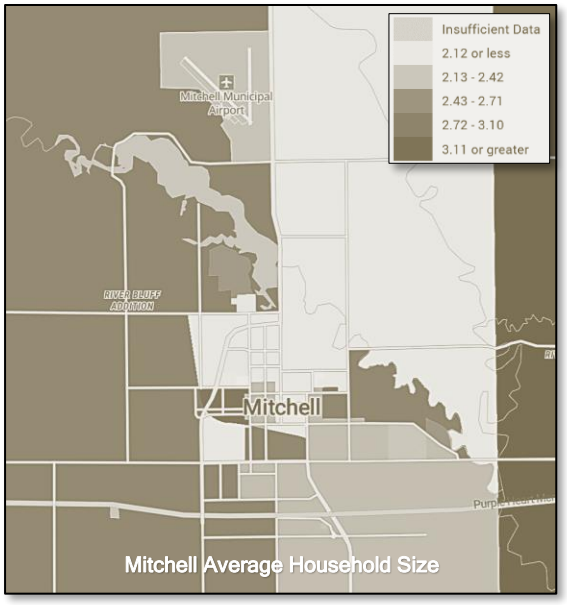


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future. **Table 11.5** show the household types in Davison County and Mitchell between 2010 and 2020. A slight majority of households in Mitchell consist of married couples. The percentage of married-couple households in Mitchell is slightly lower than Davison County and South Dakota in 2020. The

average size of various household types in Mitchell is a bit less than the other places in the study area. The average married couple household size in Mitchell is comparable to the State (2.90 persons per household in Mitchell compared to 3.04 persons per household for the State). The average size of male-headed family households with no spouse present exceeds the South Dakota figure by a factor of four. The inverse is true for female-headed family households with no spouse present where Mitchell's average size is 3.2 compared to 3.55 for South Dakota.

TABLE 11.5
Households by Type, 2010-2020

		SD		Davison County		Mitchell	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	2010	315,468	2.43	8,086	2.25	6,514	2.15
	2020	347,878	2.43	8,651	2.18	7,086	2.05
Married-couple family households	2010	164,007	3.02	4,181	2.88	3,026	2.79
	2020	171,918	3.04	4,122	2.90	3,016	2.81
Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	137	4.68
	2020	15,628	3.28	364	3.16	318	3.13
Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	568	2.90
	2020	31,159	3.55	590	2.94	536	2.87
Nonfamily households	2010	109,859	1.22	3,103	1.15	2,783	1.17
	2020	129,173	1.25	3,575	1.12	3,216	1.11



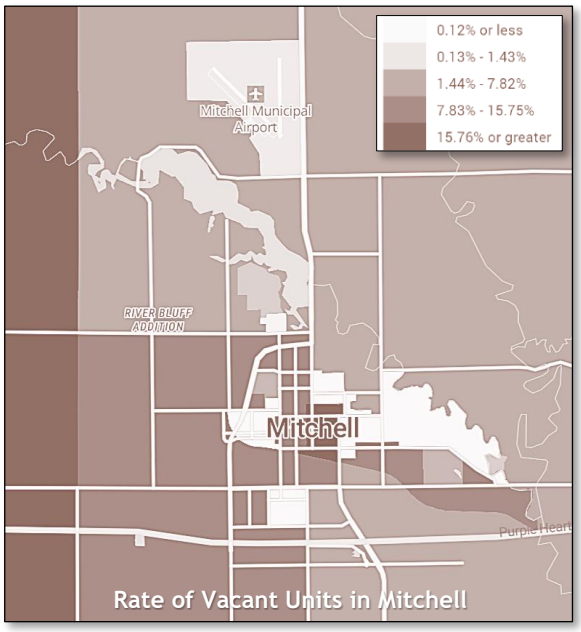
Households, on average, are larger in the rural areas. The darker shades in the image to the left indicate a larger average household size. Block groups inside the boundaries of Mitchell have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 11.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 7,855 total housing units in the Mitchell area in 2020, of which 7,086 were occupied (9.8% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Mitchell, Letcher, and Ethan.

TABLE 11.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.0%	1.0	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Mitchell	2010	7,018	6,514	504	7.20%	0.7	6.4
	2020	7,855	7,086	769	9.80%	1	14
Aberdeen	2010	12,030	10,950	1,080	9.00%	1.5	3.9
	2020	13,435	12,187	1,248	9.30%	0.4	9.1
Brookings	2010	8,379	7,621	758	9.00%	1.8	6
	2020	9,922	9,041	881	8.90%	0	5.5
Huron	2010	5,977	5,316	661	11.10%	0.9	4.2
	2020	6,023	5,559	464	7.70%	2.4	5.5
Pierre	2010	6,237	5,896	341	5.50%	2.3	5.1
	2020	6,585	6,123	462	7.00%	0	17.3
Spearfish	2010	5,168	4,937	231	4.50%	0	6.7
	2020	5,482	5,103	379	6.90%	0	5.7
Watertown	2010	9,871	9,080	791	8.00%	3	2.5
	2020	10,579	9,764	815	7.70%	1.3	6.1
Yankton	2010	6,094	5,705	389	6.40%	1.5	0.3
	2020	6,710	6,309	401	6.00%	1	7.6
South Dakota	2010	357,725	315,468	42,257	11.8%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8



The image below depicts the housing vacancy levels by block group in Mitchell. The dark purple shades indicate block groups with higher vacancy rates. The lighter gray shades indicate very low vacancy levels. The block group east of downtown has an overall vacancy rate of 30.26%.

A more detailed snapshot of the housing stock is provided in **Table 11.7**. The data shows Mitchell's housing stock increased by 837 units in the period between 2010 and 2020, which equates to approximately 83 units per year.

Notable increases were reported in most multi-family structures with 3 or more units. A significant increase in "apartment" buildings occurred between 2013 and 2018 in Mitchell. Single family units, account for most of the total units in Mitchell. However, the share of single family units decreased over the period.

TABLE 11.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Mitchell	2010	7,018	4,303	184	200	359	460	578	540	394	0
	2020	7,855	4,430	238	105	584	570	540	983	405	0
Aberdeen	2010	12,030	7,168	424	267	836	1,188	679	928	540	0
	2020	13,435	7,272	527	494	713	883	1,153	1,803	547	43
Brookings	2010	8,379	3,835	481	268	256	829	980	947	783	0
	2020	9,922	4,689	651	215	417	836	1,139	1,204	771	0
Huron	2010	5,977	4,077	71	297	198	263	422	409	240	0
	2020	6,023	3,928	344	70	376	366	364	215	360	0
Pierre	2010	6,237	3,552	160	45	252	433	330	580	885	0
	2020	6,585	3,699	296	128	447	250	320	796	649	0
Spearfish	2010	5,168	2,063	366	106	429	437	559	552	656	0
	2020	5,482	2,563	607	147	353	228	448	614	522	0
Watertown	2010	9,871	6,663	392	336	547	289	200	531	913	0
	2020	10,579	6,462	579	381	618	680	357	664	838	0
Yankton	2010	6,094	3,936	307	98	243	294	380	582	254	0
	2020	6,710	4,206	396	64	277	348	680	613	126	0
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 11.8 lists the value of homes in Mitchell and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. The number of units valued between $150,000 and $300,000 nearly doubled between 2010 and 2020, from 946 to 1,848. **Table 11.8** shows the highest number of the Mitchell's owner-occupied housing units fall between $100,000 and $150,000 in value. An important statistic to note is the number of units valued between $300,000 and $500,000, which is more than double the number of units of the same value in 2010.

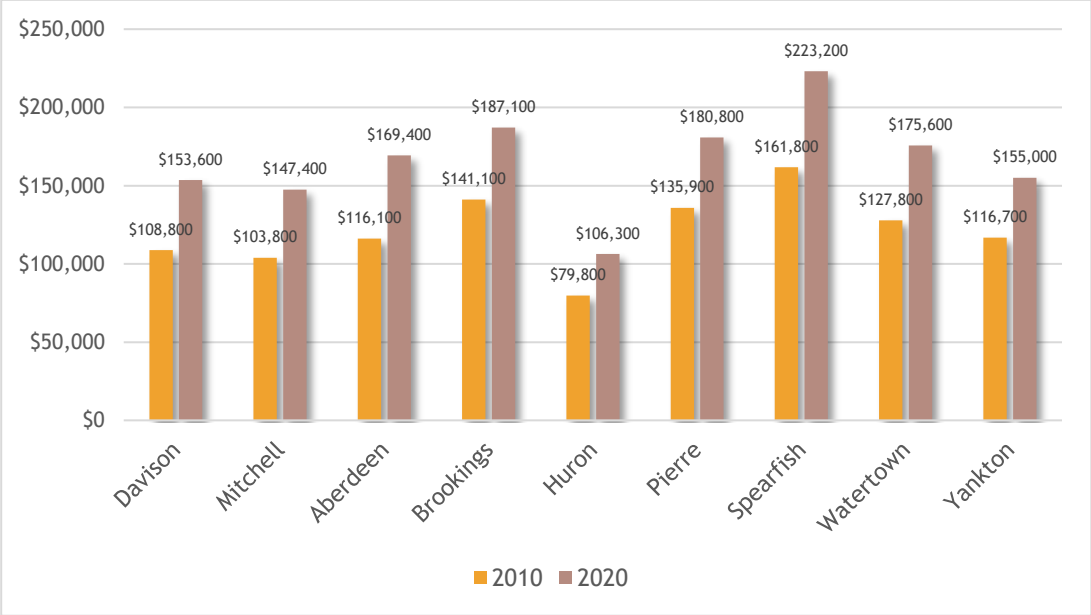
TABLE 11.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more	Median Value
Davison	2010	638	1,664	1,168	791	544	238	31	23	$108,800
	2020	495	805	1,168	1,136	940	481	121	41	$153,600
Mitchell	2010	495	1,305	990	506	323	117	17	23	$103,800
	2020	397	664	985	917	664	267	56	14	$147,400
Aberdeen	2010	700	2,190	1,818	1,173	695	310	33	0	$116,100
	2020	457	848	1,444	1,669	1,579	850	178	0	$169,400
Brookings	2010	510	449	1,134	899	513	197	29	0	$141,100
	2020	407	393	526	1,125	1,393	472	123	0	$187,100
Huron	2010	741	1,400	536	237	255	61	0	0	$79,800
	2020	508	1,036	607	649	212	189	73	0	$106,300
Pierre	2010	500	629	1,111	773	673	172	32	26	$135,900
	2020	369	357	543	1,491	817	435	83	0	$180,800
Spearfish	2010	552	227	299	607	522	223	11	34	$161,800
	2020	202	253	184	428	807	635	85	18	$223,200
Watertown	2010	678	1,432	1,617	1,062	635	327	116	16	$127,800
	2020	524	673	952	1,396	1,501	682	174	30	$175,600
Yankton	2010	300	1,033	1,042	636	287	169	85	0	$116,700
	2020	179	712	1,033	916	718	455	61	15	$155,000
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543	$122,200
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070	$174,600

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 11.3** shows the change in median housing unit values in Mitchell, Davison County, and comparable communities. The median values in Mitchell increased by 42% between 2010 and 2020, from $103,800 to $147,400. The rate of increase of the median value in Mitchell was the second highest among the peer communities.

FIGURE 11.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 11.9** examine the age of structures. Over one-fourth of the housing units in Mitchell were built before 1940.

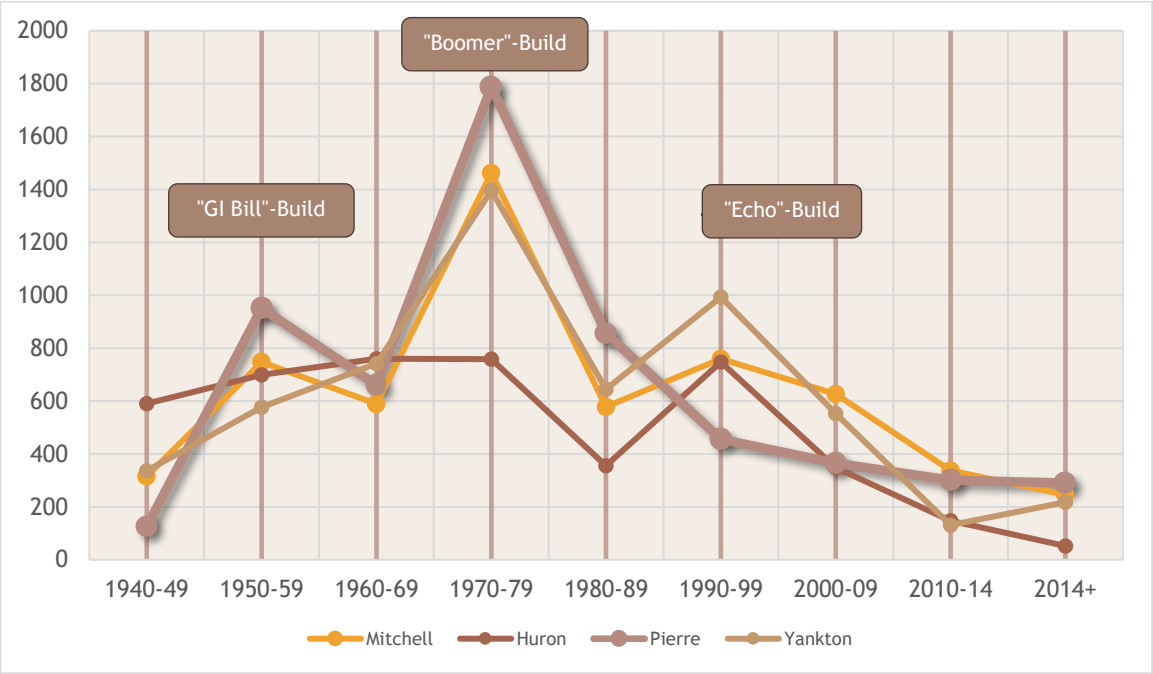
The age of the Mitchell's and some select communities' housing stock is further illustrated in **Figure 11.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 11.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Mitchell	246	337	626	759	578	1,462	589	748	315	2,195
%	3.1%	4.3%	8.0%	9.7%	7.4%	18.6%	7.5%	9.5%	4.0%	27.9%
Aberdeen	911	717	1,021	1,012	1,131	2,384	1,399	1,676	695	2,489
%	6.80%	5.30%	7.60%	7.50%	8.40%	17.70%	10.40%	12.50%	5.20%	18.50%
Brookings	479	724	2,028	1,203	1,090	1,469	880	643	306	1,100
%	4.80%	7.30%	20.40%	12.10%	11.00%	14.80%	8.90%	6.50%	3.10%	11.10%
Huron	52	148	348	747	356	758	760	699	590	1,565
%	0.90%	2.50%	5.80%	12.40%	5.90%	12.60%	12.60%	11.60%	9.80%	26.00%
Pierre	290	301	365	456	856	1,788	660	951	126	792
%	4.40%	4.60%	5.50%	6.90%	13.00%	27.20%	10.00%	14.40%	1.90%	12.00%
Spearfish	328	426	893	920	561	678	516	395	128	637
%	6.00%	7.80%	16.30%	16.80%	10.20%	12.40%	9.40%	7.20%	2.30%	11.60%
Watertown	374	387	1,421	1,669	1,207	1,936	615	1,056	403	1,511
%	3.50%	3.70%	13.40%	15.80%	11.40%	18.30%	5.80%	10.00%	3.80%	14.30%
Yankton	217	131	553	993	645	1,396	741	577	336	1,121
%	3.20%	2.00%	8.20%	14.80%	9.60%	20.80%	11.00%	8.60%	5.00%	16.70%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 11.4
Housing Units - Years of Construction



Housing Projections

Tables 11.10, 11.11 and 11.12 present twenty-year housing projections for Davison County and Mitchell based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **11.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 11.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 11.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Mount Vernon	2.54%
Ethan	1.85%
Balance of Davison County	16.81%

Table 11.12 lays out the detailed acreage that will be needed to accommodate the housing units projected in **Tables 11.10 and 11.11**. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Mitchell is 972 units by 2040. Applying the unit type and density assumptions we can conclude that there will be about 240 net acres of land in demand for residential use in Mitchell. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 311 acres. **Table 11.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 11.12: Mitchell's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**233**	**240**	**246**	**253**	**972**
Infill/Replacement	37	38	39	40	153
Single Family Units	117	120	124	127	489
Multi-Family	65	67	69	71	272
Mobile Homes	14	14	15	15	58
Net Acres Needed	**57.45**	**58.98**	**60.55**	**62.17**	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	71.75
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Tables 11.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Mitchell. In 2020, 92% of Mitchell's population has at least a high school diploma or higher and 28% hold a bachelor's degree or higher. Cities that are home to colleges and universities such as Brookings (South Dakota State University) and Spearfish (Black Hills State University) have a higher concentration of residents with advanced degrees.

Table 11.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Mitchell	2.0%	6.3%	30.7%	21.7%	11.5%	20.6%	7.2%	91.7%	27.8%
Aberdeen	3.0%	4.0%	29.7%	19.5%	10.9%	22.4%	10.6%	92.9%	32.9%
Brookings	1.2%	2.8%	21.1%	19.6%	6.7%	30.2%	18.3%	95.9%	48.5%
Huron	10.0%	8.3%	30.8%	18.0%	9.3%	14.5%	9.1%	81.7%	23.7%
Pierre	1.0%	3.1%	29.1%	20.2%	9.3%	25.5%	11.7%	95.9%	37.2%
Spearfish	0.7%	3.3%	22.7%	23.7%	7.0%	28.6%	14.0%	96.0%	42.6%
Watertown	3.7%	6.4%	32.7%	21.5%	14.9%	15.3%	5.5%	89.9%	20.8%
Yankton	3.6%	5.9%	28.7%	21.0%	11.6%	15.7%	13.5%	90.5%	29.1%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2019 Census, Summary File 3

A second issue to consider in reviewing education is the status of existing educational systems. **Table 11.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. the dollars per ADM in Mitchell is $9,090, which is about the median value of the school districts in the study area. The student/teacher ratio is similar among all school districts in the area. The average salary of teachers in the school districts is comparable as well. Only Yankton's teachers are paid more than Mitchell in the study group.

Table 11.14
School District Profiles 2020-2021

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Mitchell	2,791	15.1	21.9	184.2	$52,344	15.2	44.7%	$9,090	$7,503,741
Aberdeen	4,477	14.9	22.0	299.8	$50,220	13.3	47.5%	$9,477	$7,304,248
Brookings	3,344	14.1	23.7	235.6	$47,870	14.4	41.7%	$9,159	$5,944,169
Huron	2,775	16.2	21.6	170.9	$51,257	12.9	37.6%	$9,966	$4,758,625
Pierre	2,767	16.1	22.5	171.4	$50,526	13.2	29.2%	$8,680	$7,645,503
Watertown	3,951	16.6	21.9	237.9	$51,414	14.5	34.6%	$8,629	$8,885,677
Yankton	2,952	17.3	21.8	170.4	$52,957	16.9	49.1%	$9,238	$6,821,192

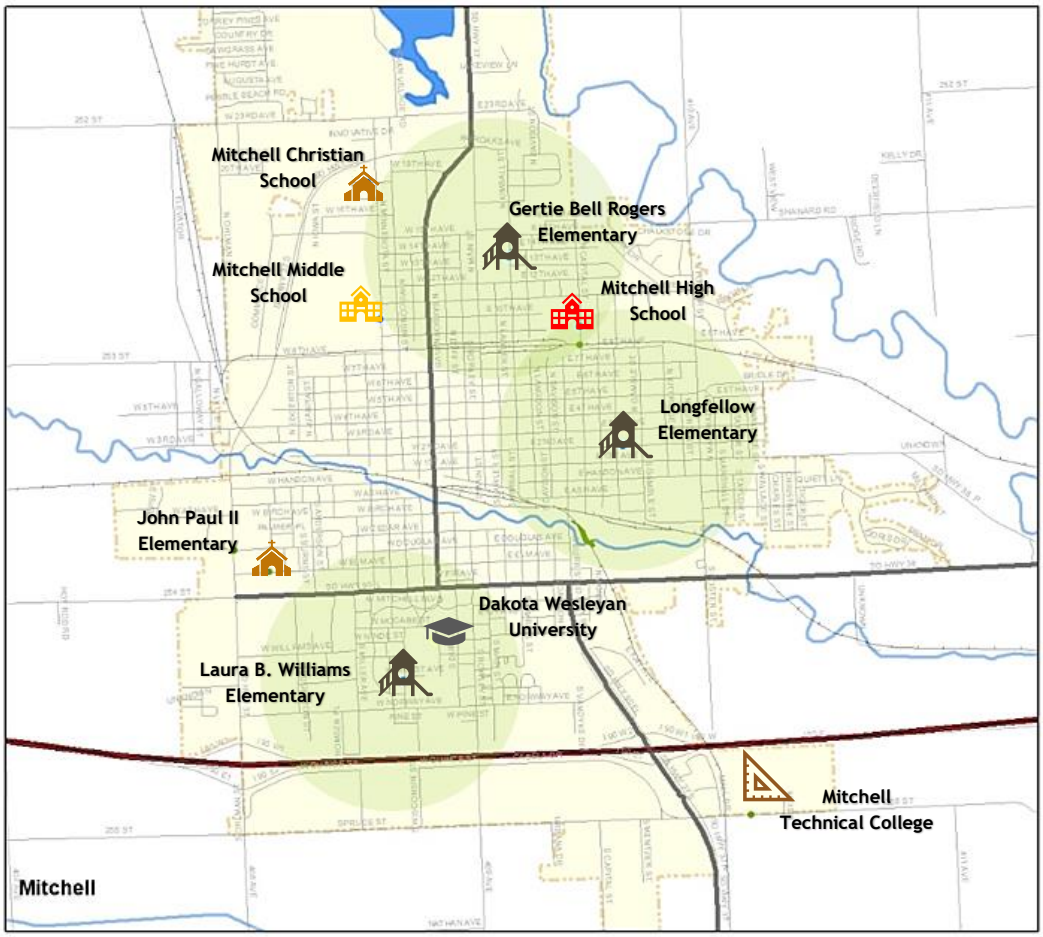
Source: South Dakota Department of Education

Table 11.15 outlines the enrollments by grade for each school facility type in Mitchell in 2020. The table also illustrates the enrollment in non-public schools as well as those students that are home-schooled in Mitchell. The bottom row of the table shows the number of students who open-enrolled out of the Mitchell School District and those who open-enrolled into the school district in 2020.

Table 11.15 – Mitchell Enrollments by Facility, Type, and Grade; 2020

School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	TOTAL KG-12	TOTAL PK-12
Mitchell High School	0	0	0	0	0	0	0	0	0	0	275	196	215	176	866	866
Mitchell Middle School	0	0	0	0	0	0	0	205	227	237	0	0	0	0	669	669
L B Williams Elementary	0	82	72	65	76	76	75	0	0	0	0	0	0	0	442	442
Gertie Belle Rogers Elem	0	92	68	58	59	77	57	0	0	0	0	0	0	0	411	411
Longfellow Elementary	0	70	48	49	56	51	50	0	0	0	0	0	0	0	324	324
Abbott House Elementary	0	0	0	0	0	0	1	1	6	4	0	0	0	0	12	12
Abbott House HS	0	0	0	0	0	0	0	0	0	0	4	7	6	7	24	24
Non-Public Schools	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
John Paul II Elem	28	14	18	9	16	14	25	13	0	0	0	0	0	0	109	
LifeQuest	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10	
Mitchell Christian	0	8	8	8	14	13	12	10	9	9	4	5	11	9	120	
Home Schooled	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
Mitchell		3	7	3	4	3	2	5	3	2	7	3	4	2	48	
Open Enrollment	**Out**	**In**														
Mitchell	140	66														

Figure 11.5 - Mitchell School Facilities



School Facility Planning

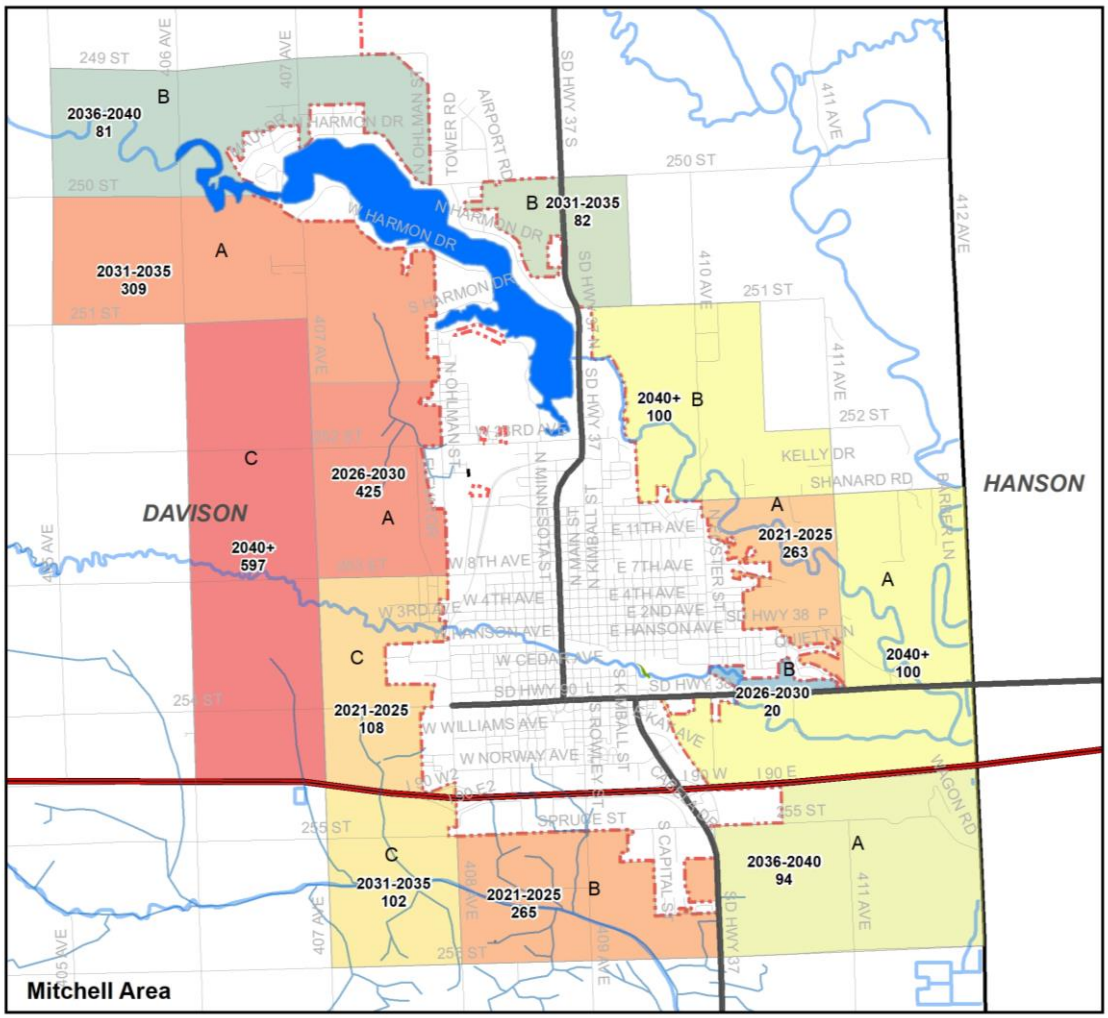
Mitchell has identified growth areas totaling 3,265 acres in and around the community that are suitable for future development. These areas could yield over 3,917 housing units if developed at 1.5 units per acre. **Table 11.16** shows the projected number of youth that the growth areas in Mitchell may produce. In all, the potential for over 1,749 youth exists in the identified growth areas by 2040.

Table 11.16 - Estimated Youth Population in Mitchell Growth Areas (2020-2040)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0
People/Household	2.15	2.15	2.15	2.15	2.15	2.15	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.15
Population Projection	1,255.0	1,264.0	518.0	2,031.0	96.0	0.0	1,440.0	382.0	476.0	436.0	380.0	466.0	468.0	2,853.0
Youth Projection (.45/HH)	263	265	108	425	20	0	309	82	102	94	81	100	100	597

Figure 11.6 shows the areas and phases of growth in Mitchell. The areas are shaded and labeled according to the estimated youth population in the growth areas' timeframe. The map reveals that the northern and western areas of Mitchell will generate the most youth by 2040 and beyond. Some areas that appear large geographically show fewer youth. This is due to the lower potential for residential development because of physical limitations, current development and other uses projected for the area.

Figure 11.6, Projected Youth Population in Future Growth Areas



The next step in the planning process includes examining the inventory of existing school locations with respect for their capacity, condition, and accessibility for the distribution of projected future enrollment. Land use plans can address the potential for expanding and otherwise adapting school buildings and sites and also assess the availability and suitability of vacant or renewable land for new sites. A planning task force will need to establish guidelines in terms of enrollment, site size and location, service area, and the type of improvements needed based on building size and condition as well as the need for new buildings.

The number of estimated youths in each growth area were delineated into school-age groups; 5-9, 10-14, and 15-19 years of age. The population for each age group was based on the current population figures for the County and the percentage of each age group is applied to the population projection for each growth area. The resulting populations are then assigned as potential elementary, middle or high school students based on their ages.

The building capacities of the existing school facilities in Mitchell were analyzed to determine if the existing buildings could accommodate future students. Growth area projections were compared to elementary school service areas in order to assign younger students to the proper school building.

Table 11.17 shows the current enrollments in Mitchell School District facilities and each building's student capacity. The table lists the enrollments compared to the capacities for each school building. The middle column of the table displays the number of estimated students from the growth areas that are assigned to each building. The columns to the right of the projections illustrate the enrollment and capacity scenarios in 2040 for each school facility.

The column titled "Enrollment to Capacity" shows whether the projected 2040 enrollments at each school building exceed each building's capacity. A positive number indicates over-capacity at the school. A negative number shows that school maintains its capacity to accommodate the projected future enrollment. The final two columns analyze the possible actions to address school capacity issues. If a positive number is shown in the Enrollment/Capacity column, then the additional square footage needed to accommodate the estimated enrollment is calculated based on the following assumptions: 100 square feet per student at elementary schools, 130 square feet per student at middle schools, and 140 square feet per student at high schools.

Table 11.17 – Davison County School Building Analysis

	2020			2020-2040	2040			
	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary								
LB Williams	513	600	87	180	693	93	Possible Addition	9,277
Gertie Bell Rogers	424	500	76	294	718	218	Possible	28,303
Longfellow	347	450	103	91	438	(12)	No	
Middle School	638	800	162	540	1178	378	Possible Addition	49,133
High School	777	1200	423	644	1421	221	Possible Addition	30,983

It is difficult to determine at which point does deficient capacity triggers the need for an entirely new school building. The Mitchell Middle School and High School buildings need enough square feet in order to serve future enrollments that a sizeable addition may be warranted. There are enough projected elementary students in the north and western areas of Mitchell that it may be more economical to construct a new elementary school building to relieve growing pressure on Gertie Bell Rogers Elementary.

The following images show the spatial relationship between the existing school buildings and the estimated square footage needed.

School Addition Concepts

LB Williams Elementary

Mitchell Middle School

Mitchell High School

There are several educational opportunities for the residents of Mitchell to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 11.18** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 11.18; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

Employment

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data. **Table 11.19** detail the employment status within the county, state and comparative towns.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 11.19 provide an overview of the labor force. In 2020 Mitchell and the comparison towns all had fairly low unemployment rates compared to the State.

TABLE 11.19
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,319	10,762	10,762	10,391	371	0	4,557	3.4%
Mitchell	12,134	8,538	8,538	8,198	340	0	3,596	4.0%
Aberdeen	20,718	14,613	14,613	14,278	335	0	6,105	2.3%
Brookings	18,341	12,696	12,651	12,014	637	45	5,645	5.0%
Huron	9,671	6,554	6,554	6,253	301	0	3,117	4.6%
Pierre	10,737	8,044	7,965	7,846	119	79	2,693	1.5%
Spearfish	8,491	5,652	5,631	5,361	270	21	2,839	4.8%
Watertown	16,584	11,735	11,722	11,206	516	13	4,849	4.4%
Yankton	11,769	7,316	7,292	7,086	206	24	4,453	2.8%
South Dakota	623,566	433,669	430,311	410,156	20,155	3,358	189,897	4.7%

Source: 2020 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Mitchell. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 11.20** identifies the major employment industries in Mitchell as well as their growth or decline between 1990 and 2020.

TABLE 11.20
Mitchell Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1980-2019
Agriculture/Forest/Fish/Mining	117	199	240	241	106.0%
Construction	357	526	525	576	61.3%
Manufacturing	1,071	1,152	993	999	-6.7%
Wholesale Trade	174	234	180	309	77.6%
Retail Trade	1,107	1,050	1,381	990	-10.6%
Trans., Warehouse, & Utility	393	221	152	224	-43.0%
Information	*	211	107	264	*
Finance/Insurance/Real Estate	267	376	244	560	109.7%
Professional Services	483	407	526	460	-4.8%
Education/Health/Social Services	1,414	1,718	2,038	1,908	34.9%
Arts, Entertain./Rec./ Accom./Food	582	664	1,244	944	62.2%
Other Services	377	452	337	391	3.7%
Public Administration	232	184	231	395	70.3%
Total	6,574	7,394	8,198	8,261	25.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The thirty-year period between 1990 and 2020 was a time when transportation/warehousing experienced a significant **decline** in employment in Mitchell. The same period saw dramatic **increases** in the agricultural, construction, wholesale trade, finance, arts/entertainment/rec and public administration sectors.

Table 11.21 focuses on occupations in Mitchell for the previous thirty years. While the whole number of persons employed in farming occupations has remained low, the rate of employed persons in farming occupations has grown by 75%, only second to the rate of growth in the management field.

TABLE 11.21
Mitchell Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	1,519	2,037	2,254	2,695
Service	1,280	1,375	1,876	1,451
Sales and Office	2,013	1,882	2,129	1,944
Farming, fishing, and forestry	82	57	107	144
Construction & Maintenance	637	737	657	751
Production & Transportation	1,043	1,306	1,175	1,276
Total Employed: Age 16 and Above	6,574	7,394	8,198	8,261

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 11.22 includes a list of the five largest primary employers in Mitchell as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and public service sectors, employ nearly 51 persons.

TABLE 11.22
Major Employers in Mitchell

Rank	Employer and Place	Product / Service	Employees
1	Avera Queen of Peace Health Services	Healthcare	715
2	Trail King Industries	Manufacturing of Trailers	775
3	Mitchell School District	Education	450
4	Wal-Mart	Retail	240
5	Graphic Packaging	Color Printed Packaging	240
6	AKG North America	Heat Exchangers	220
7	City of Mitchell	Government	210
8	Twin City Fan	Commercial/Industrial Fans	220
9	Firesteel Healthcare	Healthcare	180
10	Innovative Systems	Communications Software	170
11	Lifequest	Special Needs Clients	157
12	Vantage Point Solutions	Communications Engineering	155

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data include travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work, the geographic location of their job.

Mitchell residents who are in the labor force primarily drive alone to work according to **Table 11.23.** The percentage of those who drive their own vehicle rose from 84.3% in 2010 to 89.3% in 2020. The percentage of people who walked to their job decreased significantly from 7.0% in 2010 to 3.3% in 2020.

TABLE 11.23
Mitchell Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	8,057	8,122
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	84.3	89.3
Drove alone	78.3	84.3
Carpooled	5.9	4.9
In 2-person carpool	4.5	2.3
In 3-person carpool	0.5	1.1
In 4-or-more person carpool	1.0	1.5
Workers per car, truck, or van	1.04	1.03
Public transportation (excluding taxicab)	0.9	1.7
Walked	7.0	3.3
Bicycle	2.8	0.2
Taxicab, motorcycle, or other means	2.6	2.1
Worked from home	2.3	3.4

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

Table 11.24 shows that over half of the workers in Mitchell travel less than 10 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force.

TABLE 11.24
Mitchell Worker Commute Times

Commute Time	Percent
Less than 10 minutes	52.9
10 to 14 minutes	26.0
15 to 19 minutes	10.1
20 to 24 minutes	3.6
25 to 29 minutes	2.0
30 to 34 minutes	0.8
35 to 44 minutes	0.3
45 to 59 minutes	0.2
60 or more minutes	4.0
Mean travel time to work (minutes)	11.0

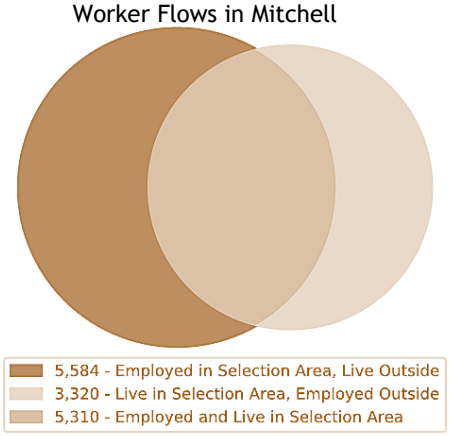
Source: ACS, 2020

Worker Flows

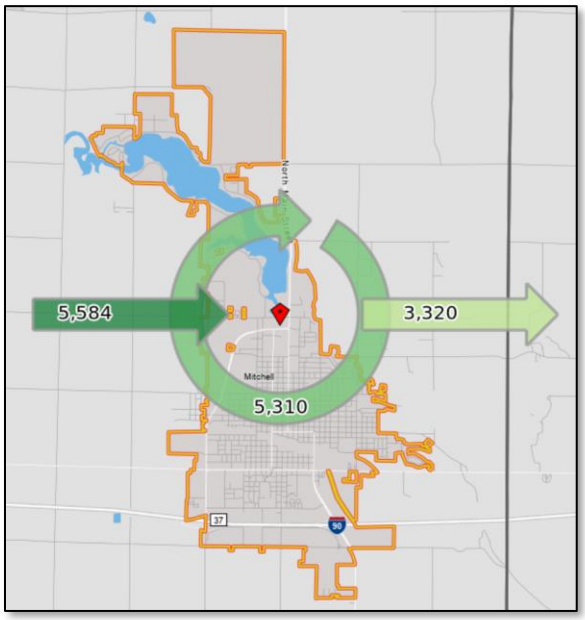
When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. product development purposes. Using OnTheMap, we can conclude the following for Mitchell residents and workers:

- 5,584 people are employed in Mitchell, but live somewhere outside of town.
- 5,310 people both reside and work in Mitchell
- 3,320 live in Mitchell, but travel elsewhere for work

Worker Flows in Mitchell

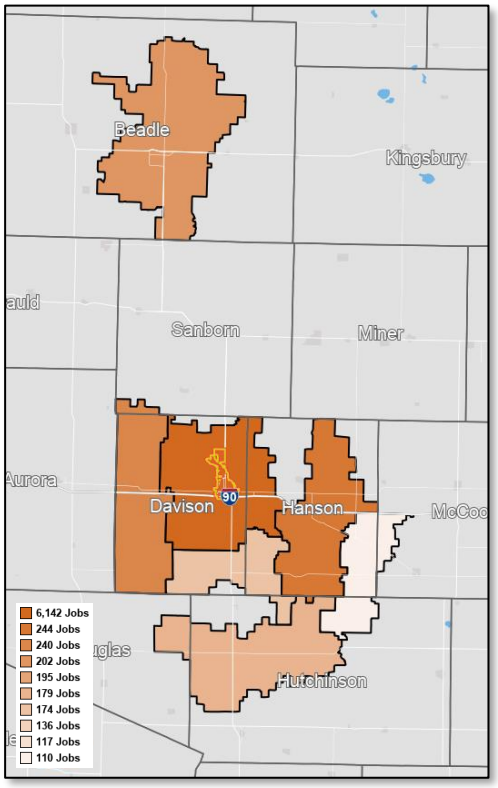


Mitchell may be considered a "job center" for the region. The number of residents who live and work in town is equal or less than the number of workers who travel from elsewhere to work in Mitchell. The graphics at right show the dynamics of worker inflow and outflow in Mitchell. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right.



In **Figure 11.7**, job locations for residents of Mitchell are shown by zip codes. The number of workers from Mitchell in each zip code are shown by graduated colors. The darker colors represent more workers who live in Mitchell and work in that zip code. According to Figure 11.7, most people who live in Mitchell, travel to the Mitchell area (57301) to work.

FIGURE 11.7
Top Home Locations for Mitchell Workers by Zip Code

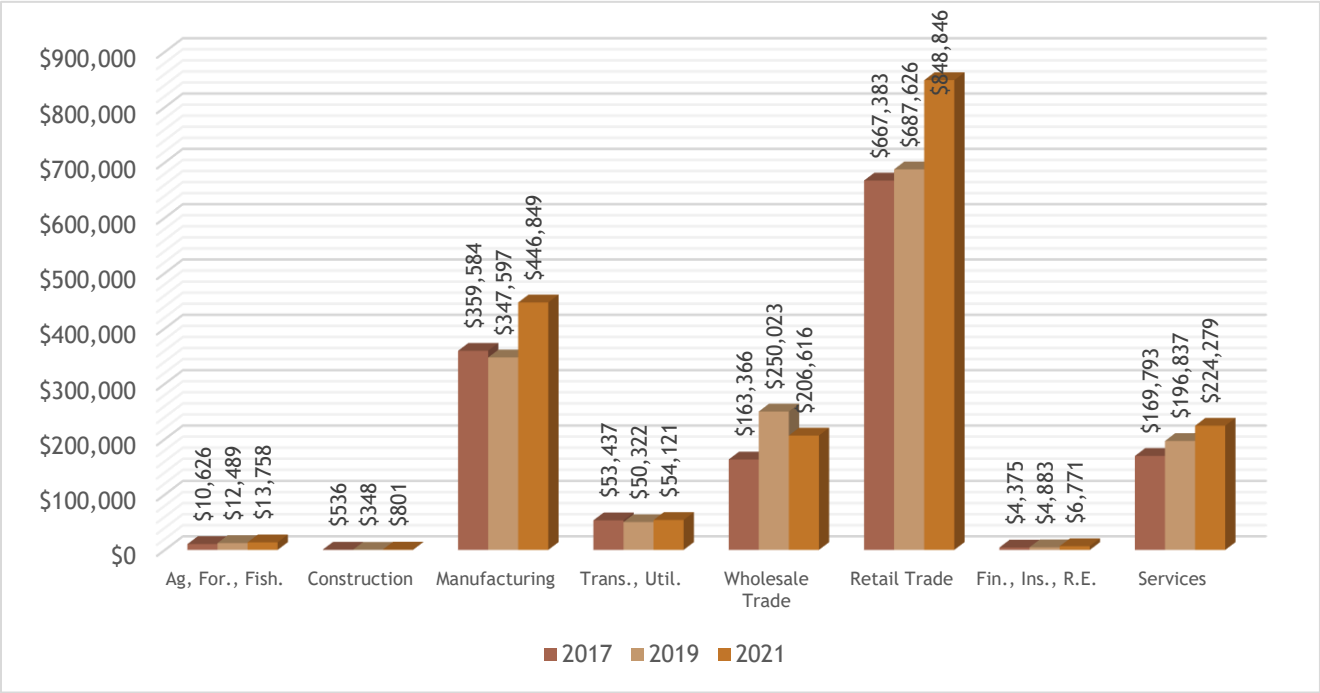


Business Taxes

The state of an economy is measured with numerous factors one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 11.8 illustrates the recent trends in general gross sales in Mitchell. Retail trade is the strongest sector in Mitchell, while Construction lags behind the other sectors in terms of sales. The Manufacturing sector "rebounded" from a decrease in sales between 2017 and 2019 to an increase of $100 million between 2019 and 2021. Wholesale reported a decline between 2019 and 2021, from $250 million to $206 million. Sales in the Services sector have steadily increased by 32% from 2017 to 2021 from $169 million to $224 million.

FIGURE 11.8
Mitchell- General Gross Sales ($000's)
2017-2021



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2017-2021

Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative cities for 2010 and 2020 are shown in **Table 11.25**. The median per capita income in Mitchell grew by 38.4% between 2010 and 2020. Median household income increased by 15.2% in the same period, and family income increased by nearly 40%.

TABLE 11.25
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	31.6%	$41,867	$48,267	15.3%	$54,677	$75,404	37.9%
Mitchell	$22,627	$29,340	38.4%	$39,345	$45,318	15.2%	$49,821	$69,684	39.9%
Aberdeen	$23,121	$31,992	38.9%	$41,718	$56,455	35.3%	$58,109	$82,123	41.3%
Brookings	$19,519	$27,116	12.4%	$39,403	$53,845	36.7%	$67,005	$84,464	26.1%
Huron	$22,379	$25,143	20.8%	$38,474	$48,374	25.7%	$58,343	$58,272	-0.1%
Pierre	$27,983	$33,797	46.2%	$52,534	$68,263	29.9%	$71,065	$85,320	20.1%
Spearfish	$25,354	$37,077	24.2%	$33,713	$50,072	48.5%	$60,327	$83,226	38.0%
Watertown	$23,636	$29,346	24.9%	$39,970	$52,145	30.5%	$57,988	$71,298	23.0%
Yankton	$25,312	$31,615	38.4%	$42,956	$54,278	26.4%	$61,911	$69,905	12.9%
South Dakota	$24,110	$31,415	30.3%	$46,369	$59,896	29.2%	$58,958	$77,042	30.7%

Table 11.26 contain household income figures for Mitchell and comparable cities. In 2020 the majority of households (1,344) reported income in a single income category between $35,000 and $50,000. This appears to be an exception among most of the towns in the study group where the majority of households earn between $50,000 and $75,000. Several households (1,028) in Mitchell earned between $25,000 and $35,000.

TABLE 11.26
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Mitchell	461	512	664	1,028	1,344	943	870	823	287	154
Aberdeen	664	480	1,324	1,234	1,635	2,464	1,709	1,667	584	426
Brookings	468	496	870	644	1,666	1,803	1,258	1,271	356	209
Huron	416	141	574	845	944	1,112	737	553	98	139
Pierre	221	229	460	811	616	1,053	1,069	1,159	359	146
Spearfish	186	401	596	489	876	679	673	660	235	308
Watertown	600	620	905	961	1,615	1,910	1,267	1,255	291	340
Yankton	227	325	584	744	1,094	1,289	887	770	190	199
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 11.27** provides and overview of poverty numbers and percentages for 2010 to 2020 within the comparative towns. The percent of Mitchell residents living at or below poverty level decreased by just over 1 percentage point between 2010 and 2020 from 16.0% in 2010 to 14.9% in 2020. The overall percentage of those in poverty remains higher than Davison County and South Dakota. The percentage of families in poverty in Mitchell increased between 2010 and 2020, from 7.5% to 8.4%.

TABLE 11.27

Number and Percent in Poverty - 2010 - 2020

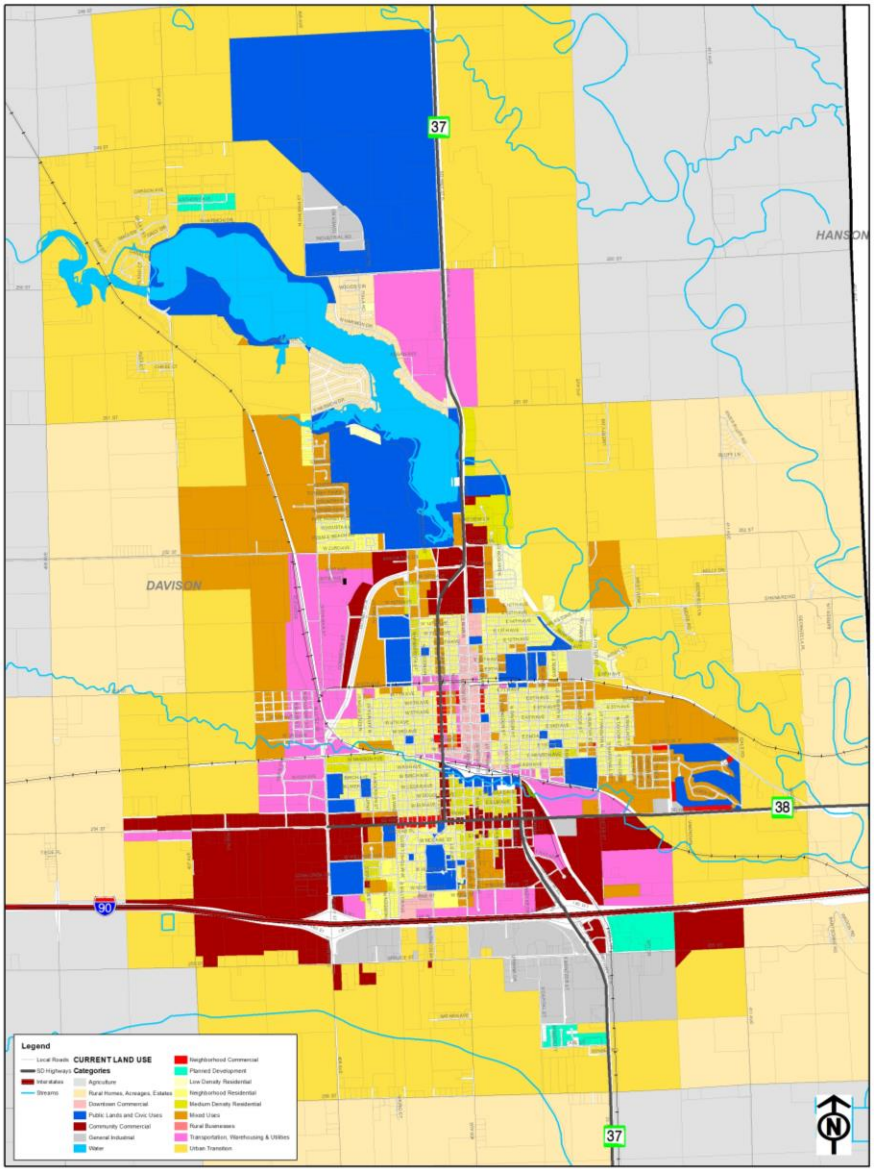
	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Mitchell	16.0%	14.9%	7.5%	8.4%
Aberdeen	12.0%	11.6%	6.3%	7.6%
Brookings	25.1%	17.6%	6.9%	8.4%
Huron	15.5%	17.3%	8.1%	16.7%
Pierre	10.0%	14.8%	7.6%	11.5%
Spearfish	15.2%	12.6%	9.9%	5.0%
Watertown	14.1%	15.4%	10.0%	9.5%
Yankton	12.8%	12.0%	6.1%	3.7%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Land Use in Mitchell

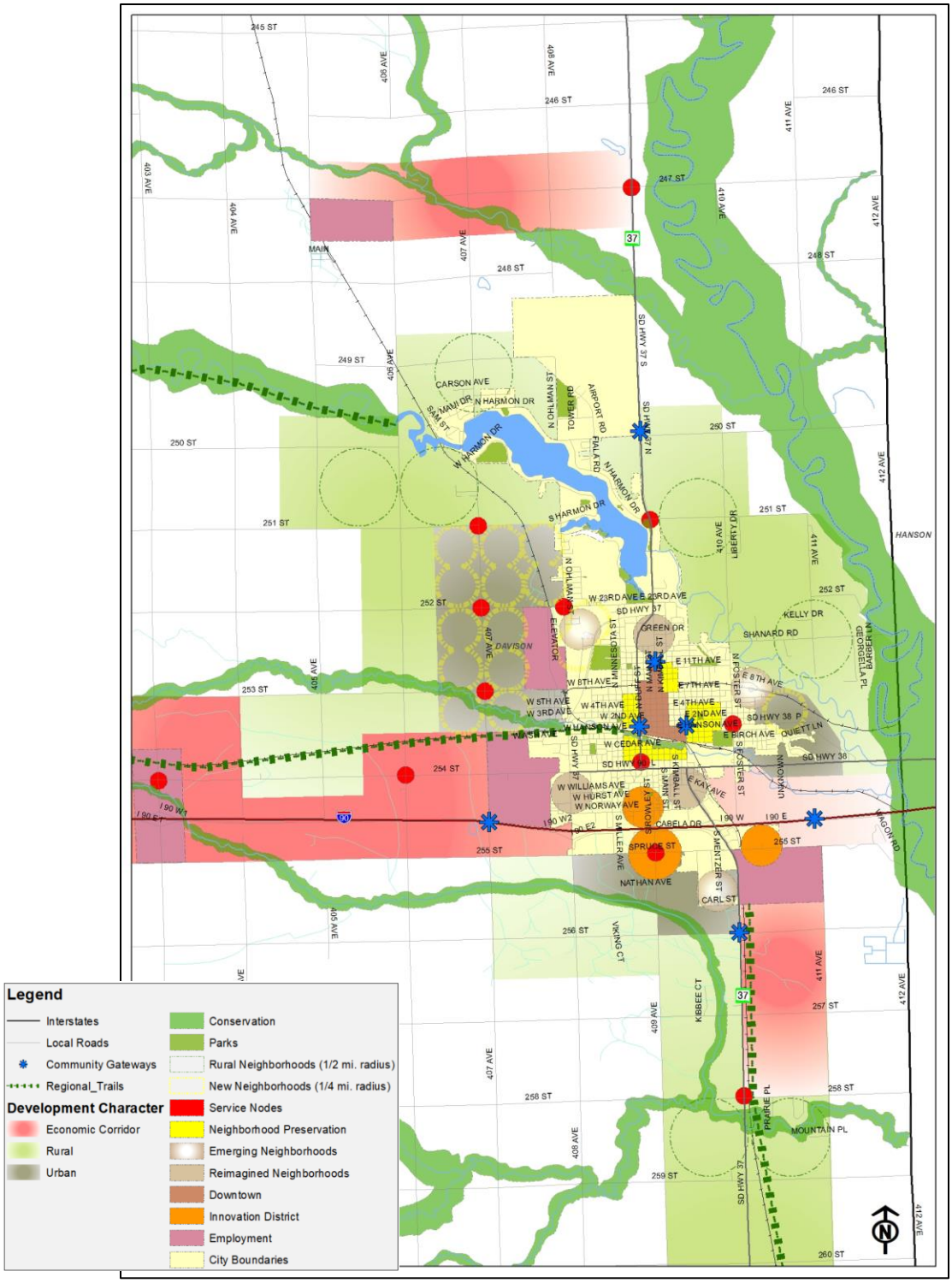
Figure 11.9 shows the existing land use patterns in the Mitchell area. Residential uses occupy most of the land in Mitchell. The downtown is evident in Figure 11.9 by the tighter street pattern and the commercial uses two blocks east and west of Main Street. Highway-oriented commercial land uses are found along the SD Highway 38 and Sanborn Boulevard corridors. Region-serving commercial uses are found at the intersections of major roadways and the interstate. Much of the land around the edge of Mitchell is used for industrial purposes along arterial roads with residential uses and rural homes making up the balance of the fringe area.

Figure 11.9: Existing Land Use, Mitchell Area



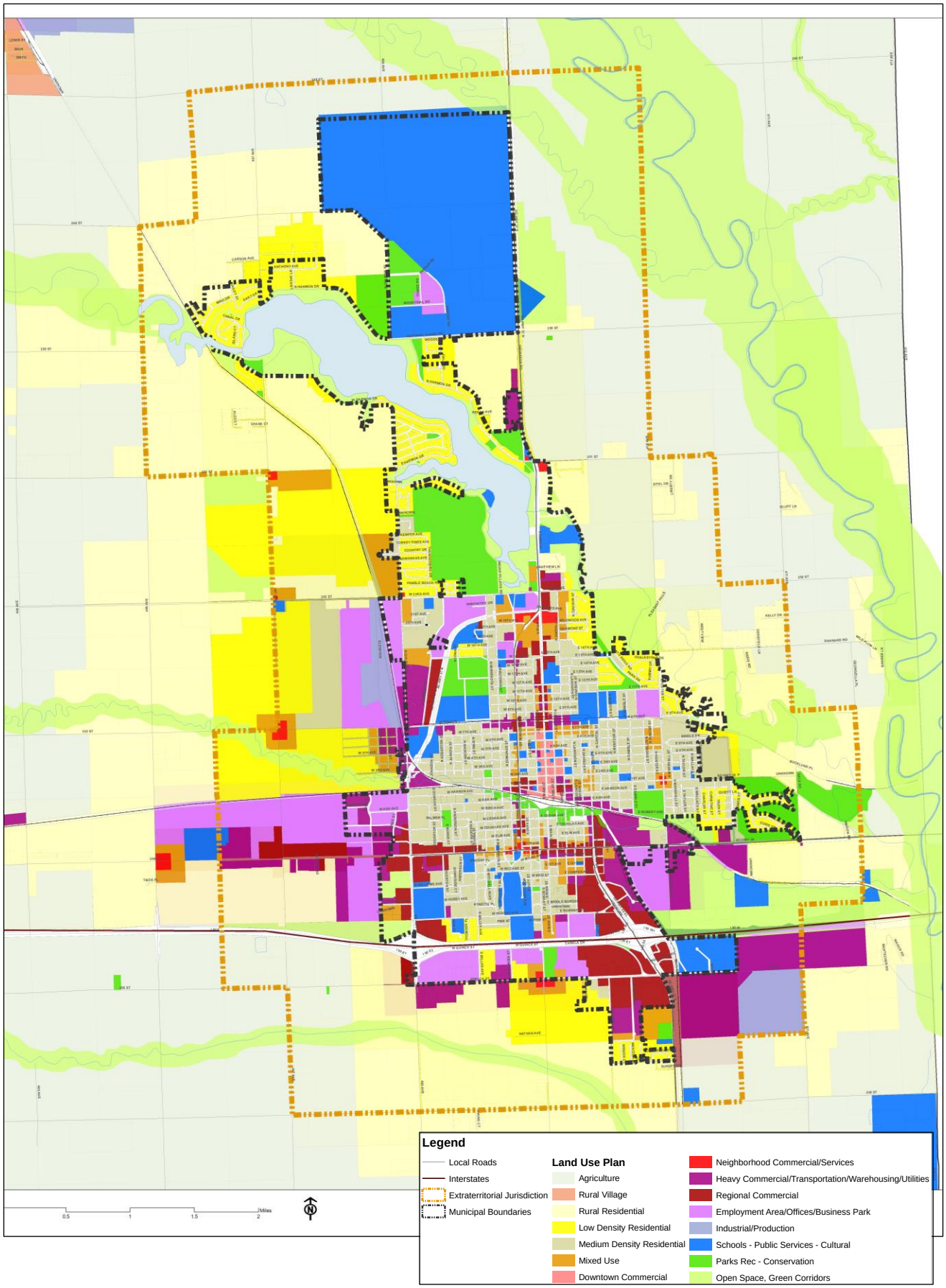
Conceptually, Mitchell's urban form may expand to the west over the long term to accommodate new neighborhoods and employment areas. Meanwhile, areas within the city boundaries are ripe for preservation. Some neighborhoods surrounding downtown are in need of housing rehabilitation, as shown by the bright yellow blocks on **Figure 11.10.** Other places at key intersections are potential areas for "reimagining" a new vision for mixed use neighborhoods. The intersection of North Main Street and the SD Hwy 37 bypass (the "Shopko" area) is a good example of this concept. The Forward 2040 Vision Report for Mitchell suggests incorporating a neighborhood approach to community planning. This can be implemented through the distribution of "service nodes" throughout the community, as shown by the red points in **Figure 11.10**. The service nodes can act as social condensers for the immediate neighborhoods; meeting the daily needs of residents in the neighborhood (eating, personal services, convenience stores, telecommuting centers, etc.). Because health care and education are noted as significant employment centers in Mitchell, the areas surrounding the Dakota Wesleyan and Mitchell Technical College campuses and the Avera Grassland campus in southern Mitchell could be developed into a broader "innovation district." Leading-edge anchor institutions and companies could cluster and connect with start-ups, business incubators and accelerators. They are also physically compact and technically-wired and offer mixed-use housing, office, and retail. This potential district is marked by the orange circles in **Figure 11.10**. The blue symbols in **Figure 11.10** mark strategic "community gateways" in Mitchell. Community gateways may be landscaped sign installations that announce to motorists that they are entering a community or a specific neighborhood. Gateways can help visitors with wayfinding in town as well as contribute to Mitchell's sense of place.

Figure 11.10: Land Use Design Policies, Mitchell



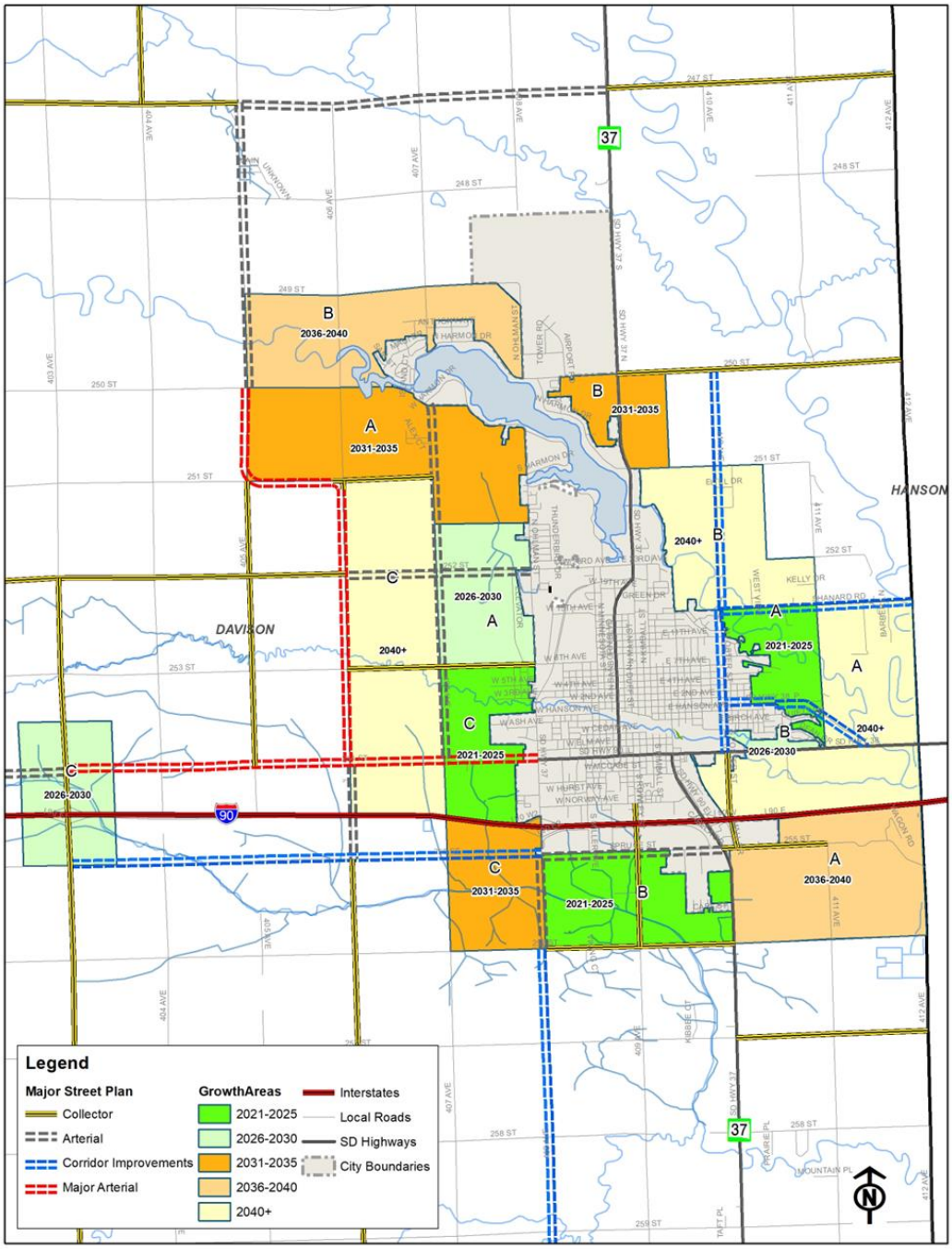
The perimeter of Mitchell is dedicated to parks and low density housing. The land immediately surround Mitchell is best suited for low density and rural housing, this area is called the Extraterritorial Jurisdiction (ETJ). The ETJ is primarily for zoning jurisdiction for the City of Mitchell. The City of Mitchell has the authority over City zoning, building permit process reviews, proper zoning uses, development requirements, water and sewer requirements, site or development drainage management requirements per City Ordinances within this area. Intense commercial and employment area located along 397th Avenue (Woonsocket Road), West Havens Avenue and Interstate 90. **Figure 11.11** illustrates the land use plan for Mitchell.

Figure 11.11: Future Land Use Plan, Mitchell Area



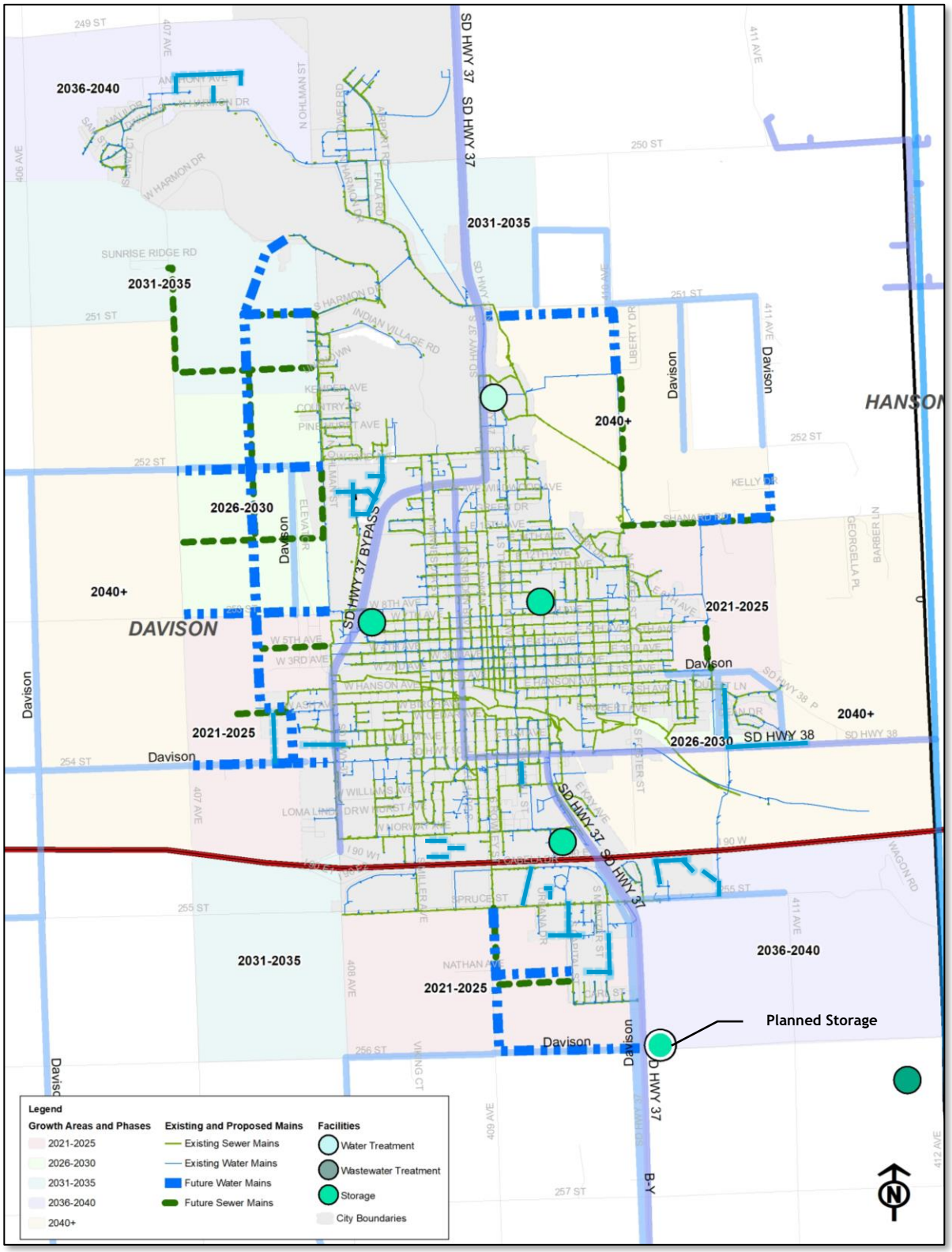
The major street plan for the Mitchell area as shown in **Figure 11.12** takes its cues from the Davison County Master Transportation Plan (HR Green, 2015). Priority routes within the county are primarily roadways identified as major collectors in the county roadway classification. These roadways support inter- and intra-county trips and typically carry the greatest traffic volumes amongst County jurisdiction roadways. These routes are well spaced to provide higher levels of mobility throughout the County and connect key destinations within Davison County. The major street plan for the Mitchell area differs slightly from the county's initial plan. Due to planned residential and economic growth west of Mitchell, 406th Avenue between 254th Street and 251st Street might be upgraded from a County Local road to a Major Arterial road. Also, 407th Avenue and 252nd Street would require upgrades to arterial designation as growth occurs west of Mitchell. If significant economic development happens along 254th Street ("Old Highway 16") between Mitchell and Betts Road, the road should be designated as a Major Arterial. including the cities of Ethan, Mitchell, and Mount Vernon. They also support economic generators like the ethanol plant near Loomis and the Spruce Street corridor.

Figure 11.12: Mitchell Area Major Street Plan



In a distribution system as large as the size of Mitchell's, it is important to analyze areas of future development and how these areas impact the distribution system as a whole. Engineers at Schmucker, Paul, Nohr Associates (SPN) and City staff identified multiple areas for future commercial and residential development. **Figure 11.13** illustrates the areas identified in SPN's report (2016) plus major infrastructure improvements needed to serve long term growth.

Figure 11.13: Mitchell Area Major Infrastructure Plan



Urban Growth and Development Concepts

Reimagined Neighborhoods

Redevelopment occurs when real estate in a neighborhood or city is enhanced through new construction on previously occupied land or through substantial renovation of existing structures. Frequently the process begins with demolition of a building or several buildings that the developer perceives as obsolete, or too expensive or complicated to rehabilitate.

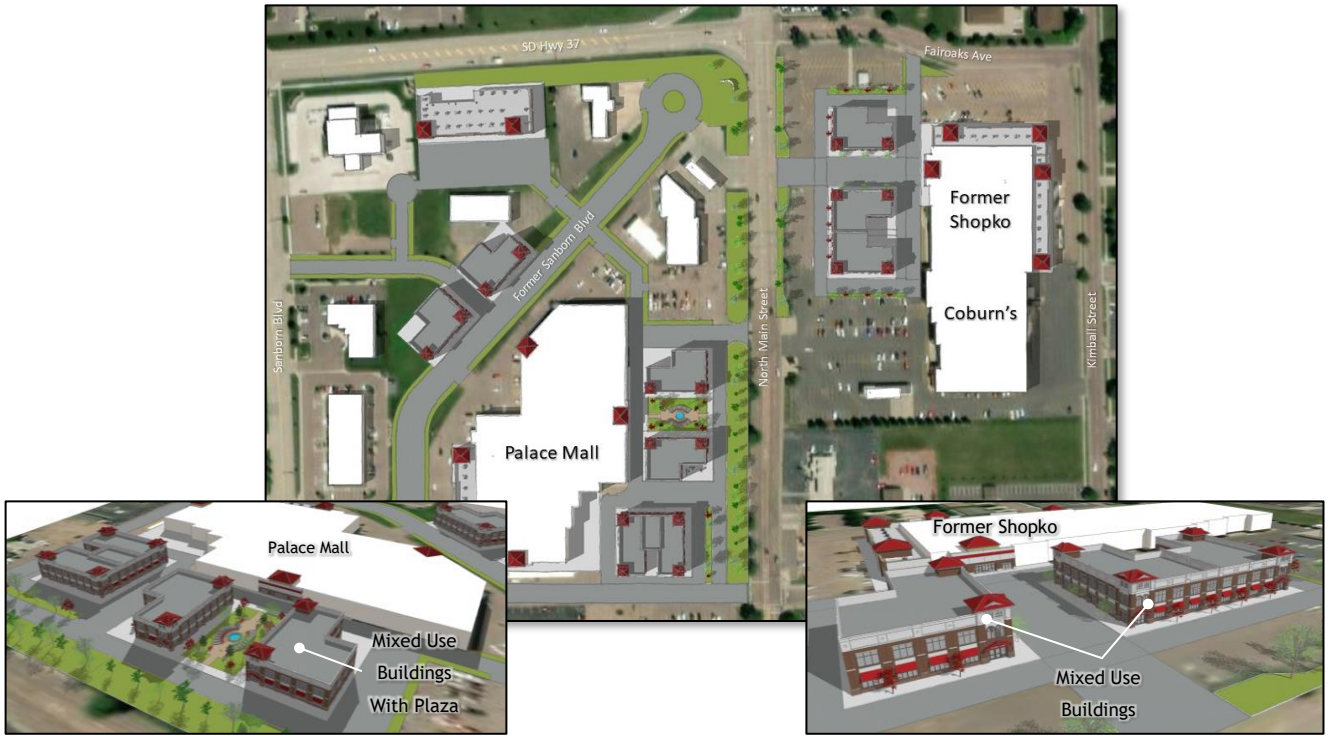
Redevelopment might mean a new mixed-use project involving demolition of obsolete buildings or vacant and underutilized land. Such projects reduce traffic congestion and give the neighborhood a boost.

Larger developments may include one or more anchor tenants, the most common being a grocery store. A chain drug store or even a smaller version of what is typically a big box, such as a Target or Walmart, might be included in the largest of this type.

There are several reasons for the decline of commercial strips:

1. Revenue in strip centers in many parts of the U.S. are decreasing not only because of traffic congestion, but also because of changing shopping habits. The major shift toward online shopping is a huge obstacle to physical retail space.
2. Recent recessions also weeded out many of the retailers who had occupied strip center spaces. This included both failed national or regional chain stores and local mom and pop stores that once were successful. Add in the pandemic problems, and demand for space is fairly low.
3. Overbuilding of such space also is another factor in the over-supply that is clear to both citizen and professional observers in most areas. There may be five to six times of retail space as is needed.
4. Larger retailers and fast food chains now have some experience with alternative layouts and facades that are more compatible with traditional settings. They often occupy outlots on the edges of larger strip centers. If people prefer to live in or near core neighborhoods, the anchor retailers may not be as motivated to remain in edge locations in their current configurations.
5. Personal tastes and community preferences are slowly changing, with people realizing that a large expanse of parking lot does not contribute to a community's appearance. The four rows of parking in front of the typical small strip shopping center may have worked in the past, but customers are demanding better performance and design.

Strip mall redevelopment should be on the agenda for most local governments. Strip retail centers oriented primarily parallel to major streets or highways are the ultimate in automobile-oriented retailing. Strip shopping centers may consist of a series of small convenience retail storefronts. A good example of a strip retail center as a candidate for redevelopment is the former Shopko store on North Main Street in Mitchell. The images below depict how the Shopko and Palace Mall area could be redeveloped into a vibrant, mixed-use neighborhood.



Hospital Oriented Development (HOD) and Innovation Districts[1]

Compact, mixed-use, walkable communities have been transforming development in the Unites States over the past 30-years. Transit-oriented development, innovation districts, university town centers, main street retail, "healthy communities," and revitalized downtowns are in high demand by office tenants seeking to attract the best employees; by residents desiring quality of life, by retailers seeking experiential settings, and by municipalities promoting economic development. But there is another community asset that cities and towns have most often failed to fully leverage that has the potential to further revolutionize land use - the hospital.

Hospitals are most often one of the largest employers in a community. Hospitals in South Dakota employ more than 30,000 people. The outsized impact of hospitals presents an outsized opportunity, but the typical hospital and accompanying land use policies fail to leverage the unique characteristics of this valuable asset. We can leverage this asset to be an even greater economic engine, to attract the best employees, to increase real estate value and tax revenue, to improve quality of life, and even to improve the health of the community.

Hospitals operate 24-hours per day, 365-days per year. Most often, they are located in a confusing grouping of buildings surrounded by parking. Hospitals in a suburban setting are typically set in a sea of surface parking or surrounded by parking garages resulting in isolation, reminiscent of the dying suburban office park. While some hospitals in urban settings may be located close to amenities, they are most often surrounded by parking garages, sometimes gated off from the community, or have buildings configured with blank walls facing the community. Since most employees commute, parking is in high demand and shift changes result in significant peak traffic. Employees and visitors have limited dining options or opportunities to take a meaningful break from what is an emotionally taxing environment and/or event.

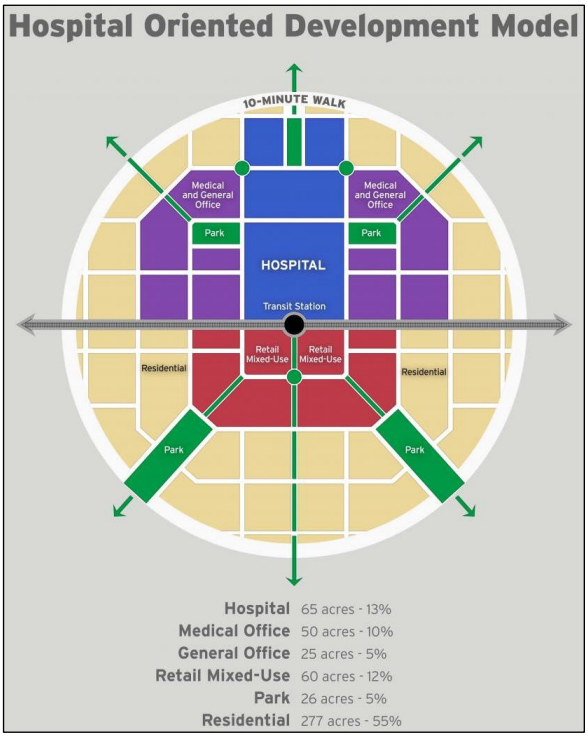
In addition, there is an ongoing shortage of nurses, physicians, and healthcare technicians. An aging population will result in the projected need to hire 2.3 million new healthcare workers by 2025, resulting in even greater competition. Hospitals employ the full range of workers from low skilled workers to highly educated professionals and the competition to acquire and retain employees is fierce. Quality of life is a key consideration for healthcare workers, but the hospital setting can be challenging.

The hospital-centered community model termed "Hospital Oriented Development" (HOD) has the potential to transform one of the largest sectors of our economy into an economic development engine, a dynamic and resilient real estate model, an ecologically sound community, and a health promoting environment.

In order to be effective, HOD must have a compact walkable form and a mix of diverse uses. The hospital serves as an anchor but must be accompanied by complementary and varied uses. Bringing mixed-income residential to allow all types of hospital employees to live near where they work and to walk to work promotes convenience, a healthy lifestyle, reduced stress, and reduced pollution.

Hospitals also have a synergy with general practitioner and specialist offices, as well as support functions. These and other office uses should be promoted to allow specialists who split their time between their office and the hospital to walk and reduce travel times. Retail uses should be present to support the day-to-day needs of a mixed-use community.

A representation of the HOD model with relative sizes and relationships of uses is described in the image at the right.



[1] Aulestia, E. (2020, October 19). *Is HOD the next TOD?* Public Square a CNU Journal. Retrieved April 15, 2021, from https://www.cnu.org/publicsquare/2020/10/19/hod-next-tod

An outline of the major components of an HOD model is listed below:

- **The Hospital** - The unique demands of hospitals are addressed. Approximately 50-acres is typical for a large hospital. The HOD model incorporates 50 acres, plus an additional 15-acres for long-term expansion. The hospital is centrally located and connects with a local street network to provide convenient access for employees, patients, and visitors.
- **Medical Office** - Hospitals generate demand for nearby medical and other office space. A large hospital can generate a need for over 50 acres of medical office buildings. The HOD locates medical office on two sides of the hospital in order to facilitate convenient walking and reduced parking requirements at the hospital.
- **Retail/Mixed-Use** - A retail trade area is much larger than the HOD, therefore restaurants and retail are located adjacent to a main thoroughfare, hospital, medical office, and residential neighborhoods in a highly walkable "main street" environment.
- **Residential** – Living spaces are located both in the retail mixed-use environment immediately adjacent to the hospital, as well as in single-use residential areas. All residential is within a 10-minute walk of the hospital or any other use. Types vary between rental and ownership and between multi-family and single-family.
- **Open space**. Open space is more than aesthetics and has been shown to promote physical activity, improved physical health, and improved mental health. The greater the amount and the closer the open space, the greater the benefit.
- **Walkability** - An interconnected grid street network links all uses and all open spaces.

An opportunity for hospital oriented development exists in Mitchell. With the expansion of Avera at its new Grasslands campus, the potential for the development of complementary uses and the major components of HODs is high. The following series of images illustrate how the HOD concept could be applied to Mitchell.

Grasslands Campus and Immediate Vicinity

Grasslands Campus and Surrounding Complementary Uses

Dakota Wesleyan Campus with Research Facilities and Student Housing

Mitchell Planning Challenges and Opportunities

The following economic issues will be addressed by the Mitchell over the next 10 years.

Continued population growth, especially among higher service "dependent" groups;
Continued population growth adjoining or abutting the City of Mitchell;
Promoting economic diversification;
Taking advantage of local educational institutions;
Maintaining a manufacturing base in an era of increasing global competition;
Creating an economic environment that encourages entrepreneurship;
Minimizing the cyclic impacts of agricultural production fluctuations;
Building value-added agricultural facilities in ways that minimize land use and environmental conflicts;
Landuse conflicts between rural housing and agricultural operations;
Maintaining a range of affordable housing options, including site built, and manufactured homes;
The utilization of housing lots with access to existing infrastructure; and
Housing development partnerships with outside agencies.

Assumptions

1) The connections between local economic output and global market factors will increase over time.
2) The internet's influence over consumer buying habits will grow.
3) Up to date broadband capacities will be an expectation, not a luxury in conducting business.
4) Population trends in smaller towns may be altered by one positive or negative event, such as a business expansion or closing.
5) Area workforce demands will influence the growth of minority populations.
6) Distance, cost, and expertise specialties are significant variables in personal decisions associated with social and medical services.
7) Home ownership will continue to be a primary vehicle for personal wealth creation and economic wellbeing.
8) Affordable/workforce housing is a key element in retaining or attracting quality employees.
9) The cost of housing development, utilizing lots with pre-existing utilities, should be less than installing water, sewer, and roads on undeveloped land.

Policy Options

The Mitchell City Council could consider the following options in response to the issues.

1) Maintain local interaction with Mitchell Area Development Corporation, Dakota Heartland Development Association and other entities focused on business development;
2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
3) Protect the quality of life for Mitchell residents and encourage growth in the agriculture, manufacturing, health care, and education industries by maintaining best management practices;
4) Target available resources to projects that have the greatest potential for job creation and/or private investment;
5) Involve the public early in the process of evaluating economic development project impacts;
6) Expand the Extraterritorial Jurisdiction to facilitate the growth of the City of Mitchell.
7) Establish regulations or ordinances that minimize land use conflicts.
8) Assist in facilitating continued development of local tourism and recreational opportunities.
9) Encourage development proposals that build upon or complement health care or social services;
10) Consider accessibility and workforce factors in evaluating development proposals; and
11) Recognize the importance of recreation amenities in retaining and attracting young professionals and other employees.
12) Housing should be developed in locations that minimize potential environmental, transportation, and land use conflicts;
13) Existing housing lots should be a development priority;
14) The availability of public services and public safety should be considered in evaluating housing proposals;
15) Affordable housing opportunities should be encouraged; and

Vision, Goals, and Objectives

CHAPTER 12

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

PLAN SUMMARY

Davison County is expected to grow to a population of between 21,000 and 26,000 by the year 2040. The agricultural areas will continue to accommodate new residential construction and also provide further opportunities for economic development. This additional development will require a sound land use management plan that can effectuate a development pattern focusing on three main areas – economical provision of governmental and essential services, harmonious development among competing land use interests and agricultural preservation.

This plan recognizes that the continued growth of municipalities in the northern portion of Davison County will exert a strong influence on what happens throughout the remainder of the county. Such municipalities are expected to expand employment opportunities which will attract more people to the area. Since not all future residents will choose to live within the municipal boundaries of those urban areas, there will undoubtedly be development pressure on both the agricultural area and municipalities within Davison County to accommodate future development.

Davison County must anticipate this growth and the potential impacts on local government's ability and the ability of other service entities to provide an effective transportation system, potable water delivery system, waste water treatment systems and drainage system, law enforcement and emergency services, park and recreation facilities, and environmental safeguards. The goals and policies established by this plan provide an overall direction for growth during the planning period. Locations for future development should be guided by the intensity and density of land uses. Urban densities should occur in the municipalities where existing and expanded infrastructure can best and most efficiently meet public service needs. This direction will also reduce the needless and premature conversion of productive agricultural land to urban uses.

The existing level of support services can be severely strained and farming operations adversely impacted by non-farm uses. The county must strive to protect the integrity of its agricultural resources and ensure that this industry remains a vital part of the local economy.

While Davison County will not be directly involved in municipal land use decisions, the actions of the County regarding development beyond municipal boundaries will most definitely impact the cities and vice versa. Communication and coordination concerning future development must be maintained between the county and cities. Most cities will be confronted with rising costs for utility improvements to serve the expected growth. Commercial and industrial development will broaden municipal tax bases only when it occurs within the cities.

Unrestricted residential development in the agricultural areas strains public services and conflicts with agricultural operations. This plan recognizes the importance of agricultural land and the adverse impacts resulting from over development of the agricultural areas.

The plan acknowledges that a segment of the county's growing population will desire a rural lifestyle. Such opportunities will continue but in the context of managing residential densities in order to reduce conflicts with farming and other special land uses, preserve farmland and environmentally sensitive areas, and support efficient and economical delivery of public services.

The construction of numerous housing units in the rural area will be significant and the impacts far reaching if planning area policies are not followed. The plan seeks to accommodate the projected growth in a manner which avoids costly public services and facility improvements and minimizes conflicts with agricultural uses. The plan further promotes the clustering of houses by allowing the transfer of residential building sites to less desirable farmland so the more productive land remains in production and free of competing uses.

The plan encourages a future land use pattern that will maintain and strengthen community identity. This can be achieved by concentrating future development in the cities where residents can identify with a neighborhood, school, park or other community facility. Rural subdivisions usually lack a focal point that can foster a sense of community. Community identity promotes pride in home ownership and upkeep of property, and enhances crime prevention measures such as neighborhood watch groups.

The development policies accommodate residential uses consistent with the limited level of services in the agricultural areas and discourage development of residential subdivisions in agricultural areas. Urban expansion areas will probably experience the greatest pressure to convert agricultural land to residential use and there may even be a tendency to push beyond these boundaries into predominately agricultural areas.

While it should be a policy to limit the platting of new residential subdivisions until municipal services become available, some development may be appropriate in urban expansion areas if steps are taken to ensure that present services are not severely burdened and there will be compatibility with urban land use patterns and services once annexation occurs.

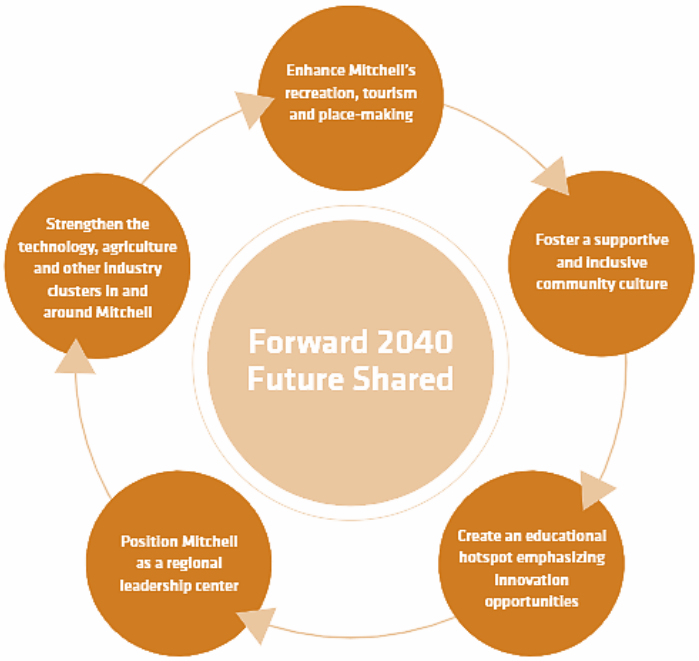
Commercial uses should be allowed in the agricultural areas as a convenience to highway users. Appropriate locations include interstate interchanges and the intersections of high traffic volume roads. Development should occur in compact patterns buffered from adjacent land uses. Driveway approaches should be properly located and designed to minimize the impact on traffic flow.

Commercial and industrial uses intended to support the agricultural sector should be accommodated at appropriate rural locations. Access to the regional highway and rail systems, ample land area and compatibility with neighboring land uses should be considered in siting such development. Land which is capable of providing rail access for industrial development is limited within the county and such areas should be protected from incompatible uses.

Subarea plans should be prepared as development proposals emerge for specific areas of the county. While the Future Development Plan outlines a broad framework for growth, subarea planning can be an effective way to identify and address development issues in greater detail. The planned development zoning district will be a key component in formulating subarea plans.

COMMUNITY VISION

The Strategic Pillars were developed at the Reconvening of the Forward 2040 Think-Tank in September 2019. The pillars represent the major theme or topic areas that underpin the aggregated preferred future, called 'Future Shared'. They have been drawn directly from the scenario planning and community engagement process. The strategic action plan areas are structured around these five key strategic pillars. These are the fundamental building blocks for the future actions that support the vision.



1. CREATE A SUPPORTIVE AND INCLUSIVE COMMUNITY CULTURE

KEY STRATEGIC ACTION AREAS

1. Create a central communications platform for the whole community

One of the most empowering services a community can provide for residents is access to clear, consistent information and communications. During the engagement process, this was identified as a weak area for the community and the strategic action plan includes action steps to improve communications for residents. Establishing a primary community information resource for new and old residents will give residents confidence and security to know there is a place to go to ask questions and find answers about the community.

- Create a Resource Center for new and current residents (establish a one stop-shop for information)
- Explore the creation of a cultural community center
- Expand library hours to provide increased access to information and meeting opportunities
- Provide community information in Spanish and English

2. Deliberately remove barriers to inclusion

Mitchell has been successful over the past decades in being able to nurture a safe, stable community. Sometimes barriers to inclusion are invisible to those already participating. Undertaking a process to purposely remove barriers is invaluable, as it opens new doors for people. This might include issues of language, location and style of engagements. For example, the Parks and Rec department has built inclusivity into its programs by making changes that create social places where people can improve interactions. Simple steps like this allow people of all ages to connect, share experiences, and feel included.

- Offer translation services where needed
- Increase multi-generational and communal living spaces
- Continue to incorporate walkability, bike-ability and wheelchair access to provide for greater community connectivity
- Revitalize the Welcome Wagon
- Promote social connectivity in the community through public events and concerts

3. Open the door to new people and ideas

During the Forward 2040 Think-Tank and the subsequent engagement process, people talked about ways to foster inclusion and celebrate diversity. Many ideas were presented with the common goals of being a welcoming community that encourages acceptance and openness in the community. Practical examples include welcoming events for new university students and residents, and translation services for foreign-language speakers.

- Develop regular welcoming events for new residents and incoming students
- Foster culturally relevant and intergenerational programs such as 'Arts in the Park'

- Create community liaisons/ambassadors to help connect neighbors, community members, co-workers, church members, etc.
- Expand recreational opportunities that provide accessibility
- Establish park activities that cater to different cultural and generational cohorts

4. Actively seek youth involvement in the community

A repeated theme throughout the strategic planning process was a call to create more ways for youth to be involved in the community. Survey results show a keen awareness that youth and young professionals are key to the community's long-term viability and success. Initiatives that incorporate university students and young professionals will help to build a future workforce for the community and help the community to pivot to a more inclusive outlook.

- Encourage mentorships and internships for students with local businesses
- Provide infrastructural connectivity for DWU and MTI students
- Launch programs that attract and retain youth
- Expand opportunities for youth on organizational boards and city boards and committees

2. CREATE AN EDUCATIONAL HOT SPOT EMPHASIZING INNOVATION OPPORTUNITIES

KEY STRATEGIC ACTION AREAS

1. Forge strong partnerships across the entire educational sector

Recently formed partnerships between Dakota Wesleyan University (DWU), Mitchell Technical Institute (MTI), Mitchell High School (MHS) and area industry and businesses are starting to link workforce needs to educational programs. Growing educational programs that emphasize specific industry sectors can serve to make Michell an educational hot spot for research and development in these areas (for example Ag and Technology). These relationships should be pursued and developed to encourage innovation and to create a strong pipeline of both workers for area industry and employment opportunities for students.

- Continue to build connections between educational institutions and businesses (example: industry fairs, internships, mentoring, sponsorships)
- Increase integration of K-12 programs and local institutions
- Build workforce development programs with K-12 and higher education
- Create an Advisory Board with school district and business representation
- Connect renewable energy development in and around Mitchell with skills training programs at Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI)

2. Create a lifelong learning environment in Mitchell

With accelerated change occurring in all areas, the value of life-long learning has become recognized as critical to keeping workforce skillsets agile and resilient. In addition to maintaining relevant skillsets through retraining programs, research has also shown that as communities age, mentally active people enjoy a better quality of life. It was noted in the focus group on education that there is a lack of basic education for personal community growth. Programs that support a lifelong learning environment will deliver benefits at many levels both in the job market and as a quality of life asset to all age groups.

- Expand affordable adult education opportunities
- Expand post-secondary educational options to include retraining and community education for older students
- Increase opportunities for online learning with the intention of fostering a learning and innovation culture within the community
- Implement mentoring opportunities for Seniors at local schools

3. Build strong career pathways between students and local industry

The future of education is rapidly evolving as technology offers many more ways to learn. Named in 2015 as one of the country's top 7 'smart cities', the community is well positioned to support exploration of new innovative education models for Mitchell students. For example, with higher education enrollment levels down, DWU is pursuing the concept of 'laddering' as a way to introduce students at all stages of study into its programs. The creation of this type of innovative approach to education is a significant amenity and should be encouraged.

- Continue recent successes in reducing Senior Slump by building additional options for transition from high school to tech school, college, or industry
- Coordinate class schedules between Mitchell High School (MHS), DWU and MTI

- Promote degree completion programs for MHS, DWU and MTI students as well as older cohorts
- Expand online offerings to MHS students

4. Promote Mitchell as a hotbed of educational excellence

Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI) serve the region as an education 'hub' with high quality reputations. Both institutions currently draw traditional students primarily from populations in South Dakota and the upper Midwest, and DWU has recently begun a concerted effort to attract students from overseas. As part of the strategic action plan, it is recommended that DWU and MTI continue their efforts to expand their outreach to students geographically, and to explore collaborating with larger schools on programs that may bring more regional recognition.

- Find ways for DWU and MTI to collaborate with bigger schools
- Support DWU's international student recruitment with business community mentorships
- Develop skills training programs that support regional and statewide industries
- Create collaborative workspaces that feature continuing education opportunities sponsored by DWU and MTI

3. POSITION MITCHELL AS A REGIONAL LEADERSHIP CENTER

KEY STRATEGIC ACTION AREAS

1. Leverage Mitchell's geographic location to become a major 'Destination Location'

Mitchell's centralized and well-connected transportation systems (highway, air and rail) to the State of South Dakota and beyond provides the City with easy accessibility. The community of Mitchell has the opportunity to leverage this accessibility by adopting steps to become a 'Destination Location' by promoting its logistical and hosting capabilities.

- Become a logistical hub for industries
- Build a symbiotic relationship with Sioux Falls
- Expand niche retail
- Develop Mitchell as a regional trade center for Ag

2. Aggressively promote Mitchell's unique brand across the State and region

The community of Mitchell has a reputation for providing a high quality of life for its residents. Praise for its value proposition – the unique small-town feel, easy accessibility with quality of life amenities was expressed repeatedly during the engagement process. A key step in becoming a 'Destination Location' is a community's ability to market itself with clear consistent messaging. The community recently underwent a branding initiative and it can now expand that effort to build the its brand, reputation and heft by promoting its strengths at local, regional and State levels.

- Leverage the community's technology sector to create statewide connections
- Build community understanding of Mitchell's strengths
- Highlight the community's livability, uniqueness and quality of life amenities in external promotional activities
- Integrate high tech/smart technologies/green building in any redevelopment plan

3. Attract innovative programs, services and funding to Mitchell

Building on the community's educational assets, geographic location and strong technology and agricultural sectors, Mitchell is positioned well to develop programs and services that attract innovation. Incentives can be provided for start-ups and innovators, and support networks can be built through area business leadership.

- Position the community as a health service center and develop E-Health services
- Develop the community's Ag research opportunities for local business attraction
- Establish an economic development subcommittee that plans ways to leverage DakotaFest as an economic development tool for the community
- Provide incentives to attract start-ups and innovators to Mitchell
- Promote the community as a 'gig hub' for new businesses
- Incorporate environmental stewardship into programs and development

4. Provide thought-leadership on important regional and State topics

Mitchell has demonstrated its ability to provide significant prominence and leadership as a regional center. The community's current niche is in hosting events like special Olympics and other youth sporting events. Mitchell has a good volunteer support system and has invested in youth sports facilities to support consistent demand. The community should pursue this leadership strength to establish its seat at the

table by expanding on this capacity to grow its sporting events into upper regional and statewide events and by focusing on the conference market. With easy accessibility and good hotel capacity, key issues will be marketing the community's amenities and outreach to new statewide organizations.

- Continue to develop and expand Mitchell's hosting of local, regional and statewide activities and conferences
- Expand on messaging that attracts conferences and events to the community of Mitchell
- Leverage DakotaFest as a business attraction mechanism.

4. STRENGTHEN THE TECHNOLOGY, AGRICULTURE AND OTHER INDUSTRY CLUSTERS IN AND AROUND MITCHELL

KEY STRATEGIC ACTION AREAS

1. Diversify and intensify Mitchell's technology and agricultural sectors

The Mitchell economy now supports a critical intensity and cluster of key industries associated with agricultural and technology sectors. This is supported by institutional programs and major industry events. During the visioning process, people expressed a desire to deepen and grow the traditional industries of agriculture, service and tourism, as well as explore new emerging opportunities. Particular focus should be given to deepen and grow innovation around these core agricultural and technology clusters.

- Build partnerships with Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) to increase training programs that supply the Ag and technology area businesses with needed skillsets
- Increase housing options to support industry needs
- Support the expansion of the technology cluster and businesses, and strongly link to educational institutions to ensure continued available skilled workforce.
- Create an Ag group that will meet to address companies needs with respect to visa regulations and assimilation issues of immigrant workers in the community
- Incentivize renewable energy systems and businesses
- Develop agritourism opportunities
- Support MTI's initiative for a new Ag building

2. Build Mitchell's capacity to support emerging industry hubs

In addition to the established industry clusters, Mitchell also represents an ideal central location for other industry types such as construction, logistics and transport. The location on the interstate, and its geographic position within the state means it is the ideal service center for the eastern half of South Dakota. Economic development should target several high potential additional clusters, including commercial and residential construction and transport industries.

- Expand Mitchell's healthcare industry with a focus on building and expanding Mitchell's current E-Medicine programs
- Develop niche retail opportunities in Mitchell
- Initiate industry sector focus groups to foster collaboration and communication and align business, workforce and skillset needs

3. Create strong industry ecosystems that drive knowledge-sharing and innovation

The school district, Dakota Wesleyan University (DWU), Mitchell Technical Institute (MTI), the City of Mitchell, Chamber of Commerce and the Mitchell Area Development Corporation represent six of the strongest institutions in the community. Continued collaboration among these institutions will be key in shaping the community and building critical infrastructure. During the engagement phase, a joint meeting of community boards was held to garner support for the strategic action plan. This group of community leaders committed to meeting on a quarterly basis to help implement the strategies and share information on progress. This is an example of new partnerships that can be encouraged.

- Formalize the Mitchell board leadership group and facilitate meetings on a quarterly basis
- Build greater connections between the educational institutions and the industry innovators in the Mitchell area.
- Develop and communicate local, regional and global business trends and foresight information – to help identify emerging opportunities.

4. Foster entrepreneurship and start-up businesses

There was a strong focus on emerging opportunities in the visioning process. Mitchell has the potential to create a strong home-grown culture of entrepreneurial business start-ups. There are a number of local innovators who have helped drive

the local manufacturing economy. Coupling the educational, college and university students with these innovative businesses and business leaders could help ferment more of the home-grown innovation. This could be developed into a very interesting local entrepreneurial environment, and especially by connecting youth and students with innovative workplaces.

- Repurpose old buildings/mall space to encourage incubator/maker spaces and new businesses
- Provide incentives for start-ups and small businesses to locate downtown
- Create a mentorship program between existing and new businesses to provide support and guidance
- Establish a community garden in downtown Mitchell to encourage 'urban farming.

5. EVOLVE MITCHELL'S RECREATION, TOURISM AND PLACE-MAKING

KEY STRATEGIC ACTION AREAS

1. Build-out multimodal infrastructure across Mitchell

Connectivity of all types brings people together in a community. Current trends show that connectivity around mobility and transportation are highly valued by community members. The community has already begun such initiatives, the most recent being the Parks & Recreation Board approval of a bike trail map connecting Lake Mitchell to downtown to Dakota Wesleyan University (DWU) to the interstate area (awaiting Council approval). Continuing these initiatives will make the community very attractive to all cohort ages.

- Build on the proposed bike plan to further connect Lake Mitchell to City to Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) with bike/E-transportation trails, pathways and transportation hubs
- Increase connections from the interstate to downtown
- Expand installation of bike and hiking maps and informational signs along trails and pathways beyond Lake Mitchell
- Change street directions to improve visitor experience and access to downtown
- Adopt a neighborhood approach to community planning
- Ensure that all areas of the community grow together, not apart (i.e. Interstate and downtown areas)

2. Clean up the Lake, revitalize the downtown and celebrate the Corn Palace

The Corn Palace is a wonderfully renowned resource for the community of Mitchell. As a tourism attraction, the Palace brings thousands of visitors each year to the community and serves as a sports facility, music venue and meeting place. The community is currently undertaking significant efforts to clean the lake and to redevelop the downtown area. Beautification efforts to improve the aesthetic and infrastructural aspects of the downtown and entry corridors will serve to return a sense of vibrancy, activity and connectivity to these areas.

- Continue investment in Main Street beautification and streetscaping beyond the 2021-2022 planning phase
- Repurpose downtown buildings and malls (include service hubs)
- Develop Lake Mitchell
- Establish additional an 'entry points' to Mitchell with wayfinding (as in process on Burr Street)
- Build the diversity of 'quality of life' offerings in the community

3. Position Mitchell as the premier center-state location for sports and recreation

Mitchell already serves as a significant host for regional sporting events. The purpose of this strategic action step is to build on this strength in the tourism industry, and to position the community as the 'center-State' destination location for State sporting events and recreation. This will involve significant outreach and messaging not only to statewide sporting associations, but also to a variety of entertainment entities.

- Invest in field maintenance and advertise statewide of their availability for use
- Update the Mitchell Recreation Center and expand hours
- Encourage hotel development near or on Main Street with walkability to the downtown
- Diversify entertainment options for all ages

4. Develop and promote unique and authentic 'Mitchell experiences '

Mitchell is a truly unique community, with some fascinating and even quirky features. The Corn Palace provides the anchor for this reputation, and the central location for unique events and festivals. In addition, the Mitchell area has great recreational opportunities which can also be leveraged. Focus should be given to creating, enhancing and promoting unique and authentic aspects that can't be

found anywhere else. This could extend to local food systems, recreation events and celebrations.

- Expand and rethink transportation options including mobility hubs throughout the community
- Explore business opportunities for building telecommuting options for Mitchell residents
- Increase innovative eating establishments building off of the readily available fresh produce in and around Mitchell (farm to table)
- Invest in the Corn Palace's capacity to serve as a library/'living museum' of agricultural history
- Encourage the incorporation of art, modernization and preservation of historical factors when redeveloping spaces

DAVISON COUNTY GOALS AND POLICIES

Davison County land use decisions will have far reaching effects on future development patterns not only within the agricultural areas but for the municipalities as well. These impacts will range from quality of life issues to public facility, service and infrastructure needs. Careful study and analysis of the location, density and timing of development is important to the future vitality of Davison County, as well as the health, safety and welfare of its inhabitants.

Davison County is not a large service provider in terms of supporting physical development. The provision of public services and facilities is generally limited to law enforcement and the county highway system. Water supply and distribution, wastewater collection and disposal, storm water drainage, and fire protection are either municipal functions or provided by other entities which have been or will be created to provide for a specific service. Townships will continue to be responsible for a substantial portion of the local rural road system. Whether these services can be provided in an economical and efficient manner will in part depend on the county's ability to manage future growth.

Davison County has the role not only to promote orderly, compatible and efficient growth within the agricultural areas but also to ensure that land use decisions are in the best interests of other governmental entities, who will eventually be expected to provide services to development areas.

Projections to the year 2040 indicate that will put development pressure in the agricultural areas adjacent to Mitchell and additional agricultural land may be converted to commercial and industrial uses, causing significant changes in the county's physical environment. This anticipated growth will present challenges to the Planning Commission and the Board of County Commissioners as well as to citizens of the county in dealing with substantially more population and economic development than exists today.

A. Goals

The identification of goals in the planning process is the initial step in charting a broad direction that Davison County intends to pursue. Goals are an end which may never be achieved but represent ideals or targets and should be used to guide and support decisions relating to future development. The general goals of the plan are:

1. To provide for orderly, efficient and economical development.
2. To manage growth within the framework of the Future Land Use Plan and municipal comprehensive plans.
3. To enhance communication and cooperation among the several governmental and quasigovernmental entities who have the potential to impact and influence development patterns.
4. To maintain a viable agricultural economy and preserve the rural quality of life.
5. To maintain a distinction between agricultural areas and the cities and to preserve and enhance community identity.
6. To provide a choice of living environments for county residents.
7. To achieve efficiency in the provision of public services and facilities.
8. To support and encourage growth of the county's economic base and promote the expansion of job opportunities.
9. To promote aesthetically pleasing development in the agricultural areas.
10. To preserve environmental, historical, and cultural resources.
11. To provide a transportation system that promotes the safe and efficient movement of people, goods and services.
12. To provide ample opportunities for public participation at all stages of the planning and zoning process, including public hearings, rezoning notices and public awareness campaigns.
13. To promote and encourage the provision of essential services in the county on a coordinated basis, including drainage, delivery of potable water, electricity, natural gas, and waste water treatment and disposal services.
14. To review and update the Objectives and Policy Guidelines as needed or at least every five (5) years. Annual reviews may take place at the request of the Planning Director.

B. Planning Areas and Policies

To assist in meeting the stated goals, the Future Land Use Plan shown in **Figure 8.11** divides Davison County into four planning areas:

- **Existing Municipal Areas**
- **Municipal Expansion Areas**
- **Agricultural Areas, and**
- **Rural Commercial-Industrial Areas.**

Policies have been identified to provide specific direction and guidance regarding the future development of each planning area.

1. Existing Municipal Areas

These areas are defined by the current boundaries of the incorporated cities. Although cities control their own planning and zoning activities, county land use decisions will have a very real impact upon future municipal development patterns and the ability of each community to efficiently provide for future public services and facilities. The following policies apply to municipal planning areas:

Policies

Land Use

1. Promote cooperative efforts with the municipalities in dealing with development issues. Municipal requests for extraterritorial zoning jurisdiction should be guided by the procedures outlined in the Plan Implementation section.
2. Insure that future development does not detract from the implementation of municipal comprehensive plans. Recognize municipal growth plans when considering future development proposals.

Development

1. Discourage premature development in municipal fringe areas.
2. Seek the input of municipal officials in the review of development proposals which could potentially impact future municipal expansion and public infrastructure projects.
3. Encourage annexation of potential development sites within municipal fringe areas before development plans are approved.
4. Preserve the identity of existing communities by discouraging sprawl and leapfrog development.
5. Encourage a pattern of development in urban expansion areas which can be integrated into municipal planning areas without the need for costly and inefficient post development construction of public infrastructure expenditures.

Utilities

1. Concentrate future non-farm growth in proximity of municipalities where infrastructure can be economically provided. Maximize the utilization and efficiency of existing facilities and services.
2. Encourage an area-wide approach in planning and construction of utility, potable water system, waste water treatment systems and drainage systems.

2. Municipal Expansion Areas

Municipal expansion areas are characterized by a mix of land uses. Farming activities are expected to continue operating among rural residential subdivisions and scattered residential acreages. Urban expansion areas are further characterized by vacant parcels of land too small to support long term agricultural use. It is recognized that this will create development pressure for conversion of land to alternative uses. Municipal expansion areas are located adjacent or in close proximity to the municipal

areas. A portion of the land within municipal expansion areas will be annexed during the planning period and provided with public infrastructure and other services while other land will remain outside municipal boundaries. Municipal expansion areas are not projected to support long term agricultural uses nor will intensive farming activities such as concentrated animal feeding operations be appropriate uses.

The physical boundaries of the towns in Davison County, particularly Mitchell, will expand during the planning period, with growth occurring within the municipal expansion areas delineated on the Future Development Plan. Regional and national economic conditions, and the ability of service providers to meet public infrastructure demands, will determine the timing and extent of municipal expansion. The intent is to maintain clearly defined urban areas within the county. Expansion areas around these municipalities should closely reflect future municipal boundaries.

On April 15, 1980, the Davison County Board of Commissioners approved a Resolution in accordance with SDCL 11-6-10 through 11-6-12.1, to relinquish zoning jurisdiction in a one-mile area around the City of Mitchell, referred to as the Extraterritorial Jurisdiction (ETJ) area. The reason was to adequately plan for orderly development through the issuance of building permits. At the time, Davison County was not zoned, nor did the county have a Planning & Zoning Department or Director. On October 4, 1988, the Davison County Board of Commissioners approved a Resolution identifying the legal description of the property located in the ETJ.

On April 30, 1996, the Davison County Board of Commissioners adopted a temporary Zoning Ordinance. On April 1, 1998, the Davison County Board of Commissioners adopted a permanent Zoning Ordinance. Since then, the Ordinance has been amended ten times; March 7, 2000, October 24, 2000, December 14, 2004, November 15, 2005, April 1, 2008, January 16, 2009, August 14, 2009, May 11, 2010, July 11, 2017, and June 8, 2021.

The Extraterritorial Jurisdiction is only for zoning, and does not include drainage, floodplain, septic systems, or any other matters the Davison County Planning & Zoning Office deals with on a daily basis in the rural area. These issues require a resident to coordinate with Davison County and the City of Mitchell on the same development, which may be conflicting. The intent of the Davison County Planning & Zoning Office in this comprehensive plan is to officially request a resolution to return the Extraterritorial Jurisdiction area to Davison County for Zoning purposes. If approved, the Davison County Zoning Ordinance would need to be amended. Specifically, the areas in the ETJ currently under City of Mitchell Zoning jurisdiction zoned as Urban Development, R4, Highway Business, TWC, Industrial, and Planned Unit Development would need to be identified in the Davison County Ordinance revision.

Policies

Land Use

1. Promote optimum land use relationships and minimize land use conflicts.
2. Promote cooperative efforts with the cities and service providers in dealing with development issues in municipal fringe areas.
3. Utilize the planned development zoning district to accommodate a mix of land uses, promote the arrangement of uses on a comprehensive rather than piecemeal basis, and address problems related to existing land use patterns.
4. Enhance industrial development by restricting incompatible land uses in areas where rail access is available.
5. Coordinate the siting of industrial uses with the municipalities.
6. Regulate the siting of new intensive farming operations such as feedlots and confinement facilities to insure that they do not conflict with the close proximity of the urban land uses.
7. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage).

Development

1. Encourage new residential construction to locate on previously platted lots and other parcels which already qualify as building sites.
2. Consider limited development in those areas where parcel size and competing land uses have substantially reduced the economic viability and future success of agricultural operations.
3. Restrict development of urban expansion areas until service improvements are provided.
4. Employ a density standard of one single-family building eligibility per quarter-quarter section in those areas where current land use patterns have not significantly impacted farming operations.
5. Restrict development in areas where unsuitable soils and other physical limitations are present.
6. Preserve sensitive environmental areas through the development review process.

Utilities

1. Work with rural water systems to ensure water system improvements do not conflict with county development policies.
2. Preserve and protect natural drainage systems within development areas. Storm water management plans for the entire drainage basin should be required as a prerequisite to development.
3. Minimize soil erosion and siltation by requiring proper site preparation and construction techniques.
4. Maintain an inspection program that ensures proper installation of on-site wastewater treatment systems.
5. Encourage an area-wide approach in the planning and construction of utility, waste water and drainage systems.

Transportation

1. Discourage strip development along transportation arteries, particularly those which serve as gateways to the cities and major activity centers.
2. Restrict development along major transportation corridors for future right-of-way acquisition with the goal of minimizing future construction costs.
3. Require dedication of sufficient right-of-way to the public as part of the platting and development process.

3. Agricultural Areas

Agricultural land is commonly viewed as a temporary use just waiting for the opportunity to be developed. Only a small percentage of the county's agricultural land base will be needed to support the population and economic growth expected to occur during the planning period.

Agricultural areas are generally those areas which have experienced little or no competing non-farm development. These areas are intended to be preserved for farm related use where such activities can freely operate without the need to impose restrictions due to competing uses. A density standard not exceeding one dwelling per quarter-quarter section of land should be maintained for the planning area.

Policies

Land Use

1. Allow the siting of business activities at appropriate locations in the agricultural areas.
2. Discourage the random and haphazard siting of commercial and industrial uses within the agricultural areas.

3. Regulate concentrated animal feeding and processing operations to protect the environment and minimize conflicts with human activities while giving due regard to existing operations.

Development

1. Restrict the density of residential uses within agricultural areas and direct higher developmental densities to municipalities and approved development areas.
2. Preserve and protect the agricultural productivity of land by restricting the development to a residential density of not more than one building site per quarter-quarter section.
3. The premature development of agricultural areas should be discouraged.
4. Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
5. Protect the agricultural areas from uses which interfere and are not compatible with general farming practices.
6. Avoid regulations which have a negative impact on farming operations.
7. Promote development patterns which will avoid producing inflated agricultural land values.

Utilities

1. Limit rural densities so that current service levels are not exceeded.
2. Construction of infrastructure improvements in the agricultural areas should be directed at addressing existing and future service deficiencies.
3. Work with the rural water systems to ensure that future water system improvements do not conflict with county development policies.
4. Maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.
5. Protect stream corridors, the aquifer, Dry Run Creek, Firesteel Creek, the Enemy Creek and other significant natural areas from incompatible development.
6. Prevent construction on sites which are environmentally unsuited for buildings or septic systems.
7. Encourage an area-wide approach in the planning and construction of utility, waste water treatment systems and drainage systems.

Transportation

1. Within the framework of density zoning, every effort should be made to cluster residential uses and limit driveway approaches onto arterial and collector roads.
2. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.
3. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.)

4. Rural Commercial/Industrial Areas

Cities will continue as the primary providers of goods and many other services to urban as well as rural residents. Historically, several areas outside the cities evolved as commercial/industrial areas, located mostly along major transportation routes, providing basic convenience services to the agricultural community and highway travelers. Interstate 90 and SD Highway 37 played a part in the development of industrial parks in the Mitchell area. The Betts Road exit and the Mount Vernon Exit on Interstate 90 present opportunities for rural commercial and industrial development. Rural commercial/Industrial areas generally do not have an urban infrastructure and are not capable of supporting much more than limited development.

The future land use plan encourages the majority of commercial and industrial development to locate within the cities. However, it is recognized that convenience goods and services as well as some industrial uses could be appropriately sited within the rural commercial/industrial areas. These locations include existing

commercial/industrial areas where some reasonable expansion is appropriate and at major highway intersections.

Policies

Land Use

1. Allow the siting of business activities at appropriate locations in the agricultural areas.
2. Discourage the random and haphazard siting of commercial and industrial uses within the agricultural areas.
3. Regulate concentrated animal feeding and processing operations to protect the environment and minimize conflicts with human activities while giving due regard to existing operations.

Development

1. Restrict the density of residential uses within agricultural areas and direct higher developmental densities to municipalities and approved development areas.
2. Preserve and protect the agricultural productivity of land by restricting the development to a residential density of not more than one building site per quarter-quarter section.
3. The premature development of agricultural areas should be discouraged.
4. Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
5. Protect the agricultural areas from uses which interfere and are not compatible with general farming practices.
6. Avoid regulations which have a negative impact on farming operations.
7. Promote development patterns which will avoid producing inflated agricultural land values.

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1. Limit rural densities so that current service levels are not exceeded.
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3. Work with the rural water systems to ensure that future water system improvements do not conflict with county development policies.
4. Maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.
5. Protect stream corridors, the aquifer, Dry Run Creek, Firesteel Creek, the Enemy Creek and other significant natural areas from incompatible development.
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1. Within the framework of density zoning, every effort should be made to cluster residential uses and limit driveway approaches onto arterial and collector roads.
2. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.
3. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.)

1. Promote optimum land use relationships and minimize land use conflicts
2. Discourage the random and haphazard siting of commercial and industrial uses within the rural commercial/industrial areas.

3. Utilize the planned development zoning district to accommodate a mix of land uses, promote an arrangement of uses on a comprehensive rather than piecemeal basis, and address problems related to existing land use patterns.
4. Coordinate the siting of industrial uses with the Mitchell Area Development Corporation, the Mount Vernon Economic Development Group, and municipal economic development associations.
5. Facilitate agri-business activities at appropriate sites in the rural commercial/industrial areas.
6. Enhance industrial development by restricting incompatible land uses in areas where rail access is available.
7. Locate commercial uses at interstate highway interchanges and high traffic intersections. Such uses should be developed in a nodal pattern and geared to the support of highway users.
8. Discourage strip development along transportation arteries, particularly those which serve as gateways to the cities and major activity centers.
9. Promote development patterns which maintain the safety and carrying capacity of major roads.
10. Discourage strip development patterns.
11. Preserve the environmental quality of the county with respect to economic development.
12. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.).
13. Encourage an area-wide approach in the planning and construction of utility, potable water systems, waste water treatment systems and drainage systems.

C. County Land Use and Facility Location and Design Criteria

Residential

Agricultural areas

- Residential density of one eligible building site of one acre or more for each quarter-quarter section of land.
- Transfer of building eligibility to promote clustering of houses.
- Building eligibility on previously recorded legal descriptions (lots of record).
- Minimize driveway approaches onto county and state highways.
- Discourage land splits which erode the integrity of agricultural use areas.

Urban expansion areas (lot size one acre or less)

- Availability of services and utilities that support anticipated housing densities.
- Density of one dwelling per quarter-quarter section where adequate services are not available.
- Natural drainage systems supporting ultimate development densities.
- Wastewater treatment systems in future municipal growth areas to support smaller lots consistent with urban scale development.
- Hard surfaced subdivision roads accessing state and county highways.

Rural commercial/industrial areas

- Development limited by availability of services.
- Buffering from adjacent commercial and industrial uses.
- Adequate wastewater systems.

Commercial / Industrial

Agriculturally related businesses

- Adjacent to county and state highways.
- Necessary rail access for industrial uses.
- Controlled access onto major roadways.
- Adequate buffering from neighboring uses.
- Convenient siting of commercial uses for customers.
- Hard surfaced driveways and parking areas.

Rural commercial/industrial areas

- Buffering from residential uses where a mix of uses has already occurred.
- Nodal development pattern around high traffic intersections.
- Industrial park setting establishing optimum building orientation and landscaping amenities.
- Intensity of development based on environmental considerations.
- Convenience uses serving highway travelers.
- Screened outside storage areas.
- Hard surfaced driveways and parking areas.

Special Uses

Intensive agricultural uses – Includes feed lots, animal confinement facilities.

- Environmental impacts - aquifer protection, runoff, land application of animal waste.
- Adequate separation from residences, churches, institutional uses, parks.

Telecommunication infrastructure and towers

- Sites should be selected to minimize the total number of telecommunication sites required.
- Locations on existing structures or buildings or co-locations on existing tower sites could be encouraged.
- Opportunities to incorporate an antenna into the design of a new building or structure should be explored by the proponent.

- Distance from community sensitive locations should be maximized to comply with the exclusion area (radius or rectangle) surrounding antenna and along lines of radiation propagation;
- Avoid sites that would obscure public views, vistas, and the scenic landscape areas; and,
- Consider nature of uses on adjacent and nearby properties to ensure compatibility.

Wind Energy Systems Facilities

- Consider safety setback distances from wind turbines and habitable dwellings, public highways, and property lines when evaluating specific parcels for development.
- Noise emitted by wind turbines tends to be masked by the ambient noise from the wind itself and tends to fall off sharply with increased distance. Design projects with adequate setbacks from dwelling units, especially where the dwelling unit is in a relatively less windy or quieter location than the turbine.
- Care must be taken to estimate and control both runoff and erosion from each wind power site, particularly in areas where access roads and facilities are located in steep terrain, especially near waterways and wetlands.
- Consider visual impact of wind power projects when siting turbines. Evaluate the impact of siting turbines on the quality of the surrounding landscape, especially in areas where aesthetic qualities and/or neighboring properties might be affected. Prepare and use visual simulations and/or viewshed analyses to provide information to landowners, the general public, and other key stakeholders to identify potential impacts to visual resources from wind power developments.
- Shadow flicker is caused by alternating changes in light intensity by the moving blade casting shadows on stationary objects, such as a window. Therefore, a difficult permitting question remains in determining if an actual problem exists.
- Careful review should be given to sites with legally protected wildlife. Bird and bat collision mortality and behavioral avoidance associated with wind energy facilities have been a controversial siting consideration. Consider the biological setting early in project evaluation and planning.
- Developers and other stakeholders should coordinate with local communities and/or agencies to determine how the project may affect the community's fire protection and transportation systems and nearby airports and communications systems. Minimize the need for developed roads or cut and fill techniques. Bury power lines and/or place turbines near existing transmission lines and substations, where possible.
- Wind development may be compatible with a variety of other land uses, including agriculture, grazing, open space, and habitat conservation, depending on the site, size, and design of the project. Other land uses, such as hunting/fishing, bird watching, and wildlife photography as well as resource values need to be considered when siting large wind projects. Avoid large, intact areas of native vegetation. Sites where native vegetation is scarce or absent will have substantially fewer biological resource concerns.
- It is important to inform all stakeholders of the benefits and tradeoffs associated with each wind power project, therefore wind projects entail public involvement.

PLAN IMPLEMENTATION

The previous chapters, with their narratives and maps, are the core of the Davison County Comprehensive Plan. This section addresses the scheduling of plan implementation by both public agencies and private decision-makers. These key areas include:

A Implementation Schedule.

This section summarizes the policies and actions proposed in the Davison County Plan and presents projected time frames for the implementation of these recommendations. These recommendations include various types of efforts:

- **Policies,** which indicate continuing efforts over a long period to implement the plan. In some cases, policies include specific regulatory or administrative actions.
- **Action Items**, which include specific efforts or accomplishments by the community.
- **Capital Investments**, which include public capital projects that will implement features of the Davison County Plan.

Who: The entity or organization that should be responsible for implementing the specific action item.

- Public: May be local government, development organization, or a collaboration of civic organizations, including American Legion post 282 and Auxiliary
- Private: Generally financial institutions, developers, builders, or citizen volunteers.
- Public / Private: Partnership between public and private entities.

Timeframe: When the specific action item should be implemented.
Short: Present up to 5 years.
Medium: 5 – 10 years
Long: 10 – 20 years

B Implementation Tools

Implementation Tools support and implement the visions for a local government as outlined in the goals and objectives section. They are designed to coordinate and guide development through the establishment of land use standards and regulations. Implementation Tools are adopted by ordinance and the provisions contained therein are enforceable.

C. Plan Maintenance

The scope of the Davison County Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the County. Yet, presenting a twenty-year development program at one time can appear daunting. Therefore, the County should implement an ongoing planning process that uses the plan to develop year-by-year improvement programs.

A. Implementation Schedule

The following tables delineate the policies, actions, and improvements that will implement the comprehensive plan for Davison County and the towns and cities in the County.

Mitchell Vision - Forward 2040

Foster Supportive and Inclusive Community Culture				
1. Create a central communications platform for the whole community	**Type**	**Short**	**Medium**	**Long**
Create a Resource Center for new and current residents (establish a one stop-shop for information)	Action	X		
Explore the creation of a cultural community center	Action/ Capital	X		
Expand library hours to provide increased access to information and meeting opportunities	Policy	X		
Provide community information in Spanish and English	Policy	X		
2. Deliberately remove barriers to inclusion	**Type**	**Short**	**Medium**	**Long**
Offer translation services where needed	Action			X
Increase multi-generational and communal living spaces	Capital			X
Continue to incorporate walkability, bike-ability and wheelchair access to provide for greater community connectivity	Policy/ Capital			X
Revitalize the Welcome Wagon	Action			X
Promote social connectivity in the community through public events and concerts	Action			X
3. Open the door to new people and ideas	**Type**	**Short**	**Medium**	**Long**
Develop regular welcoming events for new residents and incoming students	Action		X	
Foster culturally relevant and intergenerational programs such as 'Arts in the Park'	Action		X	
Create community liaisons/ambassadors to help connect neighbors, community members, co-workers, church members, etc.	Action		X	
Expand recreational opportunities that provide accessibility	Action/ Capital		X	
Establish park activities that cater to different cultural and generational cohorts	Action		X	
4. Actively seek youth involvement in the community	**Type**	**Short**	**Medium**	**Long**
Encourage mentorships and internships for students with local businesses	Policy		X	
Provide infrastructural connectivity for DWU and MTI students	Capital		X	
Launch programs that attract and retain youth	Action		X	
Expand opportunities for youth on organizational boards and city boards and committees	Policy		X	

Create Educational Hot Spot Emphasizing Innovation				
1. Forge strong partnerships across the entire educational sector	**Type**	**Short**	**Medium**	**Long**
Continue to build connections between educational institutions and businesses (example: industry fairs, internships, mentoring, sponsorships)	Policy	X		
Increase integration of K-12 programs and local institutions	Policy	X		
Build workforce development programs with K-12 and higher education	Action	X		
Create an Advisory Board with school district and business representation	Action	X		
Connect renewable energy development in and around Mitchell with skills training programs at Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI)	Action/ Capital	X		
2. Create a lifelong learning environment in Mitchell	**Type**	**Short**	**Medium**	**Long**
Expand affordable adult education opportunities	Action			X
Expand post-secondary educational options to include retraining and community education for older students	Action			X
Increase opportunities for online learning with the intention of fostering a learning and innovation culture within the community	Action			X
Implement mentoring opportunities for Seniors at local schools	Action			X
3. Build strong career pathways between students and local industry	**Type**	**Short**	**Medium**	**Long**
Continue recent successes in reducing Senior Slump by building additional options for transition from high school to tech school, college, or industry	Action		X	
Coordinate class schedules between Mitchell High School (MHS), DWU and MTI	Policy		X	
Promote degree completion programs for MHS, DWU and MTI students as well as older cohorts	Action		X	
Expand online offerings to MHS students	Action		X	
4. Promote Mitchell as a hotbed of educational excellence	**Type**	**Short**	**Medium**	**Long**
Find ways for DWU and MTI to collaborate with bigger schools	Policy		X	
Support DWU's international student recruitment with business community mentorships	Policy		X	
Develop skills training programs that support regional and statewide industries	Action		X	
Create collaborative workspaces that feature continuing education opportunities sponsored by DWU and MTI	Action/ Capital		X	

Position Mitchell as a Regional Leadership Center				
1. **Leverage Mitchell's geographic location to become a major 'Destination Location'**	**Type**	**Short**	**Medium**	**Long**
Become a logistical hub for industries	Policy			X
Build a symbiotic relationship with Sioux Falls	Policy			X
Expand niche retail	Action			X
Develop Mitchell as a regional trade center for Ag	Policy/ Capital			X
2. **Aggressively promote Mitchell's unique brand across the State and region**	**Type**	**Short**	**Medium**	**Long**
Leverage the community's technology sector to create statewide connections	Action		X	
Build community understanding of Mitchell's strengths	Policy		X	
Highlight the community's livability, uniqueness and quality of life amenities in external promotional activities	Policy		X	
Integrate high tech/smart technologies/green building in any redevelopment plan	Policy/ Action		X	
3. **Attract innovative programs, services and funding to Mitchell**	**Type**	**Short**	**Medium**	**Long**
Position the community as a health service center and develop E-Health services	Action	X		
Develop the community's Ag research opportunities for local business attraction	Policy/ Action	X		
Establish an economic development subcommittee that plans ways to leverage DakotaFest as an economic development tool for the community	Policy	X		
Provide incentives to attract start-ups and innovators to Mitchell	Action	X		
Promote the community as a 'gig hub' for new businesses	Policy	X		
Incorporate environmental stewardship into programs and development	Policy	X		
4. **Provide thought-leadership on important regional and State topics**	**Type**	**Short**	**Medium**	**Long**
Continue to develop and expand Mitchell's hosting of local, regional and statewide activities and conferences	Policy/ Action		X	
Expand on messaging that attracts conferences and events to the community of Mitchell	Policy		X	
Leverage DakotaFest as a business attraction mechanism.	Policy		X	

Strengthen the Technology, Agriculture and Other Industry Clusters				
1. Diversify and intensify Mitchell's technology and agricultural sectors	**Type**	**Short**	**Medium**	**Long**
Build partnerships with Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) to increase training programs that supply the Ag and technology area businesses with needed skillsets	Action			X
Increase housing options to support industry needs	Capital			X
Support the expansion of the technology cluster and businesses, and strongly link to educational institutions to ensure continued available skilled workforce.	Action			X
Create an Ag group that will meet to address companies needs with respect to visa regulations and assimilation issues of immigrant workers in the community	Action			X
Incentivize renewable energy systems and businesses	Policy			X
Develop agritourism opportunities	Action/ Capital			X
Support MTI's initiative for a new Ag building	Capital			X
2. Build Mitchell's capacity to support emerging industry hubs	**Type**	**Short**	**Medium**	**Long**
Expand Mitchell's healthcare industry with a focus on building and expanding Mitchell's current E-Medicine programs	Action		X	
Develop niche retail opportunities in Mitchell	Action		X	
Initiate industry sector focus groups to foster collaboration and communication and align business, workforce and skillset needs	Action		X	
3. Create strong industry ecosystems that drive knowledge-sharing and innovation	**Type**	**Short**	**Medium**	**Long**
Formalize the Mitchell board leadership group and facilitate meetings on a quarterly basis	Policy	X		
Build greater connections between the educational institutions and the industry innovators in the Mitchell area.	Action	X		
Develop and communicate local, regional and global business trends and foresight information – to help identify emerging opportunities.	Action	X		
4. Foster entrepreneurship and start-up businesses	**Type**	**Short**	**Medium**	**Long**
Repurpose old buildings/mall space to encourage incubator/maker spaces and new businesses	Action/ Capital		X	
Provide incentives for start-ups and small businesses to locate downtown	Action/ Capital		X	
Create a mentorship program between existing and new businesses to provide support and guidance	Action		X	
Establish a community garden in downtown Mitchell to encourage 'urban farming.	Policy/ Action		X	

Evolve Mitchell's Recreation, Tourism and Place-Making				
1. **Build-out multimodal infrastructure across Mitchell**	**Type**	**Short**	**Medium**	**Long**
Build on the proposed bike plan to further connect Lake Mitchell to City to Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) with bike/E-transportation trails, pathways and transportation hubs	Capital	X		
Increase connections from the interstate to downtown	Capital	X		
Expand installation of bike and hiking maps and informational signs along trails and pathways beyond Lake Mitchell	Action	X		
Change street directions to improve visitor experience and access to downtown	Action	X		
Adopt a neighborhood approach to community planning	Policy/ Action	X		
2. **Clean up the Lake, revitalize the downtown and celebrate the Corn Palace**	**Type**	**Short**	**Medium**	**Long**
Continue investment in Main Street beautification and streetscaping beyond the 2021-2022 planning phase	Capital		X	
Repurpose downtown buildings and malls (include service hubs)	Action/ Capital		X	
Develop Lake Mitchell	Capital		X	
Establish additional an 'entry points' to Mitchell with wayfinding (as in process on Burr Street)	Action		X	
Build the diversity of 'quality of life' offerings in the community	Capital		X	
3. **Position Mitchell as the premier center-state location for sports and recreation**	**Type**	**Short**	**Medium**	**Long**
Invest in field maintenance and advertise statewide of their availability for use	Capital			X
Update the Mitchell Recreation Center and expand hours	Capital/ Policy			X
Encourage hotel development near or on Main Street with walkability to the downtown	Capital			X
Diversify entertainment options for all ages	Action			X
4. **Develop and promote unique and authentic 'Mitchell experiences'**	**Type**	**Short**	**Medium**	**Long**
Expand and rethink transportation options including mobility hubs throughout the community	Action		X	
Explore business opportunities for building telecommuting options for Mitchell residents	Action		X	
Increase innovative eating establishments building off of the readily available fresh produce in and around Mitchell (farm to table)	Action/ Capital		X	
Invest in the Corn Palace's capacity to serve as a library/'living museum' of agricultural history	Action/ Capital		X	
Encourage the incorporation of art, modernization and preservation of historical factors when redeveloping spaces	Policy/ Action		X	

TOWN OF ETHAN ACTIONS				
Action(s)	Type	Short	Medium	Long
Maintain Ethan's connection to the regional transportation network by developing facilities that serve commuters to town and residents who commute out of town;	Capital			X
Encourage the development of service businesses and eating/drinking places that serve the local population;	Action/ Capital		X	
Tap into regional resources to encourage the expansion or retention of Farmer's Alliance Elevator and Ethan Co-Op Lumber;	Action	X		
Promote infill housing development or redevelopment in older blocks of Ethan;	Capital			X
Develop land south of Ethan into lower density housing. Outside assistance may be needed to install new infrastructure.	Capital	X		
Promote more visitation of Ethan's City Park and ball fields and host areawide events there.	Action	X		

CITY OF MOUNT VERNON ACTIONS				
Action	Type	Short	Medium	Long
Capitalize on Mount Vernon's connection to the regional transportation network by developing facilities that serve commuters and interstate travelers;	Capital		X	
Encourage the development of service businesses and eating/drinking places that serve the local population;	Action/ Capital		X	
Promote development on the edge of town into lower density housing. Outside assistance may be needed to install new infrastructure.	Capital	X		
Promote and maintain Mount Vernon's community activities to build strong social ties.	Action	X		

RURAL DAVISON COUNTY NATURAL AND ENVIRONMENTAL ACTIONS				
Action	Type	Short	Medium	Long
Development should be discouraged from areas having obvious environmental limitations;	Policy	X		
State and federal agencies should be utilized for their expertise in protecting environmental resources whenever a development proposal has the potential for conflict; and	Policy		X	
County environmental assets should be clearly identified and monitored to better inform the public and developers about sensitive areas.	Action		X	

RURAL DAVISON COUNTY COMMUNITY FACILITIES ACTIONS				
Actions	Type	Short	Medium	Long
Include the consideration of public facility impacts in evaluating development proposals;	Policy	X		
Discourage development proposals that would significantly strain or exceed infrastructure capacities;	Action	X		
Encourage development proposals that comply with or exceed public facility design standards;	Action/ Capital		X	
Reconsider road construction and maintenance policies and practices with regards to current development situations and future growth expectations;	Policy/ Capital		X	
Ensure that public rights of way are protected and represented in development proposals;	Policy	X		
Seek additional information from utility companies about their energy service plans and system capacities; and	Action		X	
Continue to explore multi-jurisdictional approaches in delivering emergency services.	Action			X

RURAL DAVISON COUNTY HOUSING ACTIONS				
Actions	Type	Short	Medium	Long
Housing should be developed in locations that minimize potential land use and environmental conflicts;	Policy	X		
Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;	Policy	X		
The provision of public services and public safety should be considered in evaluating housing proposals; and	Policy/ Capital		X	
Alternative housing development concepts, such as conservation subdivision design, should be encouraged.	Policy	X		

RURAL DAVISON COUNTY EDUCATION ACTIONS				
Actions	Type	Short	Medium	Long
Improve lines of communication with school boards and administrators; and	Policy	X		
Support development activities that strengthen the county's education capacity	Policy/ Action		X	
Encourage education providers, at all levels, to engage employers concerning career opportunities and training issues.	Action		X	

DAVISON COUNTY ECONOMIC DEVELOPMENT ACTIONS				
Actions	Type	Short	Medium	Long
Maintain county interaction with Mitchell Area Development and other entities focused on business development;	Action	X		
Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;	Policy/Capital		X	
Encourage the preservation of prime farmland;	Policy/Action	X		
Preserve individual property rights, while promoting and protecting the economic opportunities of existing and future crop and livestock production operations;	Policy/Action	X		
Recognize that agriculture is a primary economic activity which is subject to increasing development pressures;	Policy	X		
Protect the quality of life for county residents and encourage growth in the agriculture industry by maintaining environmental regulations and promoting best management practices;	Policy			X
Target available county resources to projects that have the greatest potential for job creation and/or private investment;	Capital			X
Involve the public early in the process of evaluating economic development project impacts; and	Policy	X		
Establish regulations or ordinances that minimize land use conflicts.	Action		X	
Assist in facilitating continued development of local tourism and recreational opportunities.	Action		X	

B. Implementation Tools

In a previous sections, the various development objectives for Davison County were outlined, along with policies to realize the objectives. In order for the policies to be realized, implementation mechanisms are necessary. Implementation of the various policies will take varying lengths of time. Some of the objectives are more urgent than others, and therefore policies to address these issues should be enacted more quickly. However, for general planning purposes, the timeframe for meeting all of the objectives in the plan is five years. To implement the plan, Davison County will use whatever means necessary and within its jurisdictional power.

Zoning and Subdivision Regulations

Upon adoption of the Comprehensive Plan by the County Commission, the City Commission, the Planning Commission may wish to begin writing a Zoning Ordinance.

- **Zoning Ordinance:** The purpose of a zoning ordinance is to regulate changes in the use of land. Davison County currently enforces zoning regulations. The current zoning districts in Davison County and the City of Mitchell are:

Davison County	City of Mitchell
Agricultural (AG)	Lake Residential (R-L)
City Limits (CL)	Single-Family Residential (R-1)
Agricultural Residential (AR)	Single-Family Residential (R-2)
Extraterritorial Jurisdiction (ETJ)	Medium Density Residential (R-3)
Rural Estates (RE)	High Density Residential (R-4)
Rural Residential (RR)	Single-Family & Manufactured Housing (R-5)
Platted Town Site Residential District (PTR)	Neighborhood Shopping (NS)
Planned Unit Development (PUD)	Highway Oriented Business (HB)
Rural Commercial (RC)	Central Business (CB)
	Transportation, Warehousing and Commercial (TWC)
	Industrial (I)
	Public Lands and Institutions (PL)
	Conservation (CN)
	Urban Development (UD)
	Planned Developments (PD)

  These zones provide for a variety of land use activities within Davison County. The zoning ordinance is based on existing land use patterns and future needs of the community.

  There are a variety of land use regulation options available to local governments within the State of South Dakota, with the zoning ordinance as the most common and relied upon method of regulating or controlling the use of land. In many situations a zoning ordinance is the first step in a series of regulations. Various common options available for regulating the use, development, appearance, or maintenance of property are detailed below.

- **Subdivision Regulations:** These rules usually follow the adoption of zoning regulations and are considered the second step in land use planning regulations. The intent of a subdivision ordinance is to:
  - ✓ regulate the subdivision of land;
  - ✓ coordinate streets and roads;
  - ✓ promote planned infrastructure development;
  - ✓ address drainage and flood control;
  - ✓ minimize cut and fill operations;
  - ✓ foster efficient and orderly urban growth compatible with the natural environment;
  - ✓ prevent premature land subdivision; and
  - ✓ promote and protect the interests of all members of the community.

Housing, Building, Health, and Environmental Codes

Davison County should encourage Ethan and Mount Vernon to implement and enforce an effective codes program which is a necessary element in order to maintain and improve the County's overall housing quality. Codes must be enforced to be effective. Only by continuing with a strict, but fair, enforcement program can a community hope to improve its housing stock, and maintain a healthy and attractive environment. A sound code enforcement program will pay dividends for Davison County by helping to attract new businesses to the County, and compelling current businesses and residents to stay.

Annexation
As Mitchell, Ethan, and Mount Vernon grow, additional land outside of the corporate limits may be needed for development. When plentiful land is available inside town boundaries, annexation should be the last option for development. Still, the potential exists for scattered development, whether residential, commercial, or industrial. Large, rural land parcels are sometimes needed for new subdivisions, industrial uses, and commercial facilities.

Because of this, community leaders and residents of the County need to be aware of, and plan for, the possibility of annexation. Planning prior to development can greatly facilitate the annexation of property into the cities and towns. Careful consideration must be given before annexation so that the areas annexed do not become a liability to the cities and towns.

Capital Improvements Program
The land use regulations detailed above are able to provide the regulations necessary to guide the development of the City. These regulations do not provide for future public facilities. A Capital Improvements Program (CIP) is a means to develop public facilities through identifying immediate and future needs based on population, growth, and development. The advantages of implementing a CIP include: fiscally sound budgeting and planning thereby ensuring a stable tax rate, planning, engineering, and other professional studies can be completed in a "non-crisis" atmosphere, assurance that the projects can be carried out within the means and needs of the City, and increased coordination between agencies, governmental entities, and commercial or private interests having responsibility for public facility construction.

The Davison County Planning Commission and City Council should examine and analyze the financial status and resources of the city and revise the CIP as necessary. As projects in the CIP approach a planned construction date, the city should continue to seek detailed planning and engineering studies.

Other Implementation Methods
Building Codes
The building code is a set of regulations that describe standards for the construction of new buildings. A building code can spell out what materials can or cannot be used in construction as well as establish minimum standards for plumbing, wiring, fire safety, structural soundness, and overall building design. The purpose of the building code is to ensure the safety of new buildings and alterations to existing buildings. Towns do not draft building codes, but rather adopt a standard form of code. Some commonly used codes include: The Code of the Building Officials Conference of America, the Uniform Building Code, and the Southern Standard Building Code. Some towns add or delete sections of the code to fit their local needs.

Housing Codes
A housing code defines standards for how a dwelling unit is to be used and maintained after it is built. These standards typically include crowding, indoor plumbing and heating, air quality, and fire safety. Housing codes are especially useful in situations where there are several rental units near a college or university campus.

Design Review
A design review ordinance seeks to protect the town from unsightly development which would detract from the appearance of the community and reduce property values. Design review ordinances are used in towns where tourism is a major economic activity and the town's buildings have historic or architectural importance. The planning commission could serve as a design review board and establish certain design standards and design review districts.

Nuisance Ordinance / Property Maintenance Codes
Nuisance ordinances and property maintenance codes are special laws enacted by local governments to protect the health, safety, and welfare of the citizens. A nuisance is a use of land or behavior that brings harm or annoyance to adjacent property owners or the public in general. A nuisance ordinance is a way to resolve land use conflicts that would otherwise lead to harm or aggravation. State laws generally provide enabling legislation for towns to regulate a wide array of nuisances, including: noise, odor, visual, and structures such as abandoned or dilapidated buildings. A nuisance ordinance is ineffective unless there are penalties for violation.

C. Plan Maintenance

The scope of the Davison County Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the County. Yet, presenting a twenty-year development program at one time can appear daunting. Therefore, the County should implement an ongoing planning process that uses the plan to develop year-by-year improvement programs. In addition, this process should also evaluate the plan on an annual basis in relation to the development events of the past year. Such a process may include the following features:

Annual Action and Capital Improvement Program.
The Planning Commissions and local governments should use the plan to define annual strategic work programs of policies, actions, and capital investments. This program should be coordinated with Davison County's existing budgeting process, although many of the plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and should include:

A specific work program for the upcoming year. This program should be specific and related to the County's and cities' projected financial resources. The work program will establish the specific plan recommendations that the County and cities will accomplish during the coming year.

A three-year strategic program. This component provides for a multi-year perspective, informing the preparation of the annual work program. It provides a middle-term implementation plan for the County.

A ten-year capital improvement program. This is merged into the County's budget process. In addition, this process should include an annual evaluation of the comprehensive plan. This evaluation should occur at the end of each calendar year. Desirably, this evaluation should include a written report that:

- Summarizes key land use developments and decisions during the past year and relates them to the comprehensive plan.
- Reviews actions taken by the city during the past year to implement plan recommendations.
- Defines any changes that should be made in the comprehensive plan. The plan should be viewed as a dynamic changing document that is used actively by the city.

Changes in the Comprehensive Plan
The Comprehensive Plan may have changes, additions, or deletions made to it, by action of the County Commission. Changes to the plan may also be requested through petition by thirty (30) percent of the landowners in the zoning district or districts requesting the change.

The entire Comprehensive Plan should be reviewed and revised every five or ten years. An annual examination of critical development issues will make the plan more realistic and effective.

CITY OF MITCHELL

City Council Meeting
Agenda Item Request

The deadline for agenda items is Wednesday at noon, prior to the City Council Meeting

Meeting Date Requested:	May 15, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	N/A		
Agenda Item:	Action to Approve Resolution #R2023-37, Award Engineering Services to Helms Engineering for Airport RFP		
Explanation/Background of Agenda Item Requested:	The City requested statements of qualifications for qualified Engineering Firms for engineering services for proposed development at the Airport. The request was published in the paper and sent to nine separate engineering firms for consideration. The deadline for proposals was Wednesday, April 5 at 1:30 PM in City Hall. One proposal was received by Helms and Associates. Helms and Associates is our current engineer for the airport. City staff recommends City Council approve Helms Engineering to continue providing engineering services for the airport and approve Resolution #R2023-37.		

RESOLUTION #R2023-37

A RESOLUTION APPROVING HELMS AND ASSOCIATES FOR ENGINEERING SERVICES FOR THE CITY OF MITCHELL MUNICPAL AIRPORT, SD

WHEREAS the South Dakota Department of Transportation requires the City to select an engineering consultant every five years for engineering services; and

WHEREAS the City of Mitchell has followed all South Dakota Department of Transportation requirements for such selection; and

WHEREAS Helms and Associates was the only firm to respond to such request for services.

THEREFORE, BE IT RESOLVED by the City Council of the City of Mitchell, SD that Helms and Associates shall be selected to perform engineering services for the term of five years at the City of Mitchell Municipal Airport.

Adopted by the Mitchell, South Dakota City Council in regular session this 15th day of May, 2023, with:

____ votes cast in favor of adoption,
____ votes cast against adoption, and
____ votes abstaining.

_____
Robert B. Everson, Jr. – Mayor

Attest:

(seal)

_____
Michelle Bathke – City Finance Officer

Helms & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS

MITCHELL MUNICIPAL AIRPORT
CAPITAL IMPROVEMENT PLAN
OCTOBER, 2022

PROJECTS TO BE VALIDATED

YEAR	PROJECT DESCRIPTION	FEDERAL FUNDING (90% OF ELIGIBLE COST)				STATE SHARE (3.5% of Eligible Cost)	SPONSOR SHARE (6.5% of Eligible Cost)	TOTAL ESTIMATED COST
		AIP ENTITLEMENTS	BIL	STATE APPORTIONMENT	DISCRETIONARY			
2023	ENVIRONMENTAL REVIEW OF SHIFT AND RECONSTRUCTION OF RUNWAY 18/36 WITH LIGHTING IMPROVEMENTS, CONNECTOR TAXIWAY, TURNAROUND, UPDATE ELECTRICAL CONTROLS, AND BEACON REPLACEMENT	$ -	$ 99,000	$ -	$ -	$ 3,850	$ 7,150	$ 110,000
	ADDITION OF 1 MILE WILDLIFE FENCING (BIL FUNDING)	$ -	$ 297,000	$ -	$ -	$ 11,550	$ 21,450	$ 330,000
	TOTALS	**$ -**	**$ 396,000**	**$ -**	**$ -**	**$ 15,400**	**$ 28,600**	**$ 440,000**

CAPITAL IMPROVEMENT PLAN

YEAR	PROJECT DESCRIPTION	FEDERAL FUNDING (90% OF ELIGIBLE COST)				STATE SHARE (3.5% of Eligible Cost)	SPONSOR SHARE (6.5% of Eligible Cost)	TOTAL ESTIMATED COST
		AIP ENTITLEMENTS	BIL	STATE APPORTIONMENT	DISCRETIONARY			
2024	DESIGN AND CONSTRUCT HANGAR TAXILANE RECONSTRUCTION	$ 300,000	$ 180,000	$ 166,667	$ -	$ 18,667	$ 34,667	$ 700,000
	TOTALS	**$ 300,000**	**$ 180,000**	**$ 166,667**	**$ -**	**$ 18,667**	**$ 34,667**	**$ 700,000**
2025	DESIGN OF SHIFT AND RECONSTRUCTION OF RUNWAY 18/36 WITH LIGHTING IMPROVEMENTS, CONNECTOR TAXIWAY, TURNAROUND, UPDATE ELECTRICAL CONTROLS, AND BEACON REPLACEMENT	$ 150,000	$ -	$ 1,150,000	$ 5,000,000	$ 245,000	$ 455,000	$ 7,000,000
	TOTALS	**$ 150,000**	**$ -**	**$ 1,150,000**	**$ 5,000,000**	**$ 245,000**	**$ 455,000**	**$ 7,000,000**
2026	CONSTRUCT SHIFT AND RECONSTRUCTION OF RUNWAY 18/36 WITH LIGHTING IMPROVEMENTS, CONNECTOR TAXIWAY, TURNAROUND, UPDATE ELECTRICAL CONTROLS, AND BEACON REPLACEMENT	$ 150,000	$ -	$ 1,150,000	$ 5,000,000	$ 245,000	$ 455,000	$ 7,000,000
	TOTALS	**$ 150,000**	**$ -**	**$ 1,150,000**	**$ 5,000,000**	**$ 245,000**	**$ 455,000**	**$ 7,000,000**
2027-2028 NPIAS	DESIGN AND CONSTRUCTION APRON REHABILITATION	$ 90,000	$ 720,000	$ -	$ -	$ 31,500	$ 58,500	$ 900,000
	TOTALS	**$ 90,000**	**$ 720,000**	**$ -**	**$ -**	**$ 31,500**	**$ 58,500**	**$ 900,000**
2029-2033 NPIAS	DESIGN AND CONSTRUCTION OF COMMERCIAL HANGAR TAXILANE EXPANSION AREA	$ 405,000		$ -	$ -	$ 15,750	$ 29,250	$ 450,000
	PAVEMENT MAINTENANCE - APRON AND TAXILANES	$ 45,000	$ -	$ -	$ -	$ 1,750	$ 3,250	$ 50,000
			$ -					
	RUNWAY 17/35 PARALLEL TAXIWAY	$ 600,000	$ -	$ 120,000	$ -	$ 28,000	$ 52,000	$ 800,000
	CONSTRUCTION MIDFIELD TAXIWAY	$ 600,000	$ -	$ 75,000	$ -	$ 26,250	$ 48,750	$ 750,000
	REPLACE SRE	$ 600,000	$ -	$ 30,000	$ -	$ 24,500	$ 45,500	$ 700,000
	RUNWAY 12/30 PARALLEL TAXIWAY REHABILITATION	$ 600,000	$ -	$ 300,000	$ -	$ 35,000	$ 65,000	$ 1,000,000
	TOTALS	**$ 2,917,500**	**$ -**	**$ 525,000**	**$ -**	**$ 133,875**	**$ 248,625**	**$ 3,825,000**