City Council Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
October 16, 2023

1. **5:30 PM Budget Work Session**
2. **6:00 PM Call to Order**
3. **Pledge Of Allegiance**
4. **Invocation: River Tree Wesleyan**
5. **Roll Call**
6. **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. MADC Quarterly Report**
   - **E. Raffle Permits**
   - **F. Pay Estimates**
   - **G. Approve Bills, Payroll, Salary Adjustments and New Hires, and Authorize Payment of Recurring and Other Expenses in Advance as Approved by the Finance Officer**
7. **Motion To Approve, Request Public Comment, Roll Call**
8. **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.
9. **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 Zion Lutheran Church-Conditional Use Permit**
     Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

B. Hearing and Action on an Application for Zion Lutheran Church-Variance Permit

Zion Lutheran Church has applied for a Variance Permit for the following:

1. Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
2. Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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

11. Action on Appeal by Jeffrey Bathke on BOA approval of Jason Greenway Variance located at 5740 Island Court

12. Action to Award Bids for Cadwell Booster Station Rehabilitation Project #2023-19

13. Action to Approve Additional Funds for Steve Donovan as the Grant Administrator for the City's North American Wetlands Conservation Fund Grant

14. Action to Approve Agreement #A2023-46, Amendment to Rodeo Lease

15. Action to Approve Agreement #A2023-47, NAWCA Grant S&G Partnership Project

16. Action to Approve Agreement #A2023-48, NAWCA Grant Miskimins Ranch Project

17. Action to Approve Resolution #R2023-73, Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition

18. Action to Approve Resolution #R2023-74, SHPO Findings in Relation to the Property at 514 N Main St

19. Action to Approve Resolution #R2023-76, Annexation of Blocks 1 and 2 of Maui Farms Second Addition and a Portion of Sam Street, a Subdivision of Previously Platted 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

20. Action to Approve Resolution #R2023-77, Creating Tax Increment District 31 and Approving the Project Plan

21. Action to Approve Resolution #R2023-78, Authorizes Agreement #A2023-49 with the SDDOT and Designating the Mayor as the Authorized Representative to Execute and Sign All Documents for State Project NH-TA 0037(157)75, PCN 05UY, Highway 37 Improvement Project #2021-45

22. **Second Reading on Ordinance #O2023-07, An Ordinance Establishing Business Improvement District #4**

23. **Motion to Adopt Ordinance #O2023-07, Request Public Comment, Roll Call**

24. **Review of Rail Road & Main Streetscape Design Proposal**

25. **Presentation of 2023 Bridge Inspections by Brosz Engineering**

26. **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.

2024 Proposed Annual Budget Overview

This is the initial presentation to City Council. The Council will be making changes to this requested budget throughout the budget review process.

Annual Budget Work Session Schedule:
August 28 at 6:00 PM- proposed budget overview
September 11 at 6:00 PM- Subsidy Application Review
October 16 at 5:30 PM (prior to council meeting)

**Other dates may be scheduled as needed*

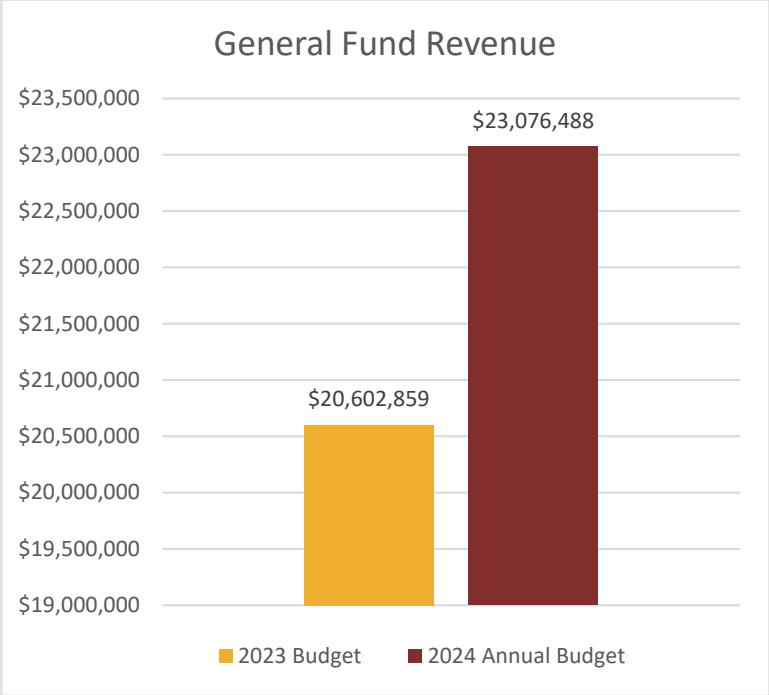
The Annual Budget Hearings are scheduled for:
November 6th: First Reading
November 20: 2nd Reading & Adoption

Revenue

General Fund

General Fund Revenue serves as the main revenue for basic city operations. The major revenue sources for the 2024 General Fund include **Property Tax (28% of overall revenue for 2024, 33% of the total tax revenue for 2024)** and **Sales Tax (57% of the overall revenue in 2024, and 67% of the total tax revenue for 2024**). Overall revenue projections **have increased** for the 2024 General Fund Budget in the amount of **$2,473,629** as compared to 2023. The increase is a result in increased sales tax receipts, increased interest paid to city accounts, and increased property tax collections.

The budget is proposing conservative revenue projections. However, if Sales Tax numbers increase above projections in 2024, the City Council could always consider a mid-year supplemental appropriation budget hearing that would allocate some of those increases received for projects not included in the 2024 budget. Likewise, if sales tax numbers fall below the 2024 Proposed Budget, then Contingency funds will be needed to balance the budget. The 2024 Proposed budget includes a 14.8% increase from the 2023 Sales Tax Budget but slightly less than actual collections in 2022.



Of Note:

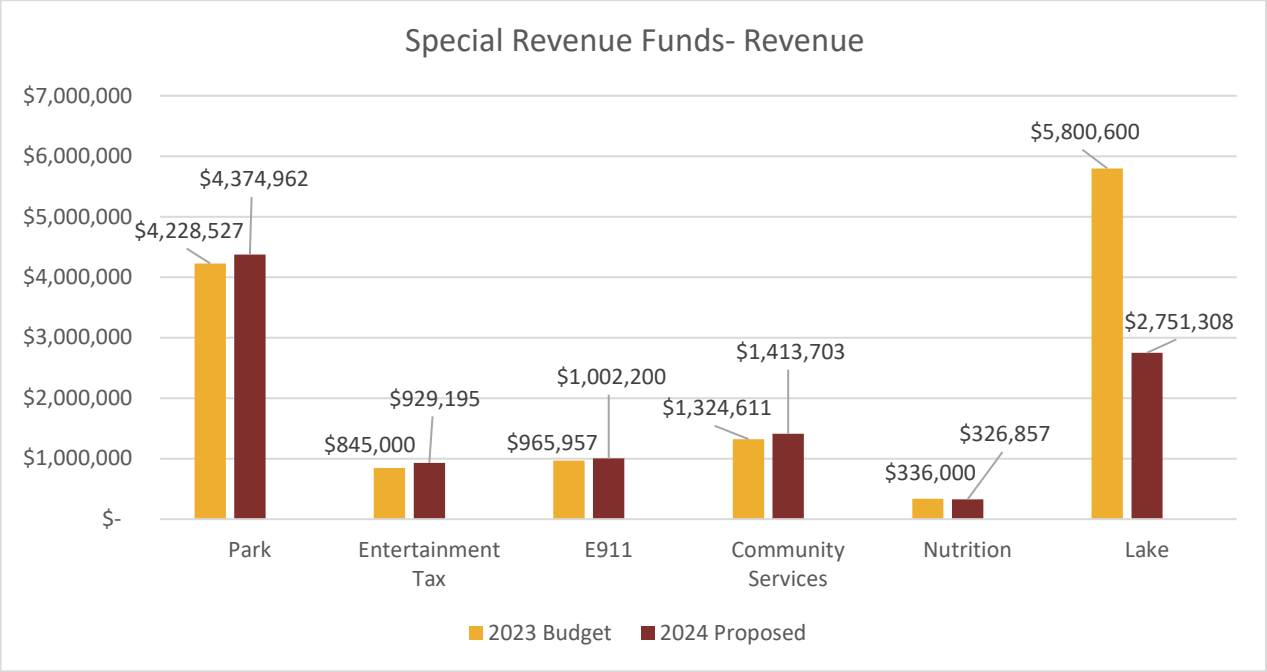
- The CPI for property tax increases was 3.0% which resulted in a property tax increase of $185,657.
- The Growth for property tax for 2024 was 1.19% which resulted in a property tax increase in the amount of $73,644.
- The budget also projects a 14.8% increase from the 2023 Sales Tax Budget, an increase of $1,330,370 from the 2023 Budget. This budget amount is slightly below the 2022 collection levels; and we continue to see increased sales tax collection in 2023 as compared to 2022. *We held off on increasing revenue projections in the 2023 budget wanting to be sure that sales tax numbers would stay up which is contrary to previous trends. In addition, there is an initiated measure to remove the sales tax on groceries that would result in a loss of $938,750 annually to the City of Mitchell. Additionally, interest income was increased, so if interest rates drop; this will cover potential revenue shortfalls in interest income.*

Cash Applied from General Fund Designated Reserves:

- $214,287 of STIP fund reserves, (in addition to the $550,000 out of 2024 STIP Funds listed in the budget) to be used towards 2024 Road Repair & Construction projects. (Total Eligible Projects are: $1,585,075 for Overlay; $387,000 for Chip seal; $280,000 for gravel base; $38,500 for rubber crack sealer; and $80,000 for Asphalt.)
- $500,000 from the Designated Projects Reserves for the matching funds required for EDA grant for the construction of the jetty and boat docks at Lake Mitchell.
- $1,429,837 towards the Lake Mitchell Drawdown Construction.
- $455,783 towards STP eligible projects from designated for assessments.

Special Revenue Funds

In addition, special revenue funds and enterprise funds were reviewed to ensure that projections for 2024 matched actual collections in 2023 and future collections in 2024. This ensures that as administration reviewed the 2024 budget requests, the requests are attainable revenue projections. This continues the City's goal that the City will not rely on using reserves to balance the budget due to not reaching expected revenue projections.



Of Note:

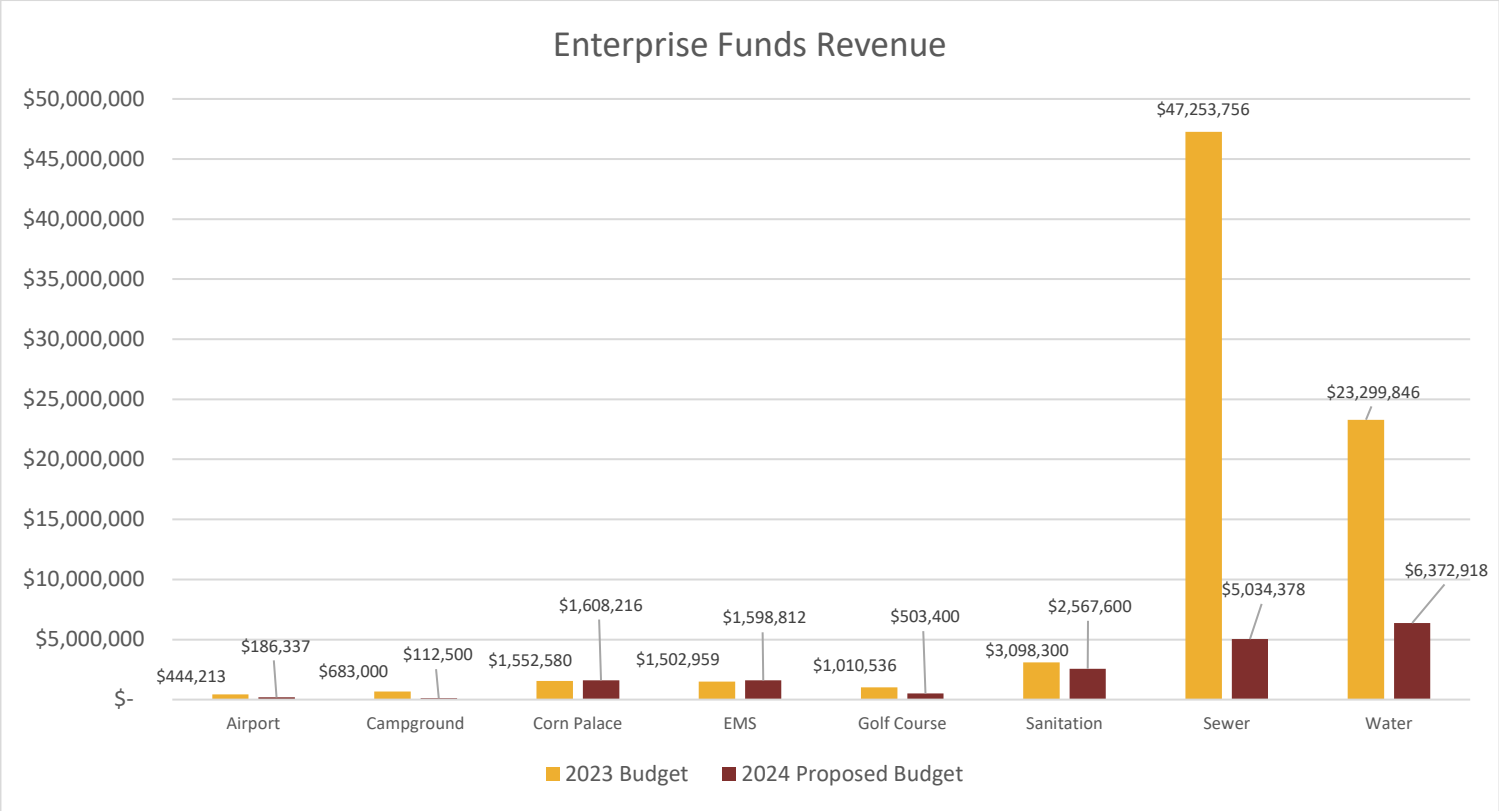
- Park fund revenue increased $146,435 from 2023. The transfer from general fund is proposed at $2,930,000.
- Entertainment tax revenue increased $84,195, which is a 7% increase from the 2023 budgeted levels, but is still below the 2022 collections.
- E911 budgeted revenue increased $36,243 from 2023. The PSAP funds and service contracts were changed to match actual collections. The City is applying cash from E911 reserves to assist with equipment upgrades and operations from funds received from CARES Act for wages in 2020.
- Community Services revenue increase $89,092 largely due to a general fund transfer in the amount of $58,000 and projected grant funds for budgeted equipment purchases.
- Nutrition Revenue decreased $9,143 in an effort to make budget projections closer to actual revenue collected.
- Lake Fund Revenue is lower in the 2024 budget and includes $1,000,000 from an EDA grant for the Jetty/Boat Dock project; and a general fund transfer of $1,951,520 for the Jetty matching funds ($500,000) and Lake Draw Down project.

Cash Applied from Special Revenue Fund Designated Reserves:

- Park fund will have $98,000 out of designated reserves used towards dedicated capital improvement projects at the Rec Center; and $423,893 of fund reserves (from previous general fund contributions & premium holidays) towards capital improvement projects.
- E911 will have $156,310 applied from reserves (previous general fund contributions & CARES act funds received, towards equipment upgrades and operations.
- Community Services will have $170,408 applied from reserves from previous general fund contributions & CARES act funds received.
- Nutrition will have $46,975 applied from reserves towards operations.
- Lake Fund will have $3,548,480 applied from fund reserves. Of those funds $1,000,000 is dedicated funds for the Jetty/Marina project and $2,548,480 towards the draw down construction.

Enterprise Funds

The City of Mitchell has eight designated enterprise operations. The enterprise funds include: Airport, Campground, Corn Palace, Emergency Medical Services, Golf Course, Sanitation, Water, and Sewer. Emergency Medical Services used to be a general fund operation, but was moved to enterprise operations in 2021 to properly track and account for those expenses and revenue. To be considered an enterprise fund, the fund should cover the cost of operation from the revenue the fund generates.

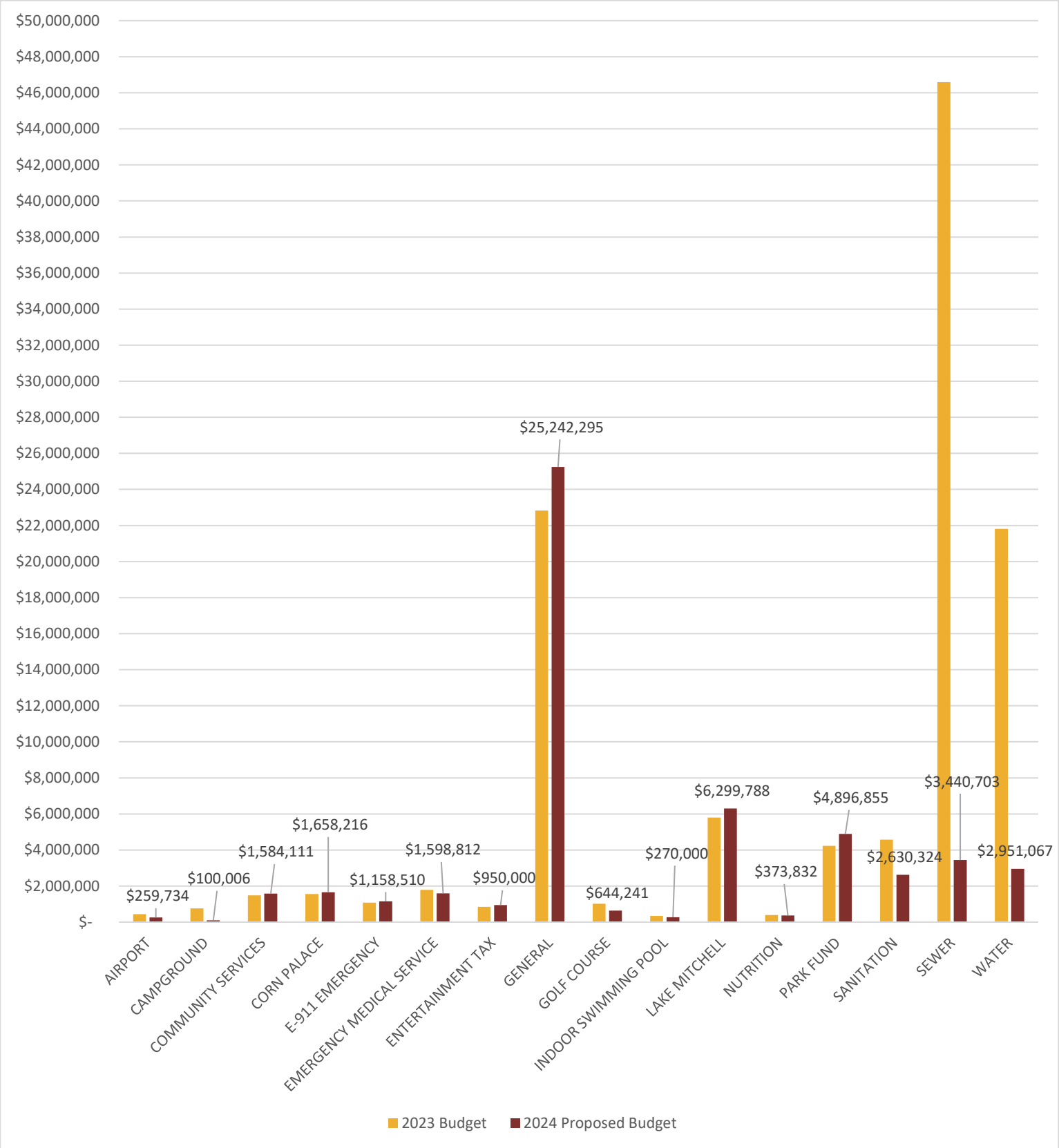


Of Note:

- Airport Fund revenue decreased $257,876 in the 2024 budget in comparison to 2023. The major change in the 2024 revenue budget was the removal of anticipated grant funds for 2023.
- Campground Fund revenue decreased $570,500 in the 2024 budget in comparison to 2023. The major change in the 2024 budget was the removal of anticipated grant funds for 2023.
- Corn Palace Fund revenue increased $55,636. The transfer from Entertainment Tax remained the same in 2024 as in the 2023 budget; and the transfer from general fund decreased $37,154. Other revenue projections increased due to new contract revenue in rentals and the gift shop operations.
- EMS Fund revenue increased $95,853. The general fund transfer to EMS is increasing $96,407 to a total budget of $896,407 for 2024. The department is in the process of adjusting the fees and charges that will result in additional (unbudgeted) revenue for 2024. .
- Golf Course Fund revenue decreased $507,136 in the 2024 budget as compared to 2023. The decrease is due to the general fund contribution in 2023, in the amount of $550,836 being removed from the 2024 budget. This was a one-time funding towards Phase II of the Master Plan for the Golf Course.
- Sanitation Fund revenue decreased $530,700 from 2023. The recycling building grant that was budgeted in 2023 was not included in the 2024 budget.
- Sewer Fund revenue decreased $42,219,378 due to the removal of State Revolving Loan Fund (SRF) bond proceeds for projects budgeted in 2023.
- Water Fund revenue decreased $16,926,928 due to the removal of Revolving Loan Fund (SRF) bond proceeds for projects budgeted in 2023.

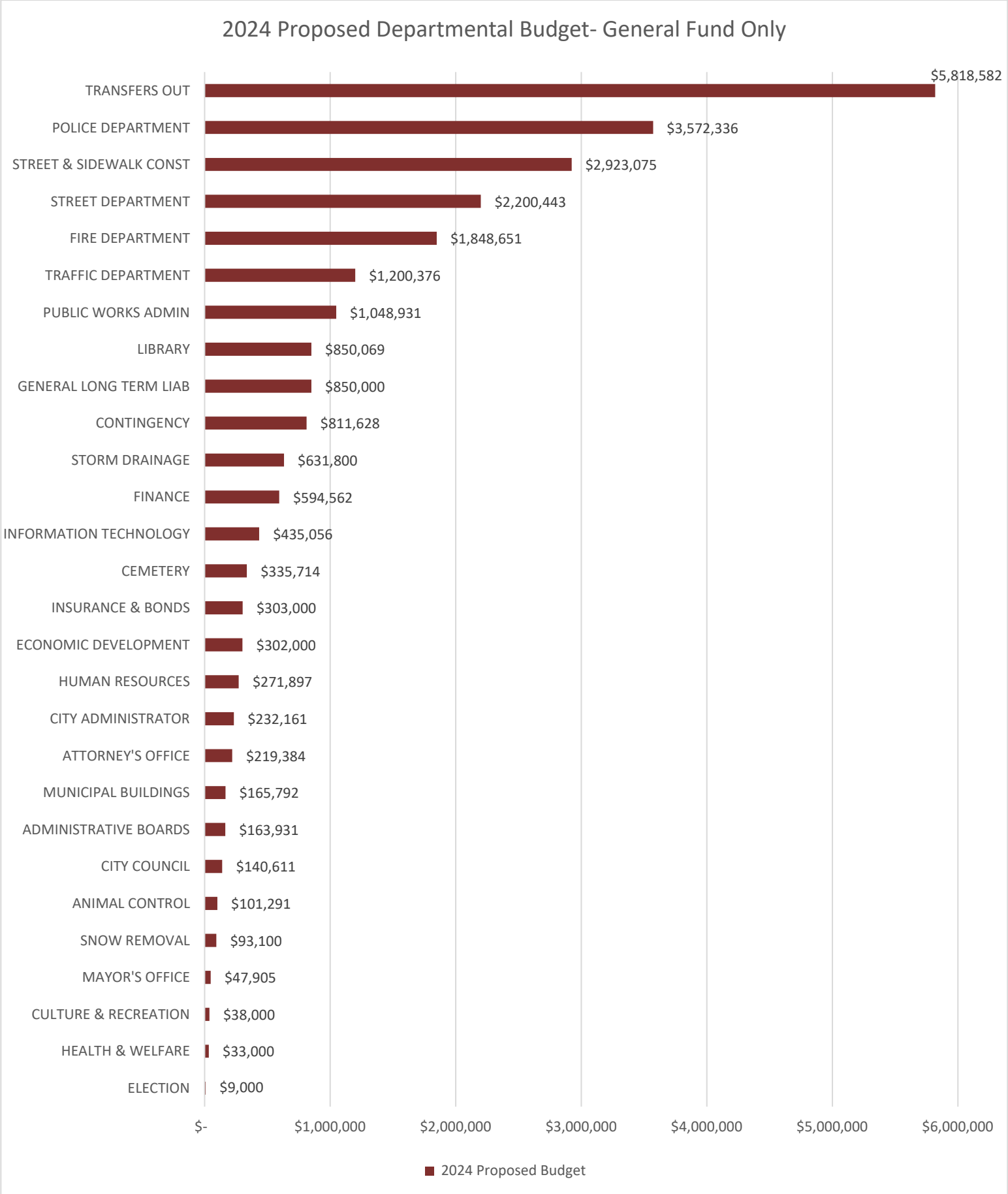
Expenditures

The 2024 Proposed Expenditures total $54,058,494 which represents $61,481,815 less, or a 53% decrease from the 2023 approved budget ($61,481,815). The budgeted funds include general fund, special revenue funds, debt service funds, and enterprise funds



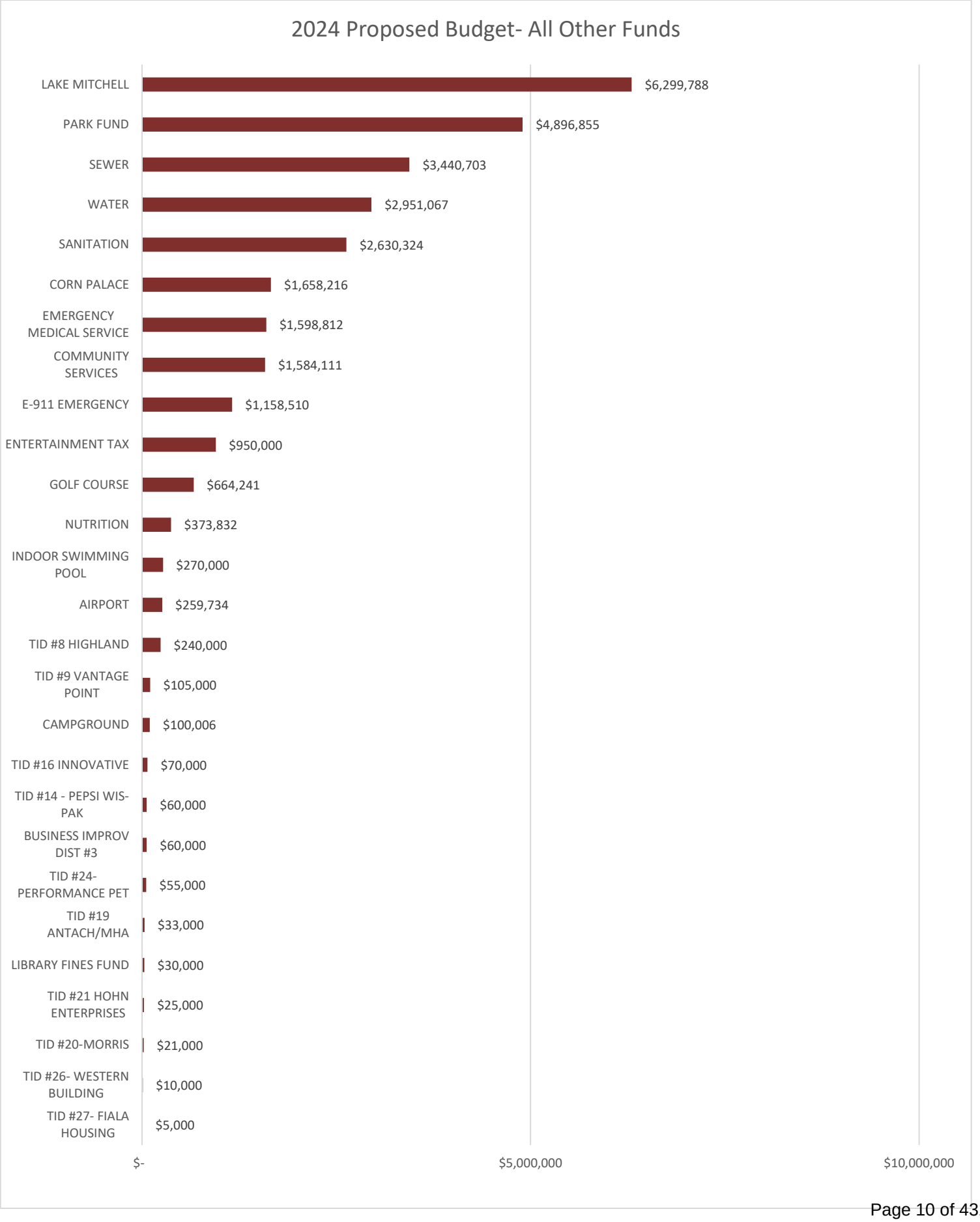
General Fund

General fund is the main operational fund for city services. Transfers out are made to other special revenue or enterprise funds in order for them to have a balanced budget.



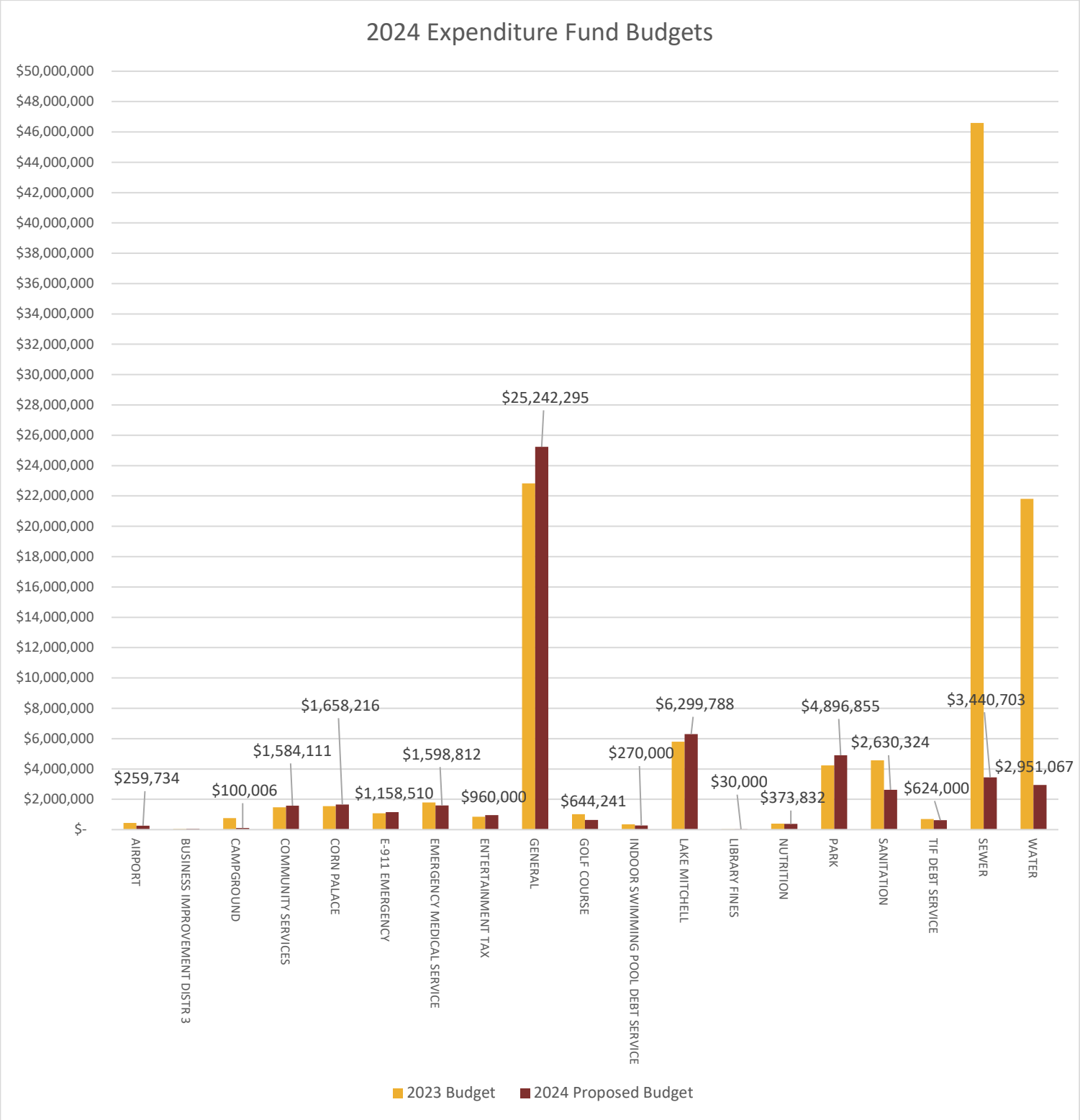
Other Funds

The other funds include the special revenue funds, the debt service funds, and enterprise operation funds. These funds are supported by revenue generated by the services offered. Some of the funds also receive general fund subsidies.



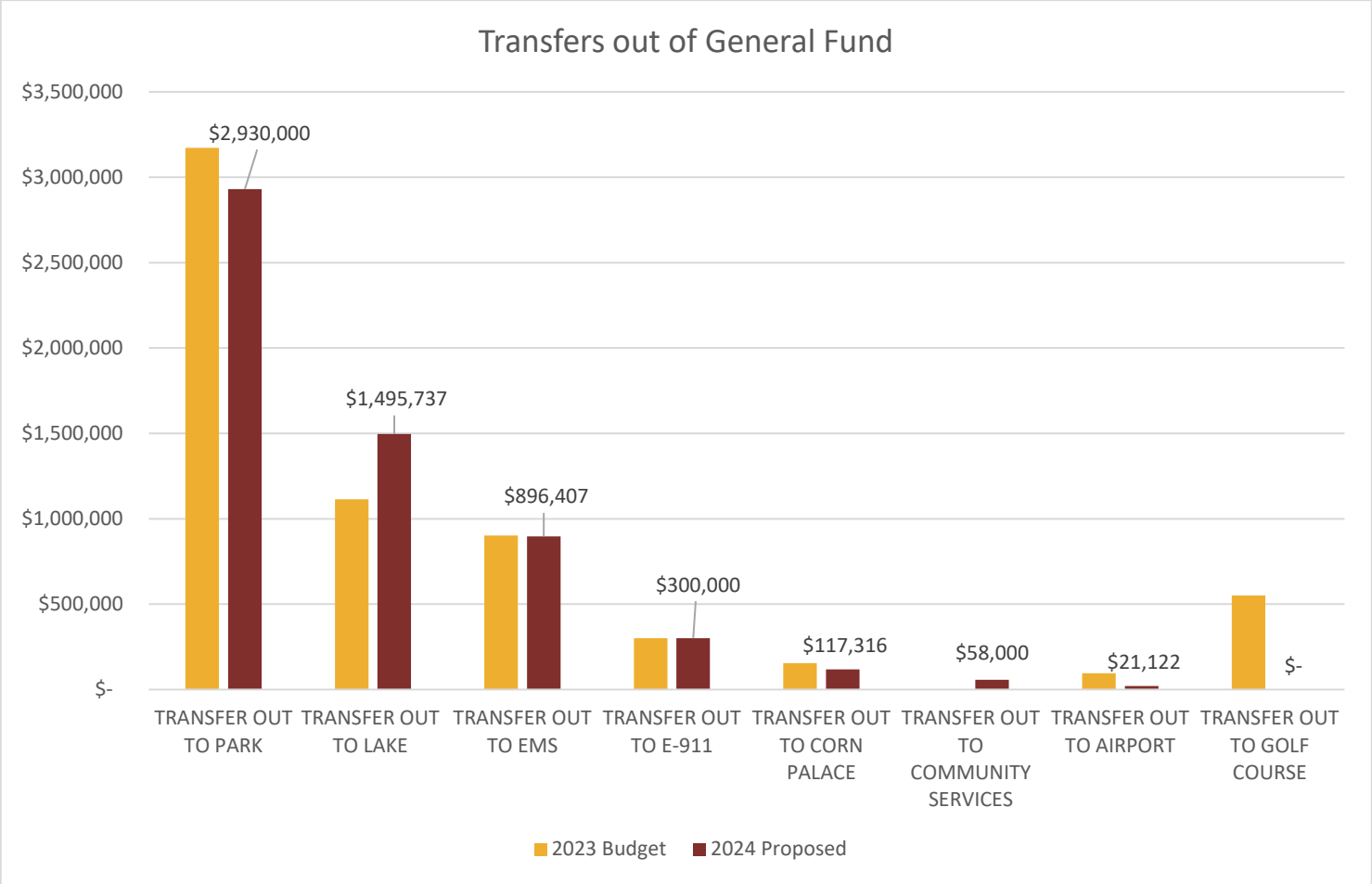
Fund Expenditure Increases

The expenditure budgets decreased $61,867,551 in budgeted expenditures for 2024. The major decreases were in the water and sewer funds where projects financed by SRF loans in 2023 were removed.



Transfers Out

Each year the General Fund transfers funds from the general fund to assist other special revenue funds and at times to assist enterprise funds. These transfers out show a $468,888 decrease from the 2023 Budget to the 2024 Proposed Budget.



Of Note:

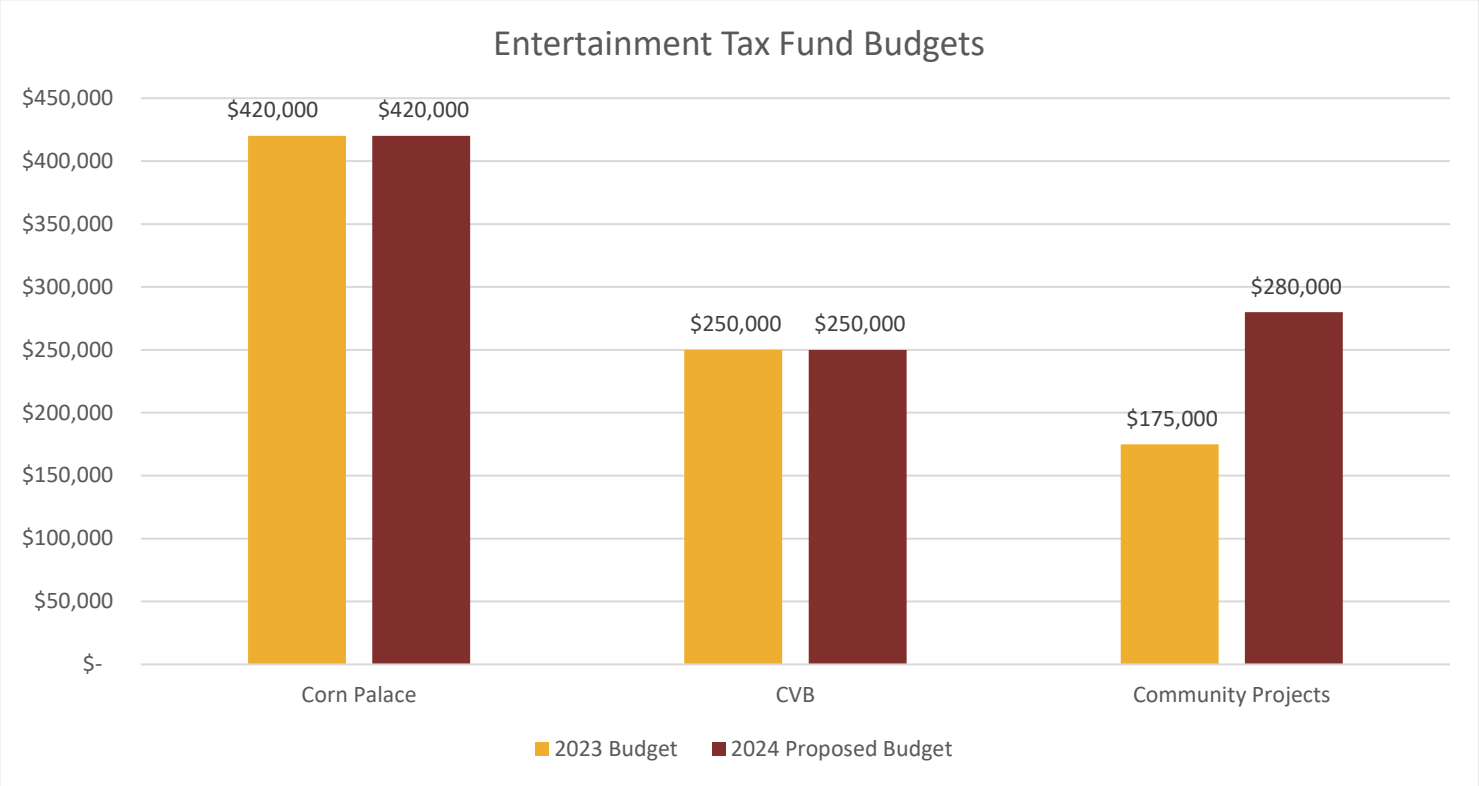
- Transfer out to Park decreased $241,505 in the 2024 Proposed Budget. This is due to spending down reserve funds on capital. Funds have been built from the insurance premium holiday the past four years.
- Transfer out to Lake increased $382,337. Last year, the dedicated reserves were used for the matching funds required for the Jetty/Marina Construction project. In 2024, an additional $500,000 is being used for the Jetty/Marina Construction and $995,737 for the drawdown construction project at Lake Mitchell. Council directed staff to fund that project out of reserves versus the proposed SRF financing.
- Transfer out to EMS decreased $5,854 for the proposed 2024 budget.
- Transfer out to E-911 is budgeted at the same level as in the 2023 Budget.
- Transfer out to Corn Palace decreased $37,154 in the 2024 Proposed Budget due to projected other revenue increases.
- Transfer out to Golf Fund decreased $550,836 in the 2024 Proposed Budget. This is due to the General Fund contribution to Phase II of the Master Plan that was budgeted in 2023 being removed.
- Transfer out to Airport decreased $73,876. The 2023 transfer included funds to support the runway reconstruction. In 2024 the general fund transfer is used to support operation of the Airport.
- Transfer out to Community services increased $58,000 due to an expected fund balance of $0 at the end of 2023.

Special Revenue Funds

The City's special revenue funds are relying on either general fund transfers or cash from those special revenue fund reserves to balance operations. Park Fund, Lake Fund, E-911 Fund, and the Community Services fund all required cash transfers from General Fund to balance.

Entertainment Tax Funds

Entertainment Tax Revenue is budgeted at $929,195 in FY 2024, which reflects a 9.9% increase from the 2023 budget, but is still slightly below 2022 collection levels.

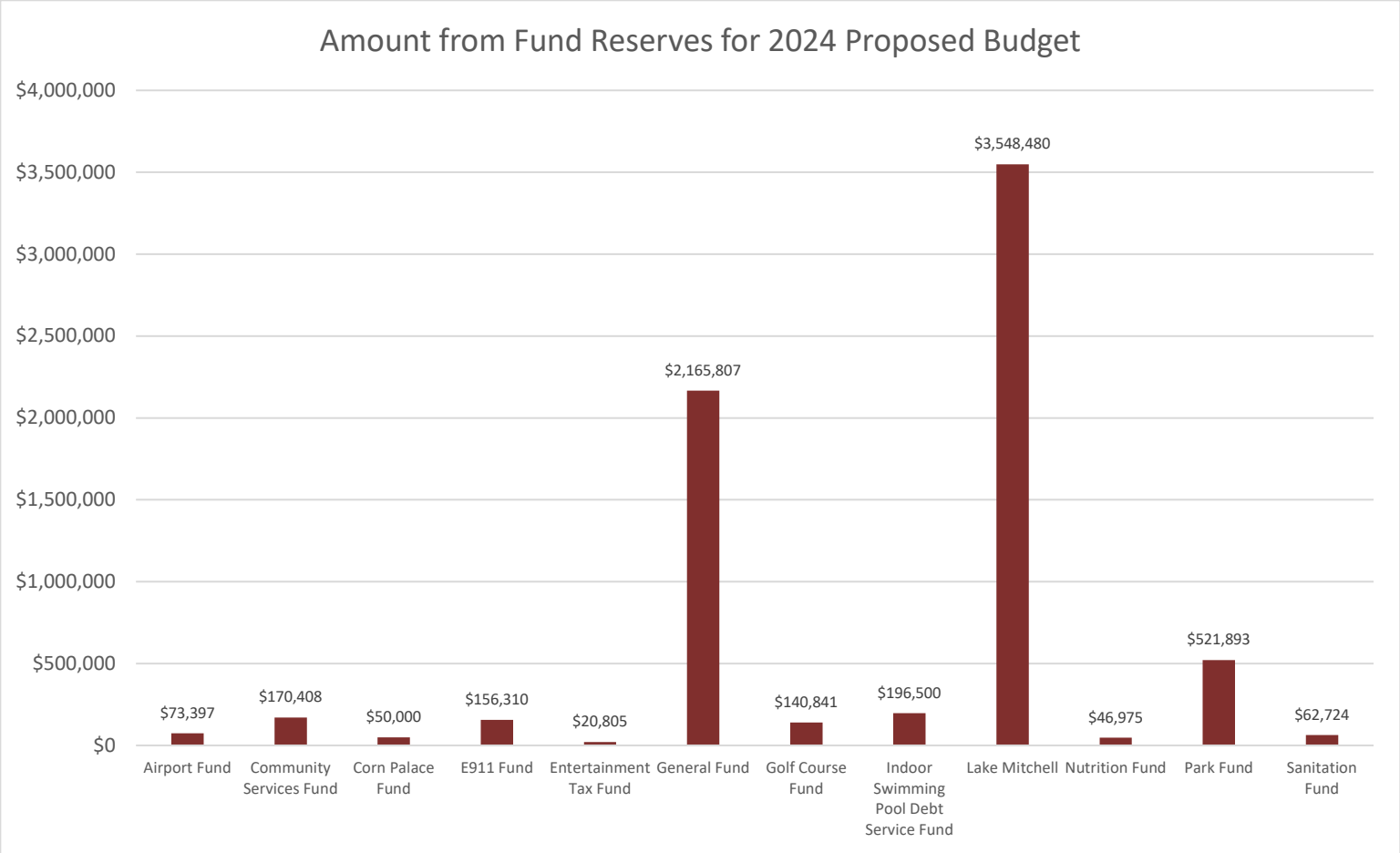


Of note:

- The Corn Palace Transfer is at the same funding level as in 2023.
- The Convention & Visitors Bureau is at the same funding level as in 2023.
- The 2024 Budget has $280,000 budgeted for "Community Projects" which is an increase of $105,000 from 2023. The projects anticipated in this budget include: Streetscape Projects ($250,000); the Pre-Sturgis Event ($20,000); and Community Beautification ($10,000).

Cash Applied

The proposed budget also relies on applying cash from the following fund reserves to meet the proposed expenditure budgets in those funds. The proposed cash applied amounts are listed below. All cash applied are being utilized for capital improvements or for designated purposes as described below.



General Fund:

Restricted Funds:

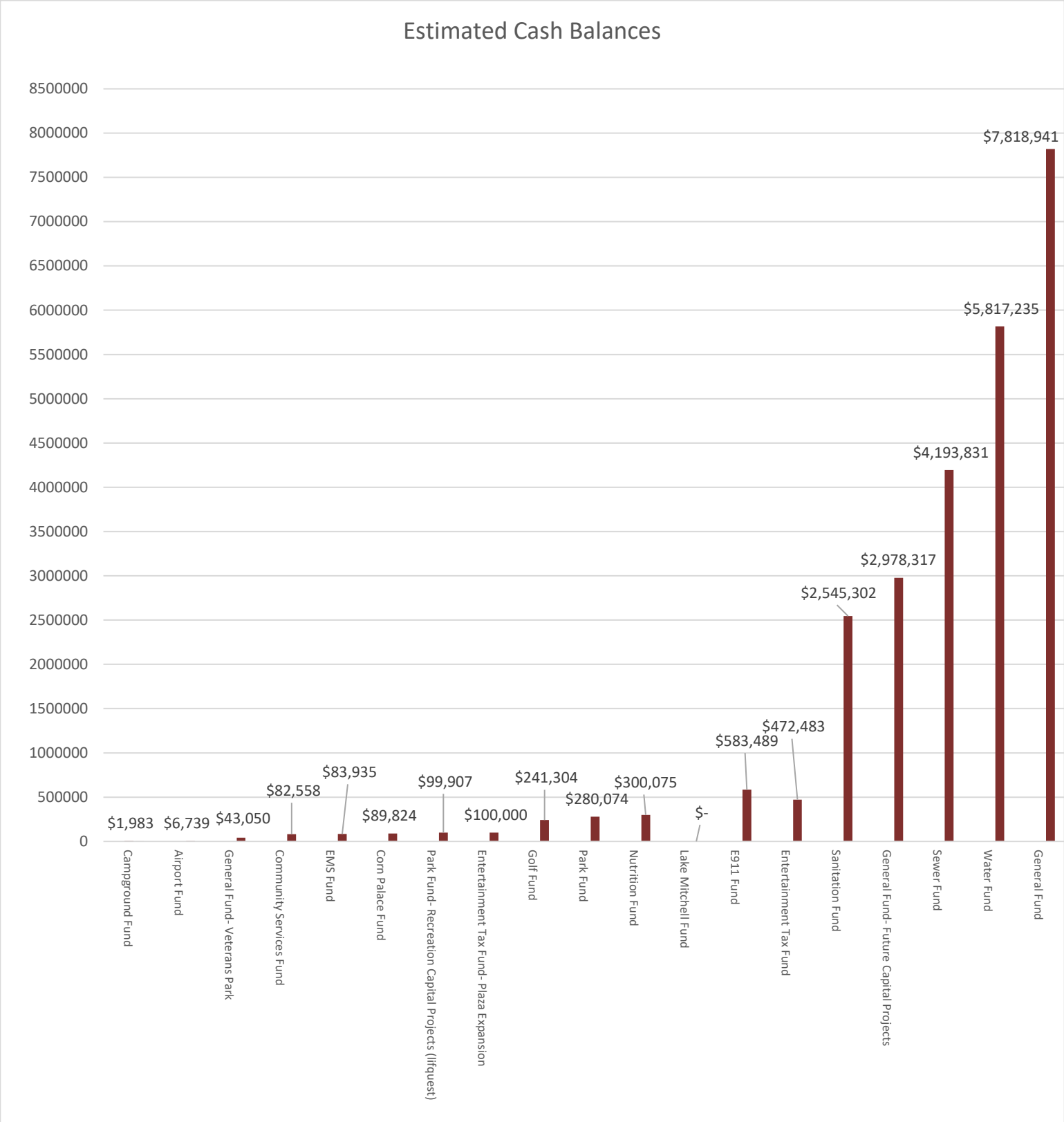
- Future Capital Projects: $500,000 towards the Jetty/Marina Construction at Lake Mitchell, $995,737 towards the Lake Mitchell Drawdown Project.
- Assessment Projects: using $455,783 towards STP eligible projects.
- STP Funds: $214,287 towards projects budgeted in 2024.

Other Funds:

- Nutrition Fund is applying $46,975 out of reserves towards operational costs.
- Corn Palace Fund is applying $50,000 out of reserves towards operational costs.
- Sanitation Fund is applying $156,310 out of reserves towards capital purchases
- E-911 will apply $156,310 towards capital purchases & operations.
- Golf Course is applying $140,841 out of reserves towards the additional costs of the Phase II Master Plan project.
- Community Services fund is applying $170,408 towards operational costs out of general fund transfers.
- Indoor Swimming Pool Debt Service Fund is applying $196,500 out of reserves from revenue received that was to be used for debt service payments.
- Lake Mitchell Fund is applying $1,000,000 of funds received in 2023 towards the Jetty/Marina Project in 2024; and $2,548,480 towards the drawdown construction.
- The Park Fund is applying $98,000 out of designated reserves for capital projects in the Recreation Center, and $423,893 out of general reserves towards capital projects.

Reserve Fund Balances

The reserve funds applied to the 2024 budget are anticipated to be below the cash reserves available for the fund as of 12/31/2023 Shown below are the estimated cash balances of the funds listed after the budgeted cash applied in the 2024 Proposed Budget.

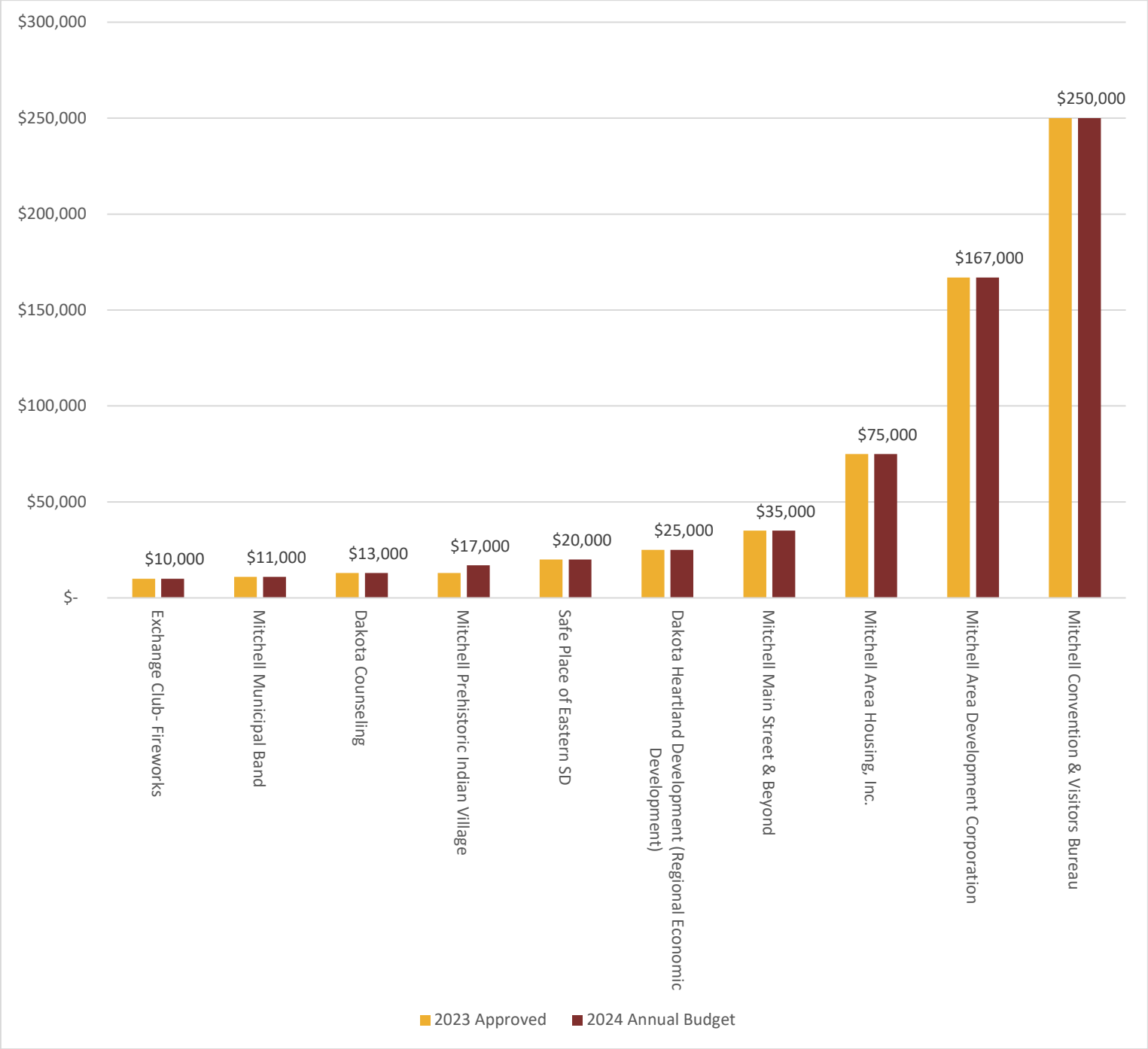


Of Note

- The General Fund estimated cash balance as of 12/31/2024 is $8,568,941. This represents 38% of the budgeted revenue for 2024.
- I am recommending that the City designate another $1,750,000 towards future capital projects which would bring the reserves down to an estimated 33% with projected revenue above budget for 2023.

Subsidy Applications

The Annual Budget includes funding for the subsidies listed below. The subsidy requests were reviewed as part of the September 11 work session. All application material can be found on the September 11 City Council Budget Work Session Agenda on the City's website.



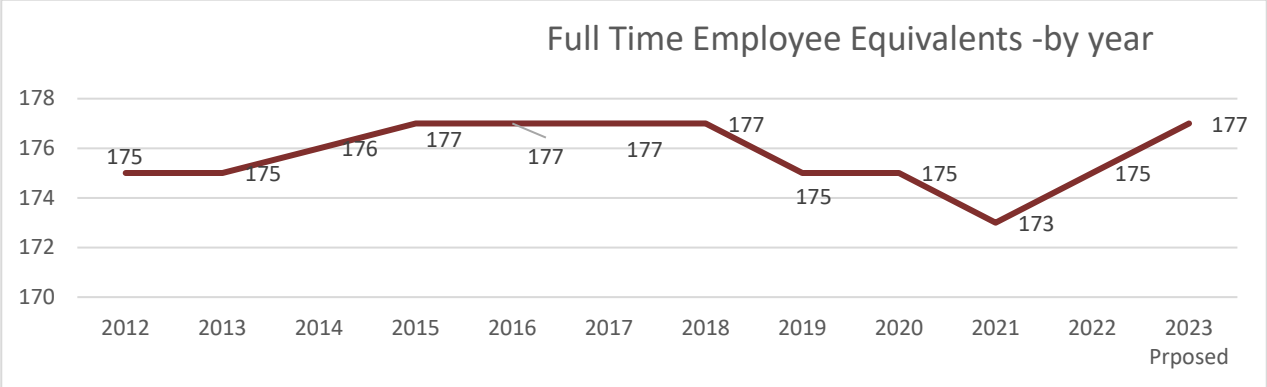
Of Note:

- The Mitchell Prehistoric Indian Village was increased from $13,000 to $17,000
- The subsidy shown for Mitchell Area Housing, Inc. is budgeted; however, each request for funds must go through council approval. The funds are to be used for the costs of demolition to allow for infill, affordable housing.
- The Convention & Visitors Bureau is funded from the Entertainment Tax Fund.
- The remaining subsidies listed are funded out of the general fund.

Staffing Changes

Staffing Levels

The 2024 requested budget does not include any requested staffing changes. The current Full Time Equivalent (FTE) would remain the same as in the 2023 budget, 177. The city has been able to maintain staffing levels by evaluating positions as they are open to look for more efficient ways of operations. This has resulted in combination of some positions, elimination of positions, and outsourcing of duties. These changes have resulted in the city having more efficient operations. Details on the staffing level changes in the past 10 years are listed below.



- 2012: **Up 1 FTE** to **175 FTEs**. Deleted Park Secretary (-1), added Park Maintenance (1), and added Water Distribution (1)
- 2013: No change **175 FTEs**
- 2014**: Up 1 FTE** to **176 FTEs**. Added Palace Transit (1), added E-911, added City Administrator (1), deleted water distribution (-2)
- 2015: **Up 1 FTE** to **177 FTEs**. Added E911 (1)
- 2016: No change **177 FTEs**. Deleted Water (1), moved City Attorney from part time to full time (1)
- 2017: No changes **177 FTEs**
- 2018: No changes **177 FTEs**
- 2019: **Down 2 FTEs** to **175 FTEs.** Deleted Water Superintendent (-1), deleted RSVP Coordinator (-1), deleted GIS Supervisor (-1), added Engineer (1)
- 2020: No Change **175 FTEs**. Delete Palace Transit Driver (-1), Added Parks & Recreation Personal Trainer (1)
- 2021: **Down 2 FTE** to **173 FTEs**. Delete Public Safety Director (-1), Delete EMS billing specialist (-1)
- 2022: **Up 2 FTEs** to **175 FTEs.** Delete Golf & Cemetery Director (-1), Added Golf Specialist (1), Add Utility Operator (1), Add Administrative Coordinator- Special Events (1)
- 2023: **Up 2 FTEs** to **177 FTEs**. Add Firefighters (2)
- 2023: No change **177 FTEs**.

Contractual Negotiations

The City currently has three labor unions. The 2024 budget includes implementation of a compensation & classification review that was completed in 2023 as part of negotiations with the City's three unions. The City has already approved the Wage Addendum with all three unions for FY2024.

Health Insurance Fund

The previous fund balance goal for the self-insured Health fund has been met so the City can now fund unforeseen claims without general fund assistance. The city is not budgeting an increase in premiums for 2024.

2024 Capital Improvements

Proposed Annual Budget Overview

The Council will be making changes to this requested budget throughout the budget review process.

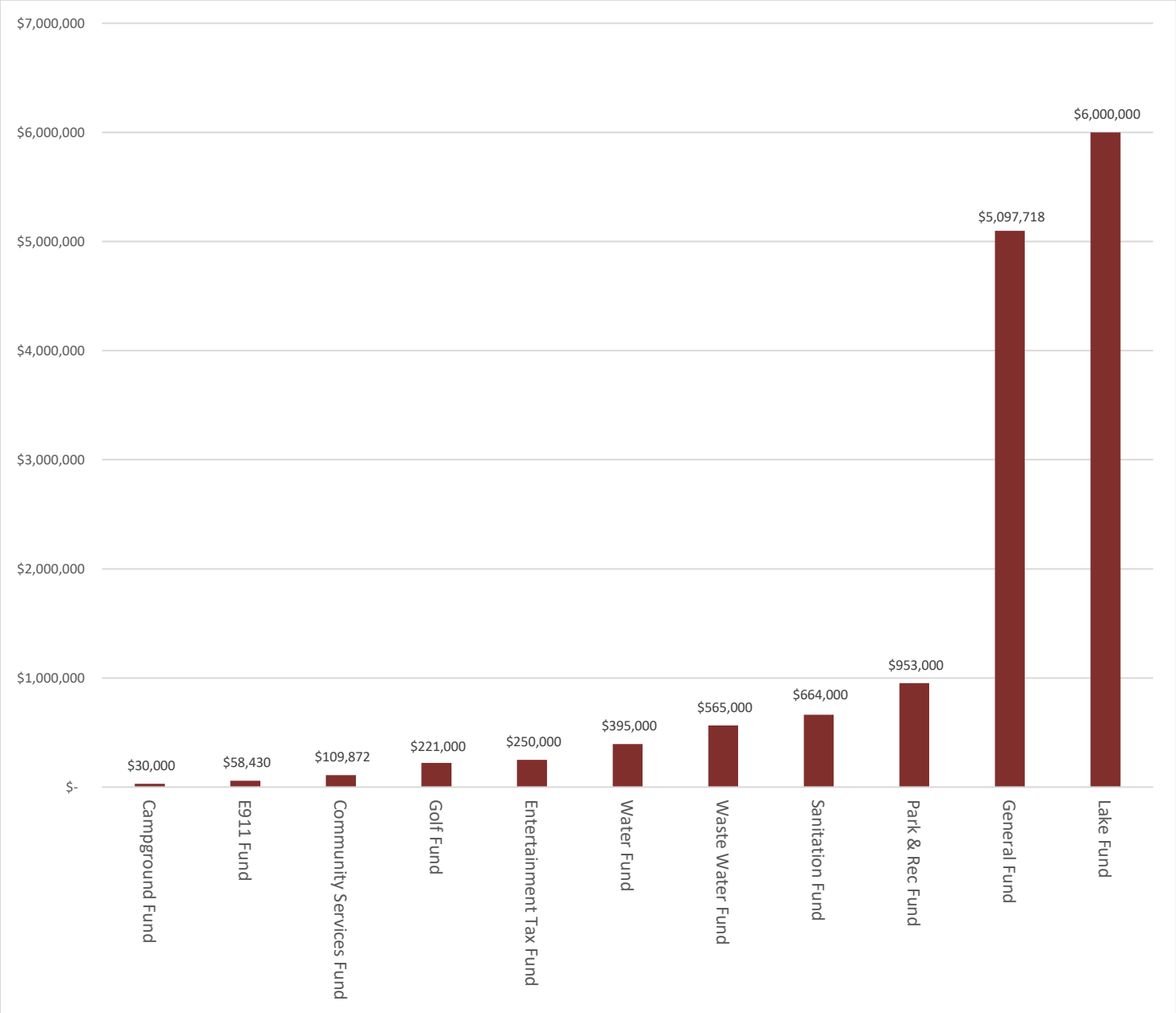
Annual Budget Work Session Schedule:
August 28 at 6:00 PM- proposed budget overview
September 11 at 6:00 PM- Subsidy Application Review
October 16 at 5:30 PM (prior to council meeting)

**Other dates may be scheduled as needed*

The Annual Budget Hearings are scheduled for:
November 6th: First Reading
November 20: 2nd Reading & Adoption

Overview

The 2024 Annual Budget includes $14,344,020 in capital improvement projects. Of those projects, $1,875,000 are in enterprise fund budgets, $7,371,302 are in special revenue fund budgets, and $5,097,718 are in the general fund budget. It should be noted that some special revenue & enterprise fund capital projects required general fund support in order to complete the projects listed below. Those funds requiring general fund support for Capital Projects in 2024 include: Community Services, Lake Mitchell, and Park & Recreation.



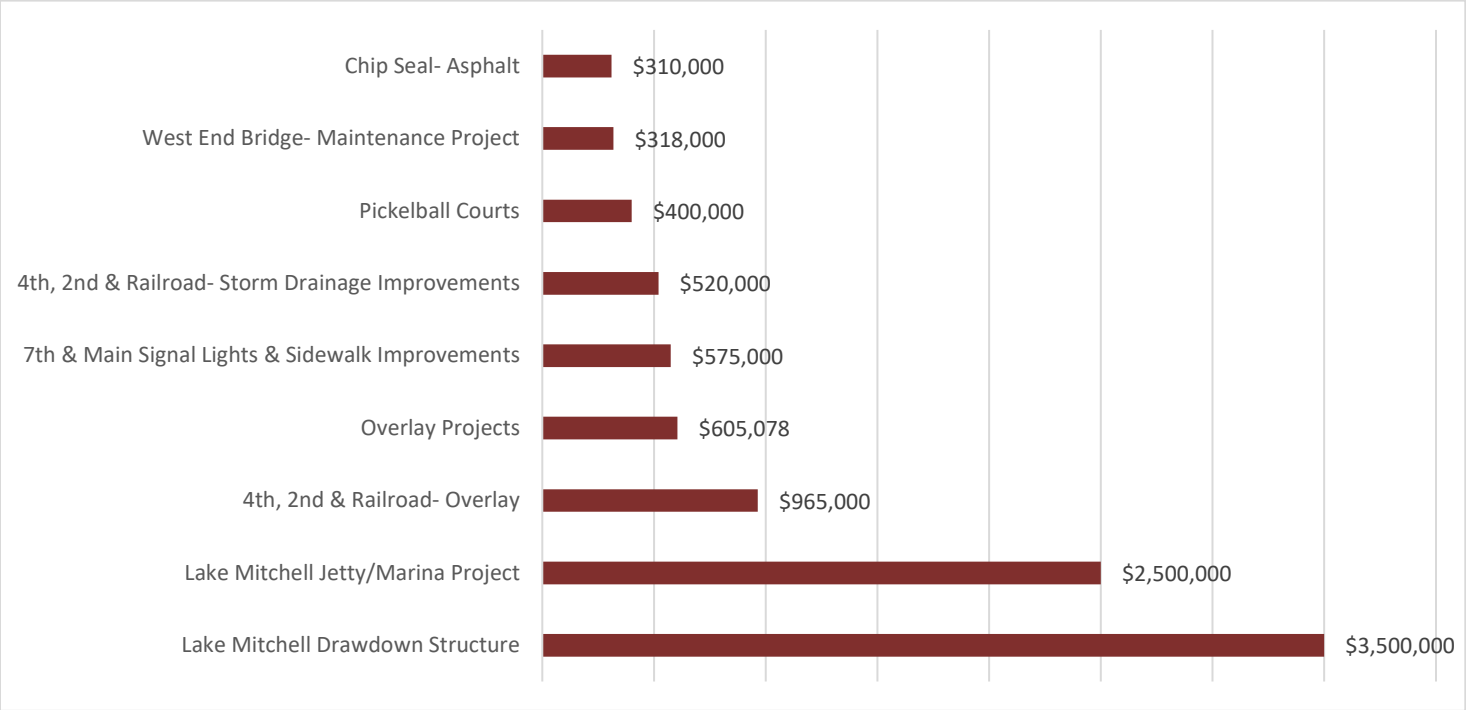
Enterprise Fund Budgets: Airport, Campground, EMS, Golf, Sanitation, Water, Wastewater

Special Revenue Fund Budgets: Nutrition, Community Services, Entertainment Tax, E911, Park & Recreation, Lake

Of Note:

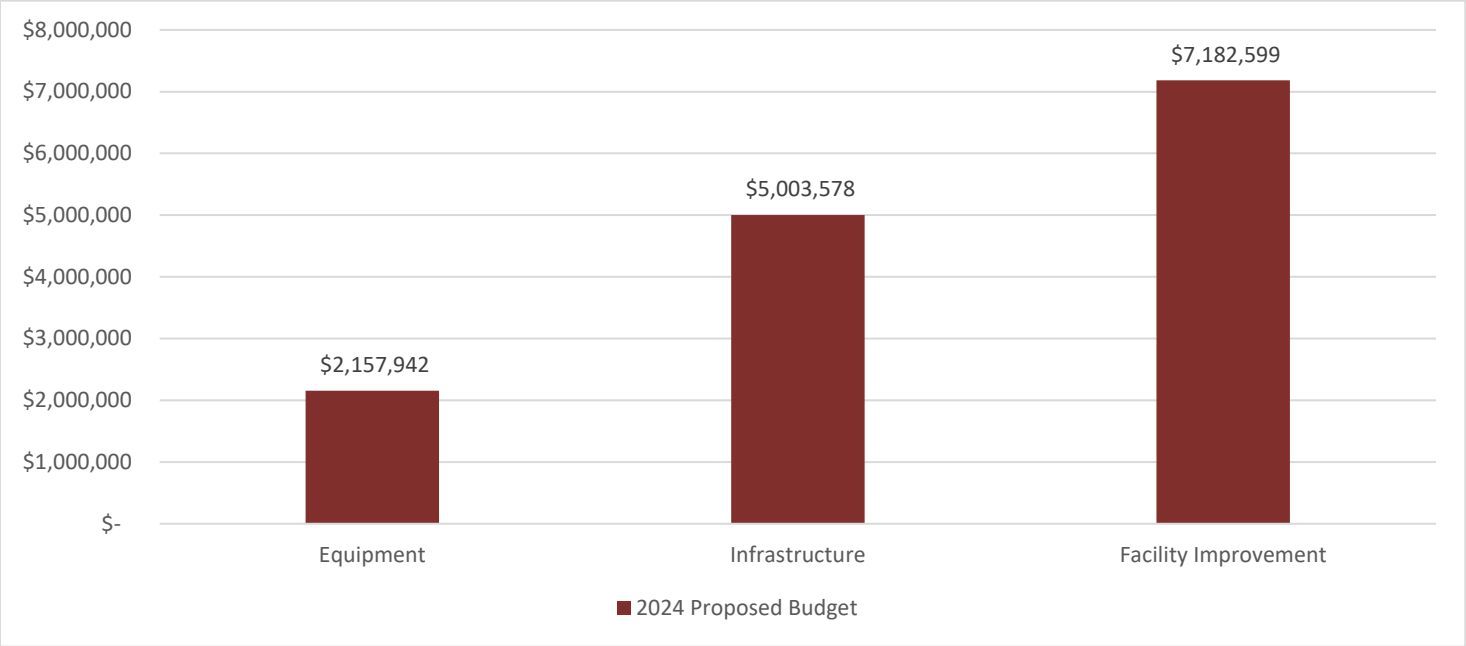
The City has several major utility projects currently budgeted in 2023. Many of those projects will not be completed in 2023, and will continue into 2024.

Capital Projects (over $300,000)



Categories of Capital Projects

Capital Projects can be broken into one of three categories: infrastructure, equipment, or facility improvements.



Infrastructure: *Infrastructure projects include new construction, replacing aging infrastructure, and upgrading some existing infrastructure.*

Dog Park Sidewalk Bike Path	$25,000
Spruce Rail Road Crossing	$30,000
Gravel Base (purchased)	$30,000
Rubber Crack Sealer	$38,500
Water Meter Replacements	$40,000
Wisconsin 12-15 Overlay	$62,238
Sawgrass Overlay	$63,438
Wallace Hanson to South Overlay	$64,538
3rd & Main Storm Drainage Improvements	$70,000
Chip Seal Aggregate	$77,000
Waste Water Manhole Rehabilitations	$100,000
Asphalt Mix	$100,000
Water Valve Repalacements	$105,000
Kippes Cove Overlay	$122,688
Quince – West of Millery Overlay	$142,688
1st- Burr to Main Overlay	$149,488
Golf Course/Cemetery Bike Path	$150,000
Chip Seal Asphalt	$310,000
Waste Water CIPP Improvements	$200,000
Gravel Base (crusched)	$250,000
4th, 2nd, RR, & Main Water Improvements	$250,000
4th, 2nd, RR, & Main Waste Water Improvements	$265,000
West End Bridge Maintenance Project	$318,000
4th, 2nd, RR, & Main Storm Drainage Improvements	$520,000
7th & Main Intersection Lights & Sidewalk Improvements	$575,000
4th, 2nd, & RR Overlay	$965,000

Facility Improvements: *Facility Improvements are listed below (over $5,000).*

Recreation Center- Paint	$5,000
Golf Course Irrigation Filter System	$5,000
JVCC Rooftop Exit	$6,000
Gainer Park A/C	$6,500
Cemetery Offices- Replace & Widen Overhead Door	$7,000
Recreation Center- Carpet Replacement	$10,000
Recreation Center-Lighting Upgrades	$12,000
Outdoor Aquatic Center- Paint Inside of Building	$15,000
Recreation Center- Youth Area Upgrades: climbing wall, obstacle course, mats, cubbies	$20,000
Cemetery Offices- Replace Siding & Insulation	$20,000
Outdoor Aquatic Center- Replace Sand in Filters	$20,000
Retaining Wall at Public Beach	$25,000
Recreation Center- Tile Flooring	$51,000
Sports Complex- Irrigation Pumps	$150,000
Phase II Golf Course (additional funds)	$180,000
Pickelball Courts	$400,000
Lake Mitchell Jetty & Marina	$2,500,000
Lake Mitchell Drawdown Structure	$3,500,000

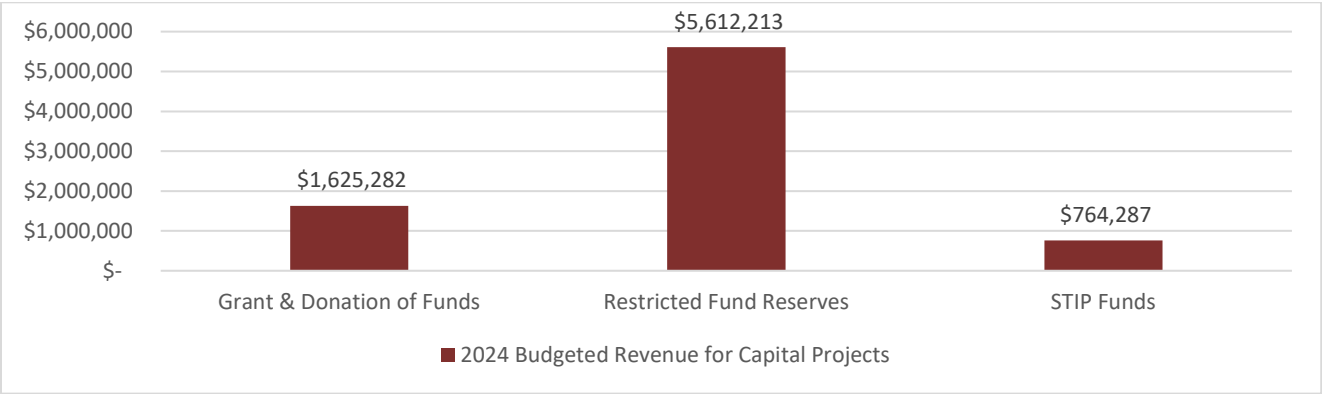
Equipment: *Major equipment requests are listed below (over $5,000).*

AED Replacements	$5,250
Bus Cameras	$6,000
Switch- Public Safety Server	$6,500
NVR & Cameras at Lake & WAtertower	$7,500
Bus Garage Cameras	$8,000
Batteries & Controllers for Bumper Cars	$8,000
Battery Back up – 7th & Sanborn	$9,000
Graco Line Driver Paint Striper	$9,000
Snow Plow for Pick Up	$10,500
Snowblower for 4WD Toro	$10,900
Greens Reels	$11,000
Power DMS Software	$11,894
NVR Upgrades	$15,000
IT Server	$15,000
Pictometry (2nd of 3 payments)	$15,000
Surface Pro Replacements	$16,500
Forklift	$17,000
Crosswalk RRFB	$20,000
Snow Removal One Way Blades	$20,000
Cameras & Door Controls at Sports Complex & Hitchcock Park	$21,480
E-books	$21,650
Snow Blade for Payloader	$24,000
Reel Grinders	$25,000
Line Painter for Sports Fields	$26,000
Fire/EMS Gear Sets	$28,205
Dock (campground)	$30,000
Fire/EMS Rescue Boat	$31,800
Tire Chopper	$34,000
Tablets, lockbox, cradle points & antennas for busses	$38,400
Pick Up (used)- Public Works	$40,000
Pick Up	$40,000
Books	$47,000
Dispatch Software for Palace Transit Busses	$48,472
Chevy Tahoe – Police	$53,000
Chevy Tahoe- Police	$53,000
Chevy Tahoe- Police	$53,000
Dispatch workstation PCs (4)	$58,430
Motorola Radio Replacements	$63,561
128” wide mower	$78,000
Crack Sealing Machine	$90,000
Mower	$92,000
Bobcat with Attachments	$105,000
Mini Excavator	$105,000
Transfer Trailer	$100,000
Dump Truck	$235,000
Garbage Truck	$385,000

Engineering, Professional Services, & Studies:
In addition to the Capital Outlay requests, the 2024 Proposed Budget includes the items below.

Design of 5th Avenue Utility Project- Burr to Foster	$240,000

Alternative Funding Sources For Capital Projects (in addition to operational revenue)



Projects Receiving Grant Support

- $253,804 BIIG grant for the maintenance work at the West End Bridge.
- $195,000 State grant towards the Pickleball Courts.
- $107,000 in donations towards the Pickleball Courts.
- $1,000,000 EDA grant towards the Jetty & Marina Construction Project at Lake Mitchell.
- $69,478 in DOT grants towards Palace Transit Equipment.

Projects Utilizing Restricted Reserves

- $98,000 from Park Fund Donations- towards the Youth Improvements at the Recreation Center.
- $1,500,000 towards the Lake Mitchell Jetty Project (EDA required matching funds)
- $3,500,000 towards the Lake Mitchell Draw Down Construction Project.
- $58,430 towards equipment upgrades in E911 Dispatch Center
- $455,783 towards 4th, 2nd, & Railroad improvements

Projects Utilizing STIP Funds

- $310,000 towards Chip Seal Asphalt
- $392,000 towards 4th, 2nd, RR, & Main Overlay
- $62,238 towards Wisconsin 12th- 15th Overlay

Council Review Items

Capital Improvements	Project	Item	Fund	Department		2024 Request	2024 Proposed	Council Changes	Annual Budget	Notes
Equipment		AED Replacements, batteries & Patches	GF	HR	HR	$ 5,250	$ 5,250		$ 5,250	
Equipment		Switch for Public Safety Server Room	GF	Admin	IT	$ 6,500	$ 6,500		$ 6,500	
Equipment		NVR (recording for Video) upgrades	GF	Admin	IT	$ 15,000	$ 15,000		$ 15,000	
Equipment		Replacement of Dept Head Surface Pros	GF	Admin	IT	$ 16,500	$ 16,500		$ 16,500	
Equipment		NVR & Cameras at Lake & Watertower	GF	Admin	IT	$ 7,500	$ 7,500		$ 7,500	
Equipment		IT Server	GF	Admin	IT	$ 15,000	$ 15,000		$ 15,000	
Equipment		Cameras & Door Controls at Sports Complex & Hitchcock Park	GF	Admin	IT	$ 21,480	$ 21,480		$ 21,480	
Equipment		Blocks for Walls at Shooting Range	GF	Police	Police	$ 4,900	$ 4,900		$ 4,900	
Equipment		Power DMS Software	GF	Police	Police	$ 11,894	$ 11,894		$ 11,894	
Equipment		Chevy Tahoe- Police Vehicle	GF	Police	Police	$ 53,000	$ 53,000		$ 53,000	
Equipment		Chevy Tahoe- Police Vehicle	GF	Police	Police	$ 53,000	$ 53,000		$ 53,000	
Equipment		Chevy Tahoe- Police Vehicle	GF	Police	Police	$ 53,000	$ 53,000		$ 53,000	
Infrastructure		1st & 7th Signal Light Replacements (only 7th in proposed budget)	GF	Public Works	Traffic	$ 1,150,000	$ 575,000		$ 575,000	
Equipment		Forklift	GF	Public Works	Traffic	$ 17,000	$ 17,000		$ 17,000	
Equipment		Battery Back up for 7th & Sanborn	GF	Public Works	Traffic	$ 9,000	$ 9,000		$ 9,000	
Equipment		Crosswalk RRFB	GF	Public Works	Traffic	$ 40,000	$ 20,000		$ 20,000	
Equipment		Graco Line Driver- Paint Striper	GF	Public Works	Traffic	$ 9,000	$ 9,000		$ 9,000	
Equipment		7 new gear sets	GF	Fire/EMS	Fire	$ 28,205	$ 28,205		$ 28,205	
Equipment		Rescue Boat	GF	Fire/EMS	Fire	$ 31,800	$ 31,800		$ 31,800	
Equipment		Motorola Radio Replacements	GF	Fire/EMS	Fire	$ 63,561	$ 63,561		$ 63,561	
Equipment		Dump Truck Replacement	GF	Public Works	Street	$ 235,000	$ 235,000		$ 235,000	
Equipment		Air Compressor Replacement	GF	Public Works	Street	$ 28,000	$ -		$ -	
Equipment		Bobcat with Attachments	GF	Public Works	Street	$ 105,000	$ 105,000		$ 105,000	
Equipment		Crack Sealing Machine	GF	Public Works	Street	$ 90,000	$ 90,000		$ 90,000	
Infrastructure		Gravel-Base (purchased)	GF	Public Works	Street	$ 30,000	$ 30,000		$ 30,000	
Infrastructure		Rubber Crack Sealer	GF	Public Works	Street	$ 38,500	$ 38,500		$ 38,500	
Infrastructure		Asphalt Mix	GF	Public Works	Street	$ 100,000	$ 80,000		$ 80,000	
Equipment		used Pick up	GF	Public Works	PW Admin	$ 40,000	$ 40,000		$ 40,000	
Equipment		Pictometry (2nd of 3 payments)	GF	Public Works	PW Admin	$ 12,000	$ 12,000		$ 12,000	
Infrastructure		Chip Seal Aggregate	GF	Public Works	Street & Sidewalk Construction	$ 77,000	$ 77,000		$ 77,000	
Infrastructure		Chip Seal Asphalt	GF	Public Works	Street & Sidewalk Construction	$ 310,000	$ 310,000		$ 310,000	
Infrastructure		Gravel- Base (crushed)	GF	Public Works	Street & Sidewalk Construction	$ 250,000	$ 250,000		$ 250,000	
Infrastructure	4th, 2nd, RR & Main	Street Overlay	GF	Public Works	Street & Sidewalk Construction	$ 965,000	$ 965,000		$ 965,000	
Infrastructure	Street Overlay	Wisconsin 12- 15	GF	Public Works	Street & Sidewalk Construction	$ 62,238	$ 62,238		$ 62,238	
Infrastructure	Street Overlay	Wallace Hanson to south	GF	Public Works	Street & Sidewalk Construction	$ 64,538	$ 64,538		$ 64,538	

Council Review Items

Capital Improvements	Project	Item	Fund	Department		2024 Request	2024 Proposed	Council Changes	Annual Budget	Notes
Infrastructure	Street Overlay	Kippes Cove	GF	Public Works	Sidewalk Construction	$ 122,688	$ 122,688		$ 122,688	
Infrastructure	Street Overlay	Sawgrass	GF	Public Works	Street & Sidewalk	$ 63,438	$ 63,438		$ 63,438	
Infrastructure	Street Overlay	Quince West of Miller	GF	Public Works	Street & Sidewalk Construction	$ 142,688	$ 142,688		$ 142,688	
Infrastructure	Street Overlay	1st- Burr to Main	GF	Public Works	Street & Sidewalk Construction	$ 149,488	$ 149,488		$ 149,488	
Infrastructure	Bike Paths	Golf Course/Cemetery (1950 feet 8' wide)	GF	Public Works	Street & Sidewalk Construction	$ 150,000	$ 150,000		$ 150,000	
Infrastructure	Bike Paths	Dog Park Sidewalk (230 feet 8' wide)	GF	Public Works	Street & Sidewalk Construction	$ 25,000	$ 25,000		$ 25,000	
Infrastructure	West End Bridge	Maintenance Project- BIG grant	GF	Public Works	Street & Sidewalk Construction	$ 318,000	$ 318,000		$ 318,000	
Professional	Gun Range Project	New Gun Range Construction	GF	Public Works	Street & Sidewalk Construction	$ 100,000	$ 100,000	$ (100,000)	$ -	Conditional Use Permit Application Pulled
Equipment		Replace one way blades	GF	Public Works	Snow Removal	$ 20,000	$ 20,000		$ 20,000	
Infrastructure	3rd & Main	Storm Drainage Improvements. (amount over budget when bid was awarded)	GF	Public Works	Storm Drainage	$ 70,000	$ 70,000		$ 70,000	
Infrastructure	Spruce RR Crossing	Storm Drainage Improvements. (amount over budget when bid was awarded)	GF	Public Works	Storm Drainage	$ 30,000	$ 30,000		$ 30,000	
Infrastructure	4th, 2nd, RR & Main	Storm Drainage Improvements	GF	Public Works	Storm Drainage	$ 520,000	$ 520,000		$ 520,000	
Facility Improvement		Replace Siding & Insulation in Cemetery Offices	GF	Park & Rec	Cemetery	$ 20,000	$ 20,000		$ 20,000	
Facility Improvement		Replace & Widen Overhead Door in Cemetery Offices	GF	Park & Rec	Cemetery	$ 7,000	$ 7,000		$ 7,000	
Professional		Design Improvements for Cemetery Expansion	GF	Park & Rec	Cemetery	$ 15,000	$ 15,000		$ 15,000	
Facility Improvement		New Public Restroom Facility in Cemetery by Veterans Cemetery	GF	Park & Rec	Cemetery	$ 72,000	$ -		$ -	
Equipment		Payloader (shared with Golf)	GF	Park & Rec	Cemetery	$ 44,000	$ -		$ -	
Equipment		Snowblower for 4WD toro	GF	Park & Rec	Cemetery	$ 10,900	$ 10,900		$ 10,900	
Equipment		Scan Pro 3500 Microfilm Scanner	GF	Library	Library	$ 9,500	$ -		$ -	
Equipment		Books	GF	Library	Library	$ 47,000	$ 47,000		$ 47,000	
Equipment		Audio/Visual Equipment	GF	Library	Library	$ 4,000	$ 4,000		$ 4,000	
Equipment		E-books	GF	Library	Library	$ 21,650	$ 21,650		$ 21,650	
Facility Improvement		Paint inside of Aquatics Building	Park	Park & Rec	Recreation & Aquatics	$ 15,000	$ 15,000		$ 15,000	
Facility Improvement		Replace Sand in sand filters	Park	Park & Rec	Recreation & Aquatics	$ 20,000	$ 20,000		$ 20,000	
Facility Improvement		Lighting- Rec Center	Park	Park & Rec	Recreation Center	$ 12,000	$ 12,000		$ 12,000	

Council Review Items

Capital Improvements	Project	Item	Fund	Department		2024 Request	2024 Proposed	Council Changes	Annual Budget	Notes
Facility Improvement		Carpet- Rec Center	Park	Park & Rec	Recreation Center	$ 10,000	$ 10,000		$ 10,000	
Facility Improvement		Tile Flooring- Rec Center	Park	Park & Rec	Recreation Center	$ 51,000	$ 51,000		$ 51,000	
Facility Improvement		Paint hallways/lobby- Rec Center	Park	Park & Rec	Recreation Center	$ 5,000	$ 5,000		$ 5,000	
Facility Improvement		Youth Space Improvements: Climbing Wall, Mats, Obstacle Course & Cubbies	Park	Park & Rec	Recreation Center	$ 20,000	$ 20,000		$ 20,000	
Facility Improvement		Irrigation Pumps at Cadwell	Park	Park & Rec	Sports Complex	$ 150,000	$ 150,000		$ 150,000	
Equipment		Line Painter for Sports Fields	Park	Park & Rec	Sports Complex	$ 26,000	$ 26,000		$ 26,000	
Equipment		Batteries & Controllers for Bumper Cars	Park	Park & Rec	Sports Complex	$ 8,000	$ 8,000		$ 8,000	
Equipment		Mower- on field mowing	Park	Park & Rec	Sports Complex	$ 92,000	$ 92,000		$ 92,000	
Facility Improvement		A/C for Patton Young Park	Park	Park & Rec	Parks	$ 6,500	$ 6,500		$ 6,500	
Facility Improvement		Gainer Playground Equipment Replacement	Park	Park & Rec	Parks	$ 90,000	$ -		$ -	
Facility Improvement		Pickelball Courts	Park	Park & Rec	Parks	$ 400,000	$ 400,000		$ 400,000	
Facility Improvement		Retaining Wall at Public Beach	Park	Park & Rec	Parks	$ 25,000	$ 25,000		$ 25,000	
Equipment		128" wide mower	Park	Park & Rec	Parks	$ 78,000	$ 78,000		$ 78,000	
Equipment		Snow Blade for Payloader	Park	Park & Rec	Parks	$ 24,000	$ 24,000		$ 24,000	
Equipment		Snow Plow for Pick Up	Park	Park & Rec	Parks	$ 10,500	$ 10,500		$ 10,500	
Facility Improvement	Lake Mitchell	Drawdown Structure	Lake	Admin	Lake	$ 3,500,000	$ 3,500,000		$ 3,500,000	
Facility Improvement	Lake Mitchell	Jetty Construction Project	Lake	Admin	Lake	$ 2,500,000	$ 2,500,000		$ 2,500,000	
Facility Improvement	Streetscape	Streetscape - Landscaping/Plaza	Ent. Tax	Admin		$ 250,000	$ 250,000		$ 250,000	
Equipment		4 new pc/workstation for dispatch console radios	E911	Police	E911	$ 58,430	$ 58,430		$ 58,430	
Equipment		Dispatch Software	CS	Community Services	Palace Transit	$ 48,472	$ 48,472		$ 48,472	
Equipment		Tablets lockbox, cradle points & antennas	CS	Community Services	Palace Transit	$ 38,400	$ 38,400		$ 38,400	
Equipment		Bus Cameras	CS	Community Services	Palace Transit	$ 6,000	$ 6,000		$ 6,000	
Equipment		Bus Garage Cameras	CS	Community Services	Palace Transit	$ 8,000	$ 8,000		$ 8,000	
Equipment		Computer Replacements	CS	Community Services	Palace Transit	$ 3,000	$ 3,000		$ 3,000	
Facility Improvement		Rooftop Exit Access	CS	Community Services	JVCC	$ 6,000	$ 6,000		$ 6,000	
Professional	5th Avenue- Burr to Foster	Design of 5th Avenue from Burr to Foster	Water	Public Works	Collection	$ 90,000	$ 90,000		$ 90,000	
Infrastructure	4th, 2nd, RR & Main	Water Improvements	Water	Public Works	Collection	$ 250,000	$ 250,000		$ 250,000	
Infrastructure		Valve Replacements	Water	Public Works	Collection	$ 105,000	$ 105,000		$ 105,000	
Infrastructure		Water Meters	Water	Public Works	Collection	$ 40,000	$ 40,000		$ 40,000	

Council Review Items

Capital Improvements	Project	Item	Fund	Department		2024 Request	2024 Proposed	Council Changes	Annual Budget	Notes
Professional	5th Avenue-Burr to Foster	Design of 5th Avenue from Burr to Foster	Sewer	Public Works	Collection	$ 150,000	$ 150,000		$ 150,000	
Infrastructure		Manhole Rehabilitation	Sewer	Public Works	Collection	$ 100,000	$ 100,000		$ 100,000	
Infrastructure		CIPP Replacements	Sewer	Public Works	Collection	$ 200,000	$ 200,000		$ 200,000	
Infrastructure	4th, 2nd, RR & Main	Waste Water Improvements	Sewer	Public Works	Collection	$ 265,000	$ 265,000		$ 265,000	
Equipment		Mini Excavator	Sanit.	Public Works	Recycling	$ 105,000	$ 105,000		$ 105,000	
Equipment		Transfer Trailer	Sanit.	Public Works	Recycling	$ 100,000	$ 100,000		$ 100,000	
Equipment		Pickup	Sanit.	Public Works	Collection	$ 40,000	$ 40,000		$ 40,000	
Equipment		Garbage Truck	Sanit.	Public Works	Collection	$ 385,000	$ 385,000		$ 385,000	
Equipment		Tire Chopper	Sanit.	Public Works	Landfill	$ 34,000	$ 34,000		$ 34,000	
Facility Improvement		Additional Funds Needed for Phase II	Golf	Park & Rec	Golf	$ 180,000	$ 180,000		$ 180,000	
Equipment		Payloader (shared with Golf)	Golf	Park & Rec	Golf	$ 44,000	$ -		$ -	
Equipment		Reel Grinders	Golf	Park & Rec	Golf	$ 25,000	$ 25,000		$ 25,000	
Equipment		Greens Reels	Golf	Park & Rec	Golf	$ 11,000	$ 11,000		$ 11,000	
Facility Improvement		Irrigation Filter System	Golf	Park & Rec	Golf	$ 5,000	$ 5,000		$ 5,000	
Equipment		Replace Dock	Campground	Park & Rec	Campground	$ 30,000	$ 30,000		$ 30,000	
						$ 15,601,520	**$ 14,699,020**	**$ (100,000)**	**$ 14,599,020**	

Council Review Items						2024 Proposed	Council Changes	Annual Budget	Notes
Additional Funds for Contingency	back to previous levels					$ 734,892	$ 76,736	$ 811,628	Proposed for consideration
Streetscape/Plaza	Removed duplicate funds for streetscape					$ 540,000	$ (260,000)	$ 280,000	Proposed for consideration
						$ 1,274,892	**$ (183,264)**		

Subsidy Changes					2024 Application	2024 Proposed	Council Action	Annual Budget	Notes
General Fund					$ 410,250		$ 373,000	$ 373,000	
Entertainment Tax Fund					$ 275,000		$ 250,000	$ 250,000	
							$ 623,000		

Total Impact: **$ 339,736**

Revenue Changes		Fund	2024 Proposed	Council Changes	Annual Budget	Notes
Property Tax	Increase 1.19% due to growth	GF	$ 6,374,235	$ 73,644	$ 6,447,879	Per Tax Levy Resolution
Interest Income	Increased due to receiving bank bids received	GF	$ 675,000	$ 199,356	$ 874,356	Proposed for consideration
Sales Tax Revenue	Increased to offset contingency	GF	$ 13,053,634	$ 76,736	$ 13,130,370	Proposed for consideration
Cash Applied	towards streetscape projects	Ent Tax	$ 30,805	$ (10,000)	$ 20,805	Proposed for consideration
				$ 339,736		

Council Subsidy Application Review

Fund		2018 Approved	2019 Approved	2020 Approved	2021 Approved	2022 Approved	2023 Approved	2024 Request	Council Changes	Notes
GF	Big Friend Little Friend	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	M:Jeff to Deny, S: Mike. due to late application. Carried.
GF	Mitchell Main Street & Beyond	$ 35,000	$ 35,000	$ 35,000	$ 26,250	$ 35,000	$ 35,000	$ 50,000	$ 35,000	M: Susan to 50,000. S: Tim. Failed. M: Jeff existing amount, look for extra. S: John. 35,000- susan No
GF	Mitchell Municipal Band	$ 10,250	$ 10,250	$ 10,250	$ -	$ 12,540	$ 11,000	$ 11,000	$ 11,000	M: Susan to 11,000. S: Marty. Carried
GF	CASA	$ 4,000	$ 3,000	$ 3,000	$ 2,250	$ 3,000	$ -	$ 2,000	$ -	M: Maty to deny. S: John. Carried
GF	Exchange Club- Fireworks Display	$ 10,000	$ 10,000	$ 10,000	$ 7,500	$ 10,000	$ 10,000	$ 10,000	$ 10,000	M: susan, S: Mike. Carried
GF	Mitchell Area Housing Incorporated	$ -	$ -	$ -	$ -	-	$ 75,000	$ 75,000	$ 75,000	M: Jeff, S: Dan. Carried. No- Mike
GF	Safe Place of Eastern SD (formerly Mitchell Safehouse)	$ 4,500	$ 4,500	$ 4,500	$ 3,375	$ 4,500	$ 20,000	$ 20,000	$ 20,000	M: Marty. S: Mike. Carried
GF	Dakota Counseling	$ 50,000	$ 40,000	$ 35,000	$ 26,250	$ 26,250	$ 13,000	$ 26,250	$ 13,000	M: Jeff to last year. S: Tim. Carried. Go up if more $$ available.
GF	Lifequest	$ 90,000	$ 9,000	$ 9,000	$ 6,750	$ 9,000	$ 8,000	$ -	$ -	Application was withdrawn
GF	Mitchell Prehistoric Indian Village	$ 17,000	$ 16,500	$ 15,000	$ 11,250	$ 13,000	$ 13,000	$ 19,000	$ 17,000	M: Susan, increase to $17,000. S: John. No: Kevin, Jeff (last year's level), Mike
GF	Development- Dakota Heartland	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 25,000	$ 25,000	$ 25,000	M: Jeff, S: Marty at $25,000. Carried.
GF	Mitchell Area Development Corporation	$ 143,000	$ 143,000	$ 167,000	$ 167,000	$ 167,000	$ 167,000	$ 167,000	$ 167,000	M: Jeff, S: Susan No- Mike
Ent. Tax	Convention & Visitors Bureau	$ 273,000	$ 273,000	$ 273,000	$ 250,000	$ 250,000	$ 250,000	$ 275,000	$ 250,000	M: Kevin at 250,000; S: Tim. Carried. Susan would like to continue discuss and look at additional funds
Summary		**$ 666,750**	**$ 574,250**	**$ 591,750**	**$ 530,625**	**$ 560,290**	**$ 627,000**	**$ 685,250**	**$ 623,000**	
			General Fund Impact		**$ 373,000**					
			Entertainment Tax Impact		**$ 250,000**					

Follow Up Items / Council Questions

Other Discussion Items/ Questions:

History of Capital Improvement Breakdown

Budget Year	Infrastructure	Facility Improvements	Equipment	Total Capital Improvements	General Fund	Outside funding in GF	Projects Funded by General Fund Operational $$
2024	$ 5,598,578	$ 7,344,500	$ 2,303,442	$ 15,246,520	$ 5,097,718	$ 455,783	$ 4,641,935.00
2023	$ 63,907,600	$ 10,683,578	$ 1,807,917	$ 76,399,095	$ 2,514,225	$ 225,000	$ 2,289,225.00
2022	$ 32,034,188	$ 4,363,000	$ 1,658,372	$ 38,055,560	$ 7,036,739	$ 4,841,199	$ 2,195,540.00
2021	$ 17,507,926	$ 12,241,750	$ 1,150,376	$ 30,900,052	$ 8,141,140	$ 5,086,600	$ 3,054,540.00
2020	$ 13,311,868	$ 544,925	$ 994,915	$ 14,851,708	$ 7,157,758	$ 5,525,125	$ 1,632,633.00
5 year total	**$ 132,360,160**	**$ 35,177,753**	**$ 7,915,022**	**$ 175,452,935**	**$ 29,947,580**	**$ 16,133,707**	**$ 13,813,873**

Ballot Issue- Potential Loss of sales tax on groceries & consumables

		Sales Tax from Grocery Sales in 2022		$ 938,751			
		Consumables?					

Golf Fund Cart Repayment

Res 3063		$75,000 loan from 2013 - $60,000 for Carts and $40,000 for mower. ($25,000 paid in 2014)					
		$100,000 Budget authorized in 2021- cash never transferred					

Upcoming Maintenance/Equipment Needs 2-5 years out

		Fire Truck Replacement	$ 500,000	$ 1,200,000			
		Corn Palace Boilers	$ 250,000				
		Corn Palace Chillers	$ 1,200,000				

Gainer Park Playground Equipment

		Was removed in order to fund the Pickelball Courts (adult recreation) even if grant doesn't come through.					
		Park board had equipment at a higher priority					
		Initially Mayor and I had removed a mower to balance budget; P&R asked for the mower to go back and the playground out.					

Funding for Another Drug Dog/Position

		Gross Annual Wages +k9	$ 85,313				
		Taxes	$ 6,526				
		SDRS	$ 6,825				
		Benefits	$ 32,892				
		K9 Dog Supply	$ 4,000				
		Uniform (contract)	$ 500				
		Total Annual Costs	**$ 136,056**				
		Dog Cost/Training	$ 20,000				
		vehichle	$ 35,000				
		Uniform (initial)	$ 2,000				
		One- Time "Start up Cos	**$ 57,000**				

Microfilm Scanner

		Kevin K. was able to secure a used microfilm scanner from a national library for only the cost of hsipping!					

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

October 2, 2023
6:00 P.M.

PRESENT: Marty Barington, Mike Bathke, John Doescher, Tim Goldammer, Kevin McCardle, Dan Sabers, Jeffrey Smith, Susan Tjarks

ABSENT:

PRESIDING: Mayor Bob Everson

AGENDA:

Moved by McCardle, seconded by Bathke, to approve the following items on the consent agenda:

a. City Council Minutes
   1. City Council September 18, 2023.
b. Committee Reports
   1. Planning Commission September 11, 2023,
   2. Planning Commission September 25, 2023 (unsigned), and
   3. Library Board July 18, 2023.
c. Automatic Supplements
   1. Park-Recreation Center in the amount of $780.00 from a donation of funds and
   2. Park-Recreation Center in the amount of $4,355.00 from a donation of funds.
d. Raffle Permits
   1. Kiwanis Club with the drawing to be held December 10, 2023,
   2. Mitchell Music Boosters with the drawings to be held November 30-December 2, 2023,
   3. Mitchell Music Boosters with the drawings to be held April 11-13, 2024, and
   4. Mitchell Music Boosters with the drawing to be held March 16, 2024.
e. Volunteer Boards
   1. Appoint Jory Hanson to the Corn Palace Events & Entertainment Board for a term of October 1, 2023-September 30, 2026,
   2. Appoint Alex Heidinger to the Corn Palace Events & Entertainment Board to fill an unexpired term of October 1, 2023-September 30, 2025,
   3. Reappoint Steve Morgan to the Corn Palace Events & Entertainment Board for a term of October 1, 2023-September 30, 2026, and
   4. Reappoint Jordan Gau to the Corn Palace Events & Entertainment Board for a term of October 1, 2023-September 30, 2026.
f. Surplus items to be sold on Purple Wave or destroyed-Community Services.
g. Surplus items to be sold on Purple Wave or destroyed-IT.

h. Surplus items to be sold on Purple Wave or destroyed-Recreation Center.
i. Authorization to apply for the Urban Forestry Grant.
j. Set date of October 11, 2023 at 1:30 p.m. for bid opening for Cadwell Booster Station Project #2023-19.
k. Pay Estimates October 2, 2023
Pay Estimate #23 in the amount of $37,303.86 for Above Ground Storage Tank #2020-20 contracted to Infrastructure Design Group,
Pay Estimate #1 in the amount of $102,343.45 for Norway/Rowley Bike Path #2021-01 contracted to SD Department of Transportation,
Pay Estimate #16 in the amount of $701.74 for West Side Water Tower #2021-03 contracted to SPN & Associates,
Pay Estimate #3 in the amount of $153,846.93 for Livesay Lane Utility Improvements #2021-25 contracted to H&W Contracting,
Pay Estimate #9 in the amount of $3,417.40 for Livesay Lane Utility Improvements #2021-25 contracted to Infrastructure Design Group,
Pay Estimate #24 in the amount of $80.00 for Highway 37 Utilities #2021-45 contracted to SPN & Associates,
Pay Estimate #2 in the amount of $202,268.11 for Fuel Tanks #2021-51 contracted to Dockendorf Equipment,
Pay Estimate #12 in the amount of $968.75 for South Lake Estates Development #2022-23 contracted to SPN & Associates,
Pay Estimate #8 in the amount of $3,292.05 for Canal Bridge #2022-36 contracted to SD Department of Transportation,
Pay Estimate #7 in the amount of $148,756.07 for Recreation Center Fitness Room-Phase II #2022-50 contracted to Mueller Lumber,
Pay Estimate #3 in the amount of $41,076.00 for Concrete Bid #2023-04 contracted to Top Grade Concrete,
Pay Estimate #7 in the amount of $1,626.25 for Ohlman/South Harmon Lift Station #2023-16 contracted to SPN & Associates, and
Pay Estimate #3 in the amount of $10,464.00 for 2nd/4th and Main Street #2023-21 contracted to McLaury Engineering.

l. 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 SEPTEMBER 3, 2023 – SEPTEMBER 16, 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 $13,489.96, Human Resources $3,975.10, Municipal Building $3,554.92, Information Technology $3,053.20, Police $76,194.61, Traffic $4,580.95, Fire $37,946.11, Street $31,793.12, Public Works $23,958.66, Cemetery $7,136.80, Library $17,864.70, Recreation & Aquatics $7,337.70, Recreation Center $17,207.04, Sports Complexes $11,118.86, Cadwell Concessions-$1,004.96, Parks $17,077.16, Supervision $6,081.70, E911 $21,996.54, MVP $536.27, Palace Transit $29,597.85, JVCC $1,472.73, Nutrition $4,234.02, Water Distribution $17,771.02, Sewer $12,341.18, Airport $2,868.48, Recycling Program $7,053.24, Waste Collection $7,293.18,

Landfill $10,626.18, Corn Palace $23,950.11, Golf Course $6,369.46, Campground $2,276.40, Emergency Medical Services $33,496.44

NEW HIRES:

CORN PALACE: Drew Bollinger-$13.30, Jessica Deinert-$15.00

FIRE: Benjamin Tegethoff-$19.616

SPORTS COMPLEXES: Tanner Puetz-$13.30

SALARY ADJUSTMENTS:

CORN PALACE: Amy Gebhard-$13.80, Addison Sprinkel-$11.30

EMS: McKenzy Young-$23.039

PALACE TRANSIT: Patti Goudy-$23.568, Tracy Sprinkel-$20.815

SPORTS COMPLEXES: Jesse Schlimgen-$22.975

WASTE WATER: Brian Daughters-$29.437

WATER DISTRIBUTION: Robert McCardle-$20.815, Tylor Peterson-$35.878

TERMINATIONS:

CADWELL CONCESSIONS: Megyn Estrada, Cella Nath, Jaylie Rients, Jaeda Stunes, Kyana Thomas, Taryn Thomas, Mya Tupper, Lara Widstrom, Jordyn Wilson

LANDFILL: Jesse Thuringer

RECREATION CENTER: Katherine Grismer

SPORTS COMPLEXES: Austin Kerr, Steele Morgan, Peyton Nash, Esten Schlimgen

WARRANTS: 3D Security, Service Call-$380.00; A&B Business Solutions, Contract Fee-$4,283.32; AAA Collections, Collection Fees-$221.25; AAA Lawn Care and Maintenance, Mowing Properties-$8,047.00; Advance Auto Parts, Parts-$38.49; AFLAC, Aflac Withholding-$10,551.68; AFLAC Group, Critical Care-$460.78; AFSCME Council 65, Union Dues-$604.80; Altec Industries, Repair-$2,855.16; Amazon Capital Services, Supplies-$585.94; American Emergency Prepared, Training-$1,058.00; Aramark, Supplies-$410.49; Armstrong Journal, Advertising-$70.00; AT&T Mobility Police Department, Utilities-$1,199.35; Atr Lighting Enterprises, Repairs-$264.12; ATV Holdings, LLC dba Mitchell Telecom, Utilities-$82.93; Avera Occupational Medicine, Contract Services-$791.00; Avera Queen of Peace Hospital,

Supplies-$116.20; Bender's Sewer Cleaning, Maintenance-$1,215.00; Bierschbach Equipment & Supplies-Maintenance-$6,000.00; Big Daddy D's, Contract Services-$4,634.96; Blackstrap, Supplies-$1,986.57; Brandon Manchester, EMS Conference-$175.00; C&B Operations, Supplies-$1,317.94; Carolyn Moe, Refund-$50.00; Carquest Auto Parts, Supplies-$76.72; CDW Government, Supplies-$473.00; Cengage Learning Inc/Gale, Books-$441.45; Center Point Large Print, Books-$188.16; Central Electric, Utilities-$89.27; Century Link, Utilities-$13.54; Charlie's Shoe Repair, Repair-$12.00; Chesterman, Supplies-$702.15; CHR Solutions, Billing Services-$4,712.82; CHS Farmers Alliance, Supplies-$10,101.79; City of Mitchell, Utilities-$43,999.45; City of Mitchell, Golf Course Deductions-$1,289.86; City of Mitchell, Recreation Deductions-$1,860.16; City of Sioux Falls, Testing-$145.00; CK Bicycles & Locks, Supplies-$129.00; Commercial Asphalt/Spencer Quarries, Supplies-$4,935.53; Core & Main, Supplies-$2,649.65; Core-Mark Midcontinent, Supplies-$3,667.47; Corn Palace, Supplies-$29.50; Corporate Translation Service, Translation Services-$192.79; Creekside Veterinary Clinic, Supplies-$58.60; CTM Services, Equipment-$377.46; Dakota Fluid Power, Supplies-$88.49; Dakota Supply Group, Maintenance-$149.01; Daniel Prendable, Reimbursement-$44.99; Davison County, Abatement-$991.22; Davison Rural Water Systems, Utilities-$43.45; Dawn Niehoff, Reimbursement-$100.00; Delta Dental Plan of South Dakota, Dental Insurance-$15,529.04; Department of Social Services, Child Support-$864.46; Dick's Body Shop, Maintenance-$95.00; Dockendorf Equipment, 2021-51 P.E. #2-$202,268.11; Doug Cunningham, Reimbursement-$25.00; Dr. Matthew Schafer, Contract Services-$1,500.00; Elfstrand's Ace Hardware, Supplies-$314.98; Elliott Equipment, Supplies-$944.61; Emme Sand & Gravel, Supplies-$1,570.46; Environmental Resource, Supplies-$150.77; Eric Hieb, Contract Services-$7,729.91; Etix, Ticketing Fees-$718.20; First National Bank Omaha, Cash Back Redemption-$11,670.05; Fisher Scientific, Supplies-$897.14; Forum Communications, Advertising-$2,500.00; Gaylen's Gourmet Popcorn, Supplies-$1,490.00; Grainger, Supplies-$170.23; Grayscale Event Marketing, Advertising-$1,999.00; H&W Contracting, 2021-25 P.E. #3-$153,846.93; Harve's Pro Prints, Supplies-$810.00; Heartland Ag Systems, Parts-$308.48; Henry Schein, Supplies-$2,401.25; Honda of Mitchell, Supplies-$13.48; Howes Oil, Supplies-$12,802.60; Infrastructure Design Group, 2020-20 P.E. #23-$40,721.26; Ingram Library Services, Books-$956.73; Interstate Glass & Door, Supplies-$120.51; James Valley Landscape Solutions, Repair-$2,791.10; Jason Dicus, Reimbursement-$180.07; Jason Long, Sports Authority Promotion-$500.00; JCL Solutions, Supplies-$403.47; Jebro, Supplies-$14,058.14; John Badker, Training-$266.00; Johnson Controls, Contract Services-$2,942.15; Jones Supplies, Supplies-$989.58; Kansas Highway Patrol Car, 2021 Dodge Durango-$31,775.00; Karol Ciavarella, Re-Tree-$200.00; Kromer, Repair-$465.07; Larry's I-90 Service, Supplies-$2,233.20; Lawson Products, Supplies-$1,629.68; Leighton Family Farms, Supplies-$811.00; Make it Mine Designs, Supplies-$547.99; McLaury Engineering, 2023-21 P.E. #3-$10,464.00; Mebius Nursery & Landscaping, Repair-$130.00; Menard's, Supplies-$1,667.73; Microsoft, Online Service-$910.00; Midcontinent Communication, Utilities-$16.72; Midwest Fire & Safety, Supplies-$39.50; Midwest Turf & Irrigation, Supplies-$44,061.36; Millennium Recycling, Single Stream Fee-$2,045.75; Mitchell Animal Rescue, Management-$350.00; Mitchell Convention & Visitors Bureau, Marketing Expenses-$505.00; Mitchell High School Volleyball, Youth Volleyball Program-$2,255.54; Mitchell United Way, Deductions-$224.50; Motorola Solutions, Supplies-$18,533.55; Mueller Lumber, 2022-50 P.E. #7-$148,781.55; Muth Electric, Supplies-$7,473.78; MW Mini Melts, Supplies-$4,608.00; Napa Central, Supplies-$143.07; North Central Heart Institute, Physical-

$156.00; Northern Balance & Scale, Onsite Calibration-$201.00; Northwest Pipe Fittings, Supplies-$2,069.98; Northwestern Energy, Utilities-$24,550.39; Overdrive, Ebook-$289.99; Paulson Sheet Metal, Supplies-$635.00; PDG Creative, Supplies-$465.26; Pepsi Cola, Supplies-$292.07; Peterbilt of Sioux Falls, Supplies-$1,156.07; Premier Pest Control, Supplies-$325.00; Premier Specialty Vehicles, Supplies-$200.00; Proseal, Supplies-$6,880.00; Public Health Laboratory, Labs-$950.00; Qualified Presort, Postage-$612.43; Quick Med Claims, Monthly Fees-$3,951.78; Riley Randall, Refund-$50.00; Romeo Entertainment Group, Entertainment-$8,000.00; Runnings Supply, Supplies-$1,083.65; S&M Printing, Supplies-$122.00; Sanford Health, Supplies-$460.00; Sanitation Products, Supplies-$465.13; Santel Communications, Utilities-$106.16; Schmucker, Paul, Nohr, 2021-3 P.E. #16-$4,039.55; Scholastic. Supplies-$303.60; Scott Supply, Supplies-$96.75; South Dakota Department of Transportation, 2021-1 P.E. #1-$107,683.04; South Dakota Retirement System, Retirement Contributions-$58,422.74; South Dakota-Supplemental Retirement, Supplemental Retirement-$2,874.50; South Dakota-Supplemental Roth 457, Roth 457 Contributions-$1,271.00; Sherwin-Williams, Supplies-$638.18; South Dakota 811, Supplies-$250.95; Standard Insurance, Life Insurance-$2,499.56; Staples, Supplies-$144.62; Sturdevants Auto Value Mitchell, Supplies-$3,084.83; Subway, Meals-$47.94; Sun Gold Sports, Supplies-$293.00; Tactical EMS School, Registration-$1,950.00; Thune True Value & Appliance, Supplies-$437.22; TMA Stores, Supplies-$18.20; Top Grade Concrete, 2023-4 P.E. #3-$41,076.00; Transwest Trucks of Sioux Falls, Supplies-$1,647.35; UPS Store #4227, Postage-$37.03; Verizon Wireless, Utilities-$360.09; Vern Eide Ford, Supplies-$434.51; Walmart/Capital One, Supplies-$99.43; Wheelco Brake & Supply, Supplies-$337.56; Wholesale Electronics, Supplies-$42.44; Ellwein Brothers, Supplies-$2394.95; Ellwein Brothers, Supplies-$948.50.

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

CITIZENS INPUT:

Joel Allen, Director of the McGovern Center, stated the center will be holding a lake debate on October 23rd.

Mitchell resident, Stewart Hanson, addressed concerns with the Mayor and City Council not following the plan for Lake Mitchell. Hanson also commended the Mayor for the gun range decision.

BOARD OF ADJUSTMENT:

Moved by Tjarks, seconded by Barington, 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 Jason Greenway for a front yard variance of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses located at 5740 Island Court, legally described as Lot 47, 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. The property is zoned UD Urban Development. The Planning Commission recommended approval of said application. Moved by Smith, seconded by Tjarks, to approve said application.

Members present voting aye: Barington, Doescher, Goldammer, McCardle, Sabers, Smith, Tjarks. Members present voting nay: none. Bathke abstained. Motion carried.

It was advised that this is the date and time set for hearing on the application of Dalton Warren and Mandy Stevens for a side yard variance of 0' vs 3' and a side corner yard setback of 9'4" vs 20' to construct a 38' x 30' garage located at 321 East 9th Avenue, legally described as Lot 1, Block 16, DA Scott's 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. The Planning Commission recommended denial of said application. Moved by Tjarks, seconded by Barington, to approve said application. Motion carried.

It was advised that this is the date and time set for hearing on the application of Lincoln Neugebauer on behalf of Candice George for a rear yard variance of 19' vs 25' and a side corner yard variance of 8' vs 15' to build an attached garage located at 1203 North Sanborn Boulevard, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District. The Planning Commission recommended approval of said application. 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 of Jeffery and Mary Lanning for a conditional use permit to operate a home occupation-yoga studio located at 76 South Harmon Drive, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District. The Planning Commission recommended approval of said application. Moved by Goldammer, seconded by Sabers, to approve said application. Motion carried.

Moved by McCardle, seconded by Barington, to set date for October 16, 2023 on the application of Zion Lutheran Church for a conditional use permit to operate a religious institute (church fellowship hall and office space) located at 601, 605, and 611 East 4th Avenue, legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. Motion carried.

Moved by Smith, seconded by Tjarks, to set date for October 16, 2023 on the application of Zion Lutheran Church for a variance permit for the following:

1. Side-yard setback along Burr Street of 17.5' vs 20' to account for the point of the building overhang.
2. Front-yard setback along the alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.

3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

The property is located at 601, 605, and 611 East 4th Avenue, legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. Motion carried.

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

CONSIDER APPROVAL:

Moved by Tjarks, seconded by Goldammer, to approve Agreement #A2023-41, SD Department of Transportation Section 5311 and Title IIIB Grant Funds. Motion carried,

Moved by McCardle, seconded by Bathke, to approve Agreement #A2023-42, SD Department of Transportation Section 5310 Grant Rolling Stock. Motion carried,

Moved by Tjarks, seconded by Sabers, to approve Agreement #A2023-43, SD Department of Transportation Section 5339 Grant Funds reawarded. Motion carried,

Moved by Sabers, seconded by McCardle, to approve Agreement #A2023-44, Purchase Agreement between the Mitchell Area Development Corporation and the City of Mitchell for the acquisition of 620 North Lawler in the amount of $180,000.00. Motion carried.

Moved by Tjarks, seconded by Goldammer, to approve Agreement #A2023-45, Encroachment Agreement relating to 166 North Harmon Drive. Motion carried.

RESOLUTIONS:

Moved by McCardle, seconded by Tjarks, to approve Resolution #R2023-69, Annexation of Lot AB3 in Lot H-3in the NE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2023-69

ANNEXATION OF LOT AB3 IN LOT H-3 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

WHEREAS, Fredericksen Restaurants LLC has petitioned to annex the real property legally described as Lot AB3 in Lot H-3 in the Northeast Quarter (NE 1/4) of Section Thirty-four (34),

Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota.

WHEREAS: Fredericksen Restaurants LLC is the sole owner and petitioners of the real property described in this resolution; and

WHEREAS: There are no registered voters residing in the territory sought to be annexed and

WHEREAS: the real property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota; and

WHEREAS: a plat depiction is hereto attached.

NOW THEREFORE, be it resolved that in accordance with SDCL Chapter 9-4, the City Council of the City of Mitchell, Davison County South Dakota hereby annexes the above real property.

Motion carried and resolution declared duly adopted.

Moved by Smith, seconded by Sabers, to approve Resolution #R2023-70, Plat of Tract A and Tract B, Big Dog Subdivision, as follows:

RESOLUTION #R2023-70

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 25th day of September, 2023; and

WHEREAS, it appears from an examination of the plat of TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2, IN THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH PM., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2, IN THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH PM., CITY OF MITCHELL, 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.

Motion carried and resolution declared duly adopted.

Moved by Goldammer, seconded by McCardle, to approve Resolution #R2023-71, Plat of Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street, a subdivision of previously platted 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 #R2023-71

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 25th day of September, 2023; and

WHEREAS, it appears from an examination of the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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 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 Tjarks, seconded by Barington, to approve Resolution #R2023-72, Plat of Lot 22, Block 7 of Westwood First Addition, and a portion of West 15th Avenue, as follows:

RESOLUTION #R2023-72

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 25th day of September, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, T 103 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 LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, 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 Tjarks, seconded by Goldammer, to approve Resolution #R2023-75, a Resolution of Intent to Amend the Lease of the Mitchell Rodeo Foundation, as follows:

RESOLUTION R2023-75

A RESOLUTION OF INTENT TO AMEND THE LEASE OF THE MITCHELL RODEO FOUNDATION.

WHEREAS on September 23, 2021, an original Lease was reached between the Mitchell Rodeo Foundation, Inc (Tenant) and the City of Mitchell (Landlord) in regards to the lease of "The West 900' of Lot 1 in the South ½ of the Northwest ¼, Section 33, Township 104 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota" (the property address having now been set as 6320 N. Ohlman Street); and

WHEREAS Tenant has requested for the terms of such Lease to be modified; and

WHEREAS Landlord is willing to accommodate Tenant's under the terms and conditions as discussed and established at the hearing to be held as described below.

THEREFORE, be it resolved by the Mitchell City Council that such hearing shall be held on the Proposed Lease Amendment at the regular City Council Meeting on Monday, October 16, 2023 at 6:00 P.M. in the City Council Chambers at 612 N Main, at which time interested parties may appear and be heard as provided by law. The City shall cause notice of hearing to be published once not less than ten (10) days prior to the hearing. Following the hearing, the City Council may take whatever action it deems appropriate regarding the Proposed Lease Agreement.

Motion carried and resolution declared duly adopted.

ORDINANCE:

Moved by McCardle, seconded by Barington, to place Ordinance #O2023-08, Rezoning Lot 23 of Starlite Estates from UD Urban Development District to HB Highway Business District on

second reading. Motion carried. Moved by Barington, seconded by Sabers, to adopt Ordinance #O2023-08, Rezoning Lot 23 of Starlite Estates from UD Urban Development District to HB Highway Business District, as follows:

ORDINANCE NO. O2023-08

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED; Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

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

EXECUTIVE SESSION:

Moved by McCardle, seconded by Barington, to go into Executive Session as permitted by SDCL 1-25-2(3) Legal. Motion carried.

Mayor Everson declared the board out of executive session at 7:59 p.m. and the City Council to reconvene in regular session at 8:00 p.m.

HEARING AND ORDINANCE:

City Attorney Justin Johnson opened the hearing and reviewed Ordinance #O2023-07, Establishing Business Improvement District #4. Moved by Smith, seconded by Tjarks, to add dissolution clause to Ordinance #O2023-07. Discussion took place. Moved by Smtih, seconded by Barington, to end the hearing. Moved by Barington, seconded by McCardle, to place

Ordinance #O2023-07, Establishing Business Improvement District #4, as amended, on first reading. Motion carried.

ADJOURN:

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

Michelle Bathke
Michelle Bathke
Finance Officer

Published once at the approximate cost of _____.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
September 25, 2023

1. Call to Order

Chairperson Larson called the September 23, 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, Larson, Osterloo, Schmitz (telephonically), Sonne.
Absent: Genzlinger, Jirsa, Penney
Staff Present: Dammann, Mayor Everson, Hegg, Jenniges.

3. Declaration Of Conflicts Of Interests

Sonne for item #8.

4. Approve Agenda

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

5. Approval of Previous Minutes: September 11, 2023

Motion by Sonne, seconded by Osterloo to approve the proposed minutes of the September 11, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: October 10, 2023

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for October 10, 2023. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

7. Variance Permit: Dalton Warren & Mandy Stevens

Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were 3 letters in favor that made the packet and 1 letter opposed that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Hegg noted that with a 0' setback on the west side a fire wall would be required and no windows and doors can be on that side unless rated appropriately.

Osterloo stated he was not a fan of 0' setback but had no issues with the 9'-4" setback. Jenniges noted that because of the way it was noticed to the public they can't shift the project 3' to the east to accommodate that.

Dalton Warren said they have 5 daughters and need room for vehicles to park. There is a power pole on the south of their property that makes it difficult for a garage to face south.

Motion by Larson, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – nay, Osterloo – nay, Penney – absent, Schmitz – nay, Sonne – nay. 0 aye, 4 nay, 3 absent; motion failed.

8. Rezone: NJM Properties LLC-land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC.

NJM Properties LLC is requesting the following property legally described as; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC).

Due to lack of quorum, this agenda item was postponed, but Thomas Flint and Merl Beschen stated they had questions about drainage in the area and Jacob Sonne acknowledged he is working on the project and would be willing to discuss their concerns.

9. Variance Permit: Candice George

Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19’ vs 25’ and side corner yard setback of 8’ vs 15’ to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were four letters returned in favor of the variance. The applicant was present to answer questions.

Jennges said access to the Garage will still be from the north alley and no new access from Sanborn Blvd. He noted that if it were a detached garage the rear yard setback would only be 16'.

Lincoln Neugebauer stated they would like to build an attached garage to keep their vehicles from getting hailed on and out of the other elements. The only parking space they have is on the north side of the property. When Sanborn Blvd was completed, they put no parking in front

of their place.

Schmitz attended the meeting in person at 12:18 P.M.

Sonne noted that a variance for side corner yard setback was approved in the area a few years ago.

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

10. Conditional Use Permit: Jeffery & Mary Lanning

Jeffery & Mary Lanning have applied for a Conditional Use Permit to operate a Home Occupation-Yoga Studio; located at 76 S Harmon Dr, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that did not make the packet but had no comments on it. The applicant was present to answer questions.

Jeff Lanning stated his wife is a certified yoga instructor and would like to hold some classes once in a while. At this time they are planning on it being a couple times a week for about 6 people and the session would last about a hour long. They have an oversized driveway that can accommodate the parking.

Motion by Schmitz, seconded by Sonne to recommend approval of the conditional use. All present voting aye; motion carried.

11. Plat: Tract A and Tract B, Big Dog subdivision; as requested by Big Dog Concrete LLC

Jenniges explained the applicant is dividing an existing plat. There are two owners for the property, so they are dividing the building down the middle wall. Each parcel has ingress/egress. This is zoned TWC, side yard setback is 0' so the plat is in compliance with the ordinance. The applicant was present to answer questions.

Schmitz questioned if there was a dividing wall, which was answered yes, and also questioned if that wall needed to be fire rated. Hegg noted that it's probably not because there was one owner before and now there are two separate owners. It was noted that the board is just approving the plat, building inspector will follow up on building code portion.

Motion by Osterloo, seconded by Schmitz to approve the plat. All present voting aye; motion carried.

12. Approval of Master Plan: Maui Farms Inc-Maui Farms Second Addition

Jenniges explained the master plan is outside the city limits but within the ETJ so the city has zoning jurisdiction. The applicant is copying the layout of the development to the south. If the plat is approved, the applicant will annex the land into city limits, enter into a developers

agreement and rezone the property to the existing PUD to the south, which will come before the boards again. The applicant was present to answer questions.

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

13. Plat: Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street; as requested by Maui Farms Inc

Jenniges explained this goes along with item #12 on the agenda, this is the plat portion.

Motion by Osterloo, seconded by Schmitz to approve the plat. All present voting aye; motion carried.

14. Plat: Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue; as requested by CJM Consulting Inc

Jenniges explained the board will have a TIF in front of them at their next meeting and this plat is to help clean up the legal boundaries of the TIF. It also plats out 15th Ave, which is what the TIF will be used for. At this time there are no development plans for the new Lot 22 and any development will require a site plan and elevation certificate. The applicant was present to answer questions.

Motion by Sonne, seconded by Osterloo to approve the plat. All present voting aye; motion carried.

15. Other Business:

None.

16. Public Input:

None.

17. Adjourn

Chairperson Larson adjourned the meeting at 12:36 P.M.

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Jay A. Larson
Planning Commission Chairperson

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
October 10, 2023

1. Call to Order

Chairperson Larson called the October 10, 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: Genzlinger, Jirsa (telephonically), Larson, Osterloo, Penney (telephonically).
Absent: Doescher, Schmitz, Sonne
Staff Present: Dammann, Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Sandoval, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzlinger item #7 & #8.

4. Approve Agenda

Motion by Genzlinger, seconded by Osterloo to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – absent, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

5. Approval of Previous Minutes: September 25, 2023

Motion by Osterloo, seconded by Genzlinger to approve the proposed minutes of the September 25, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – absent, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: October 23, 2023

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for October 23, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – absent, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

7. Conditional Use Permit: Zion Lutheran Church

Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was 1 letter received in favor. The applicant was present to answer questions.

Jenniges said this item and the next can be discussed at the same time as they are related, so Jenniges went over the variance for the proposed addition to the church. He also noted that the front of the church is actually the alley side and the street side is the rear yard. Both setbacks are 25' per code.

Jirsa stated he thought it would be pretty rare for both places to be occupied at the same time.

Motion by Osterloo, seconded by Penney to recommend approval of the conditional use. Roll call vote: Genzlinger – abstain, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 2, absent, 1 abstain; motion carried.

8. Variance Permit: Zion Lutheran Church

Zion Lutheran Church has applied for a Variance Permit for the following:

1. Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
2. Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was 1 letter received in favor. The applicant was present to answer questions.

Shannon Sandoval, owner of 615 E 4th Ave, noted that there is no contract yet on his house. He questioned the east side yard setback. It was noted that the required side yard setback is 3' but the church is 7' from the property line. There is a fence there and he would like that to stay.

Eric Schram, representing Zion Lutheran Church, went over the phased/future drawings of the block. They have right of first refusal on a couple of lots, not with Sandoval's, but they are showing the possibility of getting it and putting a classroom addition on the building. They currently have enough classrooms. This is just for future planning 30 to 40 years down the road. There is parking figured into another phase where they have the right of first refusal. That parking would actually be utilized for the "church" portion and the existing church parking would be used for the church fellowship hall.

Motion by Osterloo, seconded by Jirsa to recommend approval of the variances. Roll call

vote: Genzlinger – abstain, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 2 absent, 1 abstain; motion carried.

Penney left the meeting at 12:15 P.M.

9. Plan Approval: Bankwest, 1200 E Spruce St, zoned HB Highway Business

Jenniges explained Bankwest is building a new building just to the north of their existing building. Jenniges went over the plans presented to the board for their approval.

The applicant was not present to answer questions.

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

10. Plan Approval: Truck Armor, 2424 W Havens, zoned HB Highway Business

Jenniges explained the applicant would like to put an addition to their building for cold storage. It is over 50' wide so it will have to be a stamped structural building. It is being built over gravel, so the ground is already non-poris. Access and drainage are to the south.

The applicant was present to answer questions.

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

11. Plat: Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition; as requested by Jensen Capital & Development LLC

Jenniges explained the applicant is subdividing an existing lot to build duplexes on. The new plats meets zoning ordinance requirements.

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 – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

12. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #31

Justin Johnson noted that MADC is the developer for this TIF and the TIF will get 15th Ave constructed. Staff did a review of the project and it met all city and state guidelines. He noted the infrastructure costs for the bid came in lower than the estimates. There has been discussion if interest can be used in project costs and that may change by the time council sees it.

Ellwien noted that there were only minor changes to the plan after staff reviewed it and that this is a good way to complete 15th Ave. This TIF does overlap with county TIF 2, which will pay off in 6 or 7 years and then the whole increment will go towards this TIF.

Genzlinger questioned the irregular shape of the TIF. Ellwein answered that rights-of- way were needed to connect the lots to help capture enough increments. At this time there is no planned development north of 15th Ave and it would have to be completed within 5 years. Putting 15th Ave in will make north of 15th Ave more marketable and they could come back for another TIF at that time.

Don Petersen, representing MADC, said one of the major contributors to the TIF is Echo. They are planning to build a 20,000 to 25,000 square foot building. They needed more access to the building and that's what this TIF does by completing 15th Ave. By expanding to this new location, Echo will have 12 to 15 more employees. He noted that they intend to move the interest to not eligible project cost for reimbursement for the council meeting.

Motion by Genzlinger, seconded by Oster,to set the boundaries for TIF District #31 which is laid out on page 79 of 81 of the packet and page 39 of the TIF application to include the following:

Lot Two A (2A), Block One (1); Lot Four (4), Block Seven (7); Lot Twenty (20), Block Seven (7); and Lot Twenty-one (21), Block Seven (7), all in Westwood First Addition, a Subdivision of the Southwest Quarter (SW ¼) of section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60) West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Lot One (1), Block Seven (7) of Westwood First Addition, less the portion of west 15th Avenue lying within, a Subdivision of the Southwest Quarter (SW ¼) of section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60) West of the 5th P.M., City of Mitchell, Davison County, South Dakota

Unplatted lots bounded by the south boundary of West 15th Avenue right-of-way on the north, the west side of Lot One (1) on the east, the north side of Lot Two (2) and Lot Twenty-one (21) on the south, and the east boundary of North Ohlman Street right-of-way on the west (upon completion and approval of a recently submitted plat, the above real property is anticipated to be legally described as Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue, a subdivision of the west ½ of Section 16, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota); and

West 15th Avenue right-of-way from its west intersection with Commerce Street, extending west to the centerline of the North Ohlman Street right-of-way; and

The east half of the North Ohlman Street right-of-way beginning at the south property line of Lot Twenty (20) to the south intersection of West 15th Avenue right-of-way; and

Commerce Street right-of-way beginning at the southern boundary of Lot Four (4) and extending north to a point Thirty-Five feet (35') north of the north right-of-way boundary of West 15th Avenue.

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

Motion by Genzlinger, seconded by Osterloo to approve the project plan and recommend approval of TIF District #31. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

13. Other Business:
None.

14. Public Input:
None.

15. Adjourn
Chairperson Larson adjourned the meeting at 12:32 P.M.

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Jay A. Larson
Planning 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.

Jeff Logan
Historical Preservation Commission Chairperson

Historic Preservation Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
October 4, 2023

1. Call to Order

Chairperson Logan called the October 4, 2023 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, Buechler, Clark, Enders, Genzlinger, Jirsa (telephonically, Logan, Schwam.
Absent: Pooley, Swenson.
Staff Present: Jenniges.

3. Election of Officers

Logan called for nominations for Chairperson for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Genzlinger, seconded by Clark to nominate Logan as Chairperson.

There being no other nominations, motion by Buechler, seconded by Schwalm, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

Logan called for nominations for Vice-Chairperson for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Buechler, seconded by Bradley to nominate Clark as Vice-Chairperson.

There being no other nominations, motion by Beuchler, seconded by Genzlinger, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

Logan called for nominations for Secretary for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Genzlinger, seconded by Beuchler to nominate Jenniges as Secretary.

There being no other nominations, motion by Beuchler, seconded by Enders, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

4. Declaration Of Conflicts Of Interests
Bradley with item #7.

5. Approval of Agenda
Motion by Genzlinger, seconded by Clark to approve the proposed agenda. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

6. Approval of Previous Minutes: April 27, 2023
Motion by Clark, seconded by Jirsa to approve the proposed minutes of the April 4, 2023 Historic Preservation Commission meeting. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

7. Review and Comment: SHPO 11.1 case Review for 514 N Main St
Sienna Wegehaupt presented on behalf of Bradley's Pub & Grille. She is the lead architect for Puetz Design+ Build. Puetz Design + Build will also be the general contractor for the job. Her response to the primary brick facade comment is that the existing building is stone stucco or osb covered in sand and is deteriorating. They intend to highlight the brick on the exterior as well as the interior. The front facade has been covered up and with demo from the interior they have found a few more windows that they intend to open up. The horizontal bands and curve on the front will remain. In reference to the rooftop seating she noted there are only a couple of buildings in the Mitchell Commercial Historic District that are four stories high. They have created a 6.5' setback from the edge of the roofline to reduce visablility and for safety purposes. Image #9 in the 11.1 case review shows the true scale looking at the building and roof with the fence and chairs partially visible. The Corn Palace to the north has a balcony roughly the same height. The red brick on the north, south and east will remain. They found the entrance was moved to the current location and they are moving it back to where it used to be. The current location is not ADA compliant. They will use new brick to piece the entranceway and half walls. The south side of the building has two different colored bricks because a building used to be there but they are leaving the two toned brick.

Jirsa has lived downtown for many years, from the 1940's- 60's and then again from 1990 to the present. He has never seen a rooftop bar in Mitchell and doesn't feel it's appropriate. Downtown Mitchell is meant for sidewalk activity. He feels there are a lot of architectural elements within this remodel that are nowhere else downtown. He believes they should build a new place somewhere else and have a rooftop bar with that, but still believes that outdoor dining is not conducive in Mitchell. The exterior stairwell is not on other buildings in Mitchell and there are horizontal elements on the building that are changing to vertical.

Jason Bradley, owner, said that the existing Scoreboard patio double or triples his sales. He gets questions all the time from people asking if there will be rooftop seating and their reasoning for asking is because they want to have a view of Mitchell's main street and not be crept on while eating. He said they want to be part of the historical downtown and expand dining. The stairs on the south side are for a fire escape as required by building code and they will not be an entrance to the roof, a one-way locked gate at the top. On the south side of the

building, the bottom window panes have panels on them because that is where their kitchen and staff area is and they don't want people looking in or staff looking out.

Genzlinger asked if this was a tax credit project to which was answered it is not. He noted that this project probably could be but would have to follow recommendations from SHPO in order to get the tax credits. He noted he does not disagree with the overall design but agrees with most of Jirsa's comments. He feels like it's 90% historic and just didn't quite get there.

Clark noted that Hill City and Rapid City have rooftop seating and are very popular. He doesn't feel this building is very historic or has a lot of personality. The Corn Palace domes were changed to metal and didn't remain as a historical feature. He believes this remodel to be an asset.

Logan noted that he looks at rooftop seating as drive thru's. They didn't exist previously. There is a shift to people wanting to be outside. He believes SHPO rules were written for larger cities and not rural areas. There are only two buildings in the downtown district that are 4 stories tall. He would like to see some changes to some of the materials.

Logan read Mel Pooley's email into the record questioning what some of the materials are going to be. Wegehaupt showed some of the materials they are proposing for the building as well as directed them to the last page of the packet, the color and materials schedule.

Beuchler noted that there are some additions as well as some subtractions from the historical nature of the building from then to now for what they are proposing He noted the covered-up windows as well as the recessed entryway.

Schwalm noted that when her and her husband go out to eat they pick based on the best outdoor seating. She noted that she wished the rooftop seating were larger. Jason Bradley commented that Nashville is filled with outdoor and rooftop seating and they are packed. They have been to many towns looking at rooftop seating areas.

Jen Bradley stated this project has been in the works for five years. They looked at building in other towns but decided to help rejuvenate Mitchell's downtown instead. They have travelled to many locations and taken hundreds of photos to figure out what will work best for them. They have owned the Scoreboard for about 2 1/2 years and have realized the city needs more options for sitdown and outdoor venues. She loves historic buildings and they plan on leaving the interior open for people to view the historic nature of the interior. In the end this project helps Mitchell.

Jenniges showed the flow chart of the SHPO review process. He noted that this 11.1 case review will go back to SHPO for their comments and, based on those comments, it could go to council for their decision on the project.

Motion by Schwalm, seconded by Clark to agree with the 11.1 case report to remodel the building.

Genzlinger noted that he will be voting against this but believes it will be a good thing for Mitchell and looks forward to eating there if approved.

Roll call vote: Bradley – abstain, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – nay,

Jirsa – nay, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 5 aye, 2 nay, 2 absent, 1 abstain; motion carried.

8. Other Business

None.

9. Public Input:

None.

10. Adjourn

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Enders, seconded by Beuchler, to adjourn the meeting at 6:05 P.M. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

CITY OF MITCHELL
1ST and 2ND PENNY SALES TAX

QUARTERLY COLLECTION HISTORY

Reported figures reflect actual collections for each one cent of sales tax (double the total collected).

	TOTAL:	% INCREASE:	JAN-MAR	APR-JUN	JUL-SEP	OCT-DEC
2009	**4,453,158.83**	-3.00%	1,026,792.66	818,283.90	1,312,636.38	1,295,445.89
2010	**4,742,773.61**	6.50%	1,004,206.79	996,391.49	1,175,091.40	1,567,083.93
2011	**4,916,440.28**	3.66%	998,091.40	1,176,128.73	1,307,903.85	1,434,316.30
2012	**5,368,608.63**	9.20%	1,143,164.57	1,218,120.94	1,418,090.62	1,589,232.50
2013	**5,213,186.08**	-2.89%	1,136,426.56	1,191,087.68	1,399,370.45	1,486,301.39
			-0.59%	2,327,514.24. -1.43%	3,726,884.69. -1.41%	5,213,186.08 -2.89%
2014	**5,408,745.24**	3.75%	1,132,139.50	1,177,315.69	1,503,870.05	1,595,420.00
			-0.37%	2,309,455.19. -0.78%	3,813,325.24 2.32%	5,408,745.24 3.75%
2015	**5,560,346.84**	2.80%	1,246,307.22	1,111,031.77	1,542,948.86	1,660,058.99
			10.08%	2,357,338.99 2.07%	3,900,287.85 2.28%	5,560,346.84 2.80%
2016	**5,471,800.14**	-1.59%	1,121,498.95	1,189,015.16	1,640,952.14	1,520,333.89
			-10.01%	2,310,514.11 -1.99%	3,951,466.25 1.31%	5,471,800.14 -1.59%
2017	**5,472,944.38**	0.02%	1,168,606.89	1,172,899.95	1,719,455.47	1,411,982.07
			4.20%	2,341,506.84 1.34%	4,060,962.31 2.77%	5,472,944.38 0.02%
2018	**5,724,840.89**	4.60%	1,336,167.88	1,130,017.30	1,793,804.79	1,464,850.92
			14.34%	2,466,185.18 5.32%	4,259,989.97 4.90%	5,724,840.89 4.60%
2019	**5,645,323.19**	-1.39%	1,295,844.66	1,108,413.91	1,729,191.09	1,511,873.53
			-3.02%	2,404,258.57 -2.51%	4,133,449.66 -2.97%	5,645,323.19 -1.39%
2020	**5,615,768.74**	-0.52%	1,282,714.51	1,054,141.12	1,780,199.71	1,498,713.40
			-1.01%	2,336,855.63 -2.80%	4,117,055.34 -.40%	5,615,768.74 -.52%
2021	**6,187,725.34**	10.18%	1,264,770.83	1,255,519.24	2,026,764.68	1,640,670.59
			-1.40%	2,520,290.07 7.85%	4,547,054.75 10.44%	6,187,725.34 10.18%
2022	**6,775,812.09**	9.50%	1,484,890.62	1,621,947.17	1,847,020.72	1,821,953.58
			17.40%	3,106,837.79 23.27%	4,953,858.51 8.95%	6,775,812.09 9.50%
2023	**5,296,898.07**	6.92%	1,593,252.54	1,709,516.39	1,994,129.14	
			7.30%	3,302,768.93 6.31%	5,296,898.07 6.92%	

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			1,709,516.39			1,994,129.14			0.00	Quarter
2023	5,900,000	5,296,898.07	6.92	540,211.39	535,030.61	518,010.54	587,336.88	552,642.54	569,536.97	740,477.38	532,185.96	721,465.80				Monthly
				540,211.39	1,075,242.00	1,593,252.54	2,180,589.42	2,733,231.96	3,302,768.93	4,043,246.31	4,575,432.27	5,296,898.07	5,296,898.07	5,296,898.07	5,296,898.07	YTD
				-7.39%	**12.67%**	**7.30%**	**5.55%**	**7.16%**	**6.31%**	**7.43%**	**6.40%**	**6.92%**				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
ENTERTAINMENT TAX

QUARTERLY COLLECTION HISTORY

	TOTAL:	% INCREASE:	JAN-MAR	APR-JUN	JUL-SEP	OCT-DEC
2009	**613,011.40**	2.63%	112,007.82	106,931.08	206,211.70	187,860.80
2010	**664,564.41**	8.40%	120,615.39	126,204.70	191,386.37	226,357.95
2011	**656,532.15**	-1.21%	118,695.00	136,300.85	208,391.15	193,145.15
2012	**697,676.11**	6.27%	125,969.05	147,874.96	203,448.99	220,383.11
2013	**691,101.94**	-0.94%	131,955.75	144,977.31	221,211.54	192,957.34
			4.53%	276,933.06 1.13%	498,144.60 4.37%	691,101.94 -0.94%
2014	**725,646.21**	5.00%	135,546.54	142,149.17	225,519.46	222,431.04
			2.72%	277,695.71 0.28%	503,215.17 1.02%	725,646.21 5.00%
2015	**770,673.56**	6.21%	154,511.20	146,311.07	253,959.91	215,891.12
			13.99%	300,822.27 8.33%	554,782.44 10.25%	770,673.56 6.21%
2016	**793,240.17**	2.93%	145,551.59	157,655.63	250,026.46	240,006.49
			-5.80%	303,207.22 .79%	553,233.68 -.28%	793,240.17 2.93%
2017	**790,107.66**	-0.39%	147,688.45	169,649.01	269,219.66	203,550.54
			1.47%	317,337.46 4.66%	586,557.12 6.02%	790,107.66 -.39%
2018	**789,559.57**	-0.07%	164,059.02	143,388.32	278,327.96	203,784.27
			11.08%	307,447.34 -3.12%	585,775.30 -.13%	789,559.57 -.07%
2019	**833,576.12**	5.57%	174,314.16	155,419.75	280,794.78	223,047.43
			6.25%	329,733.91 7.25%	610,528.69 4.23%	833,576.12 5.57%
2020	**755,428.66**	-9.37%	172,442.09	124,320.72	245,967.43	212,698.42
			-1.07%	296,762.81 -10.00%	542,730.24 -11.10%	755,428.66 -9.37%
2021	**929,153.77**	23.00%	158,059.05	179,764.88	345,504.57	245,825.27
			-8.34%	337,823.93 13.84%	683,328.50 25.91%	929,153.77 23.00%
2022	**974,002.42**	4.83%	184,256.30	233,236.54	300,335.19	256,174.39
			16.57%	417,492.84 23.58%	717,828.03 5.05%	974,002.42 4.83%
2023	**715,348.91**	-0.35%	199,200.39	210,464.62	305,683.90	
			8.11%	409,665.01 -1.87%	715,348.91 -.35%	

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			210,464.62			305,683.90			0.00	Quarter
2023	845,000	715,348.91	(0.35)	58,654.19	75,561.41	64,984.79	70,927.22	60,049.02	79,488.38	103,248.21	77,102.98	125,332.71				Monthly
				58,654.19	134,215.60	199,200.39	270,127.61	330,176.63	409,665.01	512,913.22	590,016.20	715,348.91	715,348.91	715,348.91	715,348.91	YTD
				-15.19%	**19.27%**	**8.11%**	**-0.80%**	**-2.29%**	**-1.87%**	**-1.23%**	**-2.67%**	**-0.35%**				YTD %

CASH BALANCES REPORT

AS OF: SEPTEMBER 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	22,127,411.68	(17,584,343.38)	16,922,038.54	4,543,068.30
101-1044 INVESTMENT-FIT	371,081.39	12,867.49	0.00	383,948.88	12,867.49
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	(5,468.25)	45,582.10	(5,468.25)
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	(21,651.00)	70,072.52	(21,651.00)
101-1077 RESTRICTED-CLFRF FUNDS	0.00	0.00	0.00	0.00	0.00
101-1079 RESTRICTED-STP PURPOSES	889,886.51	571,080.30	(1,225,600.00)	235,366.81	(654,519.70)
TOTAL 101-GENERAL	19,815,050.22	(22,711,359.47)	(18,837,062.63)	23,689,347.06	3,874,296.84
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	4,384,124.67	(3,751,084.54)	2,175,624.51	633,040.13
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	(300.00)	11,823.09	(300.00)
201-1048 DESIGNATED-LIFEQUEST	322,644.00	137,493.00	(262,229.93)	197,907.07	(124,736.93)
201-107 RESTRICTED CASH	0.00	0.00	0.00	0.00	0.00
TOTAL 201-PARK FUND	1,877,861.47	(4,521,617.67)	(4,013,614.47)	2,385,864.67	508,003.20
LAKE MITCHELL					
203-104 CASH IN INT BEARING ACCTS	2,216,909.72	518,096.09	(722,650.98)	2,012,354.83	(204,554.89)
TOTAL 203-LAKE MITCHELL	2,216,909.72	(518,096.09)	(722,650.98)	2,012,354.83	(204,554.89)
ENTERTAINMENT TAX					
211-104 CASH IN INT BEARING ACCTS	745,217.60	716,033.16	(640,365.11)	820,885.65	75,668.05
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	(716,033.16)	(640,365.11)	931,453.59	75,668.05

CASH BALANCES REPORT

AS OF: SEPTEMBER 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	30,084.37	(30,562.89)	104,720.95	(478.52)
TOTAL 213-BUSINESS IMPROV DIST #3	105,199.47	(30,084.37)	(30,562.89)	104,720.95	(478.52)
E-911 EMERGENCY					
214-104 CASH IN INT BEARING ACCTS	760,940.78	827,224.23	(725,797.98)	862,367.03	101,426.25
TOTAL 214-E-911 EMERGENCY	760,940.78	(827,224.23)	(725,797.98)	862,367.03	101,426.25
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	920,718.15	(1,089,021.82)	134,597.62	(168,303.67)
218-1045 DESIGNATED CASH-IMPROVEMENTS	890.77	0.00	0.00	890.77	0.00
TOTAL 218-COMMUNITY SERVICES	303,792.06	(920,718.15)	(1,089,021.82)	135,488.39	(168,303.67)
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	228,624.35	(281,382.65)	338,601.03	(52,758.30)
TOTAL 219-NUTRITION	391,384.33	(228,624.35)	(281,382.65)	338,626.03	(52,758.30)
LIBRARY FINES FUND					
226-104 CASH IN INT BEARING ACCTS	85,144.68	21,128.35	(13,316.48)	92,956.55	7,811.87
TOTAL 226-LIBRARY FINES FUND	85,144.68	(21,128.35)	(13,316.48)	92,956.55	7,811.87
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	207,856.92	(340,698.89)	0.00	(132,841.97)
TOTAL 303-DEBT SER-TID #7 WSTWD ADD	132,841.97	(207,856.92)	(340,698.89)	0.00	(132,841.97)
DEBT SER-TID #8 CONF CTR					
304-104 CASH IN INT BEARING ACCTS	125,850.96	144,299.34	(225,150.30)	45,000.00	(80,850.96)
TOTAL 304-DEBT SERV-TID #8-HIGHLAND	125,850.96	(144,299.34)	(225,150.30)	45,000.00	(80,850.96)
DEBT SERV-TID #9 VANTAGE					
305-104 CASH IN INT BEARING ACCTS	0.00	51,794.83	(36,188.00)	15,606.83	15,606.83
TOTAL 305-DEBT SERV-TID #9-VANTAGE	0.00	(51,794.83)	(36,188.00)	15,606.83	15,606.83

CASH BALANCES REPORT

AS OF: SEPTEMBER 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	131,991.59	(28,722.23)	103,269.36	103,269.36
TOTAL 308-TID #14 - PEPSI WIS-PAK	0.00	(131,991.59)	(28,722.23)	103,269.36	103,269.36
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	124,289.29	(6,616.79)	135,841.96	117,672.50
TOTAL 310-DEBT SERV-TID #16-INNOVAT	18,169.46	(124,289.29)	(6,616.79)	135,841.96	117,672.50
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	11,796.17	(22,145.24)	0.00	(10,349.07)
TOTAL 313-TID #19 ANTACH/MHA	10,349.07	(11,796.17)	(22,145.24)	0.00	(10,349.07)
TID #20 - MORRIS					
314-104 CASH IN INT BEARING ACCTS	0.00	10,953.60	(10,953.60)	0.00	0.00
TOTAL 314-TID #20-MORRIS	0.00	(10,953.60)	(10,953.60)	0.00	0.00
TID #21 - HOHN ENTERPR.					
315-104 CASH IN INT BEARING ACCTS	0.00	10,718.82	(10,718.82)	0.00	0.00
TOTAL 315-TID #21 HOHN ENTERPRISES	0.00	(10,718.82)	(10,718.82)	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: SEPTEMBER 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	35,692.85	0.00	35,692.85	35,692.85
TOTAL 318-TID #24-PERFORMANCE PET	0.00	(35,692.85)	0.00	35,692.85	35,692.85
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	1,871.59	0.00	1,871.59	1,871.59
TOTAL 320-TID#27-FIALA HOUSING	0.00	(1,871.59)	0.00	1,871.59	1,871.59
INDOOR SWIMMING POOL					
350-104 CASH IN INT BEARING ACCTS	486,911.05	133,529.00	(131,272.97)	489,167.08	2,256.03
TOTAL 350-INDOOR SWIMMING POOL	486,911.05	(133,529.00)	(131,272.97)	489,167.08	2,256.03
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	4,666,811.60	(6,692,856.59)	339,033.14	(2,026,044.99)
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	(4,666,811.60)	(6,692,856.59)	339,033.14	(2,026,044.99)
SEWER					
604-104 CASH IN INT BEARING ACCTS	2,799,248.45	11,330,679.62	(9,480,161.75)	4,649,766.32	1,850,517.87
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	(11,330,679.62)	(9,480,161.75)	4,649,766.32	1,850,517.87
AIRPORT					
606-104 CASH IN INT BEARING ACCTS	71,481.04	309,254.87	(240,919.32)	139,816.59	68,335.55
TOTAL 606-AIRPORT	71,481.04	(309,254.87)	(240,919.32)	139,816.59	68,335.55
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	2,187,693.12	(2,621,557.35)	3,575,874.10	(433,864.23)
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	11,898.08	0.00	643,051.79	11,898.08
612-1047 INVESTMENT FOR MRLF CL/POST-C	805,799.20	15,696.02	0.00	821,495.22	15,696.02
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: SEPTEMBER 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
TOTAL 612-SANITATION	5,474,931.24	(2,215,287.22)	(2,621,557.35)	5,068,661.11	(406,270.13)
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	1,409,264.43	(1,253,844.00)	226,368.16	155,420.43
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	(1,409,264.43)	(1,253,844.00)	242,988.16	155,420.43
GOLF COURSE					
614-104 CASH IN INT BEARING ACCTS	303,057.24	563,930.41	(415,752.49)	451,235.16	148,177.92
TOTAL 614-GOLF COURSE	303,057.24	(563,930.41)	(415,752.49)	451,235.16	148,177.92
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	99,830.98	(52,688.71)	114,032.24	47,142.27
TOTAL 619-CAMPGROUND	66,989.97	(99,830.98)	(52,688.71)	114,132.24	47,142.27
EMERGENCY MEDICAL SERVICE					
621-104 CASH IN INT BEARING ACCTS	267,686.84	1,350,510.37	(1,241,104.42)	377,092.79	109,405.95
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	(1,350,510.37)	(1,241,104.42)	601,092.79	109,405.95
HEALTH INSURANCE					
652-104 CASH IN INT BEARING ACCTS	5,426,529.57	2,510,756.32	(2,369,463.75)	5,567,822.14	141,292.57
TOTAL 652-HEALTH INSURANCE	5,426,529.57	(2,510,756.32)	(2,369,463.75)	5,567,822.14	141,292.57
AGENCY FUNDS					
700-104 CASH IN INT BEARING ACCTS	309.26	622,101.30	(622,410.56)	0.00	(309.26)
700-1041 BID DEPOSITS	33,300.00	16,000.00	(6,000.00)	43,300.00	10,000.00
700-10411CORN PALACE GAMES	4,137.00	193,385.40	(169,833.00)	27,689.40	23,552.40
700-1042 REVENUE FOR STATE	13,738.22	128,450.46	(121,886.40)	20,302.28	6,564.06
700-1044 PARKS & RECREATION	3,627.46	0.00	0.00	3,627.46	0.00
700-1045 MCSF ROUND-UP	399.62	896.25	0.00	1,295.87	896.25
700-1050 PUBLIC SAFETY-DARE	1,624.28	0.00	(194.20)	1,430.08	(194.20)
TOTAL 700-AGENCY FUNDS	57,135.84	(960,833.41)	(920,324.16)	97,645.09	40,509.25
SPECIAL ASSESSMENT-710					
710-104 CASH IN INT BEARING ACCTS	495,923.42	15,372.83	0.00	511,296.25	15,372.83
TOTAL 710-SPECIAL ASSESSMENT-710	495,923.42	(15,372.83)	0.00	511,296.25	15,372.83
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

CASH BALANCES REPORT

AS OF: SEPTEMBER 30TH, 2023

	BEGINNING CASH BALANCE	YEAR-TO-DATE RECEIPTS	YEAR-TO-DATE DISBURSEMENT	ENDING BALANCE	INCREASE/ (DECREASE)
2011 STREET CONST					
724-104 CASH IN INT BEARING ACCTS	437,108.32	5,272.56	(107,204.55)	335,176.33	(101,931.99)
TOTAL 724-STREET CONSTRUCTION	437,108.32	(5,272.56)	(107,204.55)	335,176.33	(101,931.99)
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	73,800.10	(76,362.94)	366.87	(2,562.84)
TOTAL 753-FLEXIBLE SPENDING ACCT	2,929.71	(73,800.10)	(76,362.94)	366.87	(2,562.84)
GRAND TOTAL	45,442,774.27	(56,875,846.65)	(52,638,481.88)	49,680,139.04	4,237,364.77

*** END OF REPORT ***

1st & 2nd Penny Sales Tax

Year	Budget % Change	Actual % Change	Budget Amount	Total Collections	Difference	1Q	1Q %	2Q	2Q%	3Q	3Q%	4Q	4Q%
2002			$ 6,454,000	$ 6,281,556	$ (172,444)	$ 1,106,351	17.6%	$ 1,440,181	23%	$ 1,755,720	28%	$ 1,979,305	32%
2003	0.3%	18.0%	$ 6,476,444	$ 7,411,710	$ 935,266	$ 1,992,425	26.9%	$ 1,544,983	21%	$ 1,754,148	24%	$ 2,120,155	29%
2004	7.9%	5.2%	$ 6,990,000	$ 7,794,280	$ 804,280	$ 1,495,295	19.2%	$ 1,700,443	22%	$ 2,020,919	26%	$ 2,577,622	33%
2005	7.5%	7.3%	$ 7,512,000	$ 8,361,350	$ 849,350	$ 1,751,067	20.9%	$ 2,008,786	24%	$ 2,171,456	26%	$ 2,430,041	29%
2006	10.8%	4.5%	$ 8,320,000	$ 8,738,354	$ 418,354	$ 1,889,993	21.6%	$ 1,968,185	23%	$ 2,232,817	26%	$ 2,647,360	30%
2007	7.0%	-0.2%	$ 8,900,000	$ 8,717,935	$ (182,065)	$ 1,663,163	19.1%	$ 2,140,172	25%	$ 2,334,601	27%	$ 2,579,998	30%
2008	1.1%	5.3%	$ 9,000,000	$ 9,182,080	$ 182,080	$ 1,878,835	20.5%	$ 2,051,153	22%	$ 2,441,962	27%	$ 2,810,129	31%
2009	2.9%	-3.0%	$ 9,260,000	$ 8,906,318	$ (353,682)	$ 2,053,585	23.1%	$ 1,636,568	18%	$ 2,625,273	29%	$ 2,590,892	29%
2010	1.1%	6.5%	$ 9,360,000	$ 9,485,547	$ 125,547	$ 2,008,414	21.2%	$ 1,992,783	21%	$ 2,350,183	25%	$ 3,134,180	33%
2011	1.5%	3.7%	$ 9,500,000	$ 9,832,881	$ 332,881	$ 1,996,183	20.3%	$ 2,352,257	24%	$ 2,615,808	27%	$ 2,868,633	29%
2012	4.7%	9.2%	$ 9,950,000	$ 10,737,217	$ 787,217	$ 2,286,329	21.3%	$ 2,436,242	23%	$ 2,836,181	26%	$ 3,178,465	30%
2013	5.1%	-2.9%	$ 10,456,000	$ 10,426,372	$ (29,628)	$ 2,272,853	21.8%	$ 2,382,175	23%	$ 2,798,741	27%	$ 2,972,603	29%
2014	2.8%	3.8%	$ 10,750,000	$ 10,817,490	$ 67,490	$ 2,264,279	20.9%	$ 2,354,631	22%	$ 3,007,740	28%	$ 3,190,840	29%
2015	0.0%	2.8%	$ 10,750,000	$ 11,120,694	$ 370,694	$ 2,492,614	22.4%	$ 2,222,064	20%	$ 3,085,898	28%	$ 3,320,118	30%
2016	4.0%	-1.6%	$ 11,180,000	$ 10,943,600	$ (236,400)	$ 2,242,998	20.5%	$ 2,378,030	22%	$ 3,281,904	30%	$ 3,040,668	28%
2017	0.0%	0.0%	$ 11,180,000	$ 10,945,889	$ (234,111)	$ 2,337,214	21.4%	$ 2,345,800	21%	$ 3,438,911	31%	$ 2,823,964	26%
2018	-2.1%	4.6%	$ 10,943,600	$ 11,449,682	$ 506,082	$ 2,672,336	23.3%	$ 2,260,035	20%	$ 3,587,610	31%	$ 2,929,702	26%
2019	0.9%	-1.4%	$ 11,043,600	$ 11,290,646	$ 247,046	$ 2,591,689	23.0%	$ 2,216,828	20%	$ 3,458,382	31%	$ 3,023,747	27%
2020	-2.6%	-0.5%	$ 10,756,666	$ 11,231,537	$ 474,871	$ 2,565,429	22.8%	$ 2,108,282	19%	$ 3,560,399	32%	$ 2,997,427	27%
2021	4.0%	10.2%	$ 11,186,666	$ 12,375,451	$ 1,188,785	$ 2,529,542	20.4%	$ 2,511,038	20%	$ 4,053,529	33%	$ 3,281,341	27%
2022	2.2%	9.5%	$ 11,431,538	$ 13,551,624	$ 2,120,086	$ 2,969,781	21.9%	$ 3,243,894	24%	$ 3,694,041	27%	$ 3,643,907	27%
2023	3.2%		$ 11,800,000	$ 10,593,816	$ (1,206,184)	$ 3,186,505		$ 3,419,033		$ 3,988,278		$ -	

90% % Budget

YTD vs FY budget - Full budget Year $ (1,206,184)

75% % Year

YTD % Comparisons

YTD %	Category	Projected Budget with %	Projected vs budget
71.6%	YTD vs 15 yr avg	$ 14,787,845	$ 3,356,307
72.6%	YTD vs 10 yr avg	$ 14,590,168	$ 3,158,630
73.5%	YTD vs 5 yr avg	$ 14,411,795	$ 2,980,257
73.3%	YTD vs 2020	$ 14,450,236	$ 3,018,698
73.5%	Last Fiscal Year	$ 14,416,282	$ 2,984,744

Quarterly Collection Comparisons

Comparison	1st Q	2nd Q	3rd Q	4th Q
15 yr avg	21.7%	21.2%	29%	28%
10 yr avg	21.8%	21.0%	30%	27%
5 yr avg	22.3%	20.5%	31%	26%
2020 (Covid)	22.8%	18.8%	32%	27%
Last Fiscal Year	21.9%	23.9%	27%	27%

Year	Budget % Change	Actual % Change	Budget	Total Collected	Difference	1Q	1Q%	2Q	2Q%	3Q	3Q%	4Q	4Q%
2016	3.9%	2.9%	$ 750,000.00	$ 793,240.17	$ 43,240.17	$ 145,551.59	18.3%	$ 157,655.63	20%	$ 250,026.46	32%	$ 240,006.49	30%
2017	-9.3%	-0.4%	$ 680,000.00	$ 790,107.66	$ 110,107.66	$ 145,552.59	18.4%	$ 169,649.01	21%	$ 269,219.66	34%	$ 203,550.54	26%
2018	20.6%	-0.1%	$ 820,000.00	$ 789,558.58	$ (30,441.42)	$ 145,553.59	18.4%	$ 143,388.32	18%	$ 278,326.97	35%	$ 203,784.27	26%
2019	-3.7%	5.6%	$ 790,000.00	$ 833,576.12	$ 43,576.12	$ 174,314.16	20.9%	$ 155,419.75	19%	$ 280,794.78	34%	$ 223,047.43	27%
2020	0.0%	-9.4%	$ 790,000.00	$ 755,428.66	$ (34,571.34)	$ 172,442.09	22.8%	$ 124,320.72	16%	$ 245,967.43	33%	$ 212,698.42	28%
2021	-17.7%	23.0%	$ 650,000.00	$ 929,071.87	$ 279,071.87	$ 157,977.15	17.0%	$ 179,764.88	19%	$ 345,504.57	37%	$ 245,825.27	26%
2022	16.2%	4.8%	$ 755,000.00	$ 974,002.42	$ 219,002.42	$ 184,256.30	18.9%	$ 233,236.54	24%	$ 300,335.19	31%	$ 256,174.39	26%
2023	11.9%		$ 845,000.00	$ 715,349.01	$ (129,650.99)	$ 199,200.39		$ 210,464.72					

85% % Budget

YTD vs Fiscal Year Budget- Full Budget Year $ (129,651)

75% % Year

YTD % Comparisons

YTD %	Category	Projected Budget with %	Projected vs budget
60.3%	YTD vs 15 yr avg	$ 1,187,250.60	$ 432,250.60
61.0%	YTD vs 10 yr avg	$ 1,171,851.69	$ 416,851.69
62.2%	YTD vs 5 yr avg	$ 1,149,249.09	$ 394,249.09
61.9%	YTD vs 2020	$ 1,155,525.27	$ 400,525.27
61.09%	Last Fiscal Year	$ 1,170,905.64	$ 415,905.64

Quarterly Collection Comparisons

Comparison	1st Q	2nd Q	3rd Q	4th Q
15 yr avg	18.9%	19.7%	**32.1%**	29.0%
10 yr avg	19.3%	19.7%	**33.1%**	27.6%
5 yr avg	19.6%	19.3%	**33.9%**	26.7%
2020 (Covid)	22.8%	16.5%	**32.6%**	28.2%
Last Fiscal Year	18.9%	23.9%	**30.8%**	26.3%

1st & 2nd Penny	2019	2020	2021	2022	2023
January	$ 761,929	$ 964,852	$ 1,009,586	$ 1,166,606	$ 1,080,423
February	$ 950,102	$ 802,795	$ 740,180	$ 742,043	$ 1,070,061
March	$ 879,659	$ 797,782	$ 779,775	$ 1,061,132	$ 1,036,021
April	$ 573,003	$ 953,938	$ 1,193,927	$ 1,162,111	$ 1,174,674
May	$ 1,191,121	$ 844,821	$ 1,020,762	$ 969,562	$ 1,105,285
June	$ 452,704	$ 309,523	$ 296,349	$ 1,112,221	$ 1,139,074
July	$ 1,234,603	$ 1,641,325	$ 1,871,253	$ 1,313,649	$ 1,480,955
August	$ 1,296,737	$ 989,814	$ 1,018,482	$ 1,072,840	$ 1,064,372
September	$ 927,041	$ 929,259	$ 1,163,794	$ 1,307,552	$ 1,442,932
October	$ 975,780	$ 1,040,949	$ 1,080,675	$ 1,229,680	$ -
November	$ 1,071,957	$ 883,891	$ 923,563	$ 1,058,664	$ -
December	$ 976,010	$ 1,072,587	$ 1,277,104	$ 1,355,563	$ -
Annual	***$ 11,290,646***	***$ 11,231,537***	***$ 12,375,451***	***$ 13,551,624***	***$ 10,593,796***
YTD- August	*$ 7,339,858*	*$ 7,304,851*	*$ 7,930,315*	*$ 8,600,165*	*$ 9,150,865*

1st & 2nd Penny YTD % Change	2020	2021	2022	2023
compared to 2019	-0.48%	8.04%	17.17%	24.67%
compared to 2020		8.56%	17.73%	25.27%
compared to 2021			8.45%	15.39%
compared to 2022				6.40%

1st & 2nd Penny Monthly % Changes				
2023 vs.	2019	2020	2021	2022
January	41.80%	11.98%	7.02%	-7.39%
February	12.63%	33.29%	44.57%	44.20%
March	17.78%	29.86%	32.86%	-2.37%
April	105.00%	23.14%	-1.61%	1.08%
May	-7.21%	30.83%	8.28%	14.00%
June	151.62%	268.01%	284.37%	2.41%
July	19.95%	-9.77%	-20.86%	12.74%
August	-17.92%	7.53%	4.51%	-0.79%
September	55.65%	55.28%	23.99%	10.35%
October	-100.00%	-100.00%	-100.00%	-100.00%
November	-100.00%	-100.00%	-100.00%	-100.00%
December	-100.00%	-100.00%	-100.00%	-100.00%
Annual	-6.17%	-5.68%	-14.40%	-21.83%

3rd Penny	2019	2020	2021	2022	2023
January	$ 51,577	$ 59,398	$ 55,833	$ 69,159	$ 58,654
February	$ 62,860	$ 56,494	$ 50,072	$ 43,370	$ 75,561
March	$ 59,878	$ 56,550	$ 52,154	$ 71,726	$ 64,985
April	$ 39,435	$ 60,882	$ 82,977	$ 88,039	$ 70,927
May	$ 78,469	$ 40,520	$ 65,404	$ 65,623	$ 60,049
June	$ 37,516	$ 22,918	$ 31,384	$ 79,575	$ 79,488
July	$ 89,756	$ 96,077	$ 141,572	$ 101,834	$ 103,248
August	$ 102,353	$ 74,822	$ 88,290	$ 86,884	$ 77,103
September	$ 88,686	$ 75,068	$ 115,643	$ 111,617	$ 125,333
October	$ 76,541	$ 83,094	$ 86,502	$ 86,440	$ -
November	$ 80,243	$ 57,532	$ 70,472	$ 81,093	$ -
December	$ 66,263	$ 71,713	$ 88,851	$ 88,642	$ -
Annual	***$ 833,576***	***$ 755,069***	***$ 929,154***	***$ 974,002***	***$ 715,349***
YTD- August	*$ 521,843*	*$ 467,662*	*$ 567,686*	*$ 606,211*	*$ 590,016*

3rd Penny YTD Percentage Change	2020	2021	2022	2023
compared to 2019	-10.38%	8.78%	16.17%	13.06%
compared to 2020		21.39%	29.63%	26.16%
compared to 2021			6.79%	3.93%
compared to 2022				-2.67%

3rd Penny Monthly % Changes				
2023 vs.	2019	2020	2021	2022
January	13.72%	-1.25%	5.05%	-15.19%
February	20.21%	33.75%	50.91%	74.22%
March	8.53%	14.92%	24.60%	-9.40%
April	79.86%	16.50%	-14.52%	-19.44%
May	-23.47%	48.19%	-8.19%	-8.49%
June	111.88%	246.84%	153.28%	-0.11%
July	15.03%	7.46%	-27.07%	1.39%
August	-24.67%	3.05%	-12.67%	-11.26%
September	41.32%	66.96%	8.38%	12.29%
October	-100.00%	-100.00%	-100.00%	-100.00%
November	-100.00%	-100.00%	-100.00%	-100.00%
December	-100.00%	-100.00%	-100.00%	-100.00%
Annual	-14.18%	-5.26%	-23.01%	-26.56%

Sales Tax/ Gross Receipts Tax Category Breakdown

2019 FY	Jan	Feb	March	April	May	June	July	August	September	October	November	December	Annual
Ag Foerstery & Fishing	$ 7,765.92	$ 6,432.39	$ 8,063.08	$ 13,666.50	$ 12,060.36	$ 13,142.51	$ 13,546.38	$ 10,720.38	$ 10,786.38	$ 10,511.69	$ 10,955.62	$ 6,408.23	$ 124,059.44
Construction	$ 15,583.90	$ 9,283.43	$ 9,645.09	$ 14,447.73	$ 15,534.45	$ 19,043.34	$ 38,341.70	$ 13,218.63	$ 22,024.31	$ 18,156.14	$ 15,300.94	$ 9,726.02	$ 200,305.68
Manufacturing	$ 56,044.18	$ 17,911.76	$ 22,125.30	$ 39,583.93	$ 17,276.45	$ 30,975.40	$ 29,244.66	$ 54,868.49	$ 29,549.54	$ 37,438.13	$ 32,989.23	$ 24,347.74	$ 392,354.81
Transportation, Communications, Ele	$ 95,006.17	$ 96,540.22	$ 98,828.17	$ 95,127.91	$ 83,801.97	$ 77,477.03	$ 78,531.43	$ 82,322.52	$ 88,085.80	$ 94,135.45	$ 83,255.82	$ 81,468.14	$ 1,054,580.63
Wholesale Trade	$ 97,012.71	$ 58,151.86	$ 50,679.11	$ 60,510.01	$ 62,576.84	$ 62,833.95	$ 78,127.16	$ 72,360.83	$ 34,437.54	$ 64,634.41	$ 54,985.52	$ 54,234.69	$ 750,544.63
Retail trade	$ 632,848.68	$ 474,326.85	$ 447,358.87	$ 542,229.45	$ 548,141.83	$ 609,201.78	$ 631,301.92	$ 600,874.93	$ 635,198.53	$ 589,080.14	$ 636,557.53	$ 628,642.48	$ 6,975,762.99
Finance Insurance & Real Estate	$ 11,513.49	$ 7,074.07	$ 8,367.32	$ 8,223.60	$ 9,171.30	$ 10,518.30	$ 10,797.95	$ 11,490.40	$ 13,764.57	$ 1,399.47	$ 14,016.32	$ 12,898.79	$ 119,235.58
Services	$ 176,868.77	$ 117,464.41	$ 130,784.19	$ 125,526.13	$ 162,629.61	$ 145,536.99	$ 164,697.16	$ 159,414.53	$ 172,428.04	$ 142,301.40	$ 148,072.51	$ 135,315.17	$ 1,781,038.91
Total	$ 1,092,643.82	$ 787,184.99	$ 775,851.13	$ 899,315.26	$ 911,192.81	$ 968,729.30	$ 1,044,588.36	$ 1,005,270.71	$ 1,006,274.71	$ 957,656.83	$ 996,133.49	$ 953,041.26	$ 11,397,882.67

2020 FY	Jan	Feb	March	April	May	June	July	August	September	October	November	December	Annual
Ag Foerstery & Fishing	$ 8,119.32	$ 8,037.13	$ 6,873.96	$ 9,512.51	$ 10,496.81	$ 14,423.23	$ 14,397.50	$ 10,444.64	$ 10,383.43	$ 11,734.40	$ 9,841.71	$ 7,427.70	$ 121,692.34
Construction	$ 28,601.46	$ 17,729.43	$ 6,392.71	$ 12,721.85	$ 7,596.18	$ 9,773.18	$ 23,237.83	$ 14,614.83	$ 16,156.16	$ 24,433.08	$ 17,042.21	$ 22,643.67	$ 200,942.59
Manufacturing	$ 30,385.28	$ 20,178.14	$ 17,047.53	$ 29,730.50	$ 24,616.41	$ 67,125.13	$ 30,297.55	$ 28,804.37	$ 27,845.22	$ 26,972.95	$ 30,338.13	$ 31,188.81	$ 364,530.02
Transportation, Communications, Ele	$ 98,816.15	$ 100,710.81	$ 96,164.31	$ 94,942.14	$ 89,713.40	$ 78,355.81	$ 93,671.60	$ 74,193.92	$ 73,187.64	$ 72,126.12	$ 68,030.08	$ 71,598.77	$ 1,011,510.75
Wholesale Trade	$ 75,185.99	$ 59,455.79	$ 57,134.92	$ 54,341.76	$ 52,071.78	$ 47,202.59	$ 62,277.19	$ 65,381.33	$ 66,711.16	$ 59,577.59	$ 55,928.03	$ 54,714.10	$ 709,982.23
Retail trade	$ 674,619.06	$ 496,100.82	$ 488,714.29	$ 534,546.08	$ 536,642.83	$ 628,605.58	$ 655,558.59	$ 628,791.41	$ 661,063.35	$ 622,498.89	$ 635,266.98	$ 630,276.13	$ 7,192,684.01
Finance Insurance & Real Estate	$ 11,572.63	$ 12,374.75	$ 8,685.45	$ 8,316.42	$ 6,778.87	$ 11,300.58	$ 11,376.28	$ 12,524.55	$ 13,688.81	$ 6,539.96	$ 11,995.01	$ 11,914.05	$ 127,067.36
Services	$ 155,926.64	$ 122,081.78	$ 125,302.00	$ 133,791.91	$ 108,804.57	$ 100,078.98	$ 138,854.67	$ 178,498.30	$ 147,687.70	$ 133,791.86	$ 145,885.37	$ 118,336.96	$ 1,609,040.74
Total	$ 1,083,226.53	$ 836,668.65	$ 806,315.17	$ 877,903.17	$ 836,720.85	$ 956,865.08	$ 1,029,671.21	$ 1,013,253.35	$ 1,016,723.47	$ 957,674.85	$ 974,327.52	$ 948,100.19	$ 11,337,450.04

2021 FY	Jan	Feb	March	April	May	June	July	August	September	October	November	December	Annual	VS 2020	VS 2019
Ag Foerstery & Fishing	$ 8,420.51	$ 5,850.70	$ 7,170.94	$ 11,327.22	$ 12,496.72	$ 15,527.87	$ 14,985.79	$ 10,165.11	$ 12,268.48	$ 12,662.62	$ 10,784.71	$ 9,416.68	$ 131,077.35	8%	6%
Construction	$ 22,129.38	$ 13,847.79	$ 11,809.97	$ 20,013.51	$ 21,420.54	$ 18,464.04	$ 30,979.19	$ 20,080.33	$ 22,037.46	$ 17,859.20	$ 15,688.50	$ 9,984.44	$ 224,314.35	12%	12%
Manufacturing	$ 30,592.13	$ 19,657.38	$ 18,881.00	$ 23,608.22	$ 37,575.88	$ 25,505.92	$ 30,293.26	$ 29,104.85	$ 25,563.76	$ 25,227.72	$ 23,791.81	$ 31,457.87	$ 321,259.80	-12%	-18%
Transportation, Communications, Electric, Gas & Sanitary Services	$ 74,350.93	$ 75,544.35	$ 75,562.50	$ 79,958.22	$ 76,836.55	$ 69,621.17	$ 76,137.34	$ 81,067.58	$ 80,404.71	$ 76,487.81	$ 75,843.52	$ 78,751.75	$ 920,566.43	-9%	-13%
Wholesale Trade	$ 64,023.27	$ 41,673.03	$ 46,660.63	$ 68,285.34	$ 32,993.15	$ 54,930.94	$ 66,391.63	$ 60,288.26	$ 62,557.22	$ 62,242.19	$ 57,414.04	$ 56,203.34	$ 673,663.04	-5%	-10%
Retail trade	$ 709,648.44	$ 577,454.64	$ 520,944.03	$ 685,688.28	$ 660,434.65	$ 698,548.74	$ 764,788.88	$ 689,692.90	$ 715,515.62	$ 679,867.36	$ 736,865.99	$ 740,751.35	$ 8,180,200.88	14%	17%
Finance Insurance & Real Estate	$ 10,994.63	$ 10,843.93	$ 8,996.44	$ 11,215.03	$ 13,443.96	$ 10,836.19	$ 18,525.05	$ 16,583.60	$ 16,836.61	$ 17,015.99	$ 12,545.30	$ 12,351.41	$ 160,188.14	26%	34%
Services (includes hotels)	$ 147,046.95	$ 120,434.51	$ 119,934.76	$ 150,202.55	$ 147,976.78	$ 150,512.07	$ 190,029.16	$ 188,602.93	$ 199,186.14	$ 17.00	$ 155,953.78	$ 149,087.80	$ 1,718,984.43	7%	-3%
Total	$ 1,067,206.24	$ 865,306.33	$ 809,960.27	$ 1,050,298.37	$ 1,003,178.23	$ 1,043,946.94	$ 1,192,130.30	$ 1,095,585.56	$ 1,134,370.00	$ 891,379.89	$ 1,088,887.65	$ 1,088,004.64	$ 12,330,254.42		

2022 FY	Jan	Feb	March	April	May	June	July	August	September	October	November	December	YTD	VS 2021	VS 2020	VS 2019
Ag Foerstery & Fishing	$ 12,885.15	$ 7,983.55	$ 8,307.02	$ 12,603.56	$ 10,816.24	$ 17,177.21	$ 18,137.26	$ 13,449.85	$ 8,617.37	$ 14,234.75	$ 12,135.64	$ 9,774.78	$ 146,122.38	11%	20%	18%
Construction	$ 22,082.18	$ 11,212.88	$ 11,351.22	$ 16,404.99	$ 10,157.49	$ 11,095.95	$ 24,384.36	$ 23,064.53	$ 18,202.97	$ 20,098.49	$ 13,564.32	$ 28,532.46	$ 210,151.84	-6%	5%	5%
Manufacturing	$ 27,347.13	$ 22,772.54	$ 22,644.29	$ 23,390.61	$ 23,544.41	$ 28,520.91	$ 34,753.03	$ 26,353.50	$ 31,759.21	$ 36,224.57	$ 36,993.12	$ 32,747.67	$ 347,050.99	8%	-5%	-12%
Transportation, Communications, Electric, Gas & Sanitary Services	$ 93,692.60	$ 101,505.70	$ 92,940.18	$ 98,031.31	$ 88,394.93	$ 71,843.18	$ 77,545.03	$ 83,072.93	$ 82,523.52	$ 79,866.63	$ 71,473.28	$ 79,152.40	$ 1,020,041.69	11%	1%	-3%
Wholesale Trade	$ 83,278.03	$ 63,916.13	$ 53,840.90	$ 73,351.70	$ 68,332.00	$ 71,340.69	$ 94,069.47	$ 69,503.61	$ 94,033.45	$ 93,701.32	$ 84,943.48	$ 85,278.28	$ 935,589.06	39%	32%	25%
Retail trade	$ 788,155.05	$ 599,077.38	$ 577,240.68	$ 689,010.07	$ 671,126.39	$ 730,790.28	$ 812,197.73	$ 757,500.94	$ 786,712.58	$ 762,627.05	$ 765,821.46	$ 784,423.09	$ 8,724,682.70	7%	21%	25%
Finance Insurance & Real Estate	$ 19,881.01	$ 16,106.67	$ 11,996.27	$ 14,697.89	$ 11,363.14	$ 10,932.37	$ 18,868.36	$ 16,163.86	$ 16,868.48	$ 14,793.79	$ 15,896.68	$ 12,558.90	$ 180,127.42	12%	42%	51%
Services (includes hotels)	$ 176,678.85	$ 134,749.13	$ 142,490.84	$ 176,231.33	$ 171,987.84	$ 152,311.08	$ 198,065.51	$ 203,412.18	$ 207,059.33	$ 192,700.59	$ 195,026.97	$ 159,909.22	$ 2,110,622.87	23%	31%	19%
Total	$ 1,224,000.00	$ 957,323.98	$ 920,811.40	$ 1,103,721.46	$ 1,055,722.44	$ 1,094,011.67	$ 1,278,020.75	$ 1,192,521.40	$ 1,245,776.91	$ 1,214,247.19	$ 1,195,854.95	$ 1,192,376.80	$ 13,674,388.95			

2023 FY	Jan	Feb	March	April	May	June	July	August	September	October	November	December	YTD	vs 2022	VS 2021	VS 2020	VS 2019
Ag Foerstery & Fishing	$ 12,273.64	$ 12,441.24	$ 10,215.54	$ 14,180.30	$ 13,246.12	$ 20,525.71	$ 18,093.08	$ 12,444.39	$ 14,607.95				$ 128,027.97	-12%	-2%	5%	3%
Construction	$ 14,762.71	$ 10,441.32	$ 6,931.63	$ 67,364.58	$ 11,955.06	$ 17,704.51	$ 18,689.84	$ 12,801.78	$ 16,763.32				$ 177,414.75	-16%	-21%	-12%	-11%
Manufacturing	$ 45,321.23	$ 30,697.16	$ 24,357.94	$ 91,488.39	$ 31,200.18	$ 38,061.08	$ 37,026.87	$ 25,490.85	$ 32,046.23				$ 355,689.93	2%	11%	-2%	-9%
Transportation, Communications, Electric, Gas & Sanitary Services	$ 94,121.91	$ 104,181.69	$ 97,999.09	$ 97,456.20	$ 91,771.13	$ 72,879.35	$ 78,912.55	$ 81,502.25	$ 75,953.92				$ 794,778.09	-22%	-14%	-21%	-25%
Wholesale Trade	$ 93,787.75	$ 79,023.56	$ 70,397.23	$ 74,328.23	$ 90,281.59	$ 83,502.61	$ 107,373.25	$ 80,697.85	$ 95,573.20				$ 774,965.27	-17%	15%	9%	3%
Retail trade	$ 890,667.51	$ 641,047.12	$ 645,594.09	$ 758,545.07	$ 772,673.23	$ 849,843.32	$ 912,388.25	$ 835,545.22	$ 918,307.00				$ 7,224,610.81	-17%	-12%	0%	4%
Finance Insurance & Real Estate	$ 19,941.86	$ 10,059.51	$ 8,589.77	$ 13,210.73	$ 10,283.29	$ 14,165.81	$ 11,550.62	$ 14,048.04	$ 16,875.47				$ 118,725.10	-34%	-26%	-7%	0%
Services (includes hotels)	$ 189,527.32	$ 165,878.20	$ 170,263.84	$ 179,544.24	$ 194,926.60	$ 255,654.38	$ 255,025.70	$ 234,771.93	$ 239,947.93				$ 1,885,540.14	-11%	10%	17%	6%
Total	$ 1,360,403.93	$ 1,053,769.80	$ 1,034,349.13	$ 1,296,117.74	$ 1,216,337.20	$ 1,352,336.77	$ 1,439,060.16	$ 1,297,302.31	$ 1,410,075.02	$ -	$ -	$ -	$ 11,459,752.06				

st month in the category for that year
st month in the category for that year
est month in that category for 3 years
st month in the category for that year

Mitchell Remote Sellers Tax Due

	Tax Due			
Month	**2020**	**2021**	**2022**	**2023**
January		$ 58,787.00	$ 86,759.00	$ 89,486.00
February		$ 52,112.00	$ 49,657.00	$ 61,722.00
March		$ 52,065.00	$ 52,680.00	$ 60,756.00
April		$ 70,815.00	$ 67,101.00	$ 76,582.00
May		$ 61,395.00	$ 53,356.00	$ 60,810.00
June		$ 52,064.00	$ 57,490.00	$ 58,446.00
July		$ 74,040.00	$ 72,280.00	$ 76,836.00
August		$ 53,636.00	$ 59,529.00	$ 59,494.00
September		$ 66,762.00	$ 55,465.00	
October	$ 59,478.00	$ 64,930.00	$ 71,808.00	
November	$ 57,112.00	$ 56,938.00	$ 66,068.00	
December	$ 58,495.00	$ 50,756.00	$ 67,257.00	
Annual	**$ 175,085**	**$ 714,300**	**$ 759,450**	**$ 544,132**
Monthly Avg	**$ 58,362**	**$ 59,525**	**$ 63,288**	**$ 68,017**
Monthly Avg	**combined**	**$ 59,292**	**$ 61,068**	**$ 62,656**

Year	Sales Tax City Received change from previous year	Ent. Tax City Received change from previous year	Total Municipal Tax Due State Report
2022	9.50%	4.80%	9.16%
2021	10.18%	23.00%	11.01%
2020	-0.52%	-9.37%	-1.14%
2019	-1.39%	5.57%	-0.94%
2018	4.60%	-0.07%	4.25%
2017	-0.02%	-0.39%	0.01%
2016	-1.59%	2.93%	-1.29%
2015	2.80%	6.21%	3.00%
2014	3.75%	5.00%	3.81%
2013	-2.89%	-0.94%	-2.77%
2012	9.20%	6.27%	9.01%
2011	3.66%	-1.21%	4.70%

City	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 year change	10 year change avg
Aberdeen	2.11%	-1.42%	2.21%	7.55%	3.11%	0.34%	3.45%	-0.50%	3.12%	4.99%	-2.82%	19.33%	-2.51%	1.14%		29.65%	2.95%
Brandon												4.93%	18.06%	15.04%			
Brookings	-6.01%	2.09%	1.15%	6.83%	10.25%	4.80%	1.83%	4.57%	1.56%	3.21%	3.88%	-1.89%	7.94%	6.31%		42.46%	3.58%
Huron	-0.70%	0.76%	8.09%	5.16%	-0.59%	2.24%	4.55%	5.63%	-2.75%	5.40%	-0.70%	-2.53%	16.83%	21.32%		49.40%	4.94%
Mitchell	**-2.75%**	**4.90%**	**4.70%**	**9.01%**	**-2.77%**	**3.81%**	**3.00%**	**-1.29%**	**0.01%**	**4.25%**	**-0.94%**	**-1.14%**	**11.01%**	**9.31%**		**25.25%**	3.11%
Pierre	4.01%	2.73%	2.08%	7.25%	1.58%	5.35%	4.70%	4.36%	-2.68%	1.84%	2.02%	2.44%	12.20%	8.13%		39.94%	4.26%
Rapid City	-2.36%	2.82%	5.10%	6.70%	3.37%	4.13%	4.03%	1.26%	1.85%	2.82%	2.08%	2.50%	18.64%	7.15%		47.83%	4.94%
Sioux Falls	-2.28%	4.05%	3.13%	6.26%	7.67%	5.10%	6.06%	3.08%	1.72%	4.19%	6.61%	-1.41%	19.25%	6.45%		58.72%	5.67%
Spearfish	-2.21%	1.65%	2.71%	3.85%	7.04%	5.07%	2.04%	0.20%	0.47%	4.55%	7.50%	6.94%	15.09%	12.47%		61.37%	6.04%
Sturgis												7.52%	18.43%	2.43%			
Vermillion												-1.30%	15.46%	2.14%			
Watertown	-1.96%	4.24%	4.71%	8.08%	0.62%	5.26%	0.37%	-0.40%	2.84%	3.19%	5.91%	1.84%	11.37%	11.48%		42.48%	4.65%
Yankton	1.58%	-0.59%	8.07%	7.28%	-0.73%	4.28%	5.84%	1.82%	2.53%	4.06%	3.93%	1.08%	11.14%	8.72%		42.67%	4.82%
Avg.	**-1.06%**	**2.12%**	**4.20%**	**6.80%**	**2.96%**	**4.04%**	**3.59%**	**1.87%**	**0.87%**	**3.85%**	**2.75%**	**2.95%**	**13.30%**	**8.62%**	**#DIV/0!**	**43.98%**	**4.50%**

State of SD Dept. of Rev- Municipal Tax Due for Returns Filed in 2022 Month vs 2021 Month (Includes City General Tax & Gross Receipts Tax). 2023-2022 Monthly Change

City	Jan.	Feb.	March	April	May	June	July	August	Sept.	October	Nov.	Dec.	Avg %
Aberdeen	-7.56%	4.90%	6.83%	-5.02%	-2.79%	-2.67%	-1.06%	-3.00%	-0.48%				-1.21%
Brandon	24.31%	22.69%	13.85%	10.36%	3.16%	17.83%	16.08%	2.29%	5.16%				12.46%
Brookings	13.41%	8.67%	8.45%	-1.40%	2.10%	14.11%	12.21%	9.86%	22.54%				9.99%
Huron	-7.68%	4.87%	9.43%	10.84%	21.08%	7.55%	6.16%	5.87%	4.28%				6.93%
Mitchell	**5.11%**	**3.24%**	**4.75%**	**9.76%**	**7.73%**	**15.17%**	**4.75%**	**0.70%**	**4.85%**				**6.23%**
Pierre	-8.74%	12.69%	11.15%	4.30%	1.29%	9.49%	10.96%	2.51%	10.31%				6.00%
Rapid City	-1.40%	6.78%	5.01%	1.73%	1.54%	1.64%	2.02%	2.83%	2.48%				2.51%
Sioux Falls	2.96%	5.91%	7.05%	6.90%	5.44%	-10.30%	3.03%	-2.31%	1.42%				2.23%
Spearfish	7.64%	7.24%	7.42%	8.35%	9.26%	8.59%	4.17%	3.19%	0.15%				6.22%
Sturgis	0.55%	11.44%	2.72%	9.10%	1.20%	10.06%	11.38%	0.44%	6.27%				5.91%
Vermillion	2.58%	9.21%	6.04%	2.06%	6.45%	9.08%	14.81%	12.09%	5.19%				7.50%
Watertown	-0.34%	8.27%	12.10%	6.44%	1.12%	5.39%	1.05%	-3.88%	1.47%				3.51%
Yankton	4.13%	9.07%	0.78%	9.56%	6.79%	4.69%	8.41%	1.19%	-0.86%				4.86%
Average	2.69%	8.84%	7.35%	5.61%	4.95%	6.97%	7.23%	2.44%	4.83%	#DIV/0!	#DIV/0!	#DIV/0!	5.63%
Minimum	-8.74%	3.24%	0.78%	-5.02%	-2.79%	-10.30%	-1.06%	-3.88%	-0.86%	0.00%	0.00%	0.00%	-1.21%
Maximum	24.31%	22.69%	13.85%	10.84%	21.08%	17.83%	16.08%	12.09%	22.54%	0.00%	0.00%	0.00%	12.46%

Some large differences can be explained by amended returns in future months and late filers. Late filers sometimes file more than one return in the same month.

Total Tax Due for Returns Filed in Calendar Year

	2017	2018	2019	2020	2021	2022	Average $ Change	Total $ Change
Aberdeen	$ 18,598,866	$ 19,527,228	$ 18,975,828	$ 22,644,000	$ 22,076,570	$ 22,957,732	$ 871,773	$ 4,358,866
Brandon	$ 3,229,684	$ 3,481,717	$ 3,612,389	$ 3,790,451	$ 4,474,996	$ 5,148,154	$ 383,694	$ 1,918,470
Brookings	$ 14,427,934	$ 14,891,669	$ 15,469,968	$ 15,178,035	$ 16,383,877	$ 19,091,877	$ 932,789	$ 4,663,943
Huron	$ 7,111,077	$ 7,495,105	$ 7,438,575	$ 7,250,044	$ 8,470,100	$ 9,412,463	$ 460,277	$ 2,301,386
Mitchell	**$ 11,853,650**	**$ 12,357,629**	**$ 12,241,100**	**$ 12,101,471**	**$ 13,434,039**	**$ 14,664,871**	**$ 562,244**	**$ 2,811,221**
Pierre	$ 8,297,243	$ 8,449,851	$ 8,620,493	$ 8,830,584	$ 9,907,917	$ 10,604,230	$ 461,397	$ 2,306,987
Rapid City	$ 60,758,794	$ 62,471,437	$ 63,771,484	$ 65,366,366	$ 77,549,278	$ 83,592,498	$ 4,566,741	$ 22,833,704
Sioux Falls	$ 130,439,571	$ 135,906,268	$ 144,892,947	$ 142,854,319	$ 170,359,460	$ 191,408,855	$ 12,193,857	$ 60,969,284
Spearfish	$ 9,250,887	$ 8,626,018	$ 9,272,733	$ 9,915,806	$ 11,411,988	$ 12,644,191	$ 678,661	$ 3,393,304
Vermillion	$ 4,041,851	$ 4,108,908	$ 4,408,331	$ 4,351,065	$ 5,023,638	$ 5,131,263	$ 217,882	$ 1,089,412
Watertown	$ 15,728,091	$ 16,229,255	$ 17,188,749	$ 17,504,997	$ 19,494,471	$ 21,790,107	$ 1,212,403	$ 6,062,016
Yankton	$ 9,825,871	$ 10,235,607	$ 10,637,414	$ 10,752,469	$ 11,950,307	$ 12,967,328	$ 628,291	$ 3,141,457
Average	$ 24,463,627	$ 25,315,058	$ 26,377,501	$ 26,711,634	$ 30,878,053	$ 34,117,798	$ 1,930,834	$ 9,654,171
Minimum	$ 3,229,684	$ 3,481,717	$ 3,612,389	$ 3,790,451	$ 4,474,996	$ 5,131,263	$ 217,882	$ 1,089,412
Maximum	$ 130,439,571	$ 135,906,268	$ 144,892,947	$ 142,854,319	$ 170,359,460	$ 191,408,855	$ 12,193,857	$ 60,969,284

Oct 2, 2023

TO: Mayor & City Council

Building perr Permits Sept. 2023

NO	NAME	ADDRESS	BUILDING	CONTRACTOR	COST	FEE
14988	Terry Johnson	612 E. 1st Ave.	Reroof home	Owner	$ 6,000.00	$ 20.00
14989	Avera Brady Rehab	500 S. Ohllman St.	Comm. Reroof	MJ Dalson Roofing	$ 55,000.00	$ 442.00
14990	Mark Davis	704 E. 1st Ave.	Reroof home	Mitchell Roofing	$ 18,700.00	$ 20.00
14991	Barb Selland	908 W. 16th Ave.	Reroof home	Mitchell Roofing	$ 27,000.00	$ 20.00
14992	Tyler Vetch	505 E. 12th Ave.	Windows/doors	Soesbe Const.	$ 4,850.00	$ 20.00
14993	Clint Figland	512 E. 54th St.	Shed Addn.	Owner	$ 39,000.00	$ 238.00
14994	Jon Farris	2801 Mentzer Ct.	Reroof home	Larson Bros.	$ 14,250.00	$ 20.00
14995	Dennis Bruske	516 E. 3rd. Ave.	Reroof home	ECL	$ 19,500.00	$ 20.00
14996	Ronnie Riggs	40976 256th St.	Lean-to Addn.	ECL	$ 5,500.00	$ 56.00
14997	Ryan Bailey	1109 State Ave.	Garage Addn.	Dakota Custom Builders	$ 16,475.00	$ 123.00
14998	Nick Pardy	605 E. 3rd Ave.	Reroof home	Mitchell Roofing	$ 13,000.00	$ 20.00
14999	Arthur Escalante	807 E 6th Ave.	Reroof home	Mitchell Roofing	$ 2,500.00	$ 20.00
15000	Curtis Schrank	608 S. Kimball	Reroof home	Mitchell Roofing	$ 1,500.00	$ 20.00
15001	Ryan Yanez	113 W. 6th Ave.	Reroof home	Mitchell Roofing	$ 2,500.00	$ 20.00
15002	Firesteel Healthcare	1120 E. 7th Ave.	Comm. Reroof	Mitchell Roofing	$ 4,250.00	$ 20.00
15003	Roxanne Larson	1609 Bridle Dr.	Reroof home	Mitchell Roofing	$ 24,000.00	$ 20.00
15004	Patricia Carey	106 N. Harmon Dr	Reroof home	Mitchell Roofing	$ 2,100.00	$ 20.00
15005	Gene Kreutzfeldt	1301 W. Ash Ave.	Reroof home	Mitchell Roofing	$ 6,000.00	$ 20.00
15006	Debra Vangernern	418 E. 10th Ave.	Reroof home	Mitchell Roofing	$ 6,500.00	$ 20.00
15007	Ricardo Munoz	1320 S. Rowley St.	unattched garage	Owner	$ 24,354.00	$ 165.00
15008	Groeneweg Const.	1168 Woods Circle	New Home	Owner	$ 131,300.00	$ 511.00
15009	Groeneweg Const.	1160 Woods Circle	New Home	Owner	$ 135,530.00	$ 522.00
15010	JTZ Propterties LLC	955 Commerce St. #8&9	Bussiness spec. Bldg.	Groeneweg Const.	$ 300,000.00	$ 1,340.00
15011	Vision Quest Bldrs.	1036/1038 Carl Rd.	New Duplex	H-T Const.	$ 270,600.00	$ 860.00
15012	Bruce Buschbach	609 E. 3rd	Reroof home	CE Const.	$ 13,000.00	$ 20.00
15013	Judy Studelska	709 E. 3rd Ave.	Reroof home	CE Const.	$ 15,000.00	$ 20.00
15014	Ryan Aker	1500 Pebble Beach Rd.	Reroof home	CE Const.	$ 16,000.00	$ 20.00
15015	Shelly Collins	907 E. 8th Ave.	Reroof home	CE Const.	$ 15,000.00	$ 20.00
15016	Gay Schulte	1411 E. Hanson Ave.	Reroof home	Major League Const.	$ 12,000.00	$ 20.00
15017	Jerry Rubendall	1413 E. 4th Ave.	Reroof home	Major League Const.	$ 24,000.00	$ 20.00

15018	Bill Rubendall	1421 N. Capital	Reroof home	Major League Const.	$ 14,000.00	$ 20.00
15019	Ken Scholten	2221 N. Davison	Reroof home	Major League Const.	$ 29,000.00	$ 20.00
15020	George Streeman	313 W. 2nd Ave.	Reroof home	Major League Const.	$ 12,500.00	$ 20.00
15021	Kenneth Lyon	1038 E. 3rd Ave.	Reroof home	CE Const.	$ 17,000.00	$ 20.00
15022	Shermin Williams	2207 S. Mentzer	Rework retail space	Vanbuskirk	$ 232,500.00	$ 1,105.00
15023	412 Investments	310 N. Main	Rework retail space	Moenen Roofing	$ 18,000.00	$ 190.00
15024	Eric Ymker	1200 S. Miller St.	Convert living space	Owner	$ 14,000.00	$ 110.00
15025	Reg Mentele	2200 W. 23rd Ave.	30'x36' Shed	Owner	$ 23,760.00	$ 1,656.00
15026	Vikie Sigmund	924 W. 15th Ave.	Reroof home	Darrell Hohn	$ 14,500.00	$ 20.00
15027	Scott Palmer	24905 Sara Ave.	40'x60' Shed	Jesse Hanson	$ 52,800.00	$ 20.00
15028	Darren Reasy	25025 406th Ave.	26'x60' Shed	Owner	$ 34,320.00	$ 211.00
15029	Derrick Krogman	521 E. 1st. Ave.	Reroof home	CE Const.	$ 11,000.00	$ 20.00
15030	Ryan Patzer	816 W. 16th Ave.	Reroof home	CE Const.	$ 23,000.00	$ 20.00
15031	Gary Lurken	918 E. Ash Ave.	Reroof home	CE Const.	$ 18,000.00	$ 20.00
15032	Janelle Parker	616 W. Ash Ave.	Reroof home	CE Const.	$ 14,000.00	$ 20.00
15033	Janelle Parker	819 E. 7th Ave.	Reroof home	CE Const.	$ 11,000.00	$ 20.00
15034	Janelle Parker	919 E. Hanson	Reroof home	CE Const.	$ 10,000.00	$ 20.00
15035	Janelle Parker	412 S. Iowa	Reroof home	CE Const.	$ 20,000.00	$ 20.00
15036	Janelle Parker	519 S. Isadore	Reroof home	CE Const.	$ 12,000.00	$ 20.00
15037	Janelle Parker	420 E. 14th Ave.	Reroof home	CE Const.	$ 14,000.00	$ 20.00
15038	Nick Heisinger	901 E. 6th Ave.	Reroof home	CE Const.	$ 16,000.00	$ 20.00
15039	Gail Norwick	1204 E. 4th Ave.	Reroof home	CE Const.	$ 12,000.00	$ 20.00
15040	Brian and Linda Rose	1425 Pebble Beach Rd.	Reroof home	CE Const.	$ 14,000.00	$ 20.00
15041	Brian and Lara Loken	422 W 3rd.	Reroof home	CE Const.	$ 19,000.00	$ 20.00
15042	Cody Schmitt	901 W. Hanson	Reroof home	CE Const.	$ 15,000.00	$ 20.00
15043	Jensen Design Bld.	1504/1506 W. 20th Ave.	New Duplex	Jensen	$ 286,855.00	$ 900.00
15044	Greg Doctor	1213 Jo-Gene Ct.	Covered Deck	Builders 1st Source	$ 29,000.00	$ 188.00
15045	Tim Storly	1213 Williams Ave.	Reroof home	Major League Const.	$ 15,000.00	$ 20.00
15046	Dan Buekelman	201 N. Duff St.	Reroof home	Major League Const.	$ 20,000.00	$ 20.00
15047	Denny Ruff	1415 E. Hanson Ave.	Reroof home	Major League Const.	$ 15,000.00	$ 20.00
15048	Zach Miller	600 W. 10th Ave.	Reroof home	Major League Const.	$ 15,000.00	$ 20.00
15049	Shane Thill	1512 E. 15th Ave.	Reroof home	Major League Const.	$ 15,000.00	$ 20.00
15050	Assembly of God Church	220 W. 19th Ave.	Comm. Reroof	Major League Const.	$ 45,000.00	$ 265.00
15051	Larry Zimmerman	1519 Pebble Beach Rd.	Reroof home	CE Const.	$ 14,000.00	$ 20.00

15052	Anita Sutherland	900 W. 16th Ave.	Reroof home	CE Const.	$ 32,000.00	$ 20.00
15053	Juanl and Sawyer Gibson	613 E. 3rd. Ave.	Reroof home	CE Const.	$ 15,000.00	$ 20.00
15054	Al Huls	304 E. 3rd Ave.	Reroof home	CE Const.	$ 20,000.00	$ 20.00
15055	Derrick Krogman	621 E 3rd Ave.	Reroof home	CE Const.	$ 19,000.00	$ 20.00
15056	Derrick Krogman	617 E. 3rd Ave.	Reroof home	CE Const.	$ 17,000.00	$ 20.00
15057	Vikie Brown	711 Mitchell Blvd.	Reroof home	CE Const.	$ 38,000.00	$ 20.00
15058	Jim Hohn	613 W. 6th Ave.	Reroof home	CE Const.	$ 6,300.00	$ 20.00
15059	Andrew Haratman	317 E. 4th Ave.	Reroof home	Darrell Hohn	$ 10,000.00	$ 20.00
				TOTALS	$ 2,508,944.00	$ 9,982.00

Sincerely,

John D. Hegg

Building Official

MITCHELL POLICE DEPARTMENT
ACTIVITY REPORT FOR SEPTEMBER 2023

	SEPT 2022	SEPT 2023	YEAR TO DATE 2023
CALLS			
Calls for Service (6 Counties)	829	925	9,358
Calls for Service (City of Mitchell)	**864**	**880**	8,465
Case Reports Written (City Mitchell)	**256**	**212**	1,963
TOTAL CALLS ANSWERED	1949	**2017**	19,786

TRAFFIC STOPS PERFORMED			
Mitchell Police	**172**	**246**	1748
All other counties	**360**	**672**	5223
TOTAL TRAFFIC STOPS	532	**918**	6971

ACCIDENTS			
TOTAL ACCIDENTS REPORTED	23	**22**	223

TICKETS ISSUED	129	**161**	1125

WARNING TICKETS ISSUED	138	**168**	1391

PARKING TICKETS ISSUED	72	**37**	350

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	136	157	210	206	171				1502
Amb. Transfers Out of Town	19	10	9	5	6	10	9	15	10				93
Fire Call Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Total fire calls	29	20	18	27	16	21	36	31	23				221
City fire calls	29	19	17	24	15	19	34	27	22				206
County fire calls	0	1	1	3	1	2	2	4	1				15
EMS assist calls	90	70	23	42	58	47	45	62	53				490
Fire Preven. Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Fire Inspections	5	10	15	11	16	3	3	8	5				76
Consultations/Plans	11	27	12	54	27	21	28	56	39				275
Public Education	0	1	4	1	3	3	2	0	3				17
Fire Investigations	1	0	1	1	0	3	1	0	2				9
Dept. Other Activity	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Total Activities	5	3	4	5	12	10	11	10	10				
Dept. tours	2	1	0	1	7	7	9	5	6				
Public Education	4	2	4	4	5	3	2	5	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

September 2023 monthly Code Enforcement report:

-As of 10/10/23 Code Enforcement is currently monitoring 13 properties in the City of Mitchell.

-Mowing contractors were contacted to mow 8 properties in the city of Mitchell during the month of September.

-The property at 1305 East Havens has new ownership, several loads of scrap metal have been removed as well as vehicles. Will continue to monitor.

Sincerely,

Ryan Erickson | Department of Public Safety
City of Mitchell
201 W. 1st Street, Mitchell. SD 57301
605-995-8400
Ryan.Erickson@cityofmitchellsd.gov

To: Mayor & City Council
Re: Lawn Mowing

Date	Name	Address	Contractor	Admin Fee	Contractor Fee	Total Billed
9/1/2023	Caleb Koerner	1220 South Duff Mitchell, SD	AAA	$100.00	$97.50	$198
9/5/2023	Boyd Reimnitz	901 North Wisconsin Mitchell, SD	AAA	$100.00	$130.00	$230.00
9/5/23	Jonathon Kropp	210 South Montana Mitchell, SD	AAA	$100.00	$130.00	$230.00
9/5/23	Boyd Reimnitz	716 West Ash Mitchell, SD	AAA	$100.00	$130.00	$230.00
9/5/2023	Hanson Homes & Rentals	801 East 1st Mitchell, SD	AAA	$100.00	$97.50	$197.50
9/14/2023	Abul Shaifulla	601 South Edmunds Mitchell, SD	AAA	$100.00	$97.50	$197.50
9/20/2023	CM&ST P RY Company	300 South Capitol Mitchell, SD	AAA			$0.00
9/28/2023	Olson TA Limited Partnership	Spruce and Cabela Dr	AAA			
Total				**$600.00**	**$ 487.50**	**$ 887.50**

Sincerely,

Ryan Erickson
Code Enforcement

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

	Month End		Year to Date		Difference	
	2022	2023	2022	2023	Month End	Year to Date
Elderly Riders	1,474	1,487	13,863	15,396	13	1,533
General Public Riders	599	1,017	6,027	10,209	418	4,182
Handicap Riders	2,362	2,104	21,243	23,687	(258)	2,444
School - Age Riders	2,718	2,919	33,815	32,729	201	(1,086)
Unduplicate						
59 & Under	35	38	708	911	3	203
Elderly 60 & Over	29	16	364	416	(13)	52
Total Rides	7,153	7,527	74,948	82,021	374	7,073
Total Miles	15,327	16,880	175,340	181,652	1,553	6,312

FEBRUARY 2023	Education	Employment	Medical	Nutrition	Same Day	Shopping	Social Rec
Trip Type	3,349	1,821	1,029	60	97	286	885

Transit Fiscal Year End Summary

Palace Transit ridership has increased by 7,073 rides compared to last year. We have also increased effciency by utilizing only 2.21 miles per ride compared to the 2.34 miles used per ride in the previous year.

Prepared by: *Andrea Hamilton -Transit Operations Supervisor*

CITY OF MITCHELL

Monthly - Chemical Inventory at the Water Treatment Plant

Date: 10/1/23

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 ____4100____lbs. or ____2.050____Ton's

Carbon Dioxide ____0____Lbs. or ____0____Ton's

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

CITY OF MITCHELL

MONTHLY WATER TREATMENT CHEMICAL COMSUMPTION REPORT

MONTH / YEAR—September, 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	=	1050# or .525 TON	X	$2.25/LB.	=	$2362.50
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 = $2362.50

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

Finished Water (EFFLUENT) 82.601 MG-----or 2.753 MGD----------or-------- PEAK DAY 3.588 MG

B-Y- Water (INFLUENT) 82.052 MG------ or 2.735 MGD--------or---------- PEAK DAY 3.392 MG

B-Y & RAW WATER TREATED – TOTAL= 82.052 MG --- or 2.735 MGD ----or ----- PEAK DAY 3.392 MG

Chemical cost = 2362.50 = $28.60 per MG or 0.021 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--	1050	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	

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

MONTH --- September YEAR - 2023

Influent -------- 82.052-- Million Gallon's

Effluent ------- 82.601 -- 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------ 1050 lbs. @ $2.25 per lb. = $2,362.50

Total = $2,362.50

Cost per Unit (750 gallon) = $0.021

Cost per 1,000 gallons of water = $0.028

2022 - WATER CONSUMPTION

DATE	Lake Mitchell Influent MG	B-Y Rural Water Influent MG	Effluent to Water Towers MG
9/1/2023	0-MG	3.439	3.385
9/2/2023	0-MG	3.328	3.289
9/3/2023	0-MG	2.858	2.820
9/4/2023	0-MG	3.511	3.476
9/5/2023	0-MG	3.085	3.047
9/6/2023	0-MG	3.214	3.182
9/7/2023	0-MG	2.854	2.928
9/8/2023	0-MG	3.392	3.588
9/9/2023	0-MG	2.883	3.052
9/10/2023	0-MG	2.751	2.886
9/11/2023	0-MG	3.187	3.364
9/12/2023	0-MG	3.012	3.191
9/13/2023	0-MG	3.318	3.508
9/14/2023	0-MG	2.755	2.814
9/15/2023	0-MG	2.908	2.883
9/16/2023	0-MG	2.728	2.708
9/17/2023	0-MG	2.813	2.789
9/18/2023	0-MG	3.35	3.333
9/19/2023	0-MG	2.878	2.788
9/20/2023	0-MG	3.161	3.214
9/21/2023	0-MG	2.403	2.361
9/22/2023	0-MG	2.268	2.220
9/23/2023	0-MG	2.011	1.901
9/24/2023	0-MG	1.838	1.795
9/25/2023	0-MG	2.363	2.294
9/26/2023	0-MG	1.888	1.853
9/27/2023	0-MG	2.144	2.156
9/28/2023	0-MG	2.166	2.174
9/29/2023	0-MG	1.869	1.912
9/30/2023	0-MG	1.677	1.690
TOTALS	0-MG	82.052	82.601

Utilities Superintendent-Jon Vermeulen

Date	Source	Site	Chlorine PPM 0.5PPM-4.00PPM	Bacteria
9/5/2023	Dakota MED Special	#6	2.38	Absent
9/5/2023	Erickson Oil	#7	2.00	Absent
9/5/2023	City Library	#12	2.42	Absent
9/5/2023	City Park Dept	#13	2.59	Absent
9/5/2023	Casey's	#4	2.15	Absent
9/5/2023	Holy Family Church	#17	2.48	Absent
9/5/2023	Brady Memorial Home	#19	2.47	Present
9/5/2023	Abra Body Shop	#20	2.42	Absent
9/12/2023	Arnies	#8	2.70	Absent
9/12/2023	Wesley Acres	#9	2.47	Present
9/12/2023	Culvers	#10	2.21	Absent
9/12/2023	Moose Lodge	#11	2.95	Absent
9/12/2023	City Hall	#15	2.58	Absent
9/12/2023	Mitchell Tech	#16	2.70	Absent
9/12/2023	Mitchell Middle School	#18	2.64	Absent
Average			**2.48**	**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** OCT 2 23

Monthly Billing Statement

Date Read	Present Reading	Previous Reading	Total Gallons Used	Water Charge	Non Water Charge	Amount
OCT 1 23	13,991,981,000	13,909,705,000	82,276,000	101,199.48		101,199.48
						0.00

B-Y WATER
602-43330-42850

JV

Balance Due Upon Receipt $101,199.48

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

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

OCT 2 23

CUST ACCT # **06771**

Date Read	Present Reading	Previous Reading	Total Gallons Used	Water Charge	Non Water Charge	Amount
OCT 1 23	13,991,981,000	13,909,705,000	82,276,000	101,199.48		101,199.48
						0.00

Service Address

Balance Due Upon Receipt $101,199.48

+ 11,285.50

Remit to:

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

TOTAL PAYMENT $ 112,484.98

CITY OF MITCHELL
612 N. MAIN STREET
MITCHELL SD 57301

06771

OCT 2 23

CUST ACCT # **06771**

Date Read	Present Reading	Previous Reading	Total Gallons Used	Water Charge	Non Water Charge	Amount
OCT 1 23	13,991,981,000	13,991,981,000	0	11,285.50		11,285.50
OVERAGE CHARGE						
						0.00

Service Address

Balance Due Upon Receipt $ 11,285.50

Remit to:

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

TOTAL PAYMENT $ ▪

City of Mitchell Water Rate Charged

10/2/2023

	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: 9 **Year:** 2023 **Billing Month:** 10

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	3,455,000	805,000	3,455,000	$4,249.65	250,000	$250.00	250,000	$375.00	305,000	$610.00	$5,484.65
2	3,342,000	692,000	3,342,000	$4,110.66	250,000	$250.00	250,000	$375.00	192,000	$384.00	$5,119.66
3	2,864,000	214,000	2,864,000	$3,522.72	214,000	$214.00	0	$0.00	0	$0.00	$3,736.72
4	3,520,000	870,000	3,520,000	$4,329.60	250,000	$250.00	250,000	$375.00	370,000	$740.00	$5,694.60
5	3,113,000	463,000	3,113,000	$3,828.99	250,000	$250.00	213,000	$319.50	0	$0.00	$4,398.49
6	3,349,000	699,000	3,349,000	$4,119.27	250,000	$250.00	250,000	$375.00	199,000	$398.00	$5,142.27
7	2,732,000	82,000	2,732,000	$3,360.36	82,000	$82.00	0	$0.00	0	$0.00	$3,442.36
8	3,494,000	844,000	3,494,000	$4,297.62	250,000	$250.00	250,000	$375.00	344,000	$688.00	$5,610.62
9	2,941,000	291,000	2,941,000	$3,617.43	250,000	$250.00	41,000	$61.50	0	$0.00	$3,928.93
10	2,729,000	79,000	2,729,000	$3,356.67	79,000	$79.00	0	$0.00	0	$0.00	$3,435.67
11	3,139,000	489,000	3,139,000	$3,860.97	250,000	$250.00	239,000	$358.50	0	$0.00	$4,469.47
12	2,861,000	211,000	2,861,000	$3,519.03	211,000	$211.00	0	$0.00	0	$0.00	$3,730.03
13	3,330,000	680,000	3,330,000	$4,095.90	250,000	$250.00	250,000	$375.00	180,000	$360.00	$5,080.90
14	2,743,000	93,000	2,743,000	$3,373.89	93,000	$93.00	0	$0.00	0	$0.00	$3,466.89
15	2,902,000	252,000	2,902,000	$3,569.46	250,000	$250.00	2,000	$3.00	0	$0.00	$3,822.46
16	2,983,000	333,000	2,983,000	$3,669.09	250,000	$250.00	83,000	$124.50	0	$0.00	$4,043.59
17	2,896,000	246,000	2,896,000	$3,562.08	246,000	$246.00	0	$0.00	0	$0.00	$3,808.08
18	3,011,000	361,000	3,011,000	$3,703.53	250,000	$250.00	111,000	$166.50	0	$0.00	$4,120.03
19	3,199,000	549,000	3,199,000	$3,934.77	250,000	$250.00	250,000	$375.00	49,000	$98.00	$4,657.77
20	2,824,000	174,000	2,824,000	$3,473.52	174,000	$174.00	0	$0.00	0	$0.00	$3,647.52
21	2,456,000	0	2,456,000	$3,020.88	0	$0.00	0	$0.00	0	$0.00	$3,020.88
22	2,239,000	0	2,239,000	$2,753.97	0	$0.00	0	$0.00	0	$0.00	$2,753.97
23	2,114,000	0	2,114,000	$2,600.22	0	$0.00	0	$0.00	0	$0.00	$2,600.22
24	2,079,000	0	2,079,000	$2,557.17	0	$0.00	0	$0.00	0	$0.00	$2,557.17
25	2,336,000	0	2,336,000	$2,873.28	0	$0.00	0	$0.00	0	$0.00	$2,873.28
26	1,871,000	0	1,871,000	$2,301.33	0	$0.00	0	$0.00	0	$0.00	$2,301.33
27	2,020,000	0	2,020,000	$2,484.60	0	$0.00	0	$0.00	0	$0.00	$2,484.60
28	1,922,000	0	1,922,000	$2,364.06	0	$0.00	0	$0.00	0	$0.00	$2,364.06
29	2,025,000	0	2,025,000	$2,490.75	0	$0.00	0	$0.00	0	$0.00	$2,490.75
30	1,787,000	0	1,787,000	$2,198.01	0	$0.00	0	$0.00	0	$0.00	$2,198.01
31	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
TOTALS	**82276000**	**8,427,000**	**82,276,000**	**$101,199.48**	**4,349,000**	**$4,349.00**	**2,439,000**	**$3,658.50**	**1,639,000**	**$3,278.00**	**$112,484.98**

Previous Month Read =	13,909,705,000
Current Month Read =	13,991,981,000
Current Month Use =	82,276,000

	Total Cost	Gallons Used	Base Cost	Cost Over 2.65MGD
Days billed in September =	$112,484.98	82,276,000	$101,199.48	$11,285.50
Days carried from previous month =	$0.00	0	$0.00	$0.00
Total bill for September =	$112,484.98	82,276,000	$101,199.48	$11,285.50

Days that will be billed in October = $0.00

Note: October billing meter was read on October 2nd therefore no September days will be included in November billing.

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

Airport Report September 2023

Mowing and turf maintenance continued throughout the month. Airfield lighting repairs, runway inspections and maintenance advisories were maintained throughout the month. All equipment received regular schedule maintenance and repairs. Remarking of taxiways A & C is now complete. Krohmer plumbing has completed the installation of the new boiler in the SRE 1 building. The system may need some final adjustments during the first cold spell but is ready for service. The 2023 DOT airport inspection was completed on 9/27/23. No issues were noted . The report will be presented when available. Planning for the 2024 pavement maintenance program will include a seal coat and remarking of the ILS runway 13-31.

virtower
Airport Operations Tracking

VirTower LLC
13721 Jetport Commerce Pkwy, Suite 2
Fort Myers FL 33913
Phone +1 888 31 70 747
virtower.com | info@virtower.com

Airport Operations
Snapshot Local Time
Start Date 05/01/2023 00:00 LT
End Date 09/30/2023 23:59 LT

Creation 10/02/2023 09:15
User Mike_Scherschligt
Customer ID KMHE

Summary

Landings		Take-Offs		Totals	
Single Engine	1254	Single Engine	1293	Single Engine	2547
Single Engine Turbine	30	Single Engine Turbine	30	Single Engine Turbine	60
Multi Engine	141	Multi Engine	137	Multi Engine	278
Multi Engine Turbine	63	Multi Engine Turbine	65	Multi Engine Turbine	128
Business Jet	123	Business Jet	117	Business Jet	240
Helicopter	4	Helicopter	7	Helicopter	11
Military	3	Military	2	Military	5
Other	1	Other	2	Other	3
TOTAL	**1619**	**TOTAL**	**1653**	**TOTAL**	**3272**

FAA AAC/ADG Summary

Landings		Take-Offs		Totals	
A1	1287	A1	1319	A1	2606
A2	25	A2	24	A2	49
B1	155	B1	153	B1	308
B2	82	B2	82	B2	164
B3	5	B3	5	B3	10
C1	4	C1	1	C1	5
C2	3	C2	3	C2	6
C3	1	C3	1	C3	2
D2	1	D2	1	D2	2
D3	1	D3	1	D3	2
HEL	4	HEL	7	HEL	11
UKN	51	UKN	56	UKN	107
TOTAL	**1619**	**TOTAL**	**1653**	**TOTAL**	**3272**

Operations by Aircraft Type

Single Engine		Single Engine Turbine		Multi Engine		Multi Engine Turbine		Business Jet		Jet 2		Jet NB		Jet 4		Jet WB		Helicopter	
108	2	AT802	1	B55	2	B350	2	BE40	4									B407	2
7EC	4	C208	2	B58	4	BE20	37	C25A	4									EC45	3
7GCBC	4	M600	4	B60	1	BE30	2	C25C	12									Others	6
AA5	1	P46T	6	C337	16	BE9L	24	C25M	12										
B23	2	PC12	45	C414	79	C425	47	C501	2										
B33	19	TBM8	2	C421	52	C441	4	C510	115										
B35	27			G58	4	SC7	2	C525	17										
B36	56			GA7	112	SW4	10	C550	2										
C140	4			PA30	4			C560	6										

virtower
Airport Operations Tracking

VirTower LLC
13721 Jetport Commerce Pkwy, Suite 2
Fort Myers FL 33913
Phone +1 888 31 70 747
virtower.com | info@virtower.com

Airport Operations
Snapshot Local Time
Start Date 05/01/2023 00:00 LT
End Date 09/30/2023 23:59 LT

Creation 10/02/2023 09:15
User Mike_Scherschligt
Customer ID KMHE

LANDING RWY 13	578
LANDING RWY 18	387
LANDING RWY 31	483
LANDING RWY 36	171
TAKEOFF RWY 13	619
TAKEOFF RWY 18	281
TAKEOFF RWY 31	523
TAKEOFF RWY 36	230
T&G RWY 13	152
T&G RWY 18	195
T&G RWY 31	143
T&G RWY 36	68
TOTAL	**3830**

This report was generated using sensors monitoring aircraft operations at the selected airport and may not contain aircraft that do not have ADS-B. Airports that have multiple sensors deployed will also feature aircraft fitted with transponders only. The information presented is correct to the best of our knowledge from available sensors at the time: Les Goldsmith, President VirTower LLC

SD DEPARTMENT OF TRANSPORTATION

Division of Finance & Management
Office of Air, Rail & Transit
700 East Broadway Avenue
Pierre, SD 57501
O: 605.773-3574 | F: 605.773.2804
dot.sd.gov

October 2, 2023

Mr. Mike Scherschligt
Airport Manager
612 N Main St
Mitchell, SD 57301

RE: Airport Inspection

Dear Mr. Scherschligt:

Thanks for taking the time to discuss the annual airport inspection of the Mitchell airport when we were there last Wednesday. The airport looked Excellent!

Enclosed is a copy of the inspection report. Please contact me if any errors are found or if you have any questions. The office of Aeronautics and the FAA greatly appreciates your efforts in providing a safe airport for the general aviation community.

Sincerely,

Tom Koch

Tom Koch
SDDOT Airport Inspector

Airport Identifier	South Dakota Airport Inspection Report	Date of Inspection
MHE		September 27, 2023

Airport Name	Airport Manager
Mitchell Municipal Airport	Mike Scherschligt

Airport Reference Code	Airport Manager Phone number	Airport Manager email
C-III	605-770-4594	mjs3@mitchelltelecom.net

Runway

Rwy # 13 / 31 Length: 6700 Width: 100

Surface: Asphalt Condition: ☐Excellent ☑Good ☐Fair ☐Poor

Type Markings: PIR

Displaced Threshold: ☐Yes ☑No

Rwy:____/____'

Rwy:____/____'

Pri Surface free of Obstructions: ☑Yes ☐No

Rwy End/Edge Condition: ☑Good ☐Fair ☐Poor

Runway Safety Area Clear: ☑Yes ☐No

Rwy Markings: ☑Good ☐Fair ☐Poor ☐N/A

Rwy Delineation: ☐Marker Cones ☑Lights ☐Other

Remarks:

Cross Wind Runway

Rwy # 18 / 36 Length: 5513 Width: 100

Surface: Asphalt Condition: ☐Excellent ☐Good ☑Fair ☐Poor

Type Markings: NPI

Pri Surface free of Obstructions: ☑Yes ☐No

Rwy End/Edge Condition: ☐Good ☑Fair ☐Poor

Runway Safety Area Clear: ☑Yes ☐No

Rwy Markings: ☑Good ☐Fair ☐Poor ☐N/A

Rwy Delineation: ☐Marker Cones ☑Lights ☐Other

Remarks: REIL's were out at the 18 end - REIL's are no longer supported and manager is trying to find parts.

Taxiways

Surface Condition: ☑Good ☐Fair ☐Poor

Markings: ☑Good ☐Fair ☐Poor ☐ N/A

Edge Conditions: ☑Good ☐Fair ☐Poor ☐N/A

Signage Correct: ☑Yes ☐No ☐N/A

Remarks:

Apron/Ramp

Surface Condition: ☐Good ☑Fair ☐Poor

Markings: ☐Good ☑Fair ☐Poor ☐N/A

Tie Down Condition: ☐Good ☑Fair ☐Poor ☑N/A

Airfield Fenced: ☑Yes ☐No If Yes, How High: 10 ft

Wildlife Fence: ☑Yes ☐No

Remarks:

Part 77

Rwy End 13 Category: C

Approach Surface Slope: 50:1 Primary Surface Width: 100

Rwy End 31 Category: PIR

Approach Surface Slope: 50:1 Primary Surface Width: 100

Lighting

Rwy Lighting: ☐LIRL ☐MIRL ☑HIRL ☐None

Lights out or missing: ☑No ☐Yes If Yes how many: ____

Threshold Lights Correct: ☑Yes ☐No ☐NSTD

Rotating Beacon Operational: ☑Yes ☐No ☐N/A

Wind Cone Lighted: ☑Yes ☐No

Lighting Control: ☑PCL ☐Photocell ☐Manual

VGSI: Installed ☑Yes ☐No If Yes is it functioning ☑Yes ☐No

Remarks:

Fueling

Type Fuel Available: ☑Jet A ☑100LL ☐MOGAS ☐None

Type Fueling System: ☑Full Service ☐Self Service

Fire Extinguishers: Qty: 3 Type: Dry Chemical

Last Inspected: 10/2022

Emergency Shutoff(s) properly located: ☑Yes ☐No

Bonding Wires in good condition: ☑Yes ☐No

Remarks:

NAVAIDS

Windcone: ☑Yes ☐No ☑Lighted

Segmented Circle: ☑Yes ☐No ☐Lighted

Wind Tee: ☑Yes ☐No ☐Lighted

AWOS Freq: 124.175 ☐N/A GCO Freq: ____ ☑N/A

Remarks:

Documents

Wildlife Management Plan: ☑Yes ☐No

Has airport had a wildlife site visit or wildlife hazard assessment: ☑Yes ☐No
If Yes the date of the visit:

NOTAM Authorized Users list current: ☑Yes ☐No

Does airport have a state wildlife depredation permit: ☑Yes ☐No

Remarks:

Based Aircraft

Is Based Aircraft Database updated for current year:

☑Yes ☐No ☐N/A

Additional Remarks:

Airport and mowing looked Excellent!

Inspector: Tom Koch *Tom Koch* Date: October 2, 2023

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 09/27/2023
AFD EFF 09/07/2023
FORM APPROVED OMB 2120-0015

> 1 ASSOC CITY: MITCHELL
> 2 AIRPORT NAME: MITCHELL MUNI
3 CBD TO AIRPORT (NM): 3 N
4 STATE: SD
6 REGION/ADO: AGL /DMA
LOC ID: MHE
5 COUNTY: DAVISON, SD
7 SECT AERO CHT: OMAHA
FAA SITE NR: 22741.*A

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: CITY OF MITCHELL
> 12 ADDRESS: 612 N MAIN ST.
MITCHELL, SD 57301
> 13 PHONE NR: 605-995-8420
> 14 MANAGER: MIKE SCHERSCHLIGT
> 15 ADDRESS: 621 WEST 5TH
MITCHELL, SD 57301
> 16 PHONE NR: 605-770-4594
> 17 ATTENDANCE SCHEDULE:

MONTHS	DAYS	HOURS
ALL	ALL	0800-1800

SERVICES

> 70 FUEL: 100LL A
> 71 AIRFRAME RPRS: MAJOR
> 72 PWR PLANT RPRS: MAJOR
> 73 BOTTLE OXYGEN: NONE
> 74 BULK OXYGEN: NONE
75 TSNT STORAGE: HGR TIE
76 OTHER SERVICES: AFRT,AGRI,CHTR, INSTR,RNTL,SALES

BASED AIRCRAFT

90 SINGLE ENG: 22 ~~25~~
91 MULTI ENG: 2 ~~3~~
92 JET: 1
93 HELICOPTERS: 2 ~~0~~
TOTAL: ~~29~~ 27
94 GLIDERS: 0
95 MILITARY: 0
96 ULTRA-LIGHT: 0

18 AIRPORT USE: PUBLIC
19 ARPT LAT: 43-46-29.359N ESTIMATED
20 ARPT LONG: 98-2-19.015W
21 ARPT ELEV: 1304.4 SURVEYED
22 ACREAGE: 1,376
> 23 RIGHT TRAFFIC: NO
> 24 NON-COMM LANDING: NO
25 NPIAS/FED AGREEMENTS: YES / NGRY
> 26 FAR 139 INDEX: /

FACILITIES

> 80 ARPT BCN: WG
> 81 ARPT LGT SKED: SEE RMK
BCN LGT SKED: SS-SR
> 82 UNICOM: 122.800
> 83 WIND INDICATOR: YES-L
84 SEGMENTED CIRCLE: YES
85 CONTROL TWR: NO
86 FSS: HURON
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER: 0
102 AIR TAXI: 580
103 G A LOCAL: 9,100
104 G A ITNRNT: 5,200
105 MILITARY: 60
TOTAL: 14,940

OPERATIONS FOR 12 MONTHS ENDING 05/28/2020

RUNWAY DATA

		18/36	13/31
> 30 RUNWAY IDENT:		**18/36**	**13/31**
> 31 LENGTH:		5,513	6,701
> 32 WIDTH:		100	100
> 33 SURF TYPE-COND:		ASPH-F	ASPH-G
> 34 SURF TREATMENT:		PFC	NONE
35 GROSS WT:	S	35.0	55.0
36 (IN THSDS)	D	90.0	90.0
37	2D	110.0	120.0
38	2D/2DS		
> 39 PCN / PCR:			

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:	MED	HIGH
> 42 RWY MARK TYPE-COND:	NPI- F / NPI- F	PIR- G / PIR- G
> 43 VGSI:	P4L / P4L	P4L / P4L
44 THR CROSSING HGT:	55 / 50	45 / 61
45 VISUAL GLIDE ANGLE:	3.00 / 3.00	3.00 / 3.00
> 46 CNTRLN-TDZ:	N - N / N - N	N - N / N - N
> 47 RVR-RVV:	- N / - N	- N / - N
> 48 REIL:	Y / N	Y /
> 49 APCH LIGHTS:	/	/ MALSR

OBSTRUCTION DATA

50 FAR 77 CATEGORY:	B(V) / B(V)	C / PIR
> 51 DISPLACED THR:	/	/
> 52 CTLG OBSTN:	/	/
> 53 OBSTN MARKED/LGTD:	/	/
> 54 HGT ABOVE RWY END:	/	/
> 55 DIST FROM RWY END:	0 / 0	0 / 0
> 56 CNTRLN OFFSET:	/	/
57 OBSTN CLNC SLOPE:	50:1 / 50:1	50:1 / 50:1
58 CLOSE-IN OBSTN:	N / N	N / N

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/
> 62 ACLT STOP DIST AVBL (ASDA):	/	/
> 63 LNDG DIST AVBL (LDA):	/	/

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 017 FOR ATTENDANT OTHER HRS CALL 605-996-1228.
A 070 FUEL AVBL 24 HRS A DAY.
A 081 ACTVT MALSR RWY 31, REIL RWY 13 & 18, PAPI RWY 13, 31, 18 & 36 , HIRL RWY 13/31; MIRL RWY 18/36 - CTAF.
A 110-001 MIGRATORY BIRDS ON & INVOF ARPT.
A 110-002 ULTRALGT ACTVT ON & INVOF ARPT.
A 110-003 FOR CD IF UNA TO CTC ON FSS FREQ, CTC MINNEAPOLIS ARTCC AT 651-463-5588.

111 INSPECTOR: (S) 112 LAST INSP: 05/28/2020 113 LAST INFO RES:

Mitchell
AREA CHAMBER
OF COMMERCE

Mitchell
CONVENTION &
VISITORS BUREAU

Mitchell
AREA DEVELOPMENT
CORPORATION

QUARTER 3 REPORT 2023

Mitchell Area Chamber of Commerce

New members

Michelle's Mad Batter
Thune's True Value
My Place Hotels
Superior Buds
Q Jewelry
South Dakota Department of Revenue
Little Learners LLC
Mya's Teriyaki
Rattazzi's Locker Smokehouse & Retail
Valley View Villa
Rowdy Ram Lounge & Casino
AJ's Contracting LLC

Ribbon cuttings

Kore Cares In-Home Services
Rattazzi's Locker Smokehouse & Retail
Rowdy Ram Lounge & Casino

Goodwill of the Great Plains
Avera Therapy
Orthopedic Institute
Mya's Teriyaki

1

Agri-Business

Dakotafest (8/15-17)

Dakotafest Women's Brunch & Vendor Fair (8/16)

2

Government Affairs

Leadership Mitchell

- Session 1 - Orientation & Program Overview (9/21)

3

Connect Mitchell

First Friday Coffee

- BankWest (7/7)
- Your Shop (9/1)

Groundbreaking @ Zion Lutheran Church (9/21)

Mix & Mingles

- **Dental Designs** (7/18)

Lunch & Learn (7/20)

- Start Today SD Apprenticeship Programs with SD Dept. of Labor & Regulation

Collegepalooza (9/7)

Mitchell Convention & Visitors Bureau

1

Corn Palace & Indian Village Billboard

The Convention & Visitors Bureau has recently installed a new billboard on I-90. This billboard features both the Corn Palace and the Pre-historic Indian Village, Mitchell's top two tourist destinations. Our hope with this billboard is to target families traveling to Mitchell and get them to stay even after they visit the Corn Palace. The billboard is located on I-90 West right by the Riverside exit.

2

Tourism Marketing Campaign

The CVB has been working with a production and marketing company, Amperage, to create a new marketing campaign that focuses on overnight travel. We had a production team come in to take photos and film a new commercial that is all centered around tourism. This campaign will include using mediums like billboards, YouTube, paid search, email marketing, streaming audio, and Facebook/Instagram. Targeting other states in the Midwest, we hope to encourage families to spend some time and stay overnight in Mitchell.

3

Palace City Pre-Sturgis Party

The CVB led the marketing efforts for the 2023 Palace City Pre-Sturgis Party. We expanded our efforts this year and hope to do more in the upcoming years. We used mediums such as digital billboards, print, social media, email marketing, online, and radio to hit different audiences.

Mitchell Area Development Corporation

Workforce Development

Incentive Program

MADC is rolling out a pilot program for out-of-state workers moving to Mitchell. A family can receive $1,000 to help with their moving costs by showing their rental agreement or purchase agreement for housing and paycheck for a full-time (32+ hours/week).

Workforce Wednesday Hiring Event

City-wide, On-site hiring events were held in July and August 2023. October's Workforce Wednesday Hiring Event hosted a drive-through at KORN on 10/4 – KORN partnered with the MADC and DLR for a new twist on our regular hiring event: 50 bags will be handed out to job seekers between 11 a.m.-1 p.m. on 10/4. Employers are encouraged to put a summary of their open positions along with swag or a treat to include in a bag.

Workforce Housing

In-fill Lot Development

The house on 622 N Duff has been sold. MADC is expecting 2 Governor's Houses around year-end and are working on purchasing 2 lots within existing housing developments.

Home Rehabilitation Grants

We received $214,000 of home rehab grant funding for 2024 from SD Housing's HOME program at their Sept. 11 meeting and $5,000 from the MACF. $50,000 pending FNBO. The Home Rehabilitation Grant program continues to make progress in assisting elderly and income-eligible individuals with essential home repairs and updates. As of the end of this quarter, we have completed two rehabilitation projects in Mitchell with a total improvement cost of $15,000. We currently have 10 ongoing projects with a wide range of improvements.

Housing Developments

- ***South Lake***
  - A TIF is pending the grant application for $925,000 for infrastructure. 37 single family units are planned.
- ***Ridgeview on Foster***
  - A groundbreaking is planned for 10/11 at 10 a.m. SD Housing $1,026,000 grant application for infrastructure funding is pending. 54 single family units are planned.
- ***Lloyd's Low-Income Apartments***
  - They have submitted an application for South Dakota Housing Tax Credits for two 34-unit low-income apartment buildings located in the South Point Development near Menards. Mitchell Area Housing Inc. has been asked to act as the developer as part of the requirement for the South Dakota Housing Tax Credit program.

Mitchell Area Development Corporation

Business Recruitment/Retention

High Plains Processing (Soybean Processing Plant)
A Groundbreaking was held for High Plains Processing on 9/19 with a good turnout of investors and board members. A meeting was held with Davison County Commission, Mitchell-Rapid City (MRC) Railroad Authority, A1 Development Solutions and Department of Transportation (DOT) regarding loan funding through the Rail Trust Fund for the new soybean processing plant.

West Extension of 15th Ave
SPN/MADC are inviting bids for the extension of the road. The bid opening will be at 2 p.m. on 10/5 at the Chamber of Commerce office. TIF 31 will be in front of the Planning Commission on Oct. 10 and in front of the City Council on 10/16.

Performance Pet Products
A Groundbreaking was held on 9/18 on the 3rd phase of Performance Pet's expansion on their plant.

Quality Wood
A purchase agreement has been signed for the sale of MADC land to the Honermans to develop Quality Wood.

Pillsbury Land
Land transferred to the Mount Vernon Economic Development Group.

620 N Lawler
Purchase Agreement has been signed for the City to purchase the property for $180,000.

Proposed MADC Industrial Park
A letter of intent to purchase land has been signed and involved parties are waiting for a proposal from Davison Rural Water.

Tourism
The Chamber/MADC fiscal year came to an end on 9/30/23 and sales were a total of $1,300,478 - up $54,568 over the last fiscal year for a 4.4% increase. This is the 2nd best year for the Tourism Division.

Community Development

Daycare
Little Learners is completing renovations to the south side of MADC's building with the installation of fire sprinklers throughout the facility to comply with daycare requirements. Renovations on the south side need to be completed before closing, which should be around the end of the year.

Community Concierge
The Community Concierge program has hosted 2 newcomer events held at local Mitchell businesses including Area Community Theater and Board & Brush. The newcomer group has around 50 members and plans to host their next Newcomer Event in October at Michelle's Mad Batter.

Mitchell Area Inclusion Coalition
The first 'Welcoming Week' in Mitchell was held 9/5-9/13, which kicked off with a Mayoral proclamation, followed by Collegepalooza on 9/7 in the Corn Palace Plaza, and a well-attended Meet and Greet with local law enforcement on 9/13 at the UCC Church.

Dakota Heartland Development Association

1

Business Development

Mitchell Region – Attended the Groundbreaking of $500 million High Plains Processing facility.

2

Housing Development

Corsica & Armour – Two Governor's Homes have been placed on in-fill lots to help alleviate workforce housing shortages.

3

Advocacy

Parkston & Corsica – Attended & Promoted Open Houses in Parkston & Corsica for completed housing units in development corp. owned housing subdivisions.

CITY OF MITCHELL
RAFFLE PERMIT

Date of Application: 9/27/23

Organization: Mitchell Area Council of the Arts

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

_____ Chartered veterans' organization
X 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: Danna Kolbeck

Address: 1605 N Minnesota Mitchell, SD

Phone #: 605 770 9043

Email: Dannamkolbeck@gmail.com

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

Dates of Ticket Sales: 10/28/23 – 11/11/23

Date of Raffle Drawing: ~~11/4/23~~ 11/11/23

Value of Raffle Prize: $250 Starting pot w/ 50/50 tickets for $5/ea

Proceeds Benefitting: Mitchell area Council of the Arts

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

Date Received: 9-28-2023

For Finance Office Use Only:

Council Approval Date: _____

Signature:

_____
Finance Officer

CITY OF MITCHELL
RAFFLE PERMIT

Date of Application: 9-28-2023

Organization: St. John Paul II

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
_X_ Educational organization
_____ Local civic or service club
_____ Volunteer fire department

Contact Information:

Name: Renee LeBrun

Address: 1510 W Elm

Phone #: 605-996-2365

Email: renee.lebrun@k12.sd.us

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

Dates of Ticket Sales: 1-12-2024 to 2-18-2024

Date of Raffle Drawing: 1-19, 1-26, 2-9, 2-16

Value of Raffle Prize: $50 per drawing

Proceeds Benefitting: St. JPII School

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

Date Received: 10-2-23

For Finance Office Use Only:

Council Approval Date: _____

Signature:

_____
Finance Officer

995-8054

CITY OF MITCHELL
RAFFLE PERMIT

Date of Application: ~~10~~-10-23

Organization: Big Friend Little Friend of the Mitchell Area

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

_____Chartered veterans' organization
x 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: Linda McEntee

Address: 104 W 5th Mitchell, SD 57301

Phone #: 6052924444

Email: mitchellbflf@gmail.com

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

Dates of Ticket Sales: December 1, 2023 - February 3, 2024

Date of Raffle Drawing: February 3, 2024

Value of Raffle Prize: Various prizes with values of $20 - $200

Proceeds Benefitting: Big Friend Little Friend of the Mitchell Area

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

Date Received: 10-10-2023

For Finance Office Use Only:

Council Approval Date: _____

Signature:

_____
Finance Officer

PAY ESTIMATES FOR OCTOBER 16, 2023

CONTRACTORS	PROJECT	P.E. #	AMOUNT	PAID TO DATE	CONTRACT AMOUNT
Quality Cut-Lawn & Snow	#2019-53R2 Mitchell Airport Snow Removal	#1-2023	$ 8,666.66	$ 8,666.66	$ 65,000.00
Helms & Associates	AIP '28 Airport ALP/Master Plan	#27	$ 3,719.63	$ 282,691.78	$ 371,962.87
Rice Lake West	#2020-20 Mitchell Pump Station Above Ground	#5	$ 639,404.79	$ 4,023,205.09	$ 11,518,800.00
Geo-Tek Engineering & Testing	#2020-20 Mitchell Pump Station Above Ground	#4	$ 2,583.00	$ 19,508.00	$ 42,950.00
Barr Engineering Co.	#2021-20 Lake Mitchell - Phase II	#PH2-18	$ 3,628.40	$ 471,829.52	$ 767,500.00
Helms & Associates	#2021-30 New Recycling Bldg at Landfill	#11	$ 50,822.50	$ 86,639.70	$ 106,505.00
PKG Contracting Inc.	#2021-31 North Waste Water Improvements	#16	$ 732,790.00	$ 12,590,763.90	$ 15,796,900.00
GeoTek Engineering & Testing	#2021-31 North WWTP Improvements	#10	$ 1,484.00	$ 44,468.65	
Schemmer Associates	#2021-50 Rec. Fitness Room-Phase II	#23	$ 110.00	$ 34,622.61	$ 34,160.00
Rexwinkel Concrete Inc.	#2022-34 Cadwell Park Crows Nest & Shad St.	#1	$ 93,195.00	$ 93,195.00	$ 560,000.00
Civil Design Inc.	#2023-1 Gun Range	#5	$ 1,400.00	$ 9,827.50	$ 11,000.00
	TOTALS		$ 1,537,803.98	$ 17,665,418.41	$ 29,274,777.87

Prepared by Deb Hanson-Sudbeck

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1110 CITY COUNCIL BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-04015	CORN PALACE					
		I-MIT10022023	101-41110-42600	SUPPLIES & MA CITY COUNCIL WATER	199125	14.75
				DEPARTMENT 1110 CITY COUNCIL TOTAL:		14.75

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1210 MAYOR'S OFFICE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00971	MAXIMUM PROMOTIONS INC					
		I-47115	101-41210-43300	VETERAN'S PAR VETERANS PARK FLAG REPAIR	199181	55.39
01-01518	VERIZON WIRELESS					
		I-9945573847	101-41210-42800	UTILITIES-TEL ACCT #886931646-00001	199251	46.88
01-09960	ROBERT B EVERSON JR					
		I-10102023	101-41210-42700	TRAVEL, CONFE SDML-RAPID CITY MEALS,MILEAGE	199148	339.09
				DEPARTMENT 1210 MAYOR'S OFFICE TOTAL:		441.36

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1220 CITY ADMINISTRATOR BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	101-41220-42800	UTILITIES-TEL ACCT #00223662-2	199194	0.31
01-08815	STEPHANIE ELLWEIN					
		I-10102023	101-41220-42700	TRAVEL, CONF, SDML-RAPID CITY MEALS	199145	34.00
		I-101023	101-41220-42700	TRAVEL, CONF, ICMA-AUSTIN TX MEALS,EXPENSES	199145	373.19
				DEPARTMENT 1220 CITY ADMINISTRATOR TOTAL:		407.50

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1230 ADMINISTRATIVE BOARDS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	101-41230-42800	UTILITIES-TEL ACCT #00223662-2	199194	0.27
				DEPARTMENT 1230 ADMINISTRATIVE BOARDS TOTAL:		0.27

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1410 ATTORNEY'S OFFICE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06739	THOMSON REUTERS - WEST					
		I-849022867	101-41410-42610	WEST GROUP LA ONLINE SOFTWARE SUBSCRIPTION	199243	800.80
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	101-41410-42810	UTILITIES-TEL ACCT #00223662-2	199194	0.16
				DEPARTMENT 1410 ATTORNEY'S OFFICE TOTAL:		800.96

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1420 FINANCE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-04361	MICHELLE BATHKE					
		I-10102023	101-41420-42700	TRAVEL SDML-RAPID CITY MEALS, MILEAGE	199100	316.54
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	101-41420-42800	UTILITIES - T ACCT #00223662-2	199194	3.29
				DEPARTMENT 1420 FINANCE	TOTAL:	319.83

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1440 HUMAN RESOURCES BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00936	DOUG CUNNINGHAM						
		I-09262023	101-41440-42220	CDL TRAINING	CDL EXPENSES	199128	35.00
01-01590	MCLEOD'S PRINTING						
		I-70209	101-41440-42600	SUPPLIES & MA	LABELS,LAMINATING PAPER	199183	62.98
01-06686	LIZ KITCHENS						
		I-10102023	101-41440-42700	TRAVEL,DUES,R	SDML-RAPID CITY MEALS,MILEAGE	199172	313.48
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-41440-42800	UTILITIES	ACCT #00223662-2	199194	0.75
01-07326	EMERGENCY EDUCATION ASS						
		I-1068	101-41440-42630	AED REPLACEME	CPR TRAINING	199146	3,080.00
01-08711	ONE SOURCE THE BACKGROU						
		I-2022138405	101-41440-42210	PROFESSIONAL	BACKGROUND CHECK	199208	274.00
01-09650	CONNECTIONS INC EAP						
		I-09292023	101-41440-42230	EMPLOYEE ASSI	2023 4TH QUARTER PAYMENT	199122	2,334.15
01-10283	AVERA PATIENT FINANCIAL						
		I-MK6000950586	101-41440-42231	EMPLOYEE PHYS	ACCT #MK6000950586	199094	640.77
					DEPARTMENT 1440 HUMAN RESOURCES	TOTAL:	6,741.13

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1920 MUNICIPAL BUILDINGS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY					
		I-2587293-8.09.23	101-41920-42811	UTILITIES-CIT 612 N MAIN ST	199198	1,855.67
		I-2830632-2.09.23	101-41920-42810	UTILITIES-STO 5951 AIRPORT RD	199198	98.67
01-02484	DARRINGTON WATER COND					
		I-62208.09.23	101-41920-42620	SUPPLIES-CITY COOLER RENTAL	199135	37.80
01-08281	ARAMARK					
		I-6380133910	101-41920-42520	REPAIR-CITY H MAT CLEANING	199092	89.30
				DEPARTMENT 1920 MUNICIPAL BUILDINGS	TOTAL:	2,081.44

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 1935 INFORMATION TECHNOLOGY BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3133	101-41935-42615	POSTAGE	POSTAGE 09.16-30.2023	199219	278.33
		I-583553	101-41935-42615	POSTAGE	FLATS POSTAGE 09.15-30.2023	199219	7.60
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-41935-42850	UTILITIES/TEL	ACCT #00223662-2	199194	2,360.86
		I-11007881	101-41935-42850	UTILITIES/TEL	ACCT #00223662-2	199194	0.21
					DEPARTMENT 1935 INFORMATION TECHNOLOGY TOTAL:		2,647.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 2110 POLICE DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00093	AK ATHLETIC EQUIPMENT I						
		I-5417982	101-42110-42600	SUPPLIES	WRESTLING MATS	199087	1,308.10
01-00099	SHELLBACK TACTICAL						
		I-IN118314	101-42110-42600	SUPPLIES	SOFT ARMOUR	199235	2,469.90
01-00809	GALLS LLC						
		C-025578354	101-42110-42640	UNIFORM ALLOW	RETURNED SHIRT	199150	122.40-
		I-025621468	101-42110-42640	UNIFORM ALLOW	STRYKE SHIRT	199150	153.00
		I-025736477	101-42110-42640	UNIFORM ALLOW	UNIFORM SHIRTS	199150	275.40
01-01199	STURDEVANTS AUTO VALUE						
		I-815022749	101-42110-42610	GAS OIL TIRES	OIL,AIR FILTERS	199240	32.92
01-01322	LARRY'S I-90 SERVICE IN						
		I-99186	101-42110-42610	GAS OIL TIRES	USED WHEEL	199177	186.30
01-01590	MCLEOD'S PRINTING						
		I-70334	101-42110-42600	SUPPLIES	WARNING TICKETS	199183	398.90
		I-70396	101-42110-42600	SUPPLIES	TRAFFIC TICKETS	199183	325.00
		I-70503	101-42110-42600	SUPPLIES	BUSINESS CARDS	199183	74.95
01-01830	NORTHWESTERN ENERGY						
		I-2949839-1.10.23	101-42110-42810	UTILITIES	122 S ROWLEY ST	199198	46.74
01-02653	DEPARTMENT OF MOTOR VEH						
		I-10102023	101-42110-42200	PROFESSIONAL	2021 DODGE DURANGO TITLE,PLTS	199140	26.70
01-02811	JONES SUPPLIES						
		I-143419	101-42110-42600	SUPPLIES	T-PAPER,ROLL TOWELS	199169	161.24
01-02880	THUNE TRUE VALUE & APPL						
		I-A551319	101-42110-42600	SUPPLIES	KEY	199244	4.98
		I-A551773	101-42110-42600	SUPPLIES	KEY	199244	2.49
		I-B280262	101-42110-42600	SUPPLIES	KEY	199244	2.49
01-03267	WALMART/CAPITAL ONE						
		I-091123	101-42110-42600	SUPPLIES	SANDISK PRO	199253	16.98
01-03688	STOP STICK LTD						
		I-0030818-IN	101-42110-42600	SUPPLIES	CORD REEL	199238	153.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-42110-42800	TELEPHONE	ACCT #00223662-2	199194	31.64
01-06904	JOHN BADKER						
		I-09292023	101-42110-42670	SERVICE DOG S	SF DOG TRAINING MEALS	199097	136.00
		I-092923	101-42110-42670	SERVICE DOG S	SF DOG TRAINING MEALS	199097	136.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 2110 POLICE DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-07330	SD DEPT OF PUBLIC SAFET						
		I-N1442342SR	101-42110-42910	TELETYPE	TELETYPE 6 MONTH SERVICE	199234	1,236.93
01-07717	VERN EIDE FORD						
		I-26062252/1	101-42110-42610	GAS OIL TIRES	FRONT AXLE REPAIR	199252	2,067.57
01-08252	CORPORATE TRANSLATION S						
		I-252347	101-42110-42200	PROFESSIONAL	TRANSLATION SERVICE	199176	173.07
01-08281	ARAMARK						
		I-6380134688	101-42110-42200	PROFESSIONAL	MAT CLEANING	199092	56.27
01-08540	DAKOTA DATA SHRED						
		I-3990857	101-42110-42200	PROFESSIONAL	DOCUMENT SHREDDING	199130	323.36
01-09349	HOWES OIL CO						
		I-331347	101-42110-42610	GAS OIL TIRES	UNLEADED FUEL	199160	978.73
01-09509	INNOVATIVE OFFICE SOLUT						
		I-IN4332865	101-42110-42600	SUPPLIES	TAPE,NOTEPADS,BATTERIES	199164	22.65
		I-IN4334005	101-42110-42600	SUPPLIES	LETTER SEALER	199164	11.73
01-10407	GUARDIAN ALLIANCE TECHN						
		I-21306	101-42110-42200	PROFESSIONAL	BACKGROUND CHECK	199155	50.00

DEPARTMENT 2110 POLICE DEPARTMENT TOTAL: 10,740.64

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 2130 TRAFFIC DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00100	MORGAN TAYLOR						
		I-10062023	101-42130-42700	TRAVEL, CONF	RAPID CITY-TRAINING MEALS	199242	82.00
01-00428	CARQUEST AUTO PARTS INC						
		I-4977-292891	101-42130-42500	REPAIRS	SPARK PLUG	199110	28.74
		I-4977-292892	101-42130-42530	TRAFFIC LIGHT	BATTERY	199110	887.10
		I-4977-293302	101-42130-42610	GAS, OIL, TIR	CONV OIL	199110	19.47
		I-4977-293351	101-42130-42610	GAS, OIL, TIR	SEAFOAM	199110	21.98
01-01020	CENTRAL ELECTRIC COOPER						
		I-12553001.10.23	101-42130-42835	UTILITIES-STR	CARL RD	199112	197.00
		I-14579001.10.23	101-42130-42835	UTILITIES-STR	25040 SD HWY 37	199112	511.00
01-01450	MUTH ELECTRIC INC						
		I-280546	101-42130-42535	LIGHT MAINTEN	LED LIGHTS	199195	1,592.50
01-01518	VERIZON WIRELESS						
		I-9945573847	101-42130-42820	TELEPHONE	ACCT #886931646-00001	199251	93.76
01-01830	NORTHWESTERN ENERGY						
		I-2573393-2.10.23	101-42130-42810	UTILITIES-TRA	E 1ST AND GAMBLE ST	199198	19.08
		I-2573626-5.10.23	101-42130-42810	UTILITIES-TRA	1030 E 1ST AVE	199198	11.57
		I-2581243-9.09.23	101-42130-42835	UTILITIES-STR	STREET LIGHTS	199198	18,405.39
		I-2581251-2.09.23	101-42130-42520	EMERGENCY SIR	1221 S MINNESOTA ST	199198	23.46
		I-2582741-1.09.23	101-42130-42835	UTILITIES-STR	I90 AND OHLMAN	199198	601.62
		I-2583138-9.09.23	101-42130-42810	UTILITIES-TRA	W UNIV AND NORWAY	199198	11.72
		I-2583139-7.09.23	101-42130-42810	UTILITIES-TRA	1309 W UNIVERSITY AVE	199198	11.72
		I-2583145-4.09.23	101-42130-42810	UTILITIES-TRA	1522 W UNIVERSITY AVE	199198	11.26
		I-2583147-0.09.23	101-42130-42810	UTILITIES-TRA	310 W NORWAY	199198	11.88
		I-2583319-5.09.23	101-42130-42810	UTILITIES-TRA	HAVENS AND MINN ST	199198	86.84
		I-2583840-0.09.23	101-42130-42810	UTILITIES-TRA	S SANBORN AND HAVEN ST	199198	118.56
		I-2585321-9.09.23	101-42130-42810	UTILITIES-TRA	E HAVENS AND BURR ST	199198	174.94
		I-2585416-7.09.23	101-42130-42810	UTILITIES-TRA	700 E NORWAY AVE	199198	255.83
		I-2585457-1.09.23	101-42130-42810	UTILITIES-TRA	700 E KAY AVE	199198	152.84
		I-2585833-3.09.23	101-42130-42810	UTILITIES-TRA	1909 N MAIN ST	199198	47.30
		I-2586693-0.09.23	101-42130-42835	UTILITIES-STR	112 W 2ND AVE	199198	87.72
		I-2586929-8.09.23	101-42130-42835	UTILITIES-STR	111 W 5TH AVE	199198	72.85
		I-2586966-0.09.23	101-42130-42835	UTILITIES-STR	111 W 7TH AVE	199198	87.08
		I-2748245-4.09.23	101-42130-42810	UTILITIES-TRA	BURR & SPRUCE SIGNAL LIGHTS	199198	259.81
		I-2748246-2.09.23	101-42130-42810	UTILITIES-TRA	N RAMPS I90 SIGNAL LIGHTS	199198	156.54
		I-2778164-0.10.23	101-42130-42810	UTILITIES-TRA	1ST AND SANBORN ST	199198	109.88
		I-2781011-8.10.23	101-42130-42520	EMERGENCY SIR	1001 E BIRCH AVE PWSP SIREN	199198	23.78
		I-2784889-4.09.23	101-42130-42810	UTILITIES-TRA	1120 W CEDAR	199198	10.00
		I-2784890-2.09.23	101-42130-42810	UTILITIES-TRA	1501 W CEDAR	199198	10.00
		I-2793476-9.10.23	101-42130-42810	UTILITIES-TRA	1ST AND BURR ST SIGNAL LIGHTS	199198	55.11
		I-2812391-7.09.23	101-42130-42520	EMERGENCY SIR	5861 TOWER RD	199198	25.50
		I-2860182-1.09.23	101-42130-42810	UTILITIES-TRA	MINNESOTA AND 16 AVE	199198	10.78
		I-2860183-9.09.23	101-42130-42810	UTILITIES-TRA	MINNESOTA AND 18 AVE	199198	10.78
		I-2942176-5.10.23	101-42130-42810	UTILITIES-TRA	809 E 1ST AVE	199198	11.57

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 2130 TRAFFIC DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY continued					
		I-2955717-0.09.23	101-42130-42835	UTILITIES-STR 500 N MAIN LOT PARKING	199198	246.83
		I-2980768-2.09.23	101-42130-42810	UTILITIES-TRA 121 W HAVENS	199198	121.54
		I-3480194-4.09.23	101-42130-42810	UTILITIES-TRA 111 W 7TH PWSP SIGNAL	199198	142.18
		I-3480195-1.09.23	101-42130-42810	UTILITIES-TRA 112 W 2ND PWSP SIGNAL	199198	107.75
		I-3480197-7.09.23	101-42130-42810	UTILITIES-TRA 111 W 5TH PWSP SIGNAL	199198	122.11
		I-3621835-2.09.23	101-42130-42810	UTILITIES-TRA S RAMPS I 90 SIGNAL LIGHTS	199198	163.51
		I-3701975-9.09.23	101-42130-42835	UTILITIES-STR N RAMPS I 90 STREET LIGHT	199198	655.70
		I-3880132-0.09.23	101-42130-42810	UTILITIES-TRA 1808 N MINNESOTA AVE SGNL	199198	103.91
01-08010	METTLER IMPLEMENT INC-M					
		I-62552	101-42130-42610	GAS, OIL, TIR POLARIS OIL CHANGE	199186	281.45
		I-65072	101-42130-42610	GAS, OIL, TIR POLARIS OIL CHANGE	199186	252.45
01-09349	HOWES OIL CO					
		I-331347	101-42130-42610	GAS, OIL, TIR UNLEADED FUEL	199160	48.69

DEPARTMENT 2130 TRAFFIC DEPARTMENT TOTAL: 26,555.08

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 2200 FIRE DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01404	MITCHELL IRON & SUPPLY						
		I-80624	101-42200-42600	SUPPLIES	HEX CAP SCREW	199191	6.64
01-01590	MCLEOD'S PRINTING						
		I-70503	101-42200-42600	SUPPLIES	BUSINESS CARDS	199183	74.95
01-01830	NORTHWESTERN ENERGY						
		I-2583799-8.09.23	101-42200-42810	UTILITIES	201 W 1ST AVE FIRE	199198	3,094.38
		I-3566523-1.09.23	101-42200-42810	UTILITIES	AIRPORT HNGR	199198	61.13
01-02679	MENARD'S INC						
		C-59314	101-42200-42600	SUPPLIES	RETURNED WIRE	199184	28.35-
		I-59285	101-42200-42600	SUPPLIES	STUDS,SPLICE,LED LIGHTS	199184	202.30
		I-59382	101-42200-42600	SUPPLIES	WIRE LEVER,LED HIGH BAY LIGHTS	199184	142.69
01-05232	ALEX AIR APPARATUS 2 LL						
		I-7332	101-42200-42200	PROFESSIONAL	BAUER COMPRESSOR SERVICE	199088	650.00
01-05276	M & T FIRE AND SAFETY I						
		I-11136	101-42200-42200	PROFESSIONAL	PUMP TEST	199179	2,628.60
		I-11146	101-42200-42600	SUPPLIES	BLACK HARD COAT,LEATHERHEAD	199179	292.91
		I-11159	101-42200-42600	SUPPLIES	ENFORCER FOAM	199179	240.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-42200-42800	TELEPHONE	ACCT #00223662-2	199194	2.95
01-09046	SHANNON SANDOVAL						
		I-09062023	101-42200-42700	TRAVEL, CONF	SAN LUIS OBISPO-MEALS,EXPENSES	199227	428.00
01-09349	HOWES OIL CO						
		I-331347	101-42200-42610	GAS & OIL	UNLEADED FUEL	199160	56.77
		I-331347	101-42200-42610	GAS & OIL	UNLEADED FUEL	199160	8.94
01-09509	INNOVATIVE OFFICE SOLUT						
		I-IN4332865	101-42200-42600	SUPPLIES	TAPE,NOTEPADS,BATTERIES	199164	22.64

DEPARTMENT 2200 FIRE DEPARTMENT TOTAL: 7,884.55

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3100 STREET DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00056	JOSH'S TOOLS LLC						
		I-092823119753	101-43100-42600	SUPPLIES	90 DEGREE TIP	199170	28.75
01-00091	JGE INC dba BOBCAT OF A						
		I-46787	101-43100-42600	SUPPLIES	PIPE ASSEMBLY	199167	335.90
01-00262	GREAT WESTERN TIRE CO						
		I-1-626774	101-43100-42500	REPAIRS	TIRES REPAIR	199154	666.90
		I-1-627285	101-43100-42500	REPAIRS	TRUCK TIRES	199154	2,894.76
01-00712	NAPA CENTRAL						
		I-791114	101-43100-42600	SUPPLIES	HYDRAULIC HOSE FITTINGS	199196	315.14
01-00917	DAKOTA FLUID POWER INC						
		I-7121241	101-43100-42600	SUPPLIES	HYDRAULIC SUPPLIES	199131	368.90
		I-7121243	101-43100-42600	SUPPLIES	BLEEDER SCREW	199131	55.99
		I-7121245	101-43100-42600	SUPPLIES	ROD SEAL,ORINGS	199131	88.81
		I-7121249	101-43100-42600	SUPPLIES	HYDRAULIC TANK	199131	1,766.08
01-01117	WHEELCO BRAKE & SUPPLY						
		I-INV413262	101-43100-42600	SUPPLIES	HYDRAULIC HOSE,CONNECTORS	199254	128.46
		I-INV413589	101-43100-42600	SUPPLIES	PARTS	199254	56.08
		I-INV414615	101-43100-42600	SUPPLIES	TRAILER PLUG,BRACES,WIRE,SWTCH	199254	1,013.65
		I-INV414861	101-43100-42600	SUPPLIES	T-BOLT,HOSE CLAMP	199254	64.26
01-01199	STURDEVANTS AUTO VALUE						
		I-815022747	101-43100-42600	SUPPLIES	OIL,AIR,CABIN FILTERS,WIPERS	199240	273.85
01-01404	MITCHELL IRON & SUPPLY						
		I-80564	101-43100-42600	SUPPLIES	HEX SHAFT	199191	5.25
01-01417	GOLDEN WEST TECHNOLOGIE						
		I-416961	101-43100-42800	UTILITIES	QUARTERLY MONITORING	199152	75.00
01-02880	THUNE TRUE VALUE & APPL						
		I-A551502	101-43100-42600	SUPPLIES	SHIM,FLEX TAPE	199244	17.28
01-03884	COMMERCIAL ASPHALT/SPEN						
		I-0021278-IN	101-43100-42620	ASPHALT MIX	HOT MIX	199121	10,014.14
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-43100-42800	UTILITIES	ACCT #00223662-2	199194	1.82
01-07147	PROSEAL INC						
		I-2824	101-43100-42620	ASPHALT MIX	GOLF COURSE BIKE TRAIL	199218	3,240.00
01-08380	PETERBILT OF SIOUX FALL						
		I-A615449	101-43100-42600	SUPPLIES	HYDRAULIC PUMP,SEAL,KIT	199212	1,899.03
		I-A615450	101-43100-42600	SUPPLIES	CORE	199212	125.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3100 STREET DEPARTMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09349	HOWES OIL CO					
		I-331347	101-43100-42610 GAS	UNLEADED FUEL	199160	209.37
				DEPARTMENT 3100 STREET DEPARTMENT	TOTAL:	23,644.42

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3110 PUBLIC WORKS ADMIN BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00059	JOELLE DAMMANN						
		I-10102023	101-43110-42700	TRAVEL CONF D	SF TRAINING MEAL	199134	14.00
		I-101023	101-43110-42700	TRAVEL CONF D	SDML-RAPID CITY MEALS,MILEAGE	199134	216.52
01-00424	RUNNINGS SUPPLY INC						
		I-1712474	101-43110-42600	SUPPLIES	HEADLAMP	199224	24.95
01-01518	VERIZON WIRELESS						
		I-9945573847	101-43110-42800	UTILITIES	ACCT #886931646-00001	199251	80.04
01-03114	SUBWAY						
		I-2/A-617454	101-43110-42750	PLANNING COMM	PLANNING COMMISSION MEALS	199241	15.98
01-03678	INTERSTATE OFFICE PRODU						
		I-01EA0948	101-43110-42600	SUPPLIES	LEGAL FOLDERS	199165	76.21
01-06632	CIVIL DESIGN INC						
		I-2023-1 P.E. #5	101-43110-42200	PROFESSIONAL	2023-1 P.E. #5	199118	1,400.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-43110-42800	UTILITIES	ACCT #00223662-2	199194	4.87
		I-11009720	101-43110-42916	NUISANCE ABAT	ACCT #00019259-0	199194	5.31
01-08010	METTLER IMPLEMENT INC-M						
		I-65073	101-43110-42500	REPAIRS	POLARIS OIL CHANGE	199186	322.44
01-09349	HOWES OIL CO						
		I-331347	101-43110-42610	GAS	UNLEADED FUEL	199160	171.79

DEPARTMENT 3110 PUBLIC WORKS ADMIN TOTAL: 2,332.11

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3130 SNOW REMOVAL BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09459	BLACKSTRAP INC					
		I-142421	101-43130-42600	SUPPLIES & MA ROAD SALT	199105	1,885.59
		I-142507	101-43130-42600	SUPPLIES & MA ROAD SALT	199105	1,825.73
		I-142537	101-43130-42600	SUPPLIES & MA ROAD SALT	199105	3,918.26
				DEPARTMENT 3130 SNOW REMOVAL	TOTAL:	7,629.58

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3150 STORM DRAINAGE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02470	CORE & MAIN LP					
		I-T563789	101-43150-42600	SUPPLIES & MA SEWER PIPE	199123	2,753.52
				DEPARTMENT 3150 STORM DRAINAGE	TOTAL:	2,753.52

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 3700 CEMETERY BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00712	NAPA CENTRAL					
		I-790926	101-43700-42600	SUPPLIES & MA FUEL FILTER	199196	5.33
01-00850	GRAHAM TIRE CO					
		I-404176117	101-43700-42600	SUPPLIES & MA TIRE TUBE	199153	47.94
01-01130	KIMBALL-MIDWEST					
		I-101507812	101-43700-42600	SUPPLIES & MA DISC	199171	51.30
01-01518	VERIZON WIRELESS					
		I-9945573847	101-43700-42800	UTILITIES ACCT #886931646-00001	199251	71.63
01-02495	SCOTT SUPPLY CO.					
		I-18419P	101-43700-42600	SUPPLIES & MA HYDRAULIC COUPLER	199233	76.75
01-03686	NEWMAN SIGNS INC					
		I-TRFINV049867	101-43700-42500	REPAIR & MAIN SIGNS	199197	284.18
01-08130	C & B OPERATIONS LLC					
		I-12423405	101-43700-42600	SUPPLIES & MA ELECTRICAL	199108	35.55
				DEPARTMENT 3700 CEMETERY	TOTAL:	572.68

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 4110 HEALTH & WELFARE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00523	DAKOTA COUNSELING INST/					
		I-09282023	101-44110-42940	DAKOTA COUNSE 4TH QTR 2023 ALLOCATION	199129	3,250.00
				DEPARTMENT 4110 HEALTH & WELFARE TOTAL:		3,250.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 4120 ANIMAL CONTROL BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01210	LAKEVIEW VETERINARY CLI					
		I-328029	101-44120-42900	IMPOUNDING DO MONTHLY FEE,EUTHANASIA	199175	927.57
01-01830	NORTHWESTERN ENERGY					
		I-2719777-1.09.23	101-44120-42800	UTILITIES-POU 2020 W HAVENS NEW BLDG	199198	140.59
01-02017	DAVISON RURAL WATER SYS					
		I-4837.10.23	101-44120-42800	UTILITIES-POU SEPTEMBER USAGE	199136	40.90
01-02679	MENARD'S INC					
		I-59244	101-44120-42600	SUPPLIES DOG POUND LIGHTS	199184	17.99
		I-59296	101-44120-42600	SUPPLIES DOG POUND BALLAST	199184	34.90
				DEPARTMENT 4120 ANIMAL CONTROL	TOTAL:	1,161.95

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 5000 CULTURE & RECREATION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01414	MITCHELL PREHISTORIC IN					
		I-10032023	101-45000-42908	MIT PREHISTOR 2023 4TH QUARTER ALLOCATION	199193	3,250.00
				DEPARTMENT 5000 CULTURE & RECREATION TOTAL:		3,250.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 5500 LIBRARY BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00553	DEMCO INC						
		I-7365647	101-45500-42600	SUPPLIES & MA	PROCESSING SUPPLIES	199138	243.89
01-01015	INGRAM LIBRARY SERVICES						
		I-77885411	101-45500-43420	BOOKS	BOOKS	199163	56.94
		I-77907158	101-45500-43420	BOOKS	BOOKS	199163	61.79
		I-77954742	101-45500-43420	BOOKS	BOOKS	199163	293.63
		I-78024395	101-45500-43420	BOOKS	BOOKS	199163	91.76
		I-78051421	101-45500-43420	BOOKS	BOOKS	199163	79.14
		I-78070289	101-45500-43420	BOOKS	BOOK	199163	43.78
		I-78087205	101-45500-43420	BOOKS	BOOK	199163	14.99
		I-78092867	101-45500-43420	BOOKS	BOOKS	199163	37.79
01-01830	NORTHWESTERN ENERGY						
		I-2585828-3.09.23	101-45500-42800	UTILITIES	221 N DUFF ST	199198	2,934.65
01-05088	BLACKSTONE PUBLISHING						
		I-2121859	101-45500-43421	AUDIO-VISUAL	SMALL CD CASE	199104	9.00
01-06583	BAKER & TAYLOR						
		I-2037779087	101-45500-43420	BOOKS	CHILDRENS BOOKS	199098	386.84
		I-2037806642	101-45500-43420	BOOKS	CHILDREN BOOKS	199098	32.37
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	101-45500-42800	UTILITIES	ACCT #00223662-2	199194	2.63
		I-11010894	101-45500-42800	UTILITIES	ACCT #00217267-0	199194	72.95
01-08223	OVERDRIVE INC						
		I-02495DA23367496	101-45500-42693	E-BOOKS/AUDIO	EBOOK	199209	43.99
01-09703	AMAZON CAPITAL SERVICES						
		I-11K3-6KXN-J6XR	101-45500-43421	AUDIO-VISUAL	BOARD GAMES	199090	18.00
		I-16TR-CP6F-J7D4	101-45500-42600	SUPPLIES & MA	THERMAL PAPER ROLLS	199090	67.95
		I-1NJN-DWDK-437R	101-45500-43421	AUDIO-VISUAL	MOVIE,BOARD GAMES	199090	152.47
					DEPARTMENT 5500 LIBRARY	TOTAL:	4,644.56

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 6500 ECONOMIC DEVELOPMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01400	MITCHELL AREA DEVELOPME					
		I-10012023	101-46500-42900	MITCHELL AREA 2023 4TH QUARTER ALLOCATION	199189	41,750.00
01-02386	MITCHELL MAIN STREET AN					
		I-10012023	101-46500-42918	MITCHELL MAIN 2023 4TH QUARTER ALLOCATION	199192	8,750.00
01-07652	DAKOTA HEARTLAND DEVELO					
		I-10012023	101-46500-42911	REGIONAL ECON 2023 4TH QUARTER ALLOCATION	199132	6,250.00
				DEPARTMENT 6500 ECONOMIC DEVELOPMENT TOTAL:		56,750.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 101 GENERAL
DEPARTMENT: 7000 GENERAL LONG TERM LIAB BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09821	US BANK					
		I-7063048	101-47000-23713	2012 COMM PRO SALES TAX REVENUE BONDS 2019A	199250	550.00
				DEPARTMENT 7000 GENERAL LONG TERM LIAB TOTAL:		550.00
				FUND 101 GENERAL TOTAL:		165,173.33

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5110 RECREATION & AQUATICS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	201-45110-42800 UTILITIES	ACCT #00223662-2	199194	0.67
				DEPARTMENT 5110 RECREATION & AQUATICS TOTAL:		0.67

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5140 RECREATION CENTER BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01193	KROHMER PLUMBING INC					
		I-75316	201-45140-42500	REPAIR & MAIN REPLACE SHOWER HEADS	199174	208.30
	PROJ: J06-RM-PLUMB	REC CTR-GENERAL BLDG		REPAIR/MAINT-PLUMBING		
		I-75530	201-45140-42500	REPAIR & MAIN REPAIR PUMP AND SHOWER	199174	783.13
	PROJ: J06-RM-PLUMB	REC CTR-GENERAL BLDG		REPAIR/MAINT-PLUMBING		
		I-75599	201-45140-42500	REPAIR & MAIN SAND OUT OF PRESCHOOL SINK	199174	124.49
	PROJ: J06-RM-PLUMB	REC CTR-GENERAL BLDG		REPAIR/MAINT-PLUMBING		
01-01830	NORTHWESTERN ENERGY					
		I-2580493-1.09.23	201-45140-42800	UTILITIES 1300 N MAIN	199198	2,884.23
	PROJ: J09-ELE/GAS	REC CTR UTILITIES		UTILITIES-ELECTRIC/GAS		
01-02567	S & M PRINTING INC					
		I-81199	201-45140-42300	PUBLISHING FLYERS	199225	57.50
	PROJ: J08-GENERAL	REC CTR PUBLISHING		PUBLISHING-GENERAL		
01-02880	THUNE TRUE VALUE & APPL					
		I-B279846	201-45140-42600	SUPPLIES & MA DRAIN TRAP	199244	10.98
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		
01-04293	JCL SOLUTIONS					
		I-1335687	201-45140-42500	REPAIR & MAIN WOOD FINISH	199166	300.00
	PROJ: J06-RM-EQUIP	REC CTR-GENERAL BLDG		REPAIR/MAINT-EQUIPMENT		
01-04950	MIDCONTINENT COMMUNICAT					
		I-BIL-521583	201-45140-42300	PUBLISHING ADVERTISING	199188	280.80
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-BIL-522037	201-45140-42300	PUBLISHING ADVERTISING	199188	100.01
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-BIL-522580	201-45140-42300	PUBLISHING ADVERTISING	199188	150.00
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-BIL-522581	201-45140-42300	PUBLISHING ADVERTSING	199188	37.50
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
		I-BIL-522877	201-45140-42300	PUBLISHING ADVERTISING	199188	685.00
	PROJ: J08-MIDCO	REC CTR PUBLISHING		PUBLISHING-MIDCO		
01-07716	SAGA COMMUNICATIONS OF					
		I-MC-12309105697	201-45140-42300	PUBLISHING ADVERTISING	199226	768.40
	PROJ: J08-KMIT	REC CTR PUBLISHING		PUBLISHING-KMIT		
		I-MC-12309105808	201-45140-42300	PUBLISHING ADVERTISING	199226	543.00
	PROJ: J08-KMIT	REC CTR PUBLISHING		PUBLISHING-KMIT		
01-08594	MAKE IT MINE DESIGNS					
		I-31998	201-45140-42500	REPAIR & MAIN CLEAR OVERLAMINATE	199180	98.75
	PROJ: J06-RM-GENER	REC CTR-GENERAL BLDG		REPAIR/MAINT-GENERAL		
01-09143	ICAN INC					
		I-108229	201-45140-42300	PUBLISHING ICAN ADVERTISING	199161	750.00
	PROJ: J08-ICAN	REC CTR PUBLISHING		PUBLISHING-ICAN		

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5140 RECREATION CENTER BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09170	SCHEMMER					
		I-2021-50 P.E. #23	201-45140-43300	CAPITAL IMPRO 2021-50 P.E. #23	199230	110.00
01-09494	SANFORD HEALTH					
		I-114	201-45140-42250	PROGRAMMING S PROMOTION COMMUNITY EVENT	199228	355.00
01-09633	STAPLES					
		I-3547524471	201-45140-42600	SUPPLIES & MA HAND SANITIZER	199237	186.66
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3547524472	201-45140-42600	SUPPLIES & MA CLEANER	199237	57.55
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3547524473	201-45140-42600	SUPPLIES & MA MICROFIBER CLOTH,GLASS CLEANER	199237	71.63
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3547524474	201-45140-42600	SUPPLIES & MA PUMP	199237	8.22
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3547524475	201-45140-42600	SUPPLIES & MA LINERS	199237	140.09
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
		I-3548010457	201-45140-42600	SUPPLIES & MA LAUNDRY DETERGENT	199237	87.24
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
01-09703	AMAZON CAPITAL SERVICES					
		I-16YR-6XDY-PHLL	201-45140-42650	UNIFORMS DEVRIES LOGO SHIRTS	199090	52.28
	PROJ: J10-KEVIN	REC CTR UNIFORMS		UNIFORMS-KEVIN		
		I-1N9F-WV6H-PYJ4	201-45140-42601	CONCESSION SU CANDY	199090	282.21
	PROJ: J05-CONC SUP	REC CTR CONCESSIONS		CONCESSION SUPPLY		
		I-1X19-QW7Q-6KQD	201-45140-42600	SUPPLIES & MA CORDLESS VACUUM	199090	99.97
	PROJ: J06-SM-JANIT	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-JANITORIAL		
01-10356	CK BICYCLES & LOCKS LLC					
		I-18106	201-45140-42600	SUPPLIES & MA KEY	199119	12.00
	PROJ: J06-SM-GENER	REC CTR-GENERAL BLDG		SUPPLIES/MATERIAL-GENERAL		

DEPARTMENT 5140 RECREATION CENTER TOTAL: 9,244.94

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC					
		C-1693518	201-45160-42500	REPAIR & MAIN RETURNED WIRE	199224	15.99-
	PROJ: H07-42500	PEPSI COMPLEX		REPAIR/MAINTENANCE		
		I-1712695	201-45160-42600	SUPPLIES & MA FUEL TANK	199224	17.99
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		
01-00436	CHS FARMERS ALLIANCE					
		I-IF8927	201-45160-42610	GAS & FUEL HOCKEY CYLINDER FILL	199115	52.00
	PROJ: H01-42610	SPORTS COMPLEX EQUIPMENT		GAS-FUEL		
01-01036	REXWINKEL CONCRETE INC.					
		I-2022-34 P.E. #1	201-45160-43320	CAPITAL IMPRO 2022-34 P.E. #1	199221	93,195.00
01-01199	STURDEVANTS AUTO VALUE					
		I-815022309	201-45160-42500	REPAIR & MAIN OIL FILTER	199240	9.92
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
		I-815022746	201-45160-42500	REPAIR & MAIN COOLANT	199240	45.58
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-01404	MITCHELL IRON & SUPPLY					
		I-80526	201-45160-42500	REPAIR & MAIN O-RING,BACKUP WASHER	199191	17.20
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
		I-80528	201-45160-42500	REPAIR & MAIN LOADED U-CUP	199191	35.48
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-01450	MUTH ELECTRIC INC					
		I-663726	201-45160-42500	REPAIR & MAIN REPLACE LIGHT POLE BREAKER	199195	322.97
	PROJ: H07-42500	PEPSI COMPLEX		REPAIR/MAINTENANCE		
01-01518	VERIZON WIRELESS					
		I-9945573847	201-45160-42800	UTILITIES ACCT #886931646-00001	199251	46.88
01-01830	NORTHWESTERN ENERGY					
		I-2579265-6.09.23	201-45160-42800	UTILITIES 1101 N EDMUNDS PWSP M SHLTR	199198	23.15
	PROJ: H10-42800	MUNROE PARK		UTILITIES		
		I-2585121-3.09.23	201-45160-42800	UTILITIES 313 N HARMON DR	199198	943.76
	PROJ: H07-42800	PEPSI COMPLEX		UTILITIES		
		I-2586408-3.09.23	201-45160-42800	UTILITIES TOURNEY HDQT	199198	110.60
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES		
		I-2586410-9.09.23	201-45160-42800	UTILITIES 1301 N MINNESOTA LIFT	199198	26.12
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES		
		I-2718054-6.09.23	201-45160-42800	UTILITIES 5825 TOWER RD	199198	369.80
	PROJ: H07-42800	PEPSI COMPLEX		UTILITIES		
		I-2787244-9.09.23	201-45160-42800	UTILITIES D E CONCESSION	199198	99.36
	PROJ: H05-42800	SOFTBALL		UTILITIES		
		I-2787247-2.09.23	201-45160-42800	UTILITIES WEST ELEC D E	199198	99.87
	PROJ: H05-42800	SOFTBALL		UTILITIES		
		I-2787248-0.09.23	201-45160-42800	UTILITIES WEST ELEC F G	199198	240.00
	PROJ: H05-42800	SOFTBALL		UTILITIES		

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY continued					
		I-2787249-8.09.23	201-45160-42800	UTILITIES H I J K SHOP	199198	285.99
	PROJ: H05-42800	SOFTBALL		UTILITIES		
		I-2787283-7.09.23	201-45160-42800	UTILITIES SOCCER FIELD	199198	85.67
	PROJ: H03-42800	OLD SOCCER FIELDS		UTILITIES		
		I-2787285-2.09.23	201-45160-42800	UTILITIES CADWELL PARK CONCESSION	199198	95.66
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES		
		I-2825237-7.09.23	201-45160-42800	UTILITIES 1301 N MINNESOTA	199198	254.69
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES		
		I-2920373-4.09.23	201-45160-42800	UTILITIES STAD SCOREBOARD 23	199198	169.38
	PROJ: H02-42800	CADWELL STADIUM		UTILITIES		
		I-2991007-2.09.23	201-45160-42800	UTILITIES 1001 N MINNESOTA GMTR	199198	1,273.89
	PROJ: H13-42800	ARENA-SOUTH RINK		UTILITIES		
01-01964	DAKOTA SUPPLY GROUP					
		I-S103107498.001	201-45160-42600	SUPPLIES & MA PVC RAINSHIN BLU	199133	44.64
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		
		I-S103114727.001	201-45160-42500	REPAIR & MAIN BRASS CLOSET	199133	75.31
	PROJ: H06-42500	ARENA-NORTH RINK		REPAIR-MAINTENANCE		
01-02495	SCOTT SUPPLY CO.					
		I-18452P	201-45160-42500	REPAIR & MAIN GASKETS,SEAL	199233	46.66
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-02804	TMA STORES					
		I-98640	201-45160-42500	REPAIR & MAIN TIRES	199246	340.00
	PROJ: H01-42500	SPORTS COMPLEX EQUIPMENT		REPAIR/MAINTENANCE		
01-02811	JONES SUPPLIES					
		I-143465	201-45160-42600	SUPPLIES & MA T-PAPER,LINERS	199169	247.69
	PROJ: H06-42600	ARENA-NORTH RINK		SUPPLIES-MATERIALS		
01-06698	BEACON ATHLETICS LLC					
		I-0578998-IN	201-45160-42600	SUPPLIES & MA FOLDING BACKSTOP PADS	199101	1,493.00
	PROJ: H05-42600	SOFTBALL		SUPPLIES/MATERIALS		
01-06750	ATV HOLDINGS, LLC dba M					
		I-11011861	201-45160-42800	UTILITIES ACCT #00213674-5	199194	21.00
	PROJ: H13-42800	ARENA-SOUTH RINK		UTILITIES		
01-08281	ARAMARK					
		I-6380135736	201-45160-42600	SUPPLIES & MA MAT CLEANING	199092	57.43
	PROJ: H06-42600	ARENA-NORTH RINK		SUPPLIES-MATERIALS		
01-08901	CTM SERVICES INC					
		I-6468	201-45160-43400	CAPITAL EQUIP EOM BOARD BRUSH	199127	214.42
	PROJ: H01-43400	SPORTS COMPLEX EQUIPMENT		CAPITAL EQUIPMENT		
01-09349	HOWES OIL CO					

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5160 SPORTS COMPLEXES BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-09349	HOWES OIL CO	continued				
		I-331347	201-45160-42610 GAS & FUEL	UNLEADED FUEL	199160	204.12
			DEPARTMENT 5160 SPORTS COMPLEXES		TOTAL:	100,549.24

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5210 PARKS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3133	201-45210-42600	SUPPLIES & MA	POSTAGE 09.16-30.2023	199219	0.63
01-01518	VERIZON WIRELESS						
		I-9945573847	201-45210-42800	UTILITIES	ACCT #886931646-00001	199251	41.88
01-01581	CHARLOTTE MAYER						
		I-34008	201-45210-42604	TREES	RE-TREE PROGRAM	199182	200.00
	PROJ: H52-42604	FORESTRY		TREES			
01-01830	NORTHWESTERN ENERGY						
		I-2573053-2.10.23	201-45210-42800	UTILITIES	421 S FOSTER ST SHOP	199198	206.18
	PROJ: H51-42800	PARK SHOP		UTILITIES			
		I-2573054-0.10.23	201-45210-42800	UTILITIES	401 S FOSTER TNCT	199198	165.37
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2573055-7.10.23	201-45210-42800	UTILITIES	1001 E BIRCH AVE SW PWSP P SHL	199198	33.17
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2573056-5.10.23	201-45210-42800	UTILITIES	1001 E BIRCH AVE PWSP CONC 5	199198	7.87
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2573203-3.10.23	201-45210-42800	UTILITIES	1001 E HANSON AVE UNIT 91013	199198	24.39
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2580826-2.09.23	201-45210-42800	UTILITIES	800 E 11TH AVE	199198	8.09
	PROJ: H60-42800	NORTHRIDGE PARK		UTILITIES			
		I-2581610-9.09.23	201-45210-42800	UTILITIES	PUBLIC BEACH	199198	90.22
	PROJ: H74-42800	PUBLIC BEACH		UTILITIES			
		I-2581644-8.10.23	201-45210-42800	UTILITIES	KIWANIS WOODLOT	199198	42.80
	PROJ: H71-42800	KIWANIS WOODLOT		UTILITIES			
		I-2581648-9.09.23	201-45210-42800	UTILITIES	ACCESS LOT LITE	199198	10.50
	PROJ: H79-42800	LAKE PARK ACCESS AREAS		UTILITIES			
		I-2581649-7.09.23	201-45210-42800	UTILITIES	DAY CAMP	199198	70.69
	PROJ: H67-42800	DAY CAMP		UTILITIES			
		I-2583204-9.09.23	201-45210-42800	UTILITIES	1201 S MINNESOTA PARK	199198	16.03
	PROJ: H58-42800	JENNEWEIN PARK		UTILITIES			
		I-2584325-1.09.23	201-45210-42800	UTILITIES	1300 S ROWLEY ST PARK PIONEER	199198	19.39
	PROJ: H61-42800	PIONEER PARK		UTILITIES			
		I-2584526-4.09.23	201-45210-42800	UTILITIES	DRY RUN RESTROOM 20	199198	15.01
	PROJ: H55-42800	DRY RUN CREEK PARK		UTILITIES			
		I-2707036-6.10.23	201-45210-42800	UTILITIES	W TENNIS COURT 11	199198	121.97
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2787841-2.10.23	201-45210-42800	UTILITIES	421 S FOSTER SHOP	199198	67.96
	PROJ: H51-42800	PARK SHOP		UTILITIES			
		I-2787842-0.10.23	201-45210-42800	UTILITIES	1001 E BIRCH AVE LT SB	199198	28.79
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2810876-9.10.23	201-45210-42800	UTILITIES	1001 E HANSON AVE PWSP P SHLTR	199198	47.00
	PROJ: H56-42800	HITCHCOCK PARK		UTILITIES			
		I-2973566-9.09.23	201-45210-42800	UTILITIES	621 N MAIN ST	199198	13.13
	PROJ: H62-42800	ROTARY PARK		UTILITIES			
		I-3045799-8.09.23	201-45210-42800	UTILITIES	311 1/2 N HARMON	199198	75.68
	PROJ: H66-42800	CAMP ARROYA		UTILITIES			

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5210 PARKS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY	continued				
		I-3328555-2.09.23	201-45210-42800	UTILITIES 425 S BURR	199198	55.11
	PROJ: H55-42800	DRY RUN CREEK PARK		UTILITIES		
		I-3449572-1.09.23	201-45210-42850	UTILITIES-VET 101 N MAIN ST	199198	56.68
	PROJ: H63-42850	VETERANS PARK		UTILITES/VETERANS PARK		
		I-3600484-4.09.23	201-45210-42800	UTILITIES 745 N HARMON DR RSTA	199198	15.01
	PROJ: H76-42800	SANDY BEACH		UTILITIES		
				DEPARTMENT 5210 PARKS	TOTAL:	1,433.55

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 201 PARK FUND
DEPARTMENT: 5220 SUPERVISION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01518	VERIZON WIRELESS						
		I-9945573847	201-45220-42800	UTILITIES	ACCT #886931646-00001	199251	46.88
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	201-45220-42800	UTILITIES	ACCT #00223662-2	199194	0.86
				DEPARTMENT 5220	SUPERVISION	TOTAL:	47.74
				FUND 201	PARK FUND	TOTAL:	111,276.14

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 203 LAKE MITCHELL
DEPARTMENT: 5220 LAKE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02480	SCHMUCKER, PAUL, NOHR &					
		I-32350	203-45220-42200 PROFESSIONAL	DOCUMENT RESEARCH	199231	955.00
01-10410	BARR ENGINEERING CO INC					
		I-2021-20 PE#PH2-18	203-45220-42200 PROFESSIONAL	2021-20 P.E. #PH2-18	199099	3,628.40
				DEPARTMENT 5220 LAKE TOTAL:		4,583.40
				FUND 203 LAKE MITCHELL TOTAL:		4,583.40

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 211 ENTERTAINMENT TAX
DEPARTMENT: 6311 ENTERTAINMENT TAX BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01396	MITCHELL CONVENTION & V					
		I-10012023	211-46311-42960	CONV VISITORS OCT 2023 FUNDING	199190	20,800.00
				DEPARTMENT 6311 ENTERTAINMENT TAX	TOTAL:	20,800.00
				FUND 211 ENTERTAINMENT TAX	TOTAL:	20,800.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 214 E-911 EMERGENCY
DEPARTMENT: 3500 E-911 BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	214-43500-42800	UTILITIES - T ACCT #00223662-2	199194	20.90
		I-11012212	214-43500-42800	UTILITIES - T ACCT #00024899-5	199194	87.43
01-07330	SD DEPT OF PUBLIC SAFET					
		I-N1442342SR	214-43500-42910	SERVICE CONTR TELETYPE 6 MONTH SERVICE	199234	371.07
01-08252	CORPORATE TRANSLATION S					
		I-252347	214-43500-42200	PROFESSIONAL TRANSLATION SERVICE	199176	18.98
				DEPARTMENT 3500 E-911	TOTAL:	498.38
				FUND 214 E-911 EMERGENCY	TOTAL:	498.38

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 218 COMMUNITY SERVICES
DEPARTMENT: 5140 MVP BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-07987	AT&T MOBILITY - PALACE						
		I-3882X09232023	218-45140-42800	UTILITIES	ACCT #287298243882	199093	12.58
				DEPARTMENT 5140 MVP		TOTAL:	12.58

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 218 COMMUNITY SERVICES
DEPARTMENT: 5150 PALACE TRANSIT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01199	STURDEVANTS AUTO VALUE					
		I-815022748	218-45150-42600	SUPPLIES & MA OIL FILTER	199240	5.73
	PROJ: E01-MAINT	5311-FY18/19		Maintenance/Repairs		
01-01322	LARRY'S I-90 SERVICE IN					
		I-99151	218-45150-42610	GAS OIL TIRES TIRE REPAIR	199177	35.00
	PROJ: E01-TIR	5311-FY18/19		Tires		
01-06708	CDW GOVERNMENT INC					
		I-LX94383	218-45150-43411	COMPUTER HARD PANORAMA ADAPTOR	199111	48.98
	PROJ: E01-RAD	5311-FY18/19		Radio Equipment		
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	218-45150-42800	UTILITIES ACCT #00223662-2	199194	1.13
	PROJ: E01-OFFUT	5311-FY18/19		Office Utilities		
01-07987	AT&T MOBILITY - PALACE					
		I-3882X09232023	218-45150-42800	UTILITIES ACCT #287298243882	199093	118.82
	PROJ: E01-OFFUT	5311-FY18/19		Office Utilities		
		I-3882X09232023	218-45150-42920	COMPUTER SOFT ACCT #287298243882	199093	364.64
	PROJ: E01-SHAH	5311-FY18/19		Tablet/Radio Contract		
01-09268	FORUM COMMUNICATIONS CO					
		I-265409-1	218-45150-42320	ADVERTISING LEGAL NOTICE	199149	25.84
	PROJ: E01-ADS	5311-FY18/19		Marketing/Ads/Promotion		
01-09349	HOWES OIL CO					
		I-331347	218-45150-42610	GAS OIL TIRES UNLEADED FUEL	199160	1,309.23
				DEPARTMENT 5150 PALACE TRANSIT	TOTAL:	1,909.37

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 218 COMMUNITY SERVICES
DEPARTMENT: 5180 JVCC BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-02811	JONES SUPPLIES					
		I-143453	218-45180-42600	SUPPLIES & MA T-PAPER,LINERS	199169	77.00
01-03014	ADVANCE AUTO PARTS					
		I-5761327224040	218-45180-42500	REPAIR & MAIN DEGREASE FOR RESTROOM EXHAUST	199086	8.27
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	218-45180-42800	UTILITIES ACCT #00223662-2	199194	0.04
01-07987	AT&T MOBILITY - PALACE					
		I-3882X09232023	218-45180-42800	UTILITIES ACCT #287298243882	199093	12.58
				DEPARTMENT 5180 JVCC	TOTAL:	97.89
				FUND 218 COMMUNITY SERVICES	TOTAL:	2,019.84

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 219 NUTRITION
DEPARTMENT: 5140 NUTRITION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00483	COUNTY FAIR					
		I-10022023	219-45140-42911	CONTRACT SERV SR MEALS SEPTEMBER 2023	199126	1,171.50
01-02811	JONES SUPPLIES					
		I-143453	219-45140-42600	SUPPLIES & MA T-PAPER,LINERS	199169	117.38
01-06232	COBORNS INC					
		I-10022023	219-45140-42911	CONTRACT SERV SR MEALS SEPTEMBER 2023	199120	577.50
01-07987	AT&T MOBILITY - PALACE					
		I-3882X09232023	219-45140-42800	UTILITIES ACCT #287298243882	199093	12.58
01-09069	BIG DADDY D'S INC					
		I-847	219-45140-42911	CONTRACT SERV SR MEALS 09.25-29.2023	199103	2,210.00
01-09349	HOWES OIL CO					
		I-331347	219-45140-42610	GAS, OIL, TIR UNLEADED FUEL	199160	35.24
01-09521	OVERTIME					
		I-10022023	219-45140-42911	CONTRACT SERV PARKSTON SEPT SR MEALS	199210	2,637.00
01-10569	THE DUGOUT					
		I-10032023	219-45140-42911	CONTRACT SERV TRIPP SR MEALS SEPT 2023	199143	1,617.00
				DEPARTMENT 5140 NUTRITION	TOTAL:	8,378.20
				FUND 219 NUTRITION	TOTAL:	8,378.20

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 602 WATER
DEPARTMENT: 3330 WATER TREATMENT PLANT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC					
		I-1709591	602-43330-42600	SUPPLIES & MA NOVACLEANER, PIPE	199224	32.85
		I-1710236	602-43330-42600	SUPPLIES & MA T HANDLE,RATCHET,LOCK	199224	85.96
01-00436	CHS FARMERS ALLIANCE					
		I-IY8148	602-43330-42600	SUPPLIES & MA LP BOTTLE FILL	199115	55.94
01-00520	HAWKINS INC					
		I-6579102	602-43330-42600	SUPPLIES & MA CHLORINE	199156	50.00
01-01518	VERIZON WIRELESS					
		I-9945573847	602-43330-42800	UTILITIES ACCT #886931646-00001	199251	93.76
01-01830	NORTHWESTERN ENERGY					
		I-2585902-6.09.23	602-43330-42800	UTILITIES 2800 N MAIN ST	199198	8,529.40
		I-2586002-4.09.23	602-43330-42800	UTILITIES N LAKE MITCHELL	199198	57.33
01-04692	B-Y WATER DISTRICT					
		I-06771.10.23	602-43330-42850	B-Y WATER CHA SEPT 2023 USAGE	199096	112,484.98
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	602-43330-42800	UTILITIES ACCT #00223662-2	199194	0.05
01-07598	AQUA-PURE INC					
		I-MITSD2310	602-43330-42602	CHEMICALS SODIUM TRIPLYPHOSPHATE	199091	2,362.50
01-08281	ARAMARK					
		I-6380136094	602-43330-42600	SUPPLIES & MA MAT CLEANING	199092	41.07
01-09349	HOWES OIL CO					
		I-331347	602-43330-42610	GAS & FUEL UNLEADED FUEL	199160	26.98

DEPARTMENT 3330 WATER TREATMENT PLANT TOTAL: 123,820.82

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 602 WATER
DEPARTMENT: 3340 WATER DISTRIBUTION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00041	RICE LAKE WEST						
		I-2020-20 P.E. #5	602-43340-43355	ABOVE GROUND	2020-20 P.E. #5	199223	639,404.79
01-00356	QUALIFIED PRESORT						
		I-2279-3133	602-43340-42660	POSTAGE	POSTAGE 09.16-30.2023	199219	2.10
01-00424	RUNNINGS SUPPLY INC						
		I-1710792	602-43340-42600	SUPPLIES & MA	GRINDER	199224	258.00
01-00469	GEOTEK ENGINEERING & TE						
		I-2020-20 P.E. #4	602-43340-43355	ABOVE GROUND	2020-20 P.E. #4	199151	2,583.00
01-00532	A-OX WELDING SUPPLY CO						
		I-0000292395	602-43340-42600	SUPPLIES & MA	CO2 CYLINDER FILL	199084	20.37
01-00786	SOUTH DAKOTA 811						
		I-SD23-02537	602-43340-42200	LOCATES	SEPTEMBER MESSAGE FEES	199236	95.55
01-01700	AAA COLLECTIONS INC						
		I-778209012023	602-43340-42910	BILLING OFFIC	COLLECTION FEES	199085	6.67
01-01830	NORTHWESTERN ENERGY						
		I-2958403-4.09.23	602-43340-42800	UTILITIES	1800 VAN DYKE DR	199198	376.30
01-02343	HOLIDAY INN HOTEL & CON						
		I-26482	602-43340-42700	TRAVEL, CONF	VERMEULEN ROOM	199159	232.24
		I-26494	602-43340-42700	TRAVEL, CONF	VERMEULEN ROOM	199159	116.12
01-02679	MENARD'S INC						
		I-58940	602-43340-42600	SUPPLIES & MA	HEAVY DUTY TRAPS	199184	125.98
		I-59352	602-43340-42600	SUPPLIES & MA	LIGHTS,RODS,PIPES,CONNECTORS	199184	163.28
01-09349	HOWES OIL CO						
		I-331347	602-43340-42610	GAS & FUEL	UNLEADED FUEL	199160	315.47

DEPARTMENT 3340 WATER DISTRIBUTION TOTAL: 643,699.87

FUND 602 WATER TOTAL: 767,520.69

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 604 SEWER
DEPARTMENT: 3200 WASTE WATER TREATMENT BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3133	604-43200-42660	POSTAGE	POSTAGE 09.16-30.2023	199219	2.73
01-00469	GEOTEK ENGINEERING & TE						
		I-2021-31 P.E. #10	604-43200-43300	NORTH PLANT I	2021-31 P.E. #10	199151	1,484.00
01-01518	VERIZON WIRELESS						
		I-9945573847	604-43200-42800	UTILITIES	ACCT #886931646-00001	199251	46.88
01-01830	NORTHWESTERN ENERGY						
		I-2581292-6.09.23	604-43200-42800	UTILITIES	2141 E HAVENS ST PLNT SWR	199198	5,425.23
01-01964	DAKOTA SUPPLY GROUP						
		I-S103121670.001	604-43200-42600	SUPPLIES	VACUUM RELIEF	199133	93.27
01-02343	HOLIDAY INN HOTEL & CON						
		I-26481	604-43200-42700	TRAVEL, CONF,	VERMEULEN ROOM	199159	232.24
		I-26483	604-43200-42700	TRAVEL, CONF,	VERMEULEN ROOM	199159	232.24
		I-26492	604-43200-42700	TRAVEL, CONF,	VERMEULEN ROOM	199159	116.12
		I-26495	604-43200-42700	TRAVEL, CONF,	VERMEULEN ROOM	199159	116.12
01-02679	MENARD'S INC						
		I-58988	604-43200-42600	SUPPLIES	BLEACH,CAP,GREAT STUFF	199184	26.95
01-09349	HOWES OIL CO						
		I-331347	604-43200-42610	GAS & FUEL	UNLEADED FUEL	199160	50.86
01-10154	SCHOENFELDER PORTABLES						
		I-3238	604-43200-42600	SUPPLIES	TOILET RENTAL	199232	100.00
01-10525	PKG CONTRACTING INC						
		I-2021-31 P.E. #16	604-43200-43300	NORTH PLANT I	2021-31 P.E. #16	199214	732,790.00

DEPARTMENT 3200 WASTE WATER TREATMENT TOTAL: 740,716.64

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 604 SEWER
DEPARTMENT: 3250 WASTE WATER COLLECTION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00008	ELFSTRAND'S ACE HARDWAR						
		I-1331/1	604-43250-42600	SUPPLIES	BATTERY	199144	249.00
01-00236	BENDER'S SEWER CLEANING						
		I-32121	604-43250-43317	CIPP	LIVESAY MAIN LINE CAMERA	199102	9,224.20
01-00424	RUNNINGS SUPPLY INC						
		I-1708633	604-43250-42600	SUPPLIES	BRASS SHANKS	199224	21.95
01-00428	CARQUEST AUTO PARTS INC						
		I-4977-290985	604-43250-42600	SUPPLIES	TERRACAIR DEF	199110	55.96
01-00786	SOUTH DAKOTA 811						
		I-SD23-02537	604-43250-42200	PROFESSIONAL	SEPTEMBER MESSAGE FEES	199236	95.55
01-01700	AAA COLLECTIONS INC						
		I-778209012023	604-43250-42910	BILLING OFFIC	COLLECTION FEES	199085	6.66
01-01830	NORTHWESTERN ENERGY						
		I-2579460-3.09.23	604-43250-42800	UTILITIES	N SANBORN AND 13TH AVE	199198	90.54
		I-2581214-0.09.23	604-43250-42800	UTILITIES	N FOSTER ST	199198	1,202.46
		I-2581590-3.09.23	604-43250-42800	UTILITIES	N HARMON DR	199198	125.61
		I-2581650-5.09.23	604-43250-42800	UTILITIES	KIPPES CV	199198	28.96
		I-2581719-8.09.23	604-43250-42800	UTILITIES	S HARMON AND OHLMAN	199198	118.13
		I-2581747-9.09.23	604-43250-42800	UTILITIES	S HARMON DR	199198	76.02
		I-2582035-8.09.23	604-43250-42800	UTILITIES	1500 W 23RD AVE	199198	130.56
		I-2582739-5.09.23	604-43250-42800	UTILITIES	1300 W NORWAY AVE	199198	111.64
		I-2585907-5.09.23	604-43250-42800	UTILITIES	AIRPORT RD WST WTR	199198	70.40
		I-2828568-2.09.23	604-43250-42800	UTILITIES	5709 ISLAND CT	199198	28.19
		I-3907866-2.09.23	604-43250-42800	UTILITIES	1040 N HARMON DR	199198	108.45
01-02679	MENARD'S INC						
		I-59264	604-43250-42600	SUPPLIES	CORNER BRACE,WASHERS,BOLTS	199184	34.52
01-03180	UNITED LABORATORIES						
		I-INV389133	604-43250-42600	SUPPLIES	FRESH NON PARA DEO	199248	1,886.42
01-06656	PREMIER PEST CONTROL LL						
		I-50928	604-43250-42600	SUPPLIES	SEPT PEST CONTROL	199216	75.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-11007881	604-43250-42800	UTILITIES	ACCT #00223662-2	199194	0.99
01-09349	HOWES OIL CO						
		I-331347	604-43250-42610	GAS	UNLEADED FUEL	199160	35.16

DEPARTMENT 3250 WASTE WATER COLLECTION TOTAL: 13,776.37

FUND 604 SEWER TOTAL: 754,493.01

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 606 AIRPORT
DEPARTMENT: 3500 AIRPORT BANK: Multi
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#27	606-43500-43320	AIP-RECONSTRU	AIP '28 AIRPORT #27	199157	3,719.63
01-00850	GRAHAM TIRE CO						
		I-404176105	606-43500-42600	SUPPLIES & MA	OIL CHANGE	199153	217.77
01-01518	VERIZON WIRELESS						
		I-9945573847	606-43500-42800	UTILITIES	ACCT #886931646-00001	199251	46.88
01-01830	NORTHWESTERN ENERGY						
		I-2585924-0.09.23	606-43500-42800	UTILITIES	MITCHELL AIRPORT	199198	174.62
		I-2585926-5.09.23	606-43500-42800	UTILITIES	AIRPORT SECURITY GATE	199198	11.88
		I-2585934-9.09.23	606-43500-42800	UTILITIES	MITCHELL AIRPORT 5	199198	600.00
		I-2585936-4.09.23	606-43500-42800	UTILITIES	MITCHELL AIRPORT 6	199198	42.61
		I-2585992-7.09.23	606-43500-42800	UTILITIES	6601 N MAIN	199198	143.04
		I-2830030-9.09.23	606-43500-42800	UTILITIES	NG RD AND HWY 37 AP SIGN	199198	11.41
01-02495	SCOTT SUPPLY CO.						
		I-17478P	606-43500-42600	SUPPLIES & MA	SKIDS	199233	575.96
		I-18328P	606-43500-42600	SUPPLIES & MA	SKIDS	199233	43.04
01-03100	CENTURY LINK						
		I-605 996-3589.0923	606-43500-42800	UTILITIES	ACCT #605 996-3589	199113	58.94
01-06750	ATV HOLDINGS, LLC dba M						
		I-11011947	606-43500-42800	UTILITIES	ACCT #00248999-0	199194	72.95
01-08691	QUALITY CUT LAWN & TREE						
		I-2019-53R2PE1-2023	606-43500-42520	SNOW REMOVAL	2019-53R2 P.E. #1-2023	199220	8,666.66
01-09349	HOWES OIL CO						
		I-331347	606-43500-42610	GAS & OIL	UNLEADED FUEL	199160	3.52
01-10478	BROOKS OIL						
		I-11162	606-43500-42610	GAS & OIL	FUEL	199106	2,490.00

DEPARTMENT 3500 AIRPORT TOTAL: 16,878.91

FUND 606 AIRPORT TOTAL: 16,878.91

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 612 SANITATION
DEPARTMENT: 3220 RECYCLING PROGRAM BANK: Multi
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. #11	612-43220-42250	PROFESSIONAL	2021-30 P.E. #11	199157	50,822.50
01-01417	GOLDEN WEST TECHNOLOGIE						
		I-416963	612-43220-42800	UTILITIES	QUARTERLY MONITORING	199152	75.00
				DEPARTMENT 3220	RECYCLING PROGRAM	TOTAL:	50,897.50

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 612 SANITATION
DEPARTMENT: 3230 WASTE COLLECTION BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00356	QUALIFIED PRESORT						
		I-2279-3133	612-43230-42660	POSTAGE	POSTAGE 09.16-30.2023	199219	2.10
01-01700	AAA COLLECTIONS INC						
		I-778209012023	612-43230-42910	BILLING OFFIC	COLLECTION FEES	199085	6.67
01-02418	SANITATION PRODUCTS INC						
		I-86923	612-43230-42600	SUPPLIES	TUBE CLAMP	199229	63.38
				DEPARTMENT 3230	WASTE COLLECTION	TOTAL:	72.15

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 612 SANITATION
DEPARTMENT: 3240 LANDFILL BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00436	CHS FARMERS ALLIANCE						
		I-IY7999	612-43240-42600	SUPPLIES	DEF	199115	140.45
01-00861	BEST WESTERN RAMKOTA IN						
		I-368444	612-43240-42700	TRAVEL, CONF.	ROTH-ABERDEEN ROOMS	199178	335.97
		I-368445	612-43240-42700	TRAVEL, CONF.	TOLLEFSON-ABERDEEN ROOMS	199178	223.98
		I-368446	612-43240-42700	TRAVEL, CONF.	MOORE-ABERDEEN ROOMS	199178	223.98
01-01117	WHEELCO BRAKE & SUPPLY						
		I-INV413462	612-43240-42600	SUPPLIES	DEF CAP	199254	19.04
01-01417	GOLDEN WEST TECHNOLOGIE						
		I-416962	612-43240-42800	UTILITIES	QUARTERLY MONITORING	199152	75.00
01-02017	DAVISON RURAL WATER SYS						
		I-5095.10.23	612-43240-42800	UTILITIES	SEPT 2023 USAGE	199136	33.45
01-02679	MENARD'S INC						
		I-58756A	612-43240-42600	SUPPLIES	FLEX PIPE,TAPE,GAUZE,SPRAY,SOA	199184	71.57
01-02939	DEPARTMENT OF AGRICULTU						
		I-10102023	612-43240-42210	STATE GARBAGE	SEPT 2023 SOLID WASTE FEE	199139	2,842.02
01-09349	HOWES OIL CO						
		I-331347	612-43240-42610	GAS & OIL	UNLEADED FUEL	199160	31.89

DEPARTMENT 3240 LANDFILL TOTAL: 3,997.35

FUND 612 SANITATION TOTAL: 54,967.00

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 613 CORN PALACE
DEPARTMENT: 5650 CORN PALACE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00003	CINDY'S K9 TREATS					
		I-WIX10382	613-45650-42610	COST OF GOODS DOG TREATS	199116	465.00
01-00428	CARQUEST AUTO PARTS INC					
		I-4977-295284	613-45650-42500	REPAIRS & MAI BUSHING	199110	4.49
		I-4977-295292	613-45650-42500	REPAIRS & MAI HEX PART	199110	10.79
01-00436	CHS FARMERS ALLIANCE					
		I-IY8013	613-45650-42500	REPAIRS & MAI TIRE REPAIR	199115	18.83
01-00532	A-OX WELDING SUPPLY CO					
		C-09302023	613-45650-42610	COST OF GOODS REFUND SERVICE CHARGE	199084	12.50-
01-01590	MCLEOD'S PRINTING					
		I-70247	613-45650-42615	COGS-ALCOHOL CLEAR CUPS,RUSH CHARGE	199183	2,609.00
01-01830	NORTHWESTERN ENERGY					
		I-2587292-0.09.23	613-45650-42800	UTILITIES 600 N MAIN ST	199198	7,963.72
		I-3219913-5.09.23	613-45650-42800	UTILITIES 617 N MAIN	199198	386.29
		I-3458684-2.09.23	613-45650-42850	CP PLAZA UTIL 6TH AVE PARK	199198	73.75
01-02560	PEPSI COLA COMPANY					
		I-97777846	613-45650-42610	COST OF GOODS BIBS,BUBBLRS	199211	701.12
01-02679	MENARD'S INC					
		I-56160	613-45650-42600	SUPPLIES & MA VINEGAR,BOARD	199184	22.25
		I-58912	613-45650-42600	SUPPLIES & MA AIR COMPRESSOR	199184	440.96
		I-59071	613-45650-42600	SUPPLIES & MA PLEATED FILTERS	199184	13.32
		I-59245	613-45650-42600	SUPPLIES & MA PLIERS,SCREWDRIVER SET	199184	13.97
		I-59385	613-45650-42600	SUPPLIES & MA PALLET JACK	199184	349.99
01-02811	JONES SUPPLIES					
		I-143389	613-45650-42600	SUPPLIES & MA NAPKINS,TOWELS,GLOVES	199169	147.60
		I-143390	613-45650-42600	SUPPLIES & MA LINERS,TOWELS,T-TISSUE	199169	325.31
		I-143439	613-45650-42600	SUPPLIES & MA DISPENSER	199169	71.20
		I-143461	613-45650-42600	SUPPLIES & MA CELL BATTERY	199169	18.96
		I-143528	613-45650-42600	SUPPLIES & MA WHEEL KIT	199169	96.00
01-03700	CORE-MARK MIDCONTINENT					
		C-1228045	613-45650-42610	COST OF GOODS RETURNED CORNNUTS	199124	104.69-
		I-1245673	613-45650-42610	COST OF GOODS CORNNUTS,CANDY,MARGARINE,CHIPS	199124	1,560.12
01-03738	MID STATES AUDIO INC					
		I-33113	613-45650-42500	REPAIRS & MAI SERVICE CALL OUTSIDE SPEAKERS	199187	567.85
01-04165	C & D PEDAL PULLS, INC.					
		I-09232023	613-45650-42905	ENTERTAINMENT 2023 NATIONAL PEDAL PULL FEE	199109	4,000.00
01-04352	UPS STORE #4227					

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 613 CORN PALACE
DEPARTMENT: 5650 CORN PALACE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-04352	UPS STORE #4227 continued					
		I-09272023	613-45650-42660	SHIPPING/POST POSTAGE	199249	67.57
01-04537	PORTER DISTRIBUTING CO					
		I-210202	613-45650-42615	COGS-ALCOHOL BEER SUITCASES	199215	114.60
01-06656	PREMIER PEST CONTROL LL					
		I-50936	613-45650-42600	SUPPLIES & MA SEPT PEST CONTROL	199216	200.00
01-06750	ATV HOLDINGS, LLC dba M					
		I-11007881	613-45650-42800	UTILITIES ACCT #00223662-2	199194	2.76
01-07344	CHESTERMAN COMPANY					
		I-11119121	613-45650-42610	COST OF GOODS STILL,PLB STILL,BIBS,CUPS	199114	854.70
01-08281	ARAMARK					
		I-638001608	613-45650-42600	SUPPLIES & MA TABLECLOTH CLEANING	199092	207.01
		I-6380133909	613-45650-42600	SUPPLIES & MA MAT CLEANING	199092	33.66
01-09247	JOHNSON BROS OF SOUTH D					
		I-1293454	613-45650-42615	COGS-ALCOHOL CROWN ROYAL	199168	406.00
01-09349	HOWES OIL CO					
		I-331347	613-45650-42620	GAS & FUEL UNLEADED FUEL	199160	34.95
01-09525	TIM'S CUTTING EDGE					
		I-23-1518	613-45650-42600	SUPPLIES & MA BLADE SHARPING	199245	144.00
01-10353	DIMOCK DAIRY INC					
		I-23092644	613-45650-42610	COST OF GOODS CHEESE VARIETIES	199142	175.50
01-10541	BUILDERS FIRST SOURCE					
		I-68059912	613-45650-42600	SUPPLIES & MA FINISH NAILS,NAILER	199107	771.00
	PROJ: X04-42600	DECORATING		SUPPLIES		
		I-68059928	613-45650-42600	SUPPLIES & MA NAILER REPAIR	199107	198.00
	PROJ: X04-42600	DECORATING		SUPPLIES		

DEPARTMENT 5650 CORN PALACE TOTAL: 22,953.08

FUND 613 CORN PALACE TOTAL: 22,953.08

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 614 GOLF COURSE
DEPARTMENT: 5250 GOLF COURSE BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-00424	RUNNINGS SUPPLY INC						
		I-1714432	614-45250-42650	UNIFORMS	DAGEN-LOGOD SHIRTS	199224	180.95
01-01130	KIMBALL-MIDWEST						
		I-101507812	614-45250-42600	SUPPLIES & MA	DISC	199171	51.30
01-01518	VERIZON WIRELESS						
		I-9945573847	614-45250-42800	UTILITIES	ACCT #886931646-00001	199251	41.88
01-01590	MCLEOD'S PRINTING						
		I-70333	614-45250-42300	PUBLISHING	PENCILS W/ERASERS	199183	598.90
01-02567	S & M PRINTING INC						
		I-81174	614-45250-42300	PUBLISHING	BUSINESS CARDS	199225	91.00
01-03686	NEWMAN SIGNS INC						
		I-TRFINV049867	614-45250-42500	REPAIR & MAIN	SIGNS	199197	284.18
01-05099	EMME SAND & GRAVEL						
		I-9469	614-45250-42603	SAND/GOLF COU	TOP DRESSING SAND	199147	1,600.70
01-08130	C & B OPERATIONS LLC						
		C-12288788	614-45250-42600	SUPPLIES & MA	RETURNED LOW SWIVEL	199108	12.00-
		I-12288786	614-45250-42600	SUPPLIES & MA	WHEEL BOLT,LOW SWIVEL	199108	28.48
		I-12292788	614-45250-42600	SUPPLIES & MA	BOLTS EXCHANGED	199108	7.68

DEPARTMENT 5250 GOLF COURSE TOTAL: 2,873.07

FUND 614 GOLF COURSE TOTAL: 2,873.07

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 619 CAMPGROUND
DEPARTMENT: 5220 CAMPGROUND BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME		DESCRIPTION	CHECK#	AMOUNT
01-01830	NORTHWESTERN ENERGY						
		I-3394102-2.09.23	619-45220-42800	UTILITIES	2601 N MAIN ST	199198	1,467.40
		I-3394130-3.09.23	619-45220-42800	UTILITIES	2601 N MAIN ST TRLR	199198	87.79
		I-3988458-0.09.23	619-45220-42800	UTILITIES	2601 N MAIN ST SHWR	199198	15.62
01-02880	THUNE TRUE VALUE & APPL						
		I-A549781	619-45220-42500	REPAIR & MAIN	WASHER REPAIR LABOR	199244	70.00
01-06750	ATV HOLDINGS, LLC dba M						
		I-11008398	619-45220-42800	UTILITIES	ACCT #00028238-4	199194	72.95
01-09665	CITY OF MITCHELL						
		I-100223	619-45220-42935	BID TAX	HOTEL TAX SEPTEMBER	199117	574.50

DEPARTMENT 5220 CAMPGROUND TOTAL: 2,288.26

FUND 619 CAMPGROUND TOTAL: 2,288.26

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 621 EMERGENCY MEDICAL SERVICE
DEPARTMENT: N/A NON-DEPARTMENTAL BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00092	GARY KRISTENSEN					
		I-08222023	621-369	REFUNDS & REI AMB REFUND	199173	694.39
01-00096	CRAIG PFANN					
		I-08222023	621-369	REFUNDS & REI AMB REFUND	199213	150.00
01-00097	PRIME INSURANCE					
		I-08222023	621-369	REFUNDS & REI DUPLICATE AMB PAYMENT REFUND	199217	150.00
01-00098	JANIS REZAC					
		I-08222023	621-369	REFUNDS & REI AMB REFUND	199222	50.56
01-09360	JILL DEJONG					
		I-08222023	621-369	REFUNDS & REI AMB REFUND	199137	48.00

DEPARTMENT NON-DEPARTMENTAL TOTAL: 1,092.95

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 621 EMERGENCY MEDICAL SERVICE
DEPARTMENT: 4600 EMS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-00094	ALL AMERICAN TOWING					
		I-61931	621-44600-42530	REPAIR & MAIN AMBULANCE TOW	199089	240.00
01-00424	RUNNINGS SUPPLY INC					
		I-1712569	621-44600-42650	MINOR EQUIPME HAMMER DRILL,SAW,BATTERY	199224	614.97
01-00532	A-OX WELDING SUPPLY CO					
		I-0000292399	621-44600-42600	SUPPLIES CYLINDER FILL	199084	47.49
		I-0001329632	621-44600-42600	SUPPLIES O2 CYLINDER FILL	199084	237.85
01-00894	AVERA QUEEN OF PEACE HO					
		I-3499	621-44600-42600	SUPPLIES GRAVITY SET	199095	122.50
		I-3501	621-44600-42600	SUPPLIES ALBUTEROL,SYRINGES,LIDOCAINE	199095	263.25
01-01518	VERIZON WIRELESS					
		I-9945573847	621-44600-42800	UTILITIES ACCT #886931646-00001	199251	99.00
01-02679	MENARD'S INC					
		I-59261	621-44600-42600	SUPPLIES CAR WASH,DRYER SHEETS,CABLES	199184	139.35
		I-59574	621-44600-42600	SUPPLIES SILICONE	199184	6.33
01-02700	HENRY SCHEIN INC					
		I-54921778	621-44600-42600	SUPPLIES NASAL LINE	199158	366.00
		I-56533299	621-44600-42600	SUPPLIES PILLOWCASE,SHEET,NEEDLE,DRESNG	199158	929.44
01-02804	TMA STORES					
		I-98716	621-44600-42530	REPAIR & MAIN TIRES	199246	390.00
01-02811	JONES SUPPLIES					
		I-143473	621-44600-42600	SUPPLIES FILTER BAGS	199169	33.79
01-03360	WHOLESALE ELECTRONICS I					
		I-C32710010	621-44600-42600	SUPPLIES BATTERIES	199255	24.82
01-04066	TRANSWEST TRUCKS OF SIO					
		I-094S1030.02	621-44600-42530	REPAIR & MAIN BRAKE REPAIRS	199247	492.98
01-07371	DICK'S BODY SHOP					
		I-B8439	621-44600-42530	REPAIR & MAIN FRONT END ALIGNMENT	199141	95.00
		I-B8440	621-44600-42530	REPAIR & MAIN TIGHTEN SPINDAL NUTS	199141	30.00
		I-B8466	621-44600-42530	REPAIR & MAIN ALIGNMENT CHECK	199141	60.00
01-07628	STRYKER SALES, LLC					
		I-9204733558	621-44600-42650	MINOR EQUIPME COT BATTERIES	199239	964.08
01-09349	HOWES OIL CO					
		I-331347	621-44600-42610	GAS & OIL UNLEADED FUEL	199160	78.29

DEPARTMENT 4600 EMS TOTAL: 5,235.14

FUND 621 EMERGENCY MEDICAL SERVICETOTAL: 6,328.09

PACKET : 06615 06616
VENDOR SET: Mult
FUND : 700 AGENCY FUNDS
DEPARTMENT: 5300 AGENCY FUNDS BANK: Multi
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-08797	IDEAg					
		I-07312023	700-45300-42900	BID DEPOSITS HYDRANT METER DEPOSIT REFUND	199162	2,000.00
				DEPARTMENT 5300 AGENCY FUNDS	TOTAL:	2,000.00
				FUND 700 AGENCY FUNDS	TOTAL:	2,000.00
					REPORT GRAND TOTAL:	1,943,031.40

** 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	101-41110-42600	SUPPLIES & MATERIALS	14.75	625	1,849.77-	Y			
	101-41210-42700	TRAVEL, CONFERENCE, DUES	339.09	1,545	810.70				
	101-41210-42800	UTILITIES-TELEPHONE	46.88	750	328.22				
	101-41210-43300	VETERAN'S PARK	55.39	0	5,523.64-	Y			
	101-41220-42700	TRAVEL, CONF, DUES	407.19	5,500	2,173.33				
	101-41220-42800	UTILITIES-TELEPHONE	0.31	250	150.49				
	101-41230-42800	UTILITIES-TELEPHONE	0.27	250	154.57				
	101-41410-42610	WEST GROUP LAW DATABASE	800.80	14,000	5,782.97				
	101-41410-42810	UTILITIES-TELEPHONE	0.16	100	92.83				
	101-41420-42700	TRAVEL	316.54	6,000	4,143.50				
	101-41420-42800	UTILITIES - TELEPHONE	3.29	260	131.33				
	101-41440-42210	PROFESSIONAL SERVICES	274.00	9,500	5,497.00				
	101-41440-42220	CDL TRAINING	35.00	5,900	5,610.00				
	101-41440-42230	EMPLOYEE ASSISTANCE & TRAI	2,334.15	18,500	895.24				
	101-41440-42231	EMPLOYEE PHYSICALS,DRUG TE	640.77	29,900	5,371.07-	Y			
	101-41440-42600	SUPPLIES & MATERIALS	62.98	1,500	477.67				
	101-41440-42630	AED REPLACEMENT PROGRAM	3,080.00	8,400	1,505.00-	Y			
	101-41440-42700	TRAVEL,DUES,RESOURCE MANUA	313.48	4,750	3,580.15				
	101-41440-42800	UTILITIES	0.75	250	144.98				
	101-41920-42520	REPAIR-CITY HALL	89.30	3,100	4,401.06-	Y			
	101-41920-42620	SUPPLIES-CITY HALL	37.80	1,750	2,605.51-	Y			
	101-41920-42810	UTILITIES-STORAGE BLDG	98.67	2,900	1,447.97				
	101-41920-42811	UTILITIES-CITY HALL	1,855.67	21,000	6,937.56				
	101-41935-42615	POSTAGE	285.93	8,000	2,741.45				
	101-41935-42850	UTILITIES/TELEPHONE	2,361.07	30,200	7,050.41				
	101-42110-42200	PROFESSIONAL SERVICES	629.40	16,030	7,752.22				
	101-42110-42600	SUPPLIES	4,952.41	91,443	30,977.28				
	101-42110-42610	GAS OIL TIRES	3,265.52	60,000	9,080.83-	Y			
	101-42110-42640	UNIFORM ALLOWANCE	306.00	7,000	2,130.79				
	101-42110-42670	SERVICE DOG SUPPLY	272.00	2,030	17,024.76-	Y			
	101-42110-42800	TELEPHONE	31.64	15,000	4,549.43				
	101-42110-42810	UTILITIES	46.74	4,000	2,092.70-	Y			
	101-42110-42910	TELETYPE	1,236.93	2,550	76.14				
	101-42130-42500	REPAIRS	28.74	3,000	856.86-	Y			
	101-42130-42520	EMERGENCY SIREN UTILITIES	72.74	2,700	782.03				
	101-42130-42530	TRAFFIC LIGHTS MAINT	887.10	11,500	981.19-	Y			
	101-42130-42535	LIGHT MAINTENANCE	1,592.50	21,000	5,064.96				
	101-42130-42610	GAS, OIL, TIRES	624.04	4,000	1,432.18-	Y			
	101-42130-42700	TRAVEL, CONF & DUES	82.00	1,600	523.00				
	101-42130-42810	UTILITIES-TRAFFIC LIGHTS	2,309.01	38,500	12,713.41				
	101-42130-42820	TELEPHONE	93.76	1,200	356.68				
	101-42130-42835	UTILITIES-STREET LIGHTS	20,865.19	240,000	59,825.60				
	101-42200-42200	PROFESSIONAL SERVICES	3,278.60	7,669	2,707.70				
	101-42200-42600	SUPPLIES	953.78	23,450	8,628.18				
	101-42200-42610	GAS & OIL	65.71	8,500	1,004.18-	Y			

** 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
	101-42200-42700	TRAVEL, CONF & DUES	428.00	10,000	2,396.52				
	101-42200-42800	TELEPHONE	2.95	2,000	60.86-	Y			
	101-42200-42810	UTILITIES	3,155.51	41,000	7,262.25				
	101-43100-42500	REPAIRS	3,561.66	16,000	4,414.73				
	101-43100-42600	SUPPLIES	6,542.43	131,700	34,429.44-	Y			
	101-43100-42610	GAS	209.37	97,000	13,956.35				
	101-43100-42620	ASPHALT MIX	13,254.14	120,000	64,892.08				
	101-43100-42800	UTILITIES	76.82	15,000	2,168.80				
	101-43110-42200	PROFESSIONAL SERVICES	1,400.00	120,000	53,175.85				
	101-43110-42500	REPAIRS	322.44	700	75.13				
	101-43110-42600	SUPPLIES	101.16	4,000	631.01-	Y			
	101-43110-42610	GAS	171.79	6,000	1,860.52-	Y			
	101-43110-42700	TRAVEL CONF DUES	230.52	5,000	1,988.97				
	101-43110-42750	PLANNING COMMISSION EXPENS	15.98	1,000	492.04-	Y			
	101-43110-42800	UTILITIES	84.91	2,500	1,299.19				
	101-43110-42916	NUISANCE ABATEMENT	5.31	15,000	2,432.95-	Y			
	101-43130-42600	SUPPLIES & MATERIALS	7,629.58	88,408	5,767.46-	Y			
	101-43150-42600	SUPPLIES & MATERIALS	2,753.52	10,000	361.11-	Y			
	101-43700-42500	REPAIR & MAINTENANCE	284.18	3,000	1,436.61				
	101-43700-42600	SUPPLIES & MATERIALS	216.87	16,000	3,981.51				
	101-43700-42800	UTILITIES	71.63	5,000	833.66				
	101-44110-42940	DAKOTA COUNSELING	3,250.00	13,000	0.00				
	101-44120-42600	SUPPLIES	52.89	150	97.11				
	101-44120-42800	UTILITIES-POUND	181.49	4,000	2,432.78				
	101-44120-42900	IMPOUNDING DOGS	927.57	14,700	2,052.24				
	101-45000-42908	MIT PREHISTORIC IND VILLAG	3,250.00	13,000	0.00				
	101-45500-42600	SUPPLIES & MATERIALS	311.84	12,500	3,330.97				
	101-45500-42693	E-BOOKS/AUDIO BOOKS	43.99	17,151	4,376.70				
	101-45500-42800	UTILITIES	3,010.23	41,100	7,987.59				
	101-45500-43420	BOOKS	1,099.03	47,000	18,099.16				
	101-45500-43421	AUDIO-VISUAL	179.47	8,500	3,140.32				
	101-46500-42900	MITCHELL AREA DEVELOPMENT	41,750.00	167,000	0.00				
	101-46500-42911	REGIONAL ECON DEVELOPMENT	6,250.00	25,000	0.00				
	101-46500-42918	MITCHELL MAIN ST & BEYOND	8,750.00	35,000	0.00				
	101-47000-23713	2012 COMM PROJECT BOND-INT	550.00	180,000	90,221.25				
	201-45110-42800	UTILITIES	0.67	400	206.63				
	201-45140-42250	PROGRAMMING SERVICES	355.00	0	2,410.00-	Y			
	201-45140-42300	PUBLISHING	3,372.21	45,660	8,818.04				
	201-45140-42500	REPAIR & MAINTENANCE	1,514.67	33,000	17,110.98				
	201-45140-42600	SUPPLIES & MATERIALS	674.34	29,971	9,797.25				
	201-45140-42601	CONCESSION SUPPLIES	282.21	15,000	5,307.24				
	201-45140-42650	UNIFORMS	52.28	1,250	481.03				
	201-45140-42800	UTILITIES	2,884.23	185,000	69,579.43				
	201-45140-43300	CAPITAL IMPROVEMENTS - OTH	110.00	731,309	32,285.79				
	201-45160-42500	REPAIR & MAINTENANCE	877.13	60,498	20,182.95				

** 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
	201-45160-42600	SUPPLIES & MATERIALS	1,860.75	57,548	17,060.79				
	201-45160-42610	GAS & FUEL	256.12	13,500	1,457.08				
	201-45160-42800	UTILITIES	4,145.82	128,520	25,544.06				
	201-45160-43320	CAPITAL IMPROV-PRESS BOX	93,195.00	600,000	476,104.00				
	201-45160-43400	CAPITAL EQUIPMENT	214.42	18,500	2,896.76				
	201-45210-42600	SUPPLIES & MATERIALS	0.63	67,294	13,123.93				
	201-45210-42604	TREES	200.00	3,000	1,875.56				
	201-45210-42800	UTILITIES	1,176.24	54,700	4,301.80				
	201-45210-42850	UTILITIES-VETERAN'S PARK	56.68	4,500	492.11				
	201-45220-42800	UTILITIES	47.74	640	200.16				
	203-45220-42200	PROFESSIONAL SERVICES	4,583.40	415,204	199,710.99-	Y			
	211-46311-42960	CONV VISITORS BUR	20,800.00	250,000	42,000.00				
	214-43500-42200	PROFESSIONAL SERVICES	18.98	1,445	455.66				
	214-43500-42800	UTILITIES - TELEPHONE	108.33	3,154	733.70				
	214-43500-42910	SERVICE CONTRACTS	371.07	20,518	1,827.16				
	218-45140-42800	UTILITIES	12.58	390	276.70				
	218-45150-42320	ADVERTISING	25.84	4,030	2,103.46				
	218-45150-42600	SUPPLIES & MATERIALS	5.73	10,300	4,385.74				
	218-45150-42610	GAS OIL TIRES	1,344.23	60,000	34,636.81-	Y			
	218-45150-42800	UTILITIES	119.95	1,553	703.67				
	218-45150-42920	COMPUTER SOFTWARE/SUPPORT	364.64	35,660	7,692.89				
	218-45150-43411	COMPUTER HARDWARE	48.98	0	12,478.14-	Y			
	218-45180-42500	REPAIR & MAINTENANCE	8.27	6,600	3,488.49				
	218-45180-42600	SUPPLIES & MATERIALS	77.00	6,500	3,608.90				
	218-45180-42800	UTILITIES	12.62	28,980	11,795.88				
	219-45140-42600	SUPPLIES & MATERIALS	117.38	1,600	417.48				
	219-45140-42610	GAS, OIL, TIRES	35.24	1,800	203.40-	Y			
	219-45140-42800	UTILITIES	12.58	405	290.93				
	219-45140-42911	CONTRACT SERVICES-MEALS	8,213.00	196,710	54,121.79				
	602-43330-42600	SUPPLIES & MATERIALS	265.82	17,500	2,228.48				
	602-43330-42602	CHEMICALS	2,362.50	2,500	3,187.50-	Y			
	602-43330-42610	GAS & FUEL	26.98	2,200	327.22-	Y			
	602-43330-42800	UTILITIES	8,680.54	160,000	79,456.93				
	602-43330-42850	B-Y WATER CHARGES	112,484.98	925,000	112,398.47				
	602-43340-42200	LOCATES	95.55	2,000	1,192.54				
	602-43340-42600	SUPPLIES & MATERIALS	567.63	118,000	62,573.99-	Y			
	602-43340-42610	GAS & FUEL	315.47	10,000	6,609.29-	Y			
	602-43340-42660	POSTAGE	2.10	9,000	2,768.83				
	602-43340-42700	TRAVEL, CONF & DUES	348.36	2,500	1,611.64				
	602-43340-42800	UTILITIES	376.30	10,000	2,358.17				
	602-43340-42910	BILLING OFFICE	6.67	10,000	3,311.43				
	602-43340-43355	ABOVE GROUND STORAGE	641,987.79	16,000,000	11,662,812.92				
	604-43200-42600	SUPPLIES	220.22	20,000	6,569.30				
	604-43200-42610	GAS & FUEL	50.86	7,500	3,002.72-	Y			
	604-43200-42660	POSTAGE	2.73	9,000	2,729.84				

** 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
	604-43200-42700	TRAVEL, CONF, DUES	696.72	2,500	928.35-	Y			
	604-43200-42800	UTILITIES	5,472.11	225,000	86,078.58				
	604-43200-43300	NORTH PLANT IMPROVEMENTS	734,274.00	12,711,858	5,147,531.43				
	604-43250-42200	PROFESSIONAL SERVICES	95.55	24,220	1,586.58-	Y			
	604-43250-42600	SUPPLIES	2,322.85	47,550	14,278.87				
	604-43250-42610	GAS	35.16	6,000	2,406.17				
	604-43250-42800	UTILITIES	2,091.95	61,100	23,591.44				
	604-43250-42910	BILLING OFFICE	6.66	9,000	2,311.42				
	604-43250-43317	CIPP	9,224.20	390,000	358,480.80				
	606-43500-42520	SNOW REMOVAL CONTRACT	8,666.66	85,000	17,333.32				
	606-43500-42600	SUPPLIES & MATERIALS	836.77	8,500	3,863.28				
	606-43500-42610	GAS & OIL	2,493.52	5,000	866.58-	Y			
	606-43500-42800	UTILITIES	1,162.33	18,500	4,153.02				
	606-43500-43320	AIP-RECONSTRUCT RUNWAY	3,719.63	200,000	144,231.46				
	612-43220-42250	PROFESSIONAL SERVICES	50,822.50	0	73,233.20-	Y			
	612-43220-42800	UTILITIES	75.00	5,000	2,277.71				
	612-43230-42600	SUPPLIES	63.38	40,000	6,924.07				
	612-43230-42660	POSTAGE	2.10	9,000	2,756.60				
	612-43230-42910	BILLING OFFICE	6.67	8,000	1,311.42				
	612-43240-42210	STATE GARBAGE FEES	2,842.02	32,000	6,506.96				
	612-43240-42600	SUPPLIES	231.06	53,000	7,914.82				
	612-43240-42610	GAS & OIL	31.89	90,000	16,652.66				
	612-43240-42700	TRAVEL, CONF. & DUES	783.93	4,000	886.70				
	612-43240-42800	UTILITIES	108.45	13,000	4,276.95				
	613-45650-42500	REPAIRS & MAINTENANCE	601.96	54,180	23,011.03				
	613-45650-42600	SUPPLIES & MATERIALS	3,053.23	40,000	1,894.90				
	613-45650-42610	COST OF GOODS SOLD	3,639.25	170,000	6,716.89-	Y			
	613-45650-42615	COGS-ALCOHOL	3,129.60	20,500	870.21				
	613-45650-42620	GAS & FUEL	34.95	1,500	323.45				
	613-45650-42660	SHIPPING/POSTAGE	67.57	2,500	1,475.38				
	613-45650-42800	UTILITIES	8,352.77	90,000	19,907.29				
	613-45650-42850	CP PLAZA UTILITIES	73.75	720	822.43-	Y			
	613-45650-42905	ENTERTAINMENT	4,000.00	203,250	77,843.22				
	614-45250-42300	PUBLISHING	689.90	2,000	30.93				
	614-45250-42500	REPAIR & MAINTENANCE	284.18	18,000	1,864.03				
	614-45250-42600	SUPPLIES & MATERIALS	75.46	20,000	413.14				
	614-45250-42603	SAND/GOLF COURSE	1,600.70	5,000	1,757.02				
	614-45250-42650	UNIFORMS	180.95	500	319.05				
	614-45250-42800	UTILITIES	41.88	16,000	189.77				
	619-45220-42500	REPAIR & MAINTENANCE	70.00	8,000	3,535.40				
	619-45220-42800	UTILITIES	1,643.76	18,650	3,629.95				
	619-45220-42935	BID TAX	574.50	3,200	463.00-	Y			
	621-369	REFUNDS & REIMB*NON-EXPENS	1,092.95	0	2,010.38-				
	621-44600-42530	REPAIR & MAINT-VEHICLE	1,307.98	17,452	5,493.63				
	621-44600-42600	SUPPLIES	2,170.82	23,500	4,980.73				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=========LINE ITEM========= ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	=======GROUP BUDGET======= ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	621-44600-42610	GAS & OIL	78.29	15,000	3,157.16		
	621-44600-42650	MINOR EQUIPMENT	1,579.05	4,000	2,420.95		
	621-44600-42800	UTILITIES	99.00	4,225	1,715.96		
	700-45300-42900	BID DEPOSITS	2,000.00	0	8,000.00- Y		
	** 2023-2024 YEAR TOTALS **		1,943,031.40				

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
101-1110	CITY COUNCIL	14.75
101-1210	MAYOR'S OFFICE	441.36
101-1220	CITY ADMINISTRATOR	407.50
101-1230	ADMINISTRATIVE BOARDS	0.27
101-1410	ATTORNEY'S OFFICE	800.96
101-1420	FINANCE	319.83
101-1440	HUMAN RESOURCES	6,741.13
101-1920	MUNICIPAL BUILDINGS	2,081.44
101-1935	INFORMATION TECHNOLOGY	2,647.00
101-2110	POLICE DEPARTMENT	10,740.64
101-2130	TRAFFIC DEPARTMENT	26,555.08
101-2200	FIRE DEPARTMENT	7,884.55
101-3100	STREET DEPARTMENT	23,644.42
101-3110	PUBLIC WORKS ADMIN	2,332.11
101-3130	SNOW REMOVAL	7,629.58
101-3150	STORM DRAINAGE	2,753.52
101-3700	CEMETERY	572.68
101-4110	HEALTH & WELFARE	3,250.00
101-4120	ANIMAL CONTROL	1,161.95
101-5000	CULTURE & RECREATION	3,250.00
101-5500	LIBRARY	4,644.56
101-6500	ECONOMIC DEVELOPMENT	56,750.00
101-7000	GENERAL LONG TERM LIAB	550.00
101 TOTAL	GENERAL	165,173.33

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
201-5110	RECREATION & AQUATICS	0.67
201-5140	RECREATION CENTER	9,244.94
201-5160	SPORTS COMPLEXES	100,549.24
201-5210	PARKS	1,433.55
201-5220	SUPERVISION	47.74
201 TOTAL	PARK FUND	111,276.14
203-5220	LAKE	4,583.40
203 TOTAL	LAKE MITCHELL	4,583.40
211-6311	ENTERTAINMENT TAX	20,800.00
211 TOTAL	ENTERTAINMENT TAX	20,800.00
214-3500	E-911	498.38
214 TOTAL	E-911 EMERGENCY	498.38
218-5140	MVP	12.58
218-5150	PALACE TRANSIT	1,909.37
218-5180	JVCC	97.89
218 TOTAL	COMMUNITY SERVICES	2,019.84
219-5140	NUTRITION	8,378.20
219 TOTAL	NUTRITION	8,378.20
602-3330	WATER TREATMENT PLANT	123,820.82
602-3340	WATER DISTRIBUTION	643,699.87
602 TOTAL	WATER	767,520.69

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
604-3200	WASTE WATER TREATMENT	740,716.64
604-3250	WASTE WATER COLLECTION	13,776.37
604 TOTAL	SEWER	754,493.01
606-3500	AIRPORT	16,878.91
606 TOTAL	AIRPORT	16,878.91
612-3220	RECYCLING PROGRAM	50,897.50
612-3230	WASTE COLLECTION	72.15
612-3240	LANDFILL	3,997.35
612 TOTAL	SANITATION	54,967.00
613-5650	CORN PALACE	22,953.08
613 TOTAL	CORN PALACE	22,953.08
614-5250	GOLF COURSE	2,873.07
614 TOTAL	GOLF COURSE	2,873.07
619-5220	CAMPGROUND	2,288.26
619 TOTAL	CAMPGROUND	2,288.26
621	NON-DEPARTMENTAL	1,092.95
621-4600	EMS	5,235.14
621 TOTAL	EMERGENCY MEDICAL SERVICE	6,328.09
700-5300	AGENCY FUNDS	2,000.00
700 TOTAL	AGENCY FUNDS	2,000.00
	** TOTAL **	1,943,031.40

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
E01 5311-FY18/19	ADS	Marketing/Ads/Promotion	25.84
	MAINT	Maintenance/Repairs	5.73
	OFFUT	Office Utilities	119.95
	RAD	Radio Equipment	48.98
	SHAH	Tablet/Radio Contract	364.64
	TIR	Tires	35.00
		** PROJECT E01 TOTAL **	600.14
H01 SPORTS COMPLEX EQUIPMENT	42500	REPAIR/MAINTENANCE	494.84
	42610	GAS-FUEL	52.00
	43400	CAPITAL EQUIPMENT	214.42
		** PROJECT H01 TOTAL **	761.26
H02 CADWELL STADIUM	42800	UTILITIES	656.45
		** PROJECT H02 TOTAL **	656.45
H03 OLD SOCCER FIELDS	42800	UTILITIES	85.67
		** PROJECT H03 TOTAL **	85.67
H05 SOFTBALL	42600	SUPPLIES/MATERIALS	1,555.63
	42800	UTILITIES	725.22
		** PROJECT H05 TOTAL **	2,280.85
H06 ARENA-NORTH RINK	42500	REPAIR-MAINTENANCE	75.31
	42600	SUPPLIES-MATERIALS	305.12
		** PROJECT H06 TOTAL **	380.43
H07 PEPSI COMPLEX	42500	REPAIR/MAINTENANCE	306.98
	42800	UTILITIES	1,313.56
		** PROJECT H07 TOTAL **	1,620.54
H10 MUNROE PARK	42800	UTILITIES	23.15
		** PROJECT H10 TOTAL **	23.15
H13 ARENA-SOUTH RINK	42800	UTILITIES	1,294.89
		** PROJECT H13 TOTAL **	1,294.89
H51 PARK SHOP	42800	UTILITIES	274.14
		** PROJECT H51 TOTAL **	274.14
H52 FORESTRY	42604	TREES	200.00
		** PROJECT H52 TOTAL **	200.00

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
H55 DRY RUN CREEK PARK	42800	UTILITIES	70.12
		** PROJECT H55 TOTAL **	70.12
H56 HITCHCOCK PARK	42800	UTILITIES	428.56
		** PROJECT H56 TOTAL **	428.56
H58 JENNEWEIN PARK	42800	UTILITIES	16.03
		** PROJECT H58 TOTAL **	16.03
H60 NORTHRIDGE PARK	42800	UTILITIES	8.09
		** PROJECT H60 TOTAL **	8.09
H61 PIONEER PARK	42800	UTILITIES	19.39
		** PROJECT H61 TOTAL **	19.39
H62 ROTARY PARK	42800	UTILITIES	13.13
		** PROJECT H62 TOTAL **	13.13
H63 VETERANS PARK	42850	UTILITES/VETERANS PARK	56.68
		** PROJECT H63 TOTAL **	56.68
H66 CAMP ARROYA	42800	UTILITIES	75.68
		** PROJECT H66 TOTAL **	75.68
H67 DAY CAMP	42800	UTILITIES	70.69
		** PROJECT H67 TOTAL **	70.69
H71 KIWANIS WOODLOT	42800	UTILITIES	42.80
		** PROJECT H71 TOTAL **	42.80
H74 PUBLIC BEACH	42800	UTILITIES	90.22
		** PROJECT H74 TOTAL **	90.22
H76 SANDY BEACH	42800	UTILITIES	15.01
		** PROJECT H76 TOTAL **	15.01
H79 LAKE PARK ACCESS AREAS	42800	UTILITIES	10.50
		** PROJECT H79 TOTAL **	10.50
J05 REC CTR CONCESSIONS	CONC SUP	CONCESSION SUPPLY	282.21
		** PROJECT J05 TOTAL **	282.21

*** PROJECT TOTALS ***

PROJECT	LINE ITEM		AMOUNT
J06 REC CTR-GENERAL BLDG	RM-EQUIP	REPAIR/MAINT-EQUIPMENT	300.00
	RM-GENER	REPAIR/MAINT-GENERAL	98.75
	RM-PLUMB	REPAIR/MAINT-PLUMBING	1,115.92
	SM-GENER	SUPPLIES/MATERIAL-GENERAL	22.98
	SM-JANIT	SUPPLIES/MATERIAL-JANITORIAL	651.36
		** PROJECT J06 TOTAL **	2,189.01
J08 REC CTR PUBLISHING	GENERAL	PUBLISHING-GENERAL	57.50
	ICAN	PUBLISHING-ICAN	750.00
	KMIT	PUBLISHING-KMIT	1,311.40
	MIDCO	PUBLISHING-MIDCO	1,253.31
		** PROJECT J08 TOTAL **	3,372.21
J09 REC CTR UTILITIES	ELE/GAS	UTILITIES-ELECTRIC/GAS	2,884.23
		** PROJECT J09 TOTAL **	2,884.23
J10 REC CTR UNIFORMS	KEVIN	UNIFORMS-KEVIN	52.28
		** PROJECT J10 TOTAL **	52.28
X04 DECORATING	42600	SUPPLIES	969.00
		** PROJECT X04 TOTAL **	969.00

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:	October 16, 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 Zion Lutheran Church-Conditional Use Permit		
Explanation/Background of Agenda Item Requested:	Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. Planning Commission motioned to recommend approval; 4 aye, 0 nay, 2 absent, 1 abstain. Motion carried. See Planning Commission Unsigned Minutes 10-10-2023.		

City of Mitchell
SOUTH DAKOTA

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: _____

1. Variance in side yard setback along Burr St. from 20 feet to 17.5 feet to account for point of building overhang. 2. Variance in front yard setback along alley from 25 feet to 16.5 feet to account for pedestrian drop-off roof and overhang. 3. Variance in parking requirement to zero required parking spots on site. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned on the next phase of construction to the ease of the subject property.

☑ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: CHURCH FELLOWSHIP HALL AND OFFICE SPACE.

This Application is for the following described real property:

- Legal Description: _____

LOT 5-7 IN THE BLOCK 32 OF COOLEY & GUERNSEY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA (21,358 SQFT +-)(.049 ACRESE+-)

- Property Address: _____

Dated this 10th **day of** September, 2023.

Eric Schramm
Applicant

Zion Lutheran Church
Owner

Zion Lutheran Church
Conditional Use Permit
Religious Institution
N BURR ST
N CAPITAL ST
E 3RD AVE
412
510
512
516
522
600
608
612
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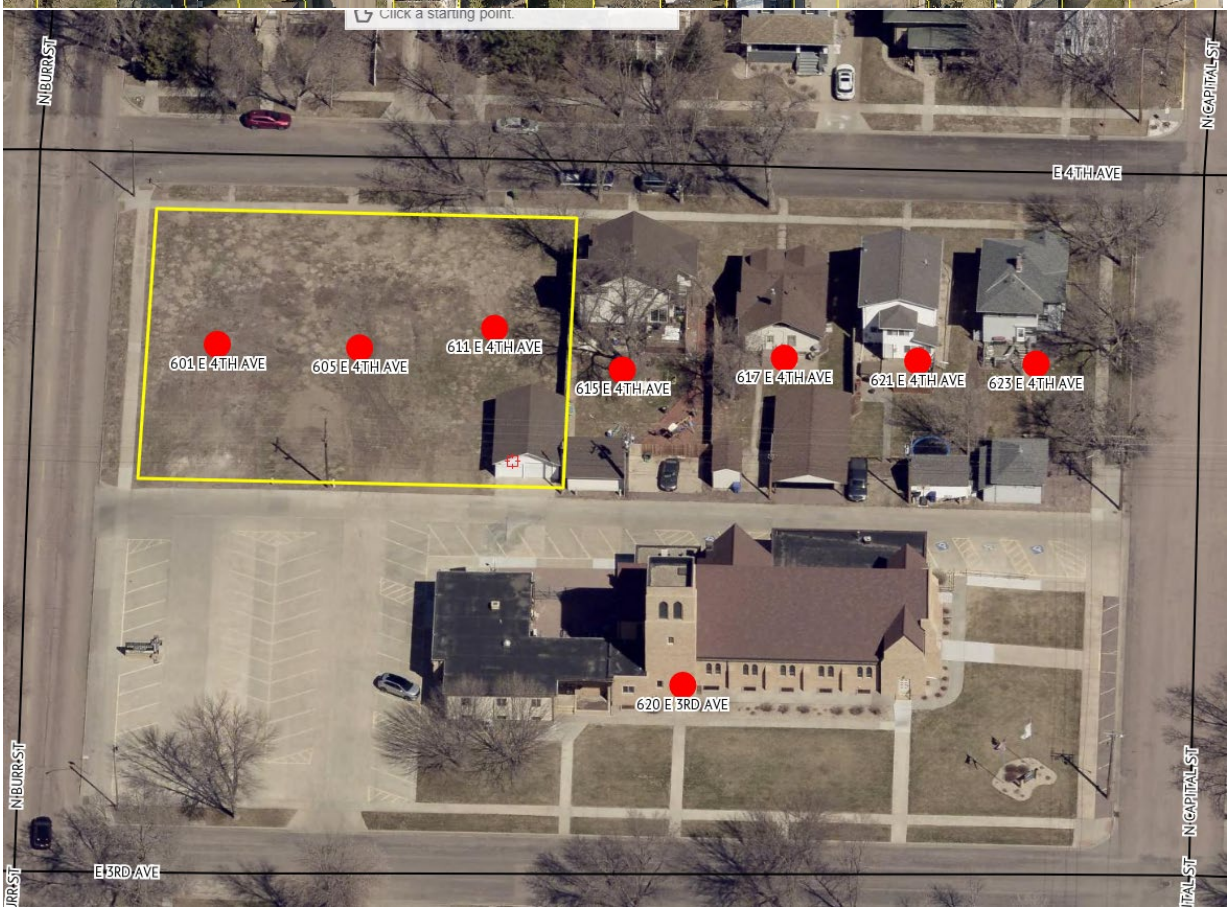
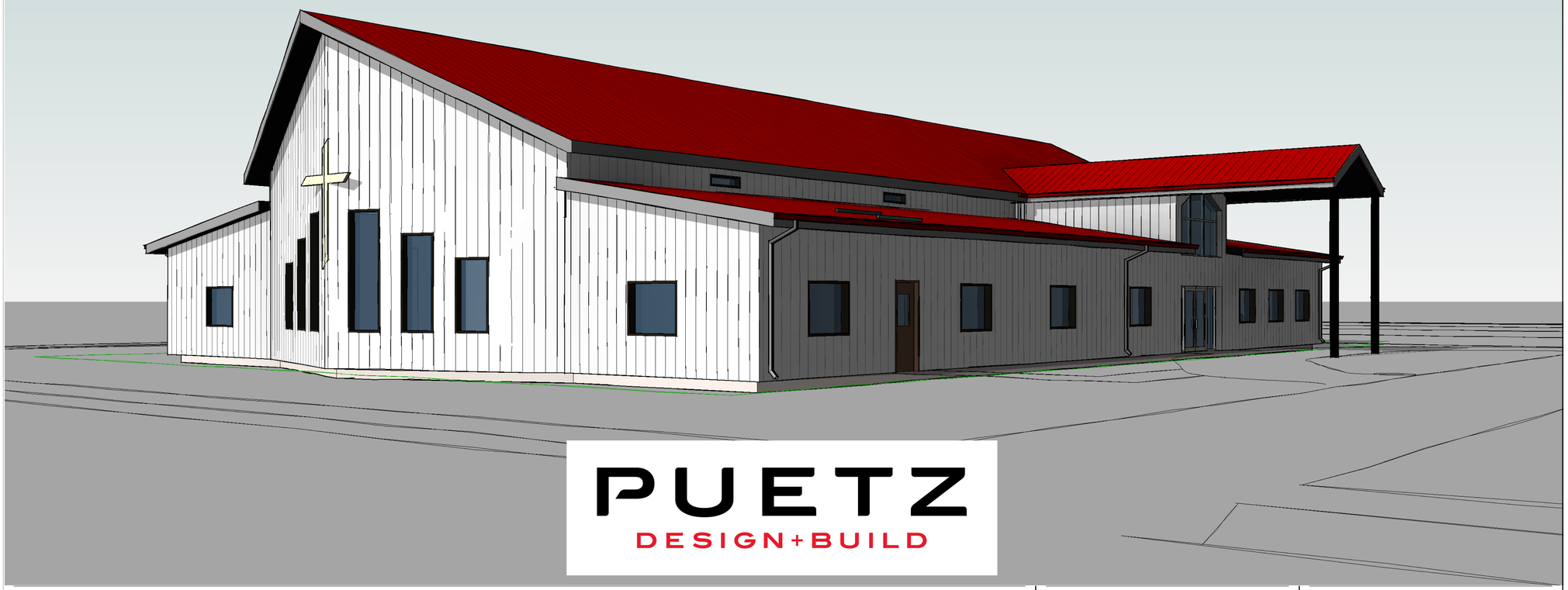

N BURR ST
N CAPITAL ST
E 4TH AVE
601 E 4TH AVE
605 E 4TH AVE
611 E 4TH AVE
615 E 4TH AVE
617 E 4TH AVE
621 E 4TH AVE
623 E 4TH AVE
620 E 3RD AVE
E 3RD AVE

ZION LUTHERAN FELLOWSHIP HALL

620 E 3RD AVE
MITCHELL, SD



PUETZ
DESIGN+BUILD

Notes

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
2. CONSTRUCTION LIMITS SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
   a. ALL DAMAGES DONE TO THE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED TO ITS ORIGINAL CONDITION PRIOR TO DAMAGE BY THE CONTRACTOR(S) RESPONSIBLE FOR THE DAMAGE.
   b. ACCESS TO UTILITY LOCATIONS OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR.
3. CITY SIDEWALKS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND REQUIREMENTS.
4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY PATCHING, REPAIRING, ETC. THAT MAY OCCUR AS A RESULT OF THAT SUBCONTRACTOR'S WORK.
5. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION FOR CLARIFICATION.

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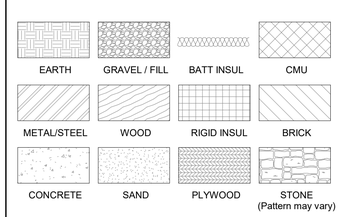
Abbreviations

- A -	
&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ACOUSTICAL
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
A.D.A.	AMERICAN'S WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
A.P.	ACCESS PANEL
A.P.C.	ARCHITECTURAL PRECAST CONCRETE
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
- B -	
BD	BOARD
BEL	BELOW
BEV	BEVEL
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
B.S.	BOTH SIDES
BSMT	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
- C -	
CAB	CABINET
CAP	CAPACITY
C.B.	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.G.S.	CENTER OF GRAVITY OF STRAND
CHAM	CHAMFER
CHAN	CHANNEL
CHBD	CHALK BOARD
C.I.P.	CAST-IN-PLACE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
C.J.	CONTROL JOINT
CK	CAULK(ING)
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMP	COMPRESS(ED)
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COEF	COEFFICIENT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONTR	CONTRACT(OR)
CONT	CONTINU(E)(OUS)
CONV	CONVEY(OR)
COORD	COORDINAT(E)(ION)
CORR	CORRIDOR
CS	COUNTERSINK
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
- D -	
D	DEEP, DEPTH
DB	DECIBLE
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLI(SH)(TION)
DEPR	DEPRESS(ED)
DEPT	DEPARTMENT
DET	DETAIL
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVIDE, DIVISION
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
D.S.	DOWNSPOUT
DWG	DRAWING
DWL	DOWEL
- E -	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOS(E)(URE)
ENG	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPAND, EXPANSION
EXT	EXTERIOR
- F -	
FAB	FABRICAT(E)(ION)
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN	FINISH(ED)
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
F.P.	FIRE PROTECTION
FR	FRAME(E)(ED)(ING)
F.R.P.	FIBER-REINFORCED PLASTIC
F.R.T.	FIRE RETARDANT TREATED
F.S.	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURR(ED)(ING)
FUT	FUTURE
F.V.C.	FIRE VALVE CABINET
- G -	
GA	GAUGE
GALV	GALVANIZE(D)
G.C.	GENERAL CONTRACTOR
GD	GRAD(E)(ING)
GKT	GASKET(ED)
GL	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GR	GRAD(E)(ING)
G.W.B.	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP	GYPSUM BOARD
SHTG	SHEATHING
- H -	
H	HEIGHT
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HCP	HANDICAP(PED)
HD	HEAD
HDW	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H.S.	HEADED STUDS
HTG	HEATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
HWD	HARDWOOD
HYD	HYDRAULIC
- I -	
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH(ES)
INCL	INCLUDE(ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
I.S.	INSIDE
ISO	POLYISOCYANURATE
- J -	
JAN	JANITOR
JST	JOIST
JT	JOINT
- K -	
KIT	KITCHEN
K.O.	KNOCK OUT
- L -	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAT	LATERAL
LAV	LAVATORY
LB(S)	POUND(S)
L.H.	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
L.L.	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LOC	LOCAT(E)(ION)
L.P.	LOW POINT
LT(G)	LIGHT(ING)
LTL	LINTEL
LVR	LOUVER
- M -	
MAN	MANUAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
M.H.	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MATCHLINE
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANCE
MTD	MOUNTED
MTL	METAL
MULL	MULLION
- N -	
N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
- O -	
OA	OVERALL
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF	OFFICE
O.H.	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
OZ	OUNCE(S)
- P -	
PAR	PARALLEL
PBD	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
P.L.F.	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
POL	POLISH(ED)
POLY	POLYETHYLENE (PLASTIC)
PR	PAIR
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPAR(E)(ATION)
PRES	PRESSURE
PROJ	PROJECT(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	POST TENSIONED
PT	PAINT
P.T.D.	PAPER TOWER DISPENSER
PTN	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE (PLASTIC)
- Q -	
Q.T.	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
- R -	
R	RISER(S)
RAD	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECP	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECT(ED)
REG	REGISTER, REGULATION
REINF	REINFORCE(ING)(MENT)
REM	REMOVE
REQD	REQUIRED
REV	REVIS(ED)(ION)
R.H.	RIGHT HAND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.	RADIUS POINT
R.P.M.	REVOLUTIONS PER MINUTE
RR	RAILROAD
R.T.U.	ROOF TOP UNIT
R.W.C.	RAINWATER CONDUCTOR
- S -	
S	SOUTH
SAFB	SOUND ATTENUATION FIRE BLANKET
SAN	SANITARY
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
SECT	SECTION
S.F.	SQUARE FOOT, FEET
SGL	SINGLE
SHT	SHEET
SHTG	SHEETING
S.I.	SQUARE INCH(ES)
SIM	SIMILAR
S.L.	SNOW LOAD
SLNT	SEALANT
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.G.	SLAB ON GRADE
SP	STANDPIPE
SPA	SPACE(S)
SPEC	SPECIFICATION(S)
S.P.R.	SINGLE PLY ROOFING
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
S.Y.	SQUARE YARD(S)
SYM	SYMMETRICAL
- T -	
T	TREAD
T & G	TONGUE AND GROOVE
T.B.E.	TOP OF BEAM ELEVATION
T.D.E.	TOP OF DECK ELEVATION
T.E.	TRASH ENCLOSURE
TEL	TELEPHONE
TEMP	TEMPORARY
TEMPR	TEMPERATURE
TERM	TERMINATE, TERMINAL
TERR	TERRAZZO
T.F.E.	TOP OF FOOTING ELEVATION
T.F.S.	TO FACE OF STUD
THK	THICK(NESS)
THRU	THROUGH
T.L.	TOTAL LOAD
T.O.S.	TOP OF STEEL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
- U -	
U.L.	UNDERWRITERS LABORATORIES
UNEXC	UNEXCAVATED
UNFIN	UNFINISH(ED)
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
- V -	
VB	VINYL BASE
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
- W -	
W	WEST, WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WHTR	WATER HEATER
W.P.	WORKING POINT
WP	WATERPROOFING
W.R.	WASTE RECEPTACLE
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
- Y -	
Y	YARD
YR	YEAR

Materials Symbols



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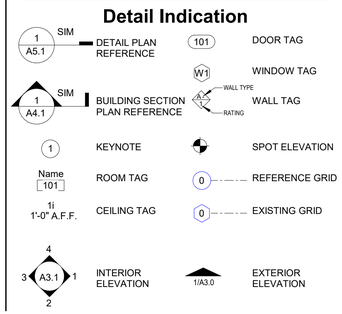
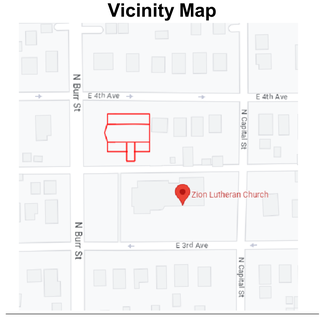
Detail Indication



Vicinity Map



Project Directory

	Address	Phone
DESIGN ARCHITECT		
Puetz Design + Build	800 N Kimball Mitchell, SD	(605) 996-2276
MECHANICAL CONTRACTOR		
Tessier's	218 E 1st Ave Mitchell, SD	(605) 996-7543
PLUMBING CONTRACTOR		
Mettler Sichmeller Engineering	801 Railroad Ave SE Aberdeen, SD	(605) 225-4344
ELECTRICAL CONTRACTOR		
Muth Electric, Inc	1717 N Sanborn Blvd Mitchell, SD	(605) 996-3983
CIVIL ENGINEER		
Infrastructure	116 W 69th St Unit 200, Sioux Falls, SD	(605) 271-5527
FIRE PROTECTION		
Total Fire Protection, Inc.	1004 7th Ave N Brandon, SD	(605) 582-2400

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CLICK HERE FOR FLOOR PLAN

ZION LUTHERAN
FELLOWSHIP HALL
MITCHELL, SD

Revision Schedule

No.	Description	Date

99%
REVIEW

Drawn By: xx
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Date: 09/1/2023

TS

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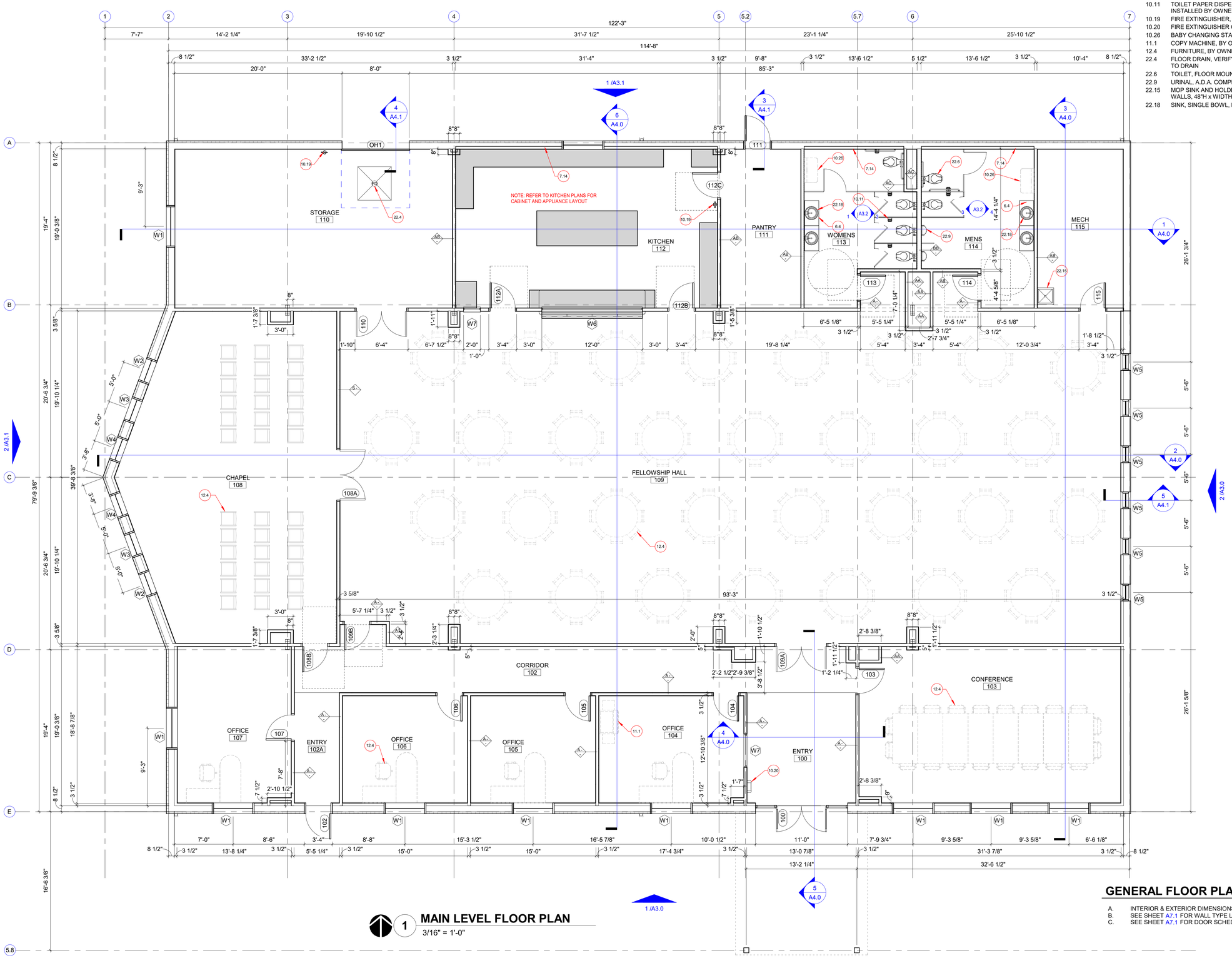
PLAN NOTES

6.4	SINK APRON, PLAM, A.D.A. COMPLIANT
7.14	2x4 FRAMING INSET INTO PEMB FRAME WITH 5/8" MOISTURE RESISTANT BOARD
10.11	TOILET PAPER DISPENSER, SURFACE MOUNTED, PROVIDED AND INSTALLED BY OWNER
10.19	FIRE EXTINGUISHER, SURFACE MOUNTED
10.20	FIRE EXTINGUISHER CABINET, SEMI-RECESSED
10.26	BABY CHANGING STATION, PROVIDED AND INSTALLED BY OWNER
11.1	COPY MACHINE, BY OWNER
12.4	FURNITURE, BY OWNER
22.4	FLOOR DRAIN, VERIFY SIZE & LOCATION WITH MECH, SLOPE FLOOR TO DRAIN
22.6	TOILET, FLOOR MOUNTED, A.D.A. COMPLIANT, SEE MECH
22.9	URINAL, A.D.A. COMPLIANT, SEE MECH
22.15	MOP SINK AND HOLDER W/ F.R.P. BOARD ON BACK AND SIDE WALLS, 48"H x WIDTH OF SINK, SEE MECH
22.18	SINK, SINGLE BOWL, DROP-IN, SEE MECH



1 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
B. SEE SHEET A7.1 FOR WALL TYPE LEGEND
C. SEE SHEET A7.1 FOR DOOR SCHEDULE

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MITCHELL, SD

MAIN LEVEL FLOOR PLAN

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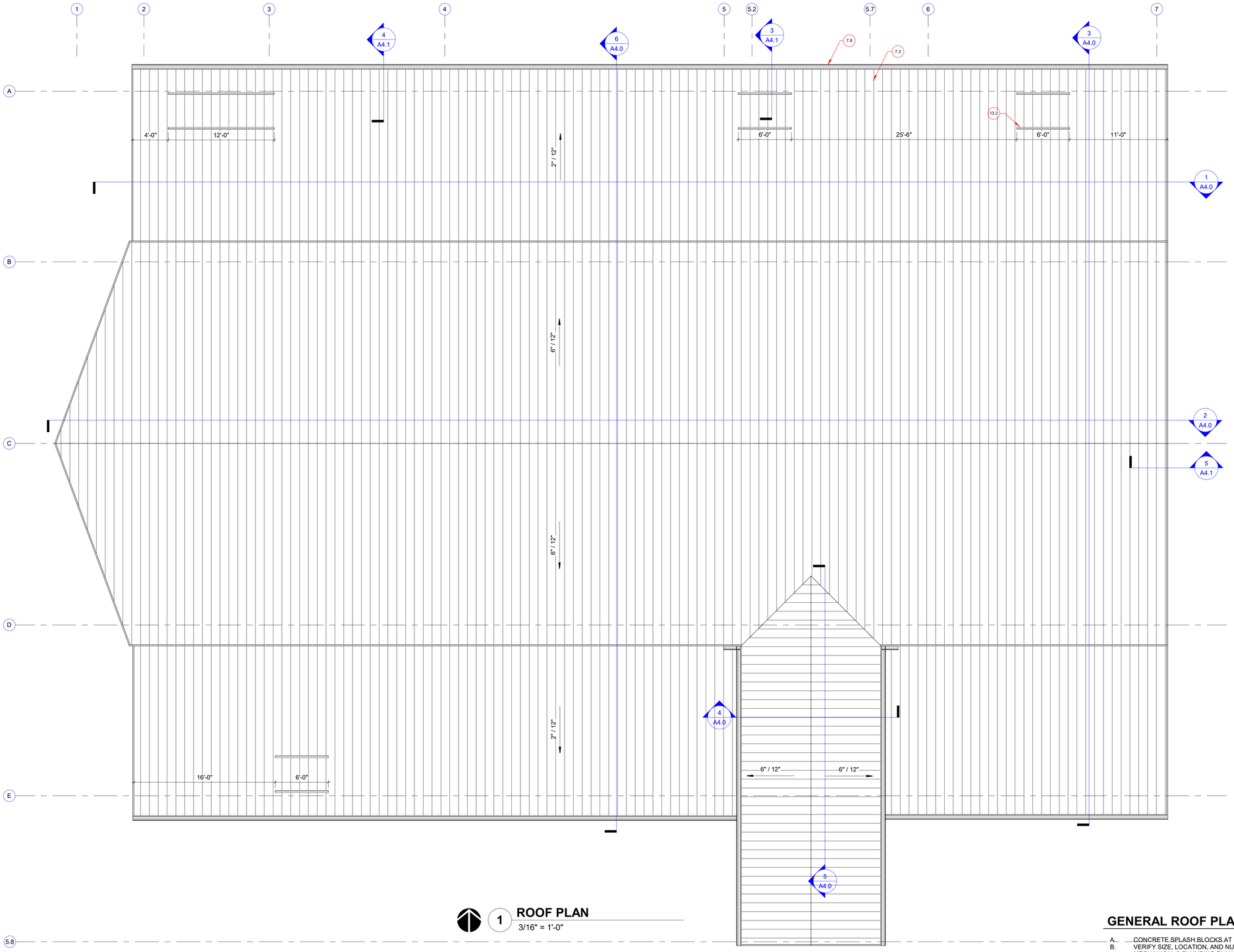
PLAN NOTES

7.3 STANDING SEAM METAL ROOF, BY METAL BUILDING MFR
7.8 GUTTER, PREFIN METAL, SEAMLESS
13.2 SNOW GUARD, BY METAL BUILDING CONTRACTOR



1 **ROOF PLAN**
3/16" = 1'-0"

GENERAL ROOF PLAN NOTES

A. CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT LOCATION
B. VERIFY SIZE, LOCATION, AND NUMBER OF ROOF PENETRATIONS WITH MECHANICAL & PLUMBING PLANS

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ZION LUTHERAN FELLOWSHIP HALL
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MITCHELL, SD

ROOF PLAN

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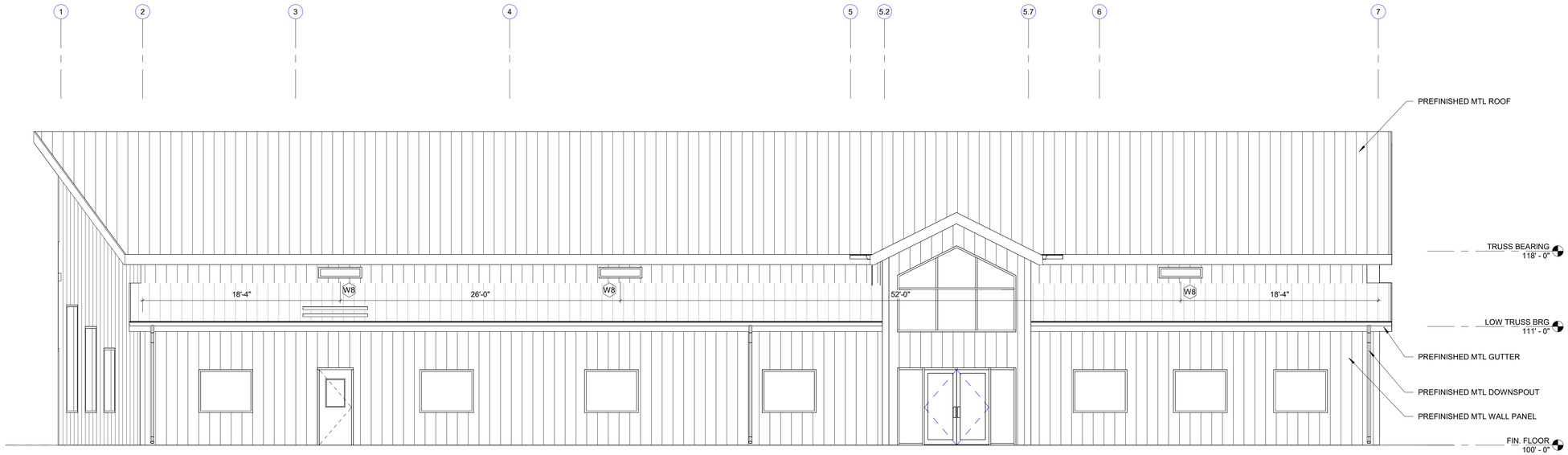
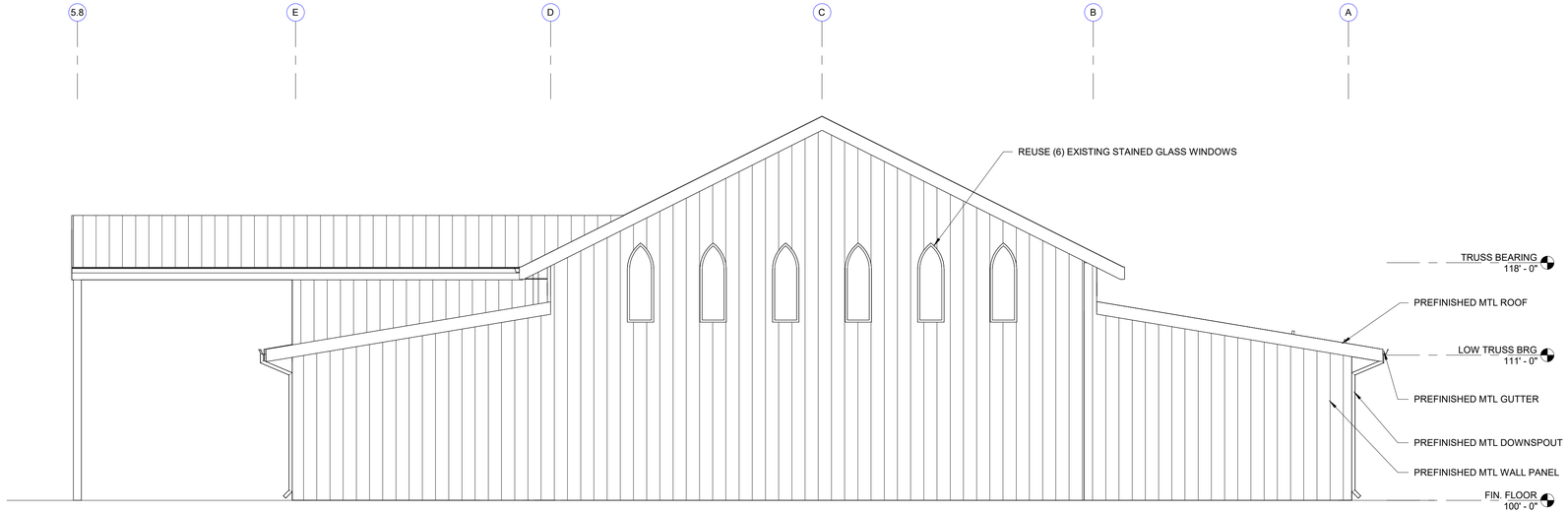


1 SOUTH ELEVATION

3/16" = 1'-0"



2 EAST ELEVATION

3/16" = 1'-0"

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ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

EXTERIOR ELEVATIONS

Revision Schedule

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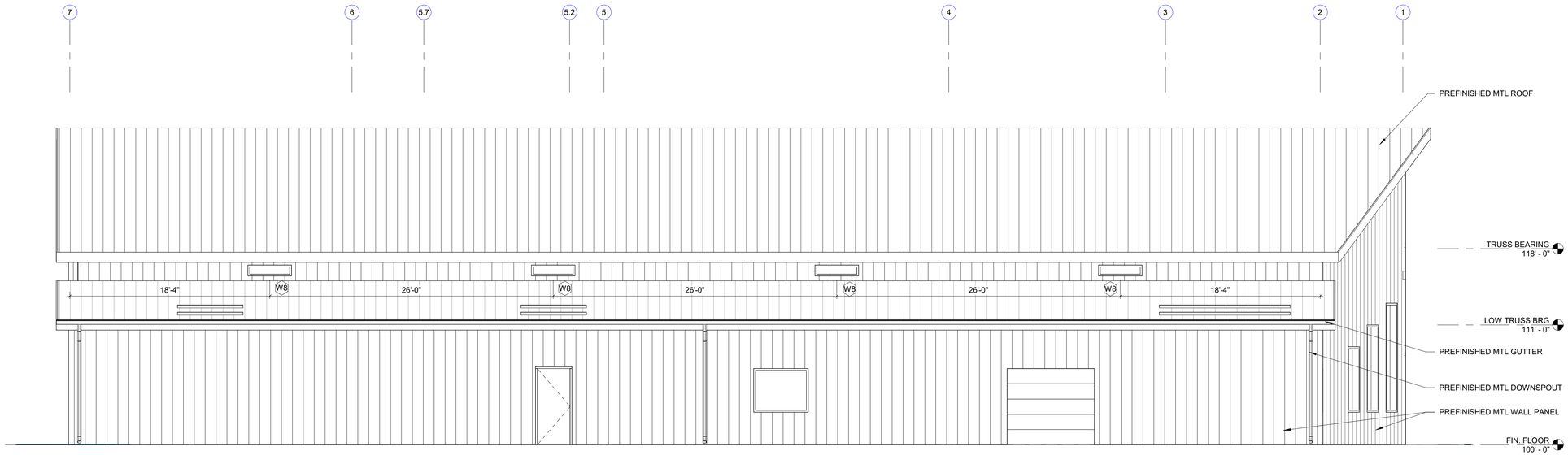
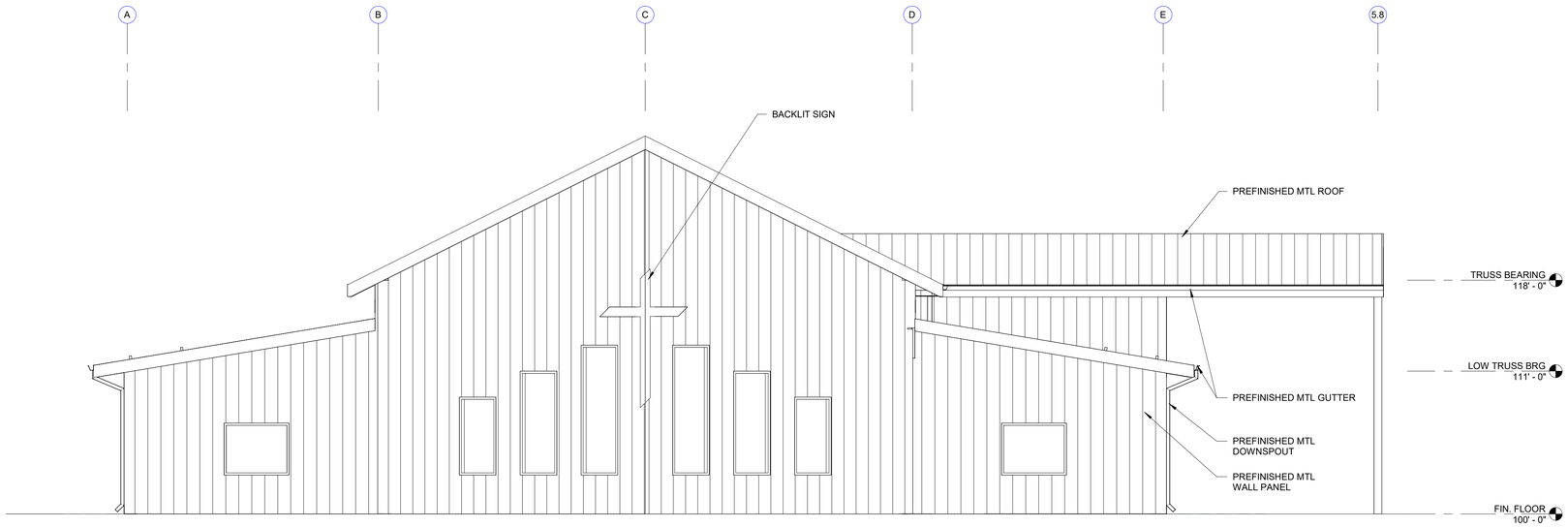


1 NORTH ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

DIGITAL USERS:
CLICK **HERE** FOR FLOOR PLAN

PUETZ
DESIGN+BUILD

99% REVIEW
09/1/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

EXTERIOR ELEVATIONS

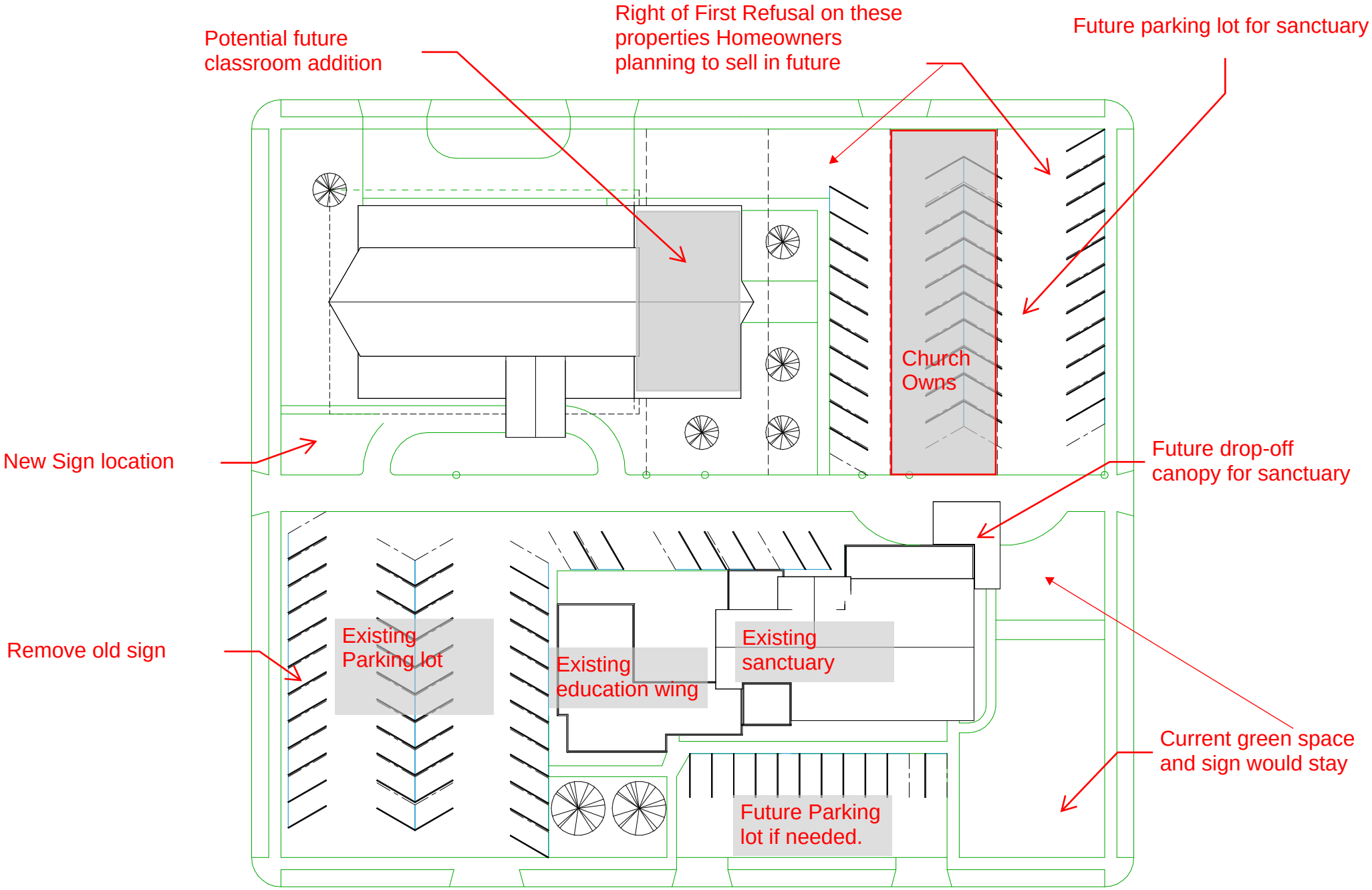
Revision Schedule

No.	Description	Date

Drawn By: xx
Checked By: xx
Date: 09/1/2023

A3.1

9/1/2023 4:45:10 PM | THESE DRAWINGS ARE A COPYRIGHT 2022 DOCUMENT. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN + BUILD


Potential future classroom addition
Right of First Refusal on these properties Homeowners planning to sell in future
Future parking lot for sanctuary
Church Owns
New Sign location
Future drop-off canopy for sanctuary
Remove old sign
Existing Parking lot
Existing education wing
Existing sanctuary
Current green space and sign would stay
Future Parking lot if needed.

1 Site
1" = 20'-0"

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Tuesday, October 10, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 16, 2023 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 21st day of September, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 27th day of September, 2023
Approximate Cost:

Zion Lutheran Church
620 E 3rd Ave
Mitchell, SD 57301

Mid Dakota Properties III LLC
817 N Sanborn Blvd
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612 E 4th Ave
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City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
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CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

September 27, 2023

TO WHOM IT MAY CONCERN:

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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Tuesday, October 10, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 16, 2023 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Boyd A. Reimer
OWNER

ADDRESS

✓ APPROVE

_____ DISAPPROVE

COMMENTS:

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:	October 16, 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 Zion Lutheran Church-Variance Permit		

Explanation/Background of Agenda Item Requested:

Zion Lutheran Church has applied for a Variance Permit for the following:

1. Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
2. Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Planning Commission motioned to recommend approval; 4 aye, 0 nay, 2 absent, 1 abstain. Motion carried.

See Planning Commission Unsigned Minutes 10-10-2023.

City of Mitchell
SOUTH DAKOTA

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: _____

1. Variance in side yard setback along Burr St. from 20 feet to 17.5 feet to account for point of building overhang. 2. Variance in front yard setback along alley from 25 feet to 16.5 feet to account for pedestrian drop-off roof and overhang. 3. Variance in parking requirement to zero required parking spots on site. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned on the next phase of construction to the ease of the subject property.

☑ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: CHURCH FELLOWSHIP HALL AND OFFICE SPACE.

This Application is for the following described real property:

- Legal Description: _____

LOT 5-7 IN THE BLOCK 32 OF COOLEY & GUERNSEY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA (21,358 SQFT +-)(.049 ACRESE+-)

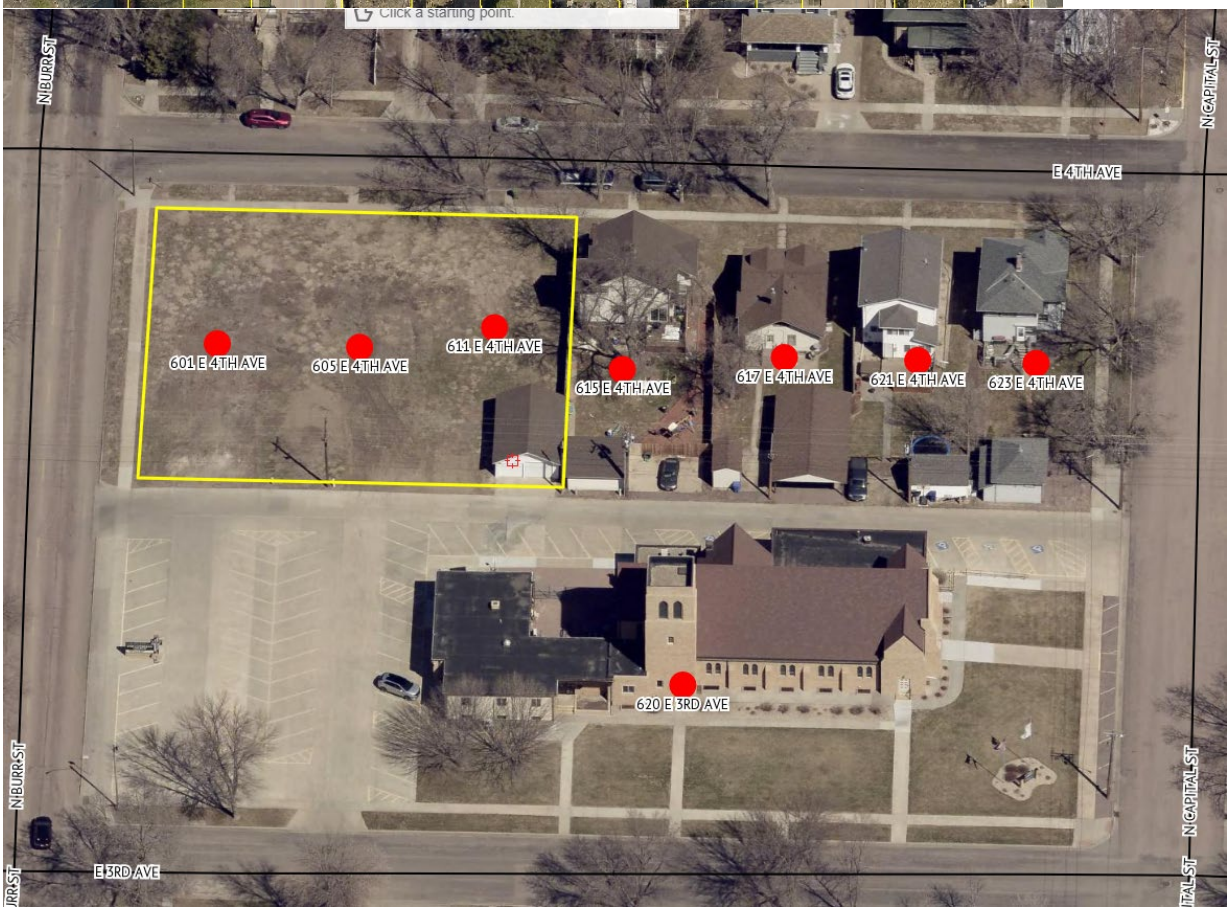
- Property Address: _____

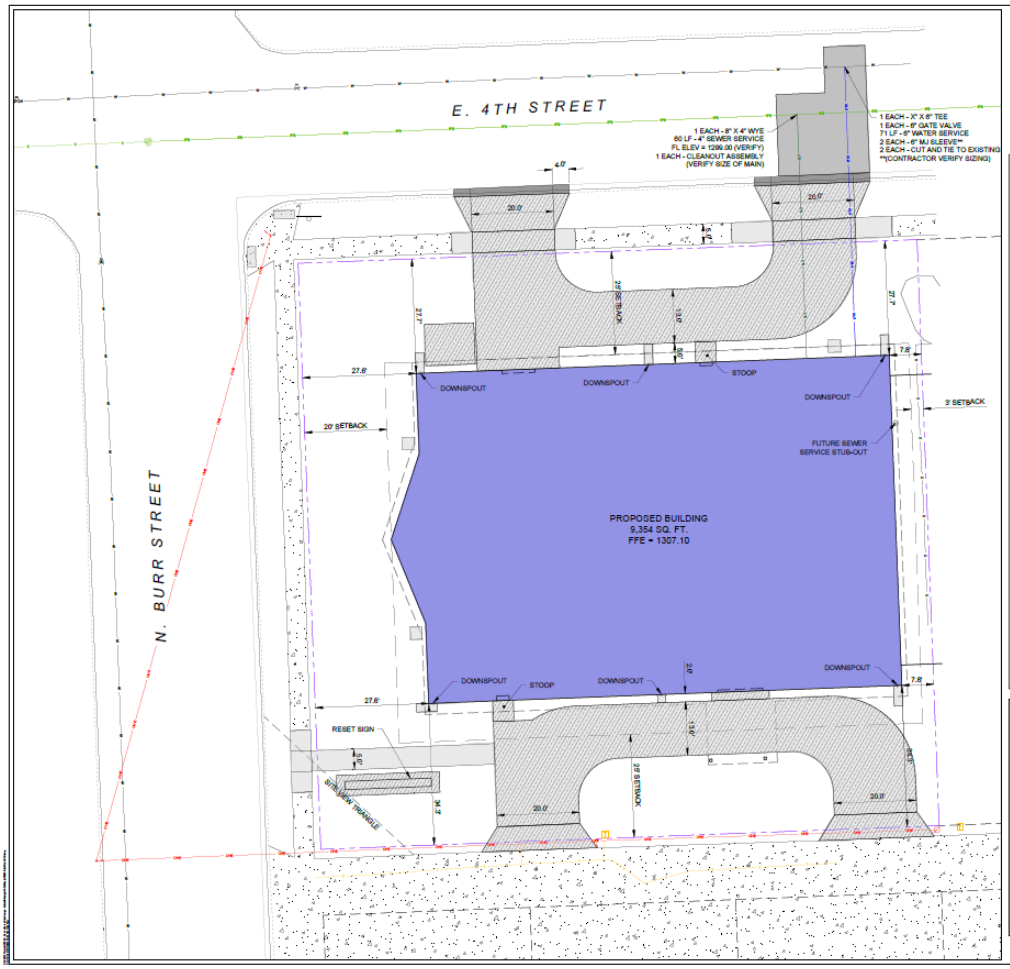
Dated this 10th **day of** September, 2023.

Eric Schramm
Applicant

Zion Lutheran Church
Owner

Zion Lutheran Church
Variance Permit
1.Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
2.Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
3.Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.
N BURR ST
N CAPITAL ST
E 3RD AVE


N BURR ST
N CAPITAL ST
E 4TH AVE
601 E 4TH AVE
605 E 4TH AVE
611 E 4TH AVE
615 E 4TH AVE
617 E 4TH AVE
621 E 4TH AVE
623 E 4TH AVE
620 E 3RD AVE
E 3RD AVE



LEGAL DESCRIPTION:
LOTS 5-7 IN BLOCK 32 OF COOLEY & GUERNSEY ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
(21,358 SQ. FT. ±) (0.49 ACRES ±)

MAILING ADDRESS:
620 E. 3RD AVENUE
MITCHELL, SD 57301

OWNER:
ZION EV LUTHERAN CHURCH UAC OF MITCHELL

CIVIL ENGINEER:
INFRASTRUCTURE DESIGN GROUP, INC.
520 N LAWLER STREET, SUITE 400
MITCHELL, SD 57301
(605) 271-5527

ZONING:
R2 - SINGLE FAMILY RESIDENTIAL

USE:
FELLOWSHIP HALL

BUILDING HEIGHT:
28'-3 3/8" - ONE STORY BUILDING

ZONING INFORMATION (R2):
FRONT YARD SETBACK - 25'
SIDE YARD CORNER LOT SETBACK - 20'
SIDE YARD SETBACK - 3'
REAR YARD SETBACK - 25'
HEIGHT - 35' MAX
MINIMUM LOT COVERAGE - 45%
ACTUAL LOT COVERAGE - 9,335 SF / 21,358 SF = 43.7%

LOADING REQUIREMENTS:
AUDITORIUM/ CONVENTION HALL/ MEETING HALL
1 BERTH FOR EVERY 10,000 TO 50,000 SF OF GROSS FLOOR AREA
9,335 SF = 0 LOADING BERTHS
DISTANCE FROM RESIDENTIAL LOT - 50'
SHALL NOT OCCUPY FRONT YARD
MINIMUM DIMENSIONS - 10' WIDE X 25' LONG
ACTUAL DIMENSIONS - 20' WIDE X 44' LONG

ADJACENT PROPERTIES:
WEST: R2 - SINGLE FAMILY RESIDENTIAL
NORTH: R2 - SINGLE FAMILY RESIDENTIAL
EAST: R2 - SINGLE FAMILY RESIDENTIAL
SOUTH: R2 - SINGLE FAMILY RESIDENTIAL

FLOODPLAIN INFORMATION:
THIS PROPERTY LIES WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 46035C0159C.

LEGEND

- PROPOSED BUILDING
- ASPHALT PAVEMENT
- 4" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- CURB & GUTTER

PUETZ
DESIGN+BUILD

99% REVIEW
09/01/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

SITE PLAN

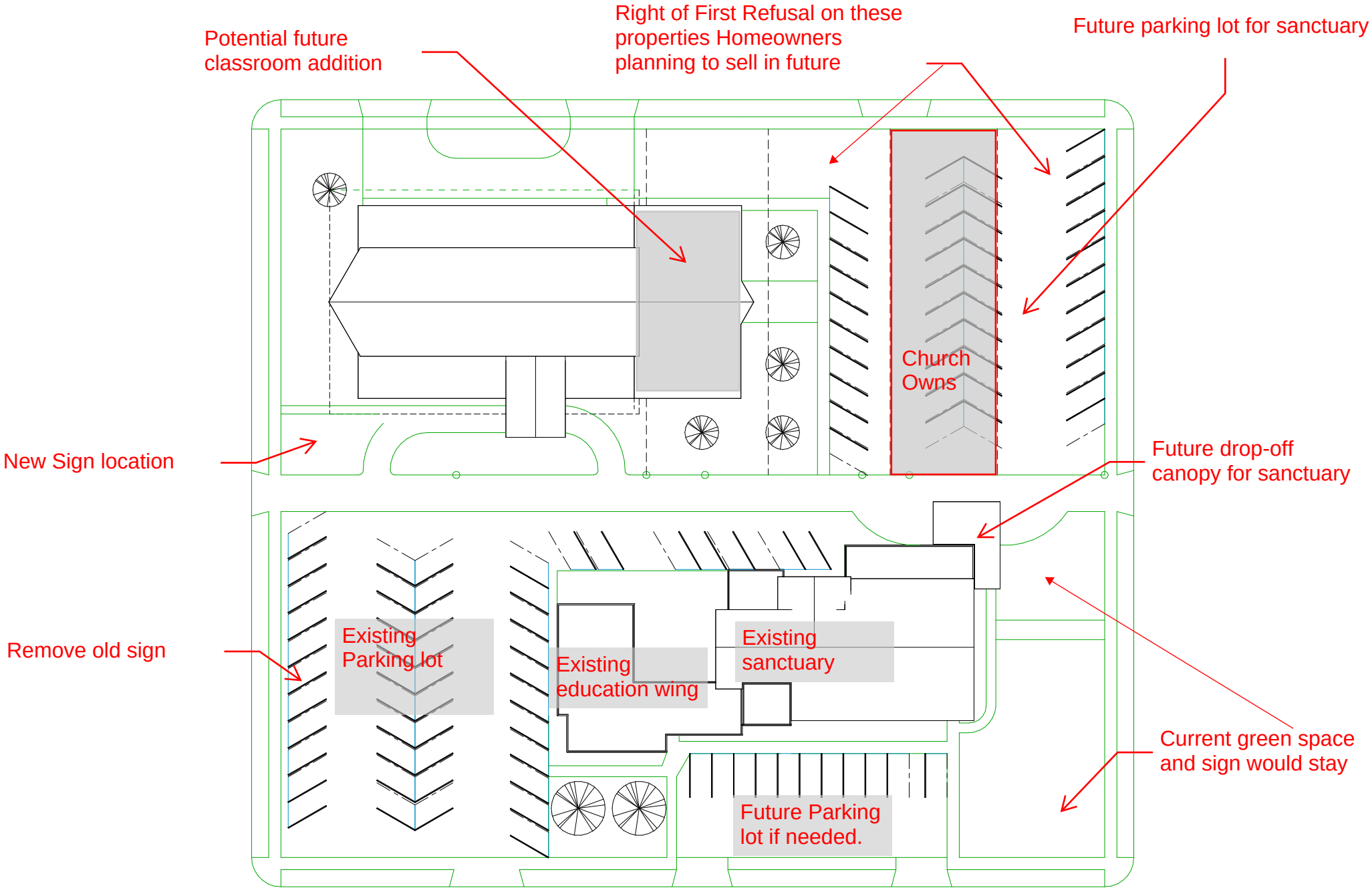
Revision Schedule

No.	Description	Date

Drawn By: XXX
Checked By: XXX
Date: 08/18/2023

C4.0

SCALED 23.34 MM - THESE CONTRACT REQUIREMENTS DOCUMENTS THE OWNERSHIP SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN+BUILD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Michelle Bathke

FINANCE OFFICER

Publish once: 27th day of September, 2023
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CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

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I/We _____
OWNER

_____

ADDRESS

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612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

✓ APPROVE

_____ DISAPPROVE

COMMENTS:

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:	October 16, 2023	**Requested By:**	Mark Jenniges
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Action on Appeal by Jeffrey Bathke on BOA approval of Jason Greenway Variance located at 5740 Island Court		

Explanation/Background of Agenda Item Requested:

Jason Greenway has applied for a Variance Permit for a front yard setback of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses; located at 5740 Island Court, legally described as Lot 47, 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. The said real property is zoned UD Urban Development District.

City Planning Commission recommended approval at their September 11, 2023 meeting with a 3 aye, 2 nay and 2 absent vote; motion carried.

At the September 18, 2023 Board of Adjustment hearing the item was unanimously postponed (tabled) by those present to the next Board of Adjustment.

At the October 2, 2023 Board of Adjustment hearing Greenway's variance was approved with a 7 aye, 0 nay, 1 abstain vote.

On October 11, 2023, Jeffrey Bathke filed a notice of appeal with the Finance Office in accordance with 1-6-3 General Appeal Procedures.

See Planning Commission Signed Minutes 09-11-2023.

Jeffrey Bathke
3001 Bills Beach Dive
Mitchell, SD 57301

Michelle Bathke
Mitchell City Finance Officer
612 North Main Street
Mitchell, SD 57301

Dear Michelle,

Please accept this official notice of appeal to the Mitchell City Council, in accordance with City Code 1-6-3 General Appeal Procedures.

The City of Mitchell Board of Adjustment approved a Variance request for Jason Greenway on October 2, 2023. The basis of the appeal are as follows:

1. On December 15, 2008, Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc., illegally signed the Owner's Certificate and Dedication on A Plat of Lot 47 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. By signing the Owner's Certificate and Dedication, Mr. Mauszycki certified "that development of the land included within the boundaries of said Lot 47 shall conform to all existing applicable zoning".

   However, Section 10-8C-5 of the City of Mitchell Zoning Ordinance requires the Minimum Lot Width in the Urban Development District to be 150'. Lot 47 was platted with a front width of only 111'. In fact, 52 of the 57 Lots on the Island Addition Master Plan do not meet the Minimum Lot Width in the Urban Development District. On November 24, 2008, the Mitchell City Council approved an illegal Plat of Lot 47.

10-8C-5: DENSITY, AREA AND HEIGHT REGULATIONS:

Urban Development District UD	*Minimum Lot Area*	*Minimum Lot Width*	*Minimum Front Yard*	*Minimum Rear Yard*	*Minimum Side Yard*	*Minimum Side Yard Corner Lot*	*Maximum Zoning Lot Coverage*	*Maximum Height*
Within a platted subdivision, residential	10,000 sq. ft.	150'	35'	35'	8'	20'	45%	$2^1/_2$ stories or 35'

2. Mr. Greenways application falls well short of meeting his burden. The City of Mitchell Board of Adjustment failed to consider the Powers and Duties outlined in Section 10-3-3 of the Mitchell City Code when making the decision to approve the Variance. Specifically,
   a. Section B(1)b: What conditions, if any, exist on this building lot and do not exist on other building lots in the district, causing the need for the variance. As stated above, 52 of the 57 Lots on the Island Addition Master Plan do not meet the Minimum Lot Width in the Urban Development District, are on a curved road, and vary in shape and size.

Lot 47 is not unique. Residents must design their structure to meet the setbacks of irregular shaped lots.

b. Section B(1)c: Why a strict interpretation of the zoning code would deprive the owner of rights commonly enjoyed by others in the same district. Builders are not deprived of anything when new construction on bare ground is being developed. Again, 52 of the 57 lots share the same poor development standards. There is more than double the square footage available on the Lot to build the residence and garage.
c. Section B(1)d: That special conditions and circumstances do not result from actions of the applicant. Mr. Greenway purchased Lot 47 on November 4, 2022. He completed the design, ordered the materials, then attempted to fit the structure on the Lot. The failure to design a structure that will fit on Lot 47 is a direct result of the actions of the applicant.
d. Section B(1)f: Nonconforming uses of neighboring lands, structures or buildings in the same district, and permitted use of lands, structures or buildings in any other district, shall not be considered grounds for the issuance of a variance. The Applicant and Board of Adjustment Member Tjarks specifically stated precedence had been set by giving a neighboring property a Variance, which is in clear Violation of the Zoning Ordinance.
e. Section B(5): The board of adjustment will examine the reasons set forth in the application to justify the granting of the variance. The variance is the minimum variance that would make possible a reasonable use of land, buildings or structures. As stated above, reasonable use of the land could be attained if the residence and garage were designed to meet the existing setback requirements.
f. Section B(6): The board of adjustment must find that granting of the variance will be in harmony with the general purpose and intent of this title and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. If the board finds the variance does not meet the aforementioned criteria the request **shall be denied**. Approving a variance request will encroach on the site triangle for the corner of Island Ct. and Canal Circle, causing a safety issue on an unmarked intersection on a steep entrance. Corner lots have larger required setbacks for safety reasons. This Variance is not in harmony with the general purpose and intent of this title. Due to safety concerns, approving a variance has the potential to be injurious to the neighborhood and otherwise detrimental to the public welfare.
g. Section B(7): Consideration Of Submission And Testimony: The planning commission and board of adjustment will **only** consider the site plan, building plans, and drawings submitted by the applicant; and testimony presented to said body. The Board of Adjustment is a Quasi-Judicial Board and must function as such. Board of Adjustment Member Tjarks specifically stated she spent over an hour on site meeting with the builders, a direct Violation of the Mitchell City Zoning Ordinance and ex parte communication.

3. This request does not meet the definition of Hardship found in the Mitchell City Code, which states, a Hardship is a restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, the personal circumstances of the owner or user, and the property is rendered **unusable** without the granting of a variance. After consideration of a 35' front yard setback, a 35' rear yard setback, an 8' side yard setback (south) and a 20' side/corner side yard setback (north), this leaves 7,093 SF of buildable land to fit the proposed 1,855 SF residence and 1,150 SF garage as planned. The 3,005 total SF residence and garage leaves

4,088 SF of yard. Mr. Greenway did not meet the burden of proving there is a hardship restricting construction on the property when the proposed structure only takes up 42% of the usable land. Board of Adjustment member Doescher specifically asked City Planner Jenniges if the house and garage would fit on the lot and meet the setbacks. His answer was "yes."

Granting ad hoc variances without proper justification from the applicant is detrimental to the neighborhood. While denial of the variance may cause Mr. Greenway to redesign his residence and garage, it upholds uniform application of the City of Mitchell Zoning Ordinance and Comprehensive Plan.

Thank you for your consideration,

Jeffrey Bathke

Jeffrey Bathke

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

October 11, 2023

Jeffrey Bathke
3001 Bills Beach Drive
Mitchell, SD 57301

Jeffrey,
City of Mitchell Finance Office received your notice of appeal on October 11, 2023 in accordance with City Code 1-6-3 General Appeal Procedures. This letter is to inform you that your appeal will be heard by Council on Monday, October 16, 2023 @ 6:00 P.M., this appeal will be held in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

If you have any further questions regarding your appeal, please contact City of Mitchell Public Works or Finance Office.

Respectfully yours,

Mark Jenniges
City Planner

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: 25' vs 35' Front yard setback Due to radius corner intersection + to line up with neighbors house.

☐ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 47, Island First Addition, a subdivision of the SE 1/4 of Section 31, T104 N, R60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- Property Address: 5740 Island Court

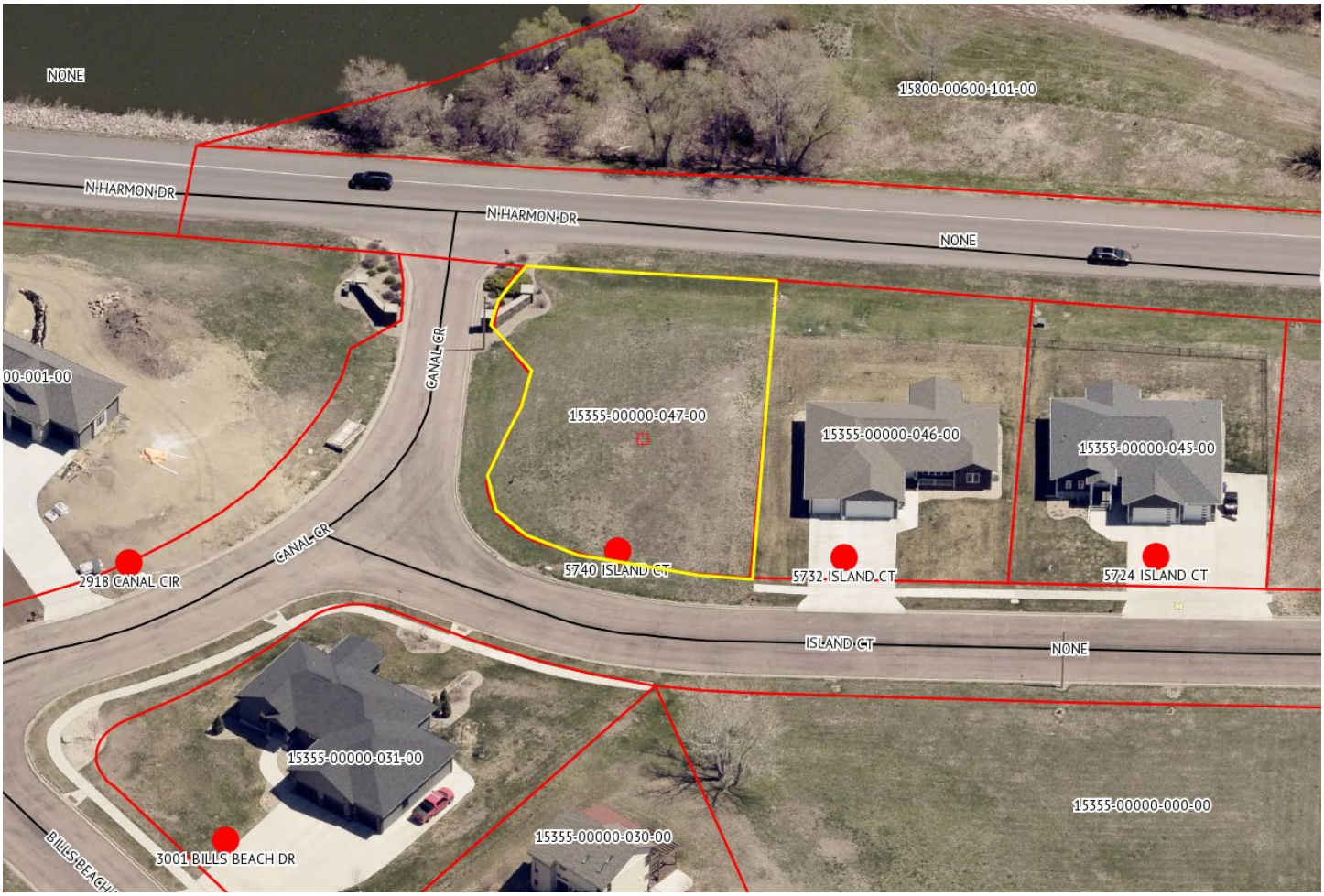
Dated this 22nd day of August, 2023.

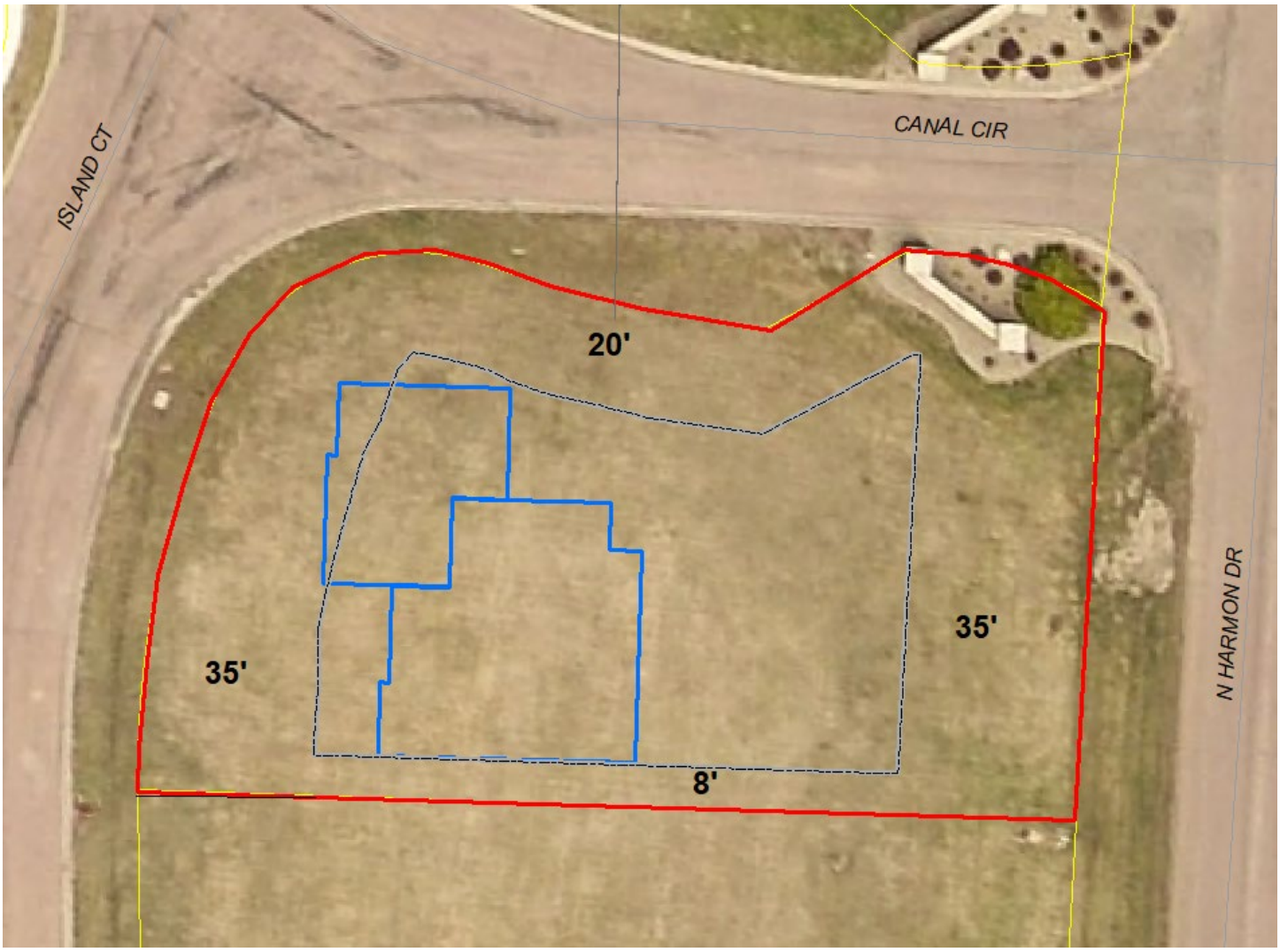
Applicant

Susan Greenway

Owner

CANAL CIR
BILLS BEACH DR
2918
3001
3009
Jason Greenway
Variance Permit for front yard setback
of 25' vs 35' to construct a residence/garage
ISLAND CT
N HARMON DR


NONE
15800-00600-101-00
N HARMON DR
N HARMON DR
NONE
CANAL CR
15355-00000-047-00
15355-00000-046-00
15355-00000-045-00
CANAL CR
2918 CANAL CIR
5740 ISLAND CT
5732 ISLAND CT
5724 ISLAND CT
ISLAND CT
NONE
15355-00000-031-00
15355-00000-000-00
15355-00000-030-00
3001 BILLS BEACH DR


ISLAND CT
CANAL CIR
N HARMON DR
20'
35'
35'
8'

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Jason Greenway has applied for a Variance Permit for a front yard setback of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses; located at 5740 Island Court, legally described as Lot 47, 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. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 11, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 18, 2023 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 24th day of August, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of August, 2023
Approximate Cost:

Jason & Summer Greenway
950 Carl Rd
Mitchell, SD 57301

George & Sherry Morgan
2918 Canal Dr
Mitchell, SD 57301

Jeff & Michelle Bathke
3001 Bills Beach Dr
Mitchell, SD 57301

Anne Dailey
623 S Sanborn BLVD
Mitchell, SD 57301

Maui Farms Inc
3240 Maui Dr
Mitchell, SD 57301

Steven & Jennifer Herrmann
Po Box 1133
Mitchell, SD 57301

Emily & Jordan Hanson
5724 Island Ct
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

August 30, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Greenway has applied for a Variance Permit for a front yard setback of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses; located at 5740 Island Court, legally described as Lot 47, 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. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 11, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 18, 2023 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Maui Farms Inc Opp. Pres
OWNER

3240 Maui Drive
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS: nice home like to see it happen

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

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Outside expectations

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Jason & Summer Greenway
OWNER

5740 Island Ct. Mitchell, SD 57301
ADDRESS

✓ APPROVE

_____ DISAPPROVE

COMMENTS:

From: Anne Dailey <annedailey43@gmail.com>
Date: September 18, 2023 at 7:38:32 AM CDT
To: Jeff Bathke <jeffbathke@msn.com>
Cc: dsabers@cityofmitchell.org, Tim.Goldammer@cityofmitchellsd.gov, jdoescher@cityofmitchell.org, kmccardle@cityofmitchell.org, mbarington@cityofmitchell.org, Mike.Bathke@cityofmitchellsd.gov, jsmith@cityofmitchell.org, stjarks@cityofmitchell.org, beverson@cityofmitchell.org
Subject: Re: Greenway Variance Request

Mayor Everson & Board,

I am the neighboring property at 3009 Bills Beach & I concur with Jeff on this matter & also request for you to vote no on this variance request.

While the structure alone will block some of the lake view of course, by allowing it to extend beyond the setbacks will block considerably more of the view from my property.

Allowing this variance will also thus set precedence for further structures to be able to do the same, resulting in over building these lots and reducing the green space in each yard. Overtime, the overcrowding of the lots will de-value the properties in the development that designed and built to meet both the setbacks and HOA covenants that are in place.

Minor redesigning or flipping of the plan appears to fit on the lot size inside of the pre-determined setbacks, thus there is no construction hardship.

Thank you for your consideration.

Anne E. Dailey
605-999-9027

Mark Jenniges

From: Jeff Bathke <jeffbathke@msn.com>
Sent: Tuesday, September 26, 2023 8:22 AM
To: Bob Everson
Cc: Dan Sabers; Tim Goldammer; John Doescher; Kevin McCardle; Marty Barington; Mike Bathke; Jeff Smith; Susan Tjarks; Anne Dailey; Mark Jenniges; Michelle Bathke
Subject: Greenway Variance Request
Attachments: Greenway Variance Request Disapproval Letter to BOA-20230926.pdf

Mayor Everson & Board of Adjustment Members,

Once again, I am submitting a letter explaining my objection to the Greenway Variance Request, which is attached. In simple terms, this Variance will:

1. Place the residence 10' closer to my property than allowed by city code.
2. Encroach on the site triangle for the corner of Island Ct. and Canal Circle, causing a safety issue on an unmarked intersection.
3. Allow the structure to be built inside the city setbacks, infringing on the neighbors and depriving them of their rights.
4. Not meet the definition of a hardship. Two Planning Commission Members mentioned they did not see this as a hardship as the applicant *could* meet the setbacks by redesigning the structure or flip-flopping the house and garage. The current design is a preference, not a hardship.
5. Be in contridiction of Section 2 of the Covenants for The Island 1st Addition, which states, "All building construction must comply with this Declaration and with any and all ordinances or building codes required by the City of Mitchell".
6. Allow a structure to encroach into the setbacks on a lot that was not platted legally in the first place. Lot 47 is only 111' wide vs. the required 150' of the City Ordinance.

For the reasons mentioned above and further explained in the attached letter, I am asking for your vote to not approve this Variance Request.

Thank You for your consideration.

Jeff

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

September 20, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Greenway has applied for a Variance Permit for a front yard setback of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses; located at 5740 Island Court, legally described as Lot 47, 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. The said real property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission recommended approval at their September 11, 2023 meeting with a 3 aye, 2 nay and 2 absent vote. At the September 16, 2023 Board of Adjustment hearing the item was unanimously postponed (tabled) by those present to the next Board of Adjustment hearing which will be held on Monday, October 2, 2023 at 6:00 P.M, this hearing will be held in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office. Any previous comments received will still be taken under consideration as well as any new comments.

I/We Jeff & Michelle Bathke
OWNER

3001 Bills Beach Drive
ADDRESS

_____ APPROVE

X DISAPPROVE

COMMENTS: See Attached Letter.

Jeffrey & Michelle Bathke
3001 Bills Beach Dive
Mitchell, SD 57301

Mitchell Board of Adjustment
612 North Main Street
Mitchell, SD 57301

Dear Board of Adjustment,

As I stated at the September 18, 2023 Board of Adjustment hearing that was tabled, I disapprove of the variance request submitted by Jason Greenway for Lot 47, The Island 1st Addition, for the following reasons:

1. This proposal will place the house 10' closer to my property, if the Variance is granted.
2. Allowing this variance of ten feet will encroach on the site triangle for the corner of Island Ct. and Canal Circle, causing a safety issue on an unmarked intersection. Corner lots have larger required setbacks for safety reasons.
3. In 2017, I built a home on the Island and had to make several adjustments to be in compliance with the setbacks of the ordinance. It is not the angle I wanted but is the angle that complied with the setbacks. Allowing this variance would block a portion of the view I have of Lake Mitchell, and completely block the view of my next-door neighbor, who has also disapproved. A structure built *inside* the setbacks has every right to block a view. A structure should *not* be allowed to be built inside the city setbacks if it infringes on the neighbors.
4. When designing a house in a new Urban Development Residential District, the house should be designed to fit the land available with consideration of the existing setbacks. A Variance can *only* be approved if there is a hardship. Two Planning Commission Members mentioned they did not see this as a hardship as the applicant *could* meet the setbacks by redesigning the structure or flip-flopping the house and garage. The current design is a preference, not a hardship.
5. City Ordinance 10-3-3 (B) requires the variance to not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinances would result in unnecessary hardship. This request is contrary to public interest. When purchasing a lot for new construction, there is no hardship. You purchase enough land to build the size of residence you desire.
6. City Ordinance 10-3-3 (B) 1. b. requires the applicant to provide conditions, if any, that exist on this building lot and do not exist on other building lots in the district, causing the need for the variance. There are no outlying conditions. All lots vary in shape and size and residents design their structure to meet the setbacks. If one desires a larger house, they purchase a larger lot.
7. City Ordinance 10-3-3 (B) 1. c. requires the applicant to provide why a strict interpretation of the zoning code would deprive the owner of rights commonly enjoyed by others in the same district. Builders are not deprived of anything when new construction on bare ground is being developed. However, if this request is approved, two neighbors would be deprived of their rights.

Furthermore, Section 2 of the Covenants for The Island 1st Addition state, "All building construction must comply with this Declaration and with any and all ordinances or building codes required by the

City of Mitchell". Therefore, this request is not in compliance with multiple sections of the City Ordinance as well as the Homeowner's Association.

In addition, Section 10-8C-5 of the City Ordinance requires the Minimum Lot Width in the Urban Development District to be 150'. A vast majority of this development has had lots approved being 80' to 100'. Two neighbors in the development had to purchase two lots in order to fit their house on the small lots. Only three lots meet the required 150'. In 2008, Lot 47 was platted with a front width of only 111'. Poor development standards, in clear violation of the ordinance, results in property owners needing to seek variances. In 2021 the developer attempted to rezone the remaining vacant lots to R1, which only requires 80' for front width. Again, attempting to cover up poor development planning. Thankfully, the Planning Commission unanimously recommended denying the rezoning and the Council denied the rezoning request even having a second reading. I would also ask in the future the Planning Commission and City Council ensure the master plans and plats meet the minimum standards according to the City Ordinance for the Urban Development District.

Thank you for your consideration,

Jeffrey Bathke

Jeffrey Bathke

10-8C-5: DENSITY, AREA AND HEIGHT REGULATIONS:

Urban Development District UD	*Minimum Lot Area*	*Minimum Lot Width*	*Minimum Front Yard*	*Minimum Rear Yard*	*Minimum Side Yard*	*Minimum Side Yard Corner Lot*	*Maximum Zoning Lot Coverage*	*Maximum Height*
Within a platted subdivision, residential	10,000 sq. ft.	150'	35'	35'	8'	20'	45%	$2^1/_2$ stories or 35'

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Mitchell
SOUTH DAKOTA
Outside expectations

September 20, 2023

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I/We Anne E Dailey
OWNER

3009 Bills Beach
ADDRESS

_____ APPROVE

X DISAPPROVE

COMMENTS: (1.) If plan is flipped it will fit the lot size (2.) Pushing past setback further obstructs my view through the roadway to lake (3.) Pushing that corner of his garage out beyond the setback into the road right of way is dangerous (4) Allowing precedence to be set means many future lots will also be able to "overbuild" the lot sizes, decreasing green space, setting homes to close to one another which then→

depletes the value of the homes in the area for those that previously met both HOA & setback requirements. "overbuilding" lots depletes the value of the entire neighborhood.

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:	October 16, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council:	
Amount Budgeted in current fiscal year for this item (if applicable):	$110,000 in the 2023 Annual Budget $150,000 in the 2024 Annual Budget The remaining will be supplemented into the 2024 Annual Budget.
Agenda Item:	Action to Award Bids for Cadwell Booster Station Rehabilitation Project #2023-19
Explanation/Background of Agenda Item Requested:	Bids were opened on October 11, 2023 in City Hall Council Chambers at 1:30 PM. Two bids were received as follows: 605 Companies, Inc. - $359,412.00 Tom's Backhoe Service, Inc. - $447,500. Please see the attached bid tabulation for detailed information. The project is over budget. However, after conversations with the low bidder, we feel that rebidding will not have a lower cost outcome. Staff recommends awarding the bid to 605 Companies, Inc. for a total bid amount of $359,412. The contractor plans to start work early winter and have the project completed by March or April.

Mitchell Cadwell Booster Station Rehab City Project #2023-19

Bid Opening: 1:30 PM, October 11, 2023 - City Hall, Mitchell, SD

Bid Schedule A				605 COMPANIES INC. 700 East 65th Street Sioux Falls, SD 57104		TOM'S BACKHOE SERVICE INC. 323 WOODLAND HILLS LN BRAINERD, MN 56401	
Item	**Description**	**Quantity**		**Unit Cost**	**Total Cost**	**Unit Cost**	**Total Cost**
1	Mobilization	1	LS	$ 35,000.00	$ 35,000.00	$ 30,000.00	$ 30,000.00
2	Remove and Dispose of Pumps, Pipe, Supports, Fittings, Strainer and Valves	1	LS	$ 33,250.00	$ 33,250.00	$ 5,000.00	$ 5,000.00
3	Remove and Dispose of Steel Base Over Wet Well	1	LS	$ 25,000.00	$ 25,000.00	$ 4,000.00	$ 4,000.00
4	Furnish and Install Steel Wet Well Cover with Access Hatch	1	LS	$ 21,000.00	$ 21,000.00	$ 20,000.00	$ 20,000.00
5	Furnish and Install Pipe, Supports, Fittings, Valves, Flow Meter, Strainer and Related Items	1	LS	$ 110,000.00	$ 110,000.00	$ 160,000.00	$ 160,000.00
6	Furnish and Install Line Shaft Turbine Pumps	1	LS	$ 90,000.00	$ 90,000.00	$ 115,000.00	$ 115,000.00
7	Furnish and Install Submersible Pump with Wiring, Discharge Column and Check Valve	1	LS	$ 19,280.00	$ 19,280.00	$ 20,000.00	$ 20,000.00
8	Remove and Replace Double Steel Doors	1	LS	$ 14,250.00	$ 14,250.00	$ 3,500.00	$ 3,500.00
9	General Electrial Work	1	LS	$ 9,508.00	$ 9,508.00	$ 65,000.00	$ 65,000.00
10	Furnish and Install Sensors and Control Panel Modifications	1	LS	$ 2,124.00	$ 2,124.00	$ 25,000.00	$ 25,000.00
	Total for Bid Schedule A			**$**	**359,412.00**	**$**	**447,500.00**

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:	October 16, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council:

Amount Budgeted in current fiscal year for this item (if applicable):

2023 Contingency Request

Agenda Item:

Action to Approve Additional Funds for Steve Donovan as the Grant Administrator for the City's North American Wetlands Conservation Fund Grant

Explanation/Background of Agenda Item Requested:

Action to Approve Additional funds for Steve Donovan as the Grant Administrator for the City's North American Wetlands Conservation Fund Grant.

On July 21, 2021 the City approved an agreement approving Steve Donovan to provide grant administration of our North American Wetlands Conservation Act (NAWCA) Grant. The grant allowed $20,000 to be reimbursed to the City. These dollars have since been exhausted. The grant was anticipated to be completed in December of 2023. Near historically high grain prices have made the NAWCA grant work more difficult. The grant has been requested to be extended an additional year and was approved by NAWCA. Mr. Donovan is an independent contractor and services are paid at $50 per hour. Staff is requesting Council approve an additional $20,000 for Mr. Donovan to continue his work.

Additional Information:
Steve has worked for Ducks Unlimited and has past experience administering NAWCA grants for different agencies. The NAWCA grant includes the agencies of Ducks Unlimited, U.S. Fish and Wildlife Service, Northern Prairie Land Trust, Pheasant Country #872, Sanborn Conservation District City of Mitchell, and private landowners. The grant focuses on upstream water quality for the Firesteel watershed. Approximately $200,000 has been spent to date on the grant.

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:	October 16, 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:	Action to Approve Agreement #A2023-46, Amendment to Rodeo Lease		
Explanation/Background of Agenda Item Requested:	The Mitchell Rodeo Foundation is requesting several changes to their existing lease with the City for the new rodeo grounds. The City previously passed a resolution of intent regarding this lease modification and provided notice of hearing. Most provisions of this amendment relate to the rodeo foundation's ability to finance their improvements to the site. The provisions help establish who is the owner of those improvements and whether security interests attach to them, and what happens in the event improvements need to be removed. In addition, the rodeo foundation also requested that the term of the lease be extended by 2 years to reflect the last two years where they have been unable to proceed with the improvements. They are also asking that the rent for the last 2 years be reduced from a total of $15,000 to a total of $500. Rent for the remainder of the term would remain at $7,500 per calendar year.		

AMENDMENT TO LEASE

WHEREAS on September 23, 2021, an original Lease was reached between the Mitchell Rodeo Foundation, Inc (Tenant) and the City of Mitchell (Landlord) in regards to the lease of "The West 900' of Lot 1 in the South ½ of the Northwest ¼, Section 33, Township 104 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota" (the property address having now been set as 6320 N. Ohlman Street); and

WHEREAS Tenant has requested for the terms of such Lease to be modified; and

WHEREAS Landlord is willing to accommodate Tenant's under the terms and conditions further stated in this Amendment.

THEREFORE, for and in consideration of the following mutual commitments, the parties hereby agree to the following:

(1) The term of the Lease as stated in Section 2 shall be extended so as to terminate on December 31, 2043. Renewal terms, if the parties agree to such in the manner provided in the Lease, shall begin immediately following the new December 31, 2041 termination date.

(2) That although the Lease provided that rent was to be $7,500.00 per year, Tenant shall pay to Landlord the total amount of $500.00 for the time between January 1, 2022 and December 31, 2023. This section is not intended to modify the original Lease provisions relating to rent, other than as to the total amount due for the calendar years of 2022 and 2023. The original terms of the Lease shall apply to all rent due for calendar year 2024 and each year thereafter.

(3) Notwithstanding any provision of the original Lease, all improvements to the real estate, which may normally be deemed to be attachments or fixtures to the real estate, shall be deemed to be the personal property of Tenant, unless both parties agree that a particular improvement shall be deemed an attachment or fixture prior to its installation. Tenant shall be responsible for removing all personal property from the real estate at Tenant's expense. Tenant shall be responsible for restoring the site to pre-improvement condition for any property so removed.

(4) Notwithstanding any provision of the original Lease, Tenant shall be permitted, for the purpose of financing improvements, to grant to such lending institution a security interest, lien, or collateral real estate mortgage in the personal property items installed on the real estate. Such grants shall not vest the lending institution, nor any third-party beneficiary, with any right for the real estate itself to serve as collateral.

(5) In the event that Tenant defaults on its financial obligations to a lending institution, the Tenant may request that Landlord allow lending institution to assume the Lease or substitute another party as a new tenant, such request to not be unreasonably denied nor delayed.

(6) That in relation to Sections 3 and 4 above, the Mayor shall be authorized to execute Severance Agreements between the Landlord, Tenant, and the financial institution which would define specific improvements as the personal property of Tenant and provide for the removal and sale of such personal property in the event that Tenant defaults on its obligations to financial institution.

(7) In the event that Tenant's personal property needs to be removed from the real estate to satisfy outstanding obligations to a lending institution, Tenant shall restore the real estate to its pre-improvement condition. Tenant shall ensure that Tenant's agreement with the lending institution requires that the proceeds of the sale of Tenant's personal property be applied first towards the costs of restoring the site to its pre-improvement condition before such proceeds are applied towards satisfying Tenant's outstanding obligations to lending institution. Such proceeds need not be used for site restoration if the costs of site restoration have been paid by other means prior to the proceeds being applied towards satisfying Tenant's outstanding obligations to lending institution.

(8) The original Lease and this Amendment, and any exhibits and attachments, set forth all the promises, agreements, conditions, and understandings, either oral or written, between the parties and no subsequent alteration, amendment, change, or addition to this Amendment or any exhibit or attachment hereto shall be binding unless in writing and signed by the parties.

Dated this _____ day of _____, 2023.

[signature pages to follow]

CITY OF MITCHELL, SD (seal)

_____ Attest:_____

Robert B. Everson, Jr., Mayor **Michelle Bathke**, Finance Officer

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

Robert B. Everson, Jr. and Michelle Bathke, being first duly sworn on oath, depose and say that each is the Mayor and Finance Officer respectively of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and, being duly authorized to do so, have hereto executed this Agreement on behalf of the City of Mitchell, SD in their official capacity.

Subscribed and sworn to before me this _____ day of _____, 2023.

(seal) _____

Notary Public
My Commission Expires: _____

MITCHELL RODEO FOUNDATION, INC.

By:_____
Jim Miskimins, President

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF DAVISON)

Jim Miskimins, being first duly sworn on oath, deposes and says that he is the President of Mitchell Rodeo Foundation, Inc., and, being duly authorized to do so, has hereto executed this Agreement on behalf of Mitchell Rodeo Foundation, Inc. in his official capacity.

Subscribed and sworn to before me this _____ day of _____, 2023.

(seal) _____

Notary Public
My Commission Expires: _____

RESOLUTION R2023-75

A RESOLUTION OF INTENT TO AMEND THE LEASE OF THE MITCHELL RODEO FOUNDATION.

WHEREAS on September 23, 2021, an original Lease was reached between the Mitchell Rodeo Foundation, Inc (Tenant) and the City of Mitchell (Landlord) in regards to the lease of "The West 900' of Lot 1 in the South ½ of the Northwest ¼, Section 33, Township 104 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota" (the property address having now been set as 6320 N. Ohlman Street); and

WHEREAS Tenant has requested for the terms of such Lease to be modified; and

WHEREAS Landlord is willing to accommodate Tenant's under the terms and conditions as discussed and established at the hearing to be held as described below.

THEREFORE, be it resolved by the Mitchell City Council that such hearing shall be held on the Proposed Lease Amendment at the regular City Council Meeting on Monday, October 16, 2023 at 6:00 P.M. in the City Council Chambers at 612 N Main, at which time interested parties may appear and be heard as provided by law. The City shall cause notice of hearing to be published once not less than ten (10) days prior to the hearing. Following the hearing, the City Council may take whatever action it deems appropriate regarding the Proposed Lease Agreement.

Adopted by the Mitchell, South Dakota City Council in regular session this _____ day of _____, 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)

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the City Council for the City of Mitchell will conduct a public hearing in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota at 6:00 pm on October 16, 2023 in regards to a proposed Lease Amendment of the Mitchell Rodeo Foundation.

The real property to be included in this proposed Lease is legally described as follows:

> The West 900' of Lot 1 in the South 1/2 of the Northwest 1/4, Section 33, Township 104 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 Lease. Following such hearing, the City Council may take such action regarding said Lease as the Council deems appropriate.

Dated this 2nd day of October, 2023.

_____
Michelle Bathke – Finance Officer

Published once on: _____
Approximate publication cost: _____

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:	October 16, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	$2,295,000		
Agenda Item:	Action to Approve Agreement #A2023-47, NAWCA Grant S&G Partnership Project		
Explanation/Background of Agenda Item Requested:	Action to Approve NAWCA Grant S&G Partnership Project Agreement, #A2023-47. The attached agreement is between the City of Mitchell and S&G Partnership for a project through the NAWCA Grant. The project is located approximately seven miles north of Plankinton on the west or south branch of Firesteel Creek. The project will restore approximately 37.7 acres of grassland habitat and 63.5 acres of restored wetlands. The appropriate agencies will provide assistance for the project. The agreement also appoints Steve Donovan as the City's representative for the project. The total cost that will be distributed through this agreement is $63,195. Please see the attached agreement for further details. Staff recommends council approval of the attached agreement contingent on obtaining the respective permits and NAWCA staff approval and authorize the Mayor to sign.		

CITY OF MITCHELL, SOUTH DAKOTA **S&G PARTNERSHIP**

North American Wetlands Conservation Act Grant
Partner Agreement

Firesteel Creek NAWCA grant

This Agreement is effective this 19th day of August 2023, between the City of Mitchell, South Dakota (hereinafter "the City") and S&G Partnership (hereinafter "Landowner") to facilitate completion of the *S&G Partnership Farm Project* (hereinafter "Project").

WHEREAS, the North American Wetlands Conservation Act (NAWCA) provides federal grants to conserve wetlands and associated upland habitats for the benefit of migrating waterfowl, shorebirds, and other wildlife, and

WHEREAS, the *Firesteel Creek* NAWCA proposal dated July 3, 2019, and further revised on August 9, 2019, included herein by reference, was approved for NAWCA funding by the Migratory Bird Conservation Commission and a Notice of Award was provided to the City on September 4, 2020, (grant number F20AP10263-01) and subsequently amended on November 25, 2020, and

WHEREAS, the City will serve as the NAWCA grant recipient and will administer grant funds received under the NAWCA grant (hereinafter "Grant"), and

WHEREAS, Landowner intends to be a sub-recipient of NAWCA grant funds, and

WHEREAS, City and the Landowner intend to cooperate to complete the Project development(s) as described and shown on Exhibit A and Exhibit B of this Agreement (hereinafter "Project Elements").

NOW, THEREFORE, in consideration of the above premises and other terms and conditions listed herein, the City and Landowner agree to undertake the Project as follows:

I. SCOPE OF WORK - The Project will be conducted in accordance with the Project Proposal and all terms and conditions detailed by the USFWS in the NAWCA Grant Administration Guidelines dated January 2021 (hereinafter "Guidelines"), which Guidelines are included by reference.

II. SCOPE OF THE AGREEMENT

This Agreement will be in force for a period of 10 years from the date that the project is completed.

A. The City agrees:

1. To receive and administer Grant funds in accordance with the Project Proposal.
2. To design a wetland restoration project as shown on the attachments.
3. To secure any and all necessary permits and approvals to complete the project.
4. To hire a contractor to complete the wetland restoration project.

5. To provide funding, either through hiring a contractor or through reimbursement to the landowner, to complete the proposed grassland restoration project activities.

6. The City will provide a total of approximately $63,195 towards wetland and grassland restoration components of this project.

B. Landowner agrees:

1. To allow the completion of the project as planned and shown in the attachments.

2. That it accepts and will comply, as a subrecipient on the City's behalf and for the City's benefit, with the provisions of the Guidelines, specifically with the provision to repay to the City any Grant funds that may be required to be repaid by the City to the U.S. Fish and Wildlife Service due specifically to the Landowner's intentional removal or destruction of the restored wetlands or grasslands at any time during the initial 10-year term of this Agreement.

3. To provide all reasonable and necessary assistance to the City with regards to securing approvals and/or permits and other assistance that may be needed to complete the project.

4. In accordance with II.B.2. above, reimburse the USFWS or be bound to the alternative for redress chosen by the USFWS if any habitat restored, enhanced, created, or acquired by or for Landowner is managed, conveyed, or administered in a manner inconsistent with Grant Administration Guidelines and/or the Project purpose. Further, under these circumstances, Landowner will reimburse the City for costs incurred by the City to restore, enhance, create, or acquire any habitat that is managed, conveyed, or administered in a manner inconsistent with Project purposes.

5. To permit the City, USFWS and their designees to conduct site inspections of the Project.

C. The City and Landowner mutually agree:

1. That the Project will be completed in accordance with the Project Proposal as further detailed in Exhibits A, B and C, as may be modified or amended, including any mutually agreed modifications.

2. To acknowledge the contribution of each party in oral or written communications related to the Project.

The City appoints *Steve Donovan* as its Project Officer.
Landowner appoints *Reggie Martin* as its Project Officer.

The parties may change their respective Project Officer at any time by providing written notification to the other party identifying the name of their new Project Officer. Correspondence pertaining to this Agreement shall be sent to the following addresses:

The City - Steve Donovan
PO Box 32
Hecla, SD 57446

Landowner - S&G Partnership c/o Reggie Martin
510 W Havens Ave, PO Box 189
Mitchell, SD 57301

3. To cooperate in recognizing outside contributors who might provide significant funding to help underwrite costs of the Project or who otherwise are mutually deemed to deserve special recognition. The principal costs of such recognition shall be borne by the party initiating the recognition.

4. To freely exchange Project information and to periodically review, study and consider modifications to the Project pursuant to the terms of this Agreement.

5. In the event the parties hereto are unable to agree regarding their obligations under this Agreement, they shall select a mutually acceptable third party whose decision shall be binding.

III. EXECUTION AND MODIFICATION OF AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first written above. Further, only the mutual prior written agreement of both parties may modify this Agreement.

THE CITY OF MITCHELL, SOUTH DAKOTA	**LANDOWNER**
_____	_____
Bob Everson	**S&G Partnership, Reggie Martin**
(TYPED NAME)	**(TYPED NAME)**
TITLE: Mayor	**TITLE:** **Landowner**
DATE: _____	**DATE:** 8-5-2023

This is signed with the understanding it won't affect our CRP payment

Exhibit A – Project Elements

The City will work with the Landowner to restore both wetland and grassland habitat on the property, as described below:

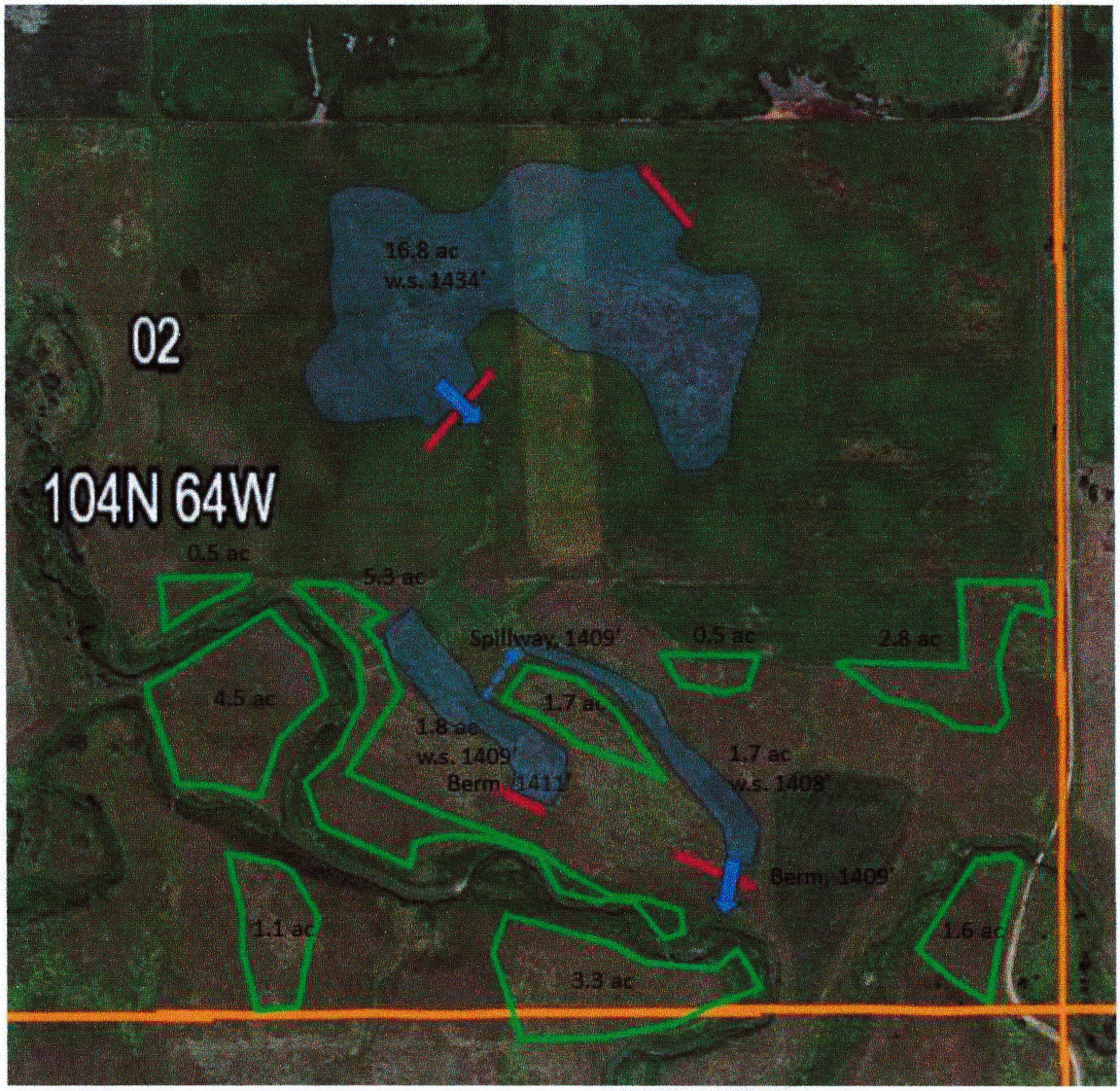
Wetland Restoration: The City will hire a contractor to restore wetlands as shown on Exhibits B and C. Careful topographic survey information will be gathered and wetlands designed appropriately. The city representative and the landowner will review the completed engineered plan prior to implementation and modify the plan, as needed, to meet the goals of the landowner, which may result in changes in the scope and scale of the proposed wetland restoration project. It is estimated that 63.5 acres of wetlands will be restored and enhanced through this project, although that number will likely change prior to actual wetland construction activities. The property location in the SE ¼ of Section 2 and all of Section 11, T. 104 N., R. 64 West Aurora County, SD. The City will coordinate proposed activities with the Farm Services Agency to ensure compliance with any Conservation Reserve Program rules. The City will also secure other necessary permits for the project. The wetlands will have depths ranging from 0 inches to 2 feet, although borrow areas may be deeper. The wetlands will typically be seasonal wetlands, filling with water during times of runoff, such as snowmelt or heavy rains, and then dry out during drier periods, such as typically occurs in late summer. These shallow wetlands will provide excellent habitat for wildlife, particularly waterfowl, pheasants, and wading birds. The wetlands are located within grassland habitats, providing a nice mix of wetlands and grasslands that will provide further benefits to wildlife. Water control structures will be installed where appropriate to allow further management of the wetlands. The Landowner agree to maintain the wetlands for the duration of the project period of ten years. After the term of this Agreement is over, the City and the Landowner will consider a further extension of the Agreement. The Landowner is not responsible for repairing the structure if the structure is damaged by a flood event or other natural disaster.

Grassland Restoration: The City will provide funding, either through a direct contract with a vendor, or through reimbursement to the Landowner, to restore approximately 37.7 acres of grassland on the property. The grassland restoration activities are targeted for areas that are currently dominated by non-native smooth brome and do not provide significant benefits to wildlife species. The brome will be sprayed with herbicide twice and then a no-till drill will be used to seed a diverse mix of native grassland species. Funding will be provided to cover site preparation costs (spraying the brome grass), acquiring grass seed, seeding costs and initial weed control costs.

Cost Estimate:
Wetland restoration construction costs: $50,000
Grassland restoration costs: $350/ac X 37.7 ac = $13,195

Total Cost estimate: $63,195

S&G Partnership – Exhibit B



Grass seeding areas: 21.3 acres

Restored wetlands: 20.3 acres

S&G Partnership – Exhibit C

Grass seeding: 16.4 acres

Restored wetlands 43.2 acres

T. 104 N. R. 64 W. Section 11

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:	October 16, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	203-45220-43310 - $2,295,000		
Agenda Item:	Action to Approve Agreement #A2023-48, NAWCA Grant Miskimins Ranch Project		
Explanation/Background of Agenda Item Requested:	Action to Approve NAWCA Grant Miskimins Ranch Project Agreement, A2023-48 The attached agreement is between the City of Mitchell and Miskimins Ranch for a project through the NAWCA Grant. The project will create approximately eight acres of restored wetlands. The appropriate agencies will provide assistance for the project. The agreement also appoints Steve Donovan as the City's representative for the project. The total cost that will be distributed through this agreement is estimated at $10,000. Please see the attached agreement for further details. Staff recommends council approval of the attached agreement contingent on obtaining the respective permits and NAWCA staff approval and authorize the Mayor to sign.		

North American Wetlands Conservation Act Grant
Partner Agreement

Firesteel Creek NAWCA grant

This Agreement is effective this 15th day of August 2023, between the City of Mitchell, South Dakota (hereinafter "the City") and Miskimins Ranch (hereinafter "Landowner") to facilitate completion of the *Miskimins Ranch Project* (hereinafter "Project").

WHEREAS, the North American Wetlands Conservation Act (NAWCA) provides federal grants to conserve wetlands and associated upland habitats for the benefit of migrating waterfowl, shorebirds, and other wildlife, and

WHEREAS, the *Firesteel Creek* NAWCA proposal dated July 3, 2019, and further revised on August 9, 2019, included herein by reference, was approved for NAWCA funding by the Migratory Bird Conservation Commission and a Notice of Award was provided to the City on September 4, 2020, (grant number F20AP10263-01) and subsequently amended on November 25, 2020, and

WHEREAS, the City will serve as the NAWCA grant recipient and will administer grant funds received under the NAWCA grant (hereinafter "Grant"), and

WHEREAS, Landowner intends to be a sub-recipient of NAWCA grant funds, and

WHEREAS, City and the Landowner intend to cooperate to complete the Project development(s) as described and shown on Exhibit A and Exhibit B of this Agreement (hereinafter "Project Elements").

NOW, THEREFORE, in consideration of the above premises and other terms and conditions listed herein, the City and Landowner agree to undertake the Project as follows:

I. SCOPE OF WORK - The Project will be conducted in accordance with the Project Proposal and all terms and conditions detailed by the USFWS in the NAWCA Grant Administration Guidelines dated January 2021 (hereinafter "Guidelines"), which Guidelines are included by reference.

II. SCOPE OF THE AGREEMENT

This Agreement will be in force for a period of 10 years from the date that the project is completed.

A. The City agrees:

1. To receive and administer Grant funds in accordance with the Project Proposal.
2. To design a wetland restoration project as shown on the attachments.
3. To secure any and all necessary permits and approvals to complete the project.
4. To hire a contractor to complete the project as planned.

B. Landowner agrees:

1. To allow the completion of the project as planned and shown in the attachments.

2. That it accepts and will comply, as a subrecipient on the City's behalf and for the City's benefit, with the provisions of the Guidelines, specifically with the provision to repay to the City any Grant funds that may be required to be repaid by the City to the U.S. Fish and Wildlife Service due specifically to the Landowner's intentional removal of the water control structure that results in the drainage of the wetland at any time during the initial 10 year term of this Agreement.

3. To provide all reasonable and necessary assistance to the City with regards to securing approvals and/or permits and other assistance that may be needed to complete the project.

4. In accordance with II.B.2. above, reimburse the USFWS or be bound to the alternative for redress chosen by the USFWS if any habitat restored, enhanced, created, or acquired by or for Landowner is managed, conveyed, or administered in a manner inconsistent with Grant Administration Guidelines and/or the Project purpose. Further, under these circumstances, Landowner will reimburse the City for costs incurred by the City to restore, enhance, create, or acquire any habitat that is managed, conveyed, or administered in a manner inconsistent with Project purposes.

5. To permit the City, USFWS and their designees to conduct site inspections of the Project.

C. The City and Landowner mutually agree:

1. That the Project will be completed in accordance with the Project Proposal as further detailed in Exhibit A and Exhibit B, as may be amended, including any mutually agreed modifications.

2. To acknowledge the contribution of each party in oral or written communications related to the Project.

   The City appoints *Steve Donovan* as its Project Officer.
   Landowner appoints *Paul Miskimins* as its Project Officer.

   The parties may change their respective Project Officer at any time by providing written notification to the other party identifying the name of their new Project Officer. Correspondence pertaining to this Agreement shall be sent to the following addresses:

   The City - Steve Donovan
   PO Box 32
   Hecla, SD 57446

   Landowner - Paul and Jim Miskimins
   1225 Summit Drive
   Mitchell, SD 57301

3. To cooperate in recognizing outside contributors who might provide significant funding to help underwrite costs of the Project or who otherwise are mutually deemed to deserve special recognition. The principal costs of such recognition shall be borne by the party initiating the recognition.

4. To freely exchange Project information and to periodically review, study and consider modifications to the Project pursuant to the terms of this Agreement.

5. In the event the parties hereto are unable to agree regarding their obligations under this Agreement, they shall select a mutually acceptable third party whose decision shall be binding.

III. EXECUTION AND MODIFICATION OF AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first written above. Further, only the mutual prior written agreement of both parties may modify this Agreement.

THE CITY OF MITCHELL, SOUTH DAKOTA

_____

Bob Everson
(TYPED NAME)

TITLE: Mayor

DATE:_____

LANDOWNER

_____

Paul Miskimins
(TYPED NAME)

TITLE: Landowner

DATE: 9/18/2023

LANDOWNER

_____

Jim Miskimins
(TYPED NAME)

TITLE: Landowner

DATE: 9/18/23

Exhibit A – Project Elements

The City will hire a contractor and develop a wetland on the Miskimins Ranch as shown on the attached map. The property location is the SE1/4NE1/4 Section 29, T. 103 N., R. 61 W. Davison County, South Dakota. The project is further described below:

Wetland Restoration: The City will work with the Landowner to design and construct a wetland project as shown on the attached map. The wetland will be approximately 8 acres in size and have depths ranging from 0 inches to 1.5'. The wetland will be a seasonal wetland, filling with water during times of runoff, such as snowmelt or heavy rains, and then dry out during drier periods, such as typically occurs in late summer. This shallow wetland will provide excellent habitat for wildlife, particularly waterfowl and wading birds. The wetland is located within a pasture setting and occasional grazing of the wetland will serve to maintain a diverse and vigorous plant community, providing the diversity of habitats needed by a multitude of wetland dependent wildlife species.

A water control structure will be installed on the existing culvert under the road on the east side of the property. This structure will control flows through the culvert and serve to hold water within the wetland basin.

The Landowner agree to maintain this wetland for the duration of the project period of ten years. After the term of this Agreement is over, the City and the Landowner will consider a further extension of the Agreement. The Landowner is not responsible for repairing the structure if the structure is damaged by a flood event or other natural disaster.

Exhibit B – Project Plan

Install water control structure

Approximate wetland boundary, 8 acres

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:	October 16, 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 #R2023-73, Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition		
Explanation/Background of Agenda Item Requested:	Plat of Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition in the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Jensen Capital & Development LLC. Planning Commission motioned to approve; 4 aye, 0 nay, 3 absent. Motion carried. See Planning Commission Unsigned Minutes 10-10-23.		

RESOLUTION #R2023-73

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 10th day of October, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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.

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 16th day of October, 2023.

_____

MAYOR

ATTEST:

_____

FINANCE OFFICER

{SEAL}

1 Inch = 60 Feet

LEGEND

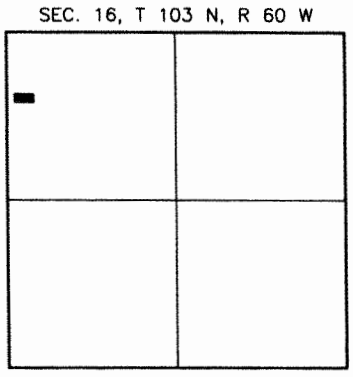
- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

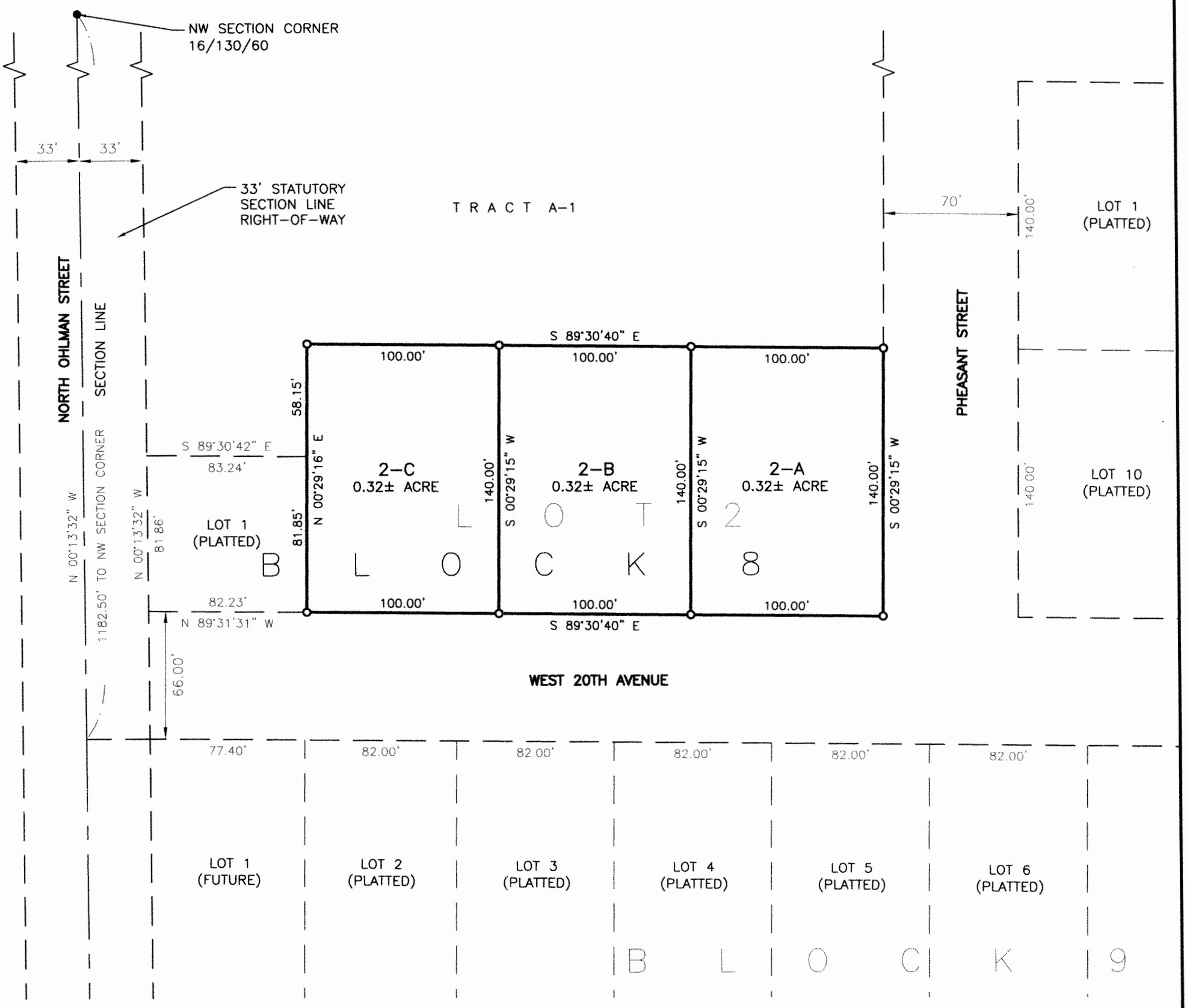
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 Jensen Capital & Development, LLC, a South Dakota limited liability company, as owner, and under its direction for purposes indicated therein, I did on or prior to September 21, 2023, survey those parcels of land described as follows: LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 27TH day of SEPTEMBER, 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 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 Jensen Capital & Development, 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 LOT 2, BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 Jensen Capital & Development, 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-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Jensen Capital & Development, 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 and marked on said plat; and that development of the land included within the boundaries of said Lots 2-A, 2-B and 2-C, Block 8 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists West 20th Avenue and Pheasant Street. 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.

_____
Jeremy Jensen, member of Jensen Capital & Development, LLC,
a South Dakota limited liability company

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Jeremy Jensen, who acknowledged himself to be a member of Jensen Capital & Development, 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 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-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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
09/27/23

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-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 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-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 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 Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA
09/27/23

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

2-C
+/- .32 Acre
2-B
+/- .32 Acre
2-A
+/- .32 Acre
N OHLMAN ST
PHEASANT ST
W 20TH AVE
2201
1515
1513
1511
1509
1507
1505
1503
1501
1427
1425
1423
1424
1422

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:	October 16, 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 #R2023-74, SHPO Findings in Relation to the Property at 514 N Main St		

Explanation/Background of Agenda Item Requested:

The City of Mitchell received an application for a building permit on August 24, 2023 from Puetz Design + Build for 514 N Main St. This building is on the National Register of Historic Places.

State Historic Preservation Office (SHPO) received preliminary notice on August 25, 2023. The proposed project is a single-story building on Mitchell's Main Street. It is being converted from its current use as an office building to a grill & pub style restaurant with outdoor seating areas at ground level as well as rooftop seating. The building is currently brick on the North, East and South facades. The West facade has previously been altered with a stone stucco material that is in very poor condition. The current building features many window openings which will be maintained and improved from a historical viewpoint. Windows that have previously been boarded up will be restored to their original openings, which is an improvement from its current state of CMU infill, broken glass, and HVAC unit additions.

Under state law, SHPO must be notified of a project which may impact a historic property, have an opportunity to investigate, and then issue comments to the city council.

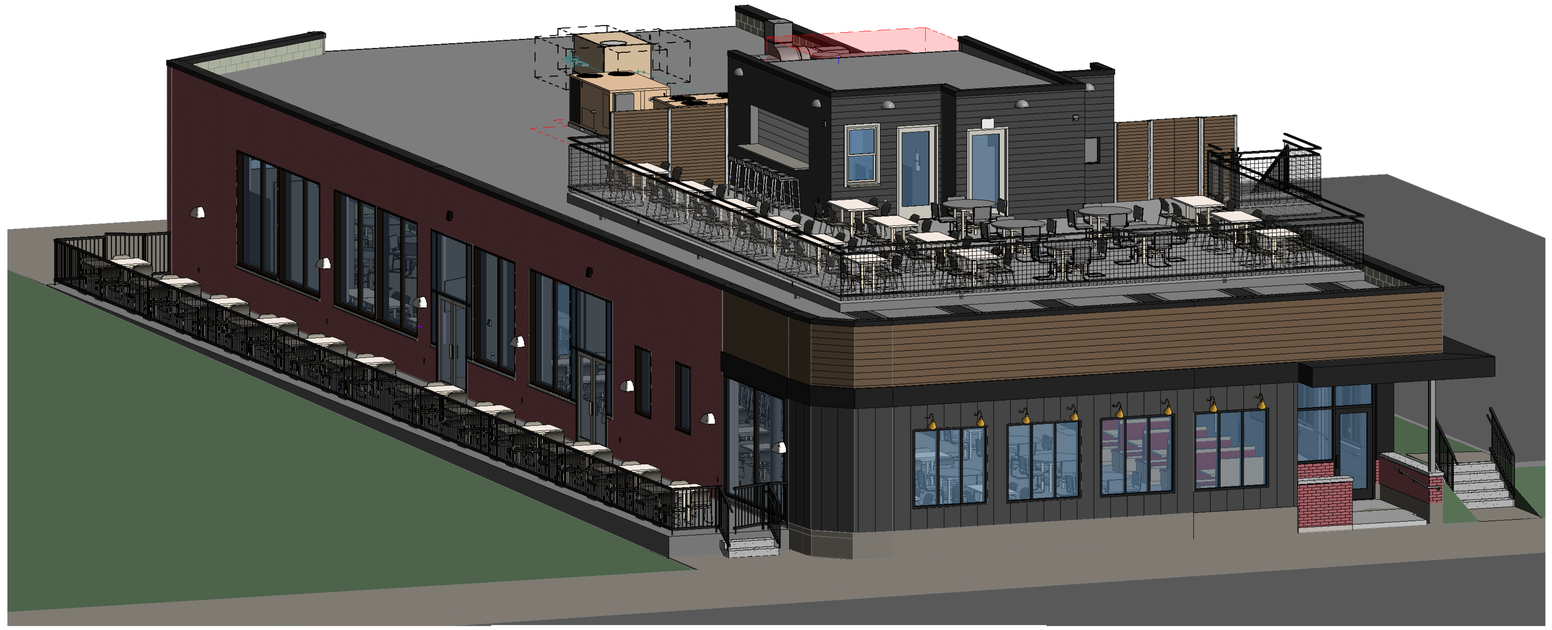
October 10, 2023 SHPO issued its final determination that the proposed project will remove historic material from the building and does not meet Secretary of Interior's Standards for Rehabilitation. Therefore, SHPO has made the following determination that the proposal will damage historic property which is included in the National and State Registers of Historic Places. However, it appears that the proposal included planning to minimize harm to the historic resource.

SDCL 1-19A-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 all possible planning to minimize harm to the historic property has been considered."

Attached to this agenda item are the documents that have been submitted to and received from SHPO.

BRADLEY'S PUB AND GRILLE

514 N MAIN ST
MITCHELL, SD



PUETZ
DESIGN+BUILD

Notes

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
2. CONSTRUCTION LIMITS SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
   a. ALL DAMAGES DONE TO THE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED TO ITS ORIGINAL CONDITION PRIOR TO DAMAGE BY THE CONTRACTOR(S) RESPONSIBLE FOR THE DAMAGE.
   b. ACCESS TO UTILITY LOCATIONS OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR.
3. CITY SIDEWALKS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND REQUIREMENTS.
4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY PATCHING, REPAIRING, ETC. THAT MAY OCCUR AS A RESULT OF THAT SUBCONTRACTOR'S WORK.
5. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION FOR CLARIFICATION.

Index of Drawings

GENERAL	
TS	TITLE SHEET
CIVIL	
C1.0	EXISTING TOPOGRAPHIC SURVEY
C2.0	REMOVAL PLAN
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING PLAN
C6.0	DETAILS
DEMOLITION	
AD1.0	DEMOLITION PLAN
AD1.1	ROOF DEMO PLAN
CODE	
CR1	CODE REVIEW
ARCHITECTURE	
A2.0	BASEMENT LEVEL FLOOR PLAN
A2.1	MAIN LEVEL FLOOR PLAN
A2.2	ROOF PLAN
A2.3	ENLARGED FLOOR PLANS
A2.9	VIEWS
A3.0	EXTERIOR ELEVATIONS
A3.2	INTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	ENLARGED BUILDING SECTIONS
A4.4	WALL SECTIONS
A4.5	WALL SECTIONS
A4.6	WALL SECTIONS
A4.7	STAIR SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS & MOUNTING HEIGHTS LEGEND
A6.0	MAIN LEVEL REFLECTED CEILING PLAN
A7.1	DOOR & WINDOW TYPES & SCHEDULE
A7.2	COLOR & MATERIALS SCHEDULE
A8.0	FLOOR COVERING PLAN
STRUCTURAL	
S1.0	STRUCTURAL NOTES
S1.1	SPECIAL INSPECTION
S2.0	FIRST FLOOR FOUNDATION AND FRAMING PLAN
S2.1	WALL AND ROOF FRAMING PLANS
S2.2	ROOF DECK & HIGH ROOF FRAMING PLANS
S3.0	BRACE FRAME ELEVATIONS
S5.0	STRUCTURAL SECTIONS
S5.1	STRUCTURAL SECTIONS
S5.2	STRUCTURAL SECTIONS
MECHANICAL	
M1.0	LEGENDS & DETAILS
M1.1	DETAILS & SCHEDULES
M2.0	BASEMENT FLOOR PLAN - DEMO - MECHANICAL
M2.1	MAIN FLOOR PLAN - DEMO - MECHANICAL
M2.2	ROOFTOP FLOOR PLAN - DEMO - MECHANICAL
M3.0	UNDERFLOOR & BASEMENT PLANS - PLUMBING
M3.1	MAIN FLOOR PLAN - PLUMBING
M3.2	ROOFTOP PLAN - PLUMBING
M4.0	BASEMENT FLOOR PLAN - HVAC
M4.1	MAIN FLOOR PLAN - HVAC
M4.2	ROOFTOP PLAN - HVAC
ELECTRICAL	
E1.0	SITE PLAN - ELECTRICAL
E2.0	MAIN LEVEL DEMOLITION PLAN - ELECTRICAL
E3.0	BASEMENT FLOOR PLAN - LIGHTING
E3.1	BASEMENT FLOOR PLAN - POWER AND SIGNAL
E3.2	MAIN FLOOR PLAN - LIGHTING
E3.3	MAIN LEVEL FLOOR PLAN - POWER AND SIGNAL
E3.4	ROOFTOP FLOOR PLAN - LIGHTING
E3.5	ROOFTOP PLAN - POWER AND SIGNAL
E4.0	ENLARGED FLOOR PLANS - ELECTRICAL
E5.0	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E5.1	ELECTRICAL SCHEDULES AND DETAILS
E5.2	ELECTRICAL SCHEDULES AND DETAILS

Abbreviations

- A -	
&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ACOUSTICAL
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
A.D.A.	AMERICAN'S WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
A.P.	ACCESS PANEL
A.P.C.	ARCHITECTURAL PRECAST CONCRETE
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
- B -	
BD	BOARD
BEL	BELOW
BEV	BEVEL
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
B.S.	BOTH SIDES
BSMT	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
- C -	
CAB	CABINET
CAP	CAPACITY
C.B.	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.G.S.	CENTER OF GRAVITY OF STRAND
CHAM	CHAMFER
CHAN	CHANNEL
CHBD	CHALK BOARD
C.I.P.	CAST-IN-PLACE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
C.J.	CONTROL JOINT
CK	CAULK(ING)
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMP	COMPRESS(ED)
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COEF	COEFFICIENT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONTR	CONTRACT(OR)
CONT	CONTINU(E)(OUS)
CONV	CONVEY(OR)
COORD	COORDINAT(E)(ION)
CORR	CORRIDOR
CS	COUNTERSINK
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
- D -	
D	DEEP, DEPTH
DB	DECIBLE
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLISH(ITION)
DEPR	DEPRESS(ED)
DEPT	DEPARTMENT
DET	DETAIL
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVIDE, DIVISION
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
D.S.	DOWNSPOUT
DWG	DRAWING
DWL	DOWEL
- E -	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOS(E)(URE)
ENG	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPAND, EXPANSION
EXT	EXTERIOR
- F -	
FAB	FABRICAT(E)(ION)
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN	FINISH(ED)
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
F.P.	FIRE PROTECTION
FR	FRAME(E)(ED)(ING)
F.R.P.	FIBER-REINFORCED PLASTIC
F.R.T.	FIRE RETARDANT TREATED
F.S.	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURR(ED)(ING)
FUT	FUTURE
F.V.C.	FIRE VALVE CABINET
- G -	
GA	GAUGE
GALV	GALVANIZE(D)
G.C.	GENERAL CONTRACTOR
GD	GRAD(E)(ING)
GKT	GASKET(ED)
GL	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GR	GRAD(E)(ING)
G.W.B.	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP	GYPSUM BOARD
SHTG	SHEATHING
- H -	
H	HEIGHT
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HCP	HANDICAP(PED)
HD	HEAD
HDW	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H.S.	HEADED STUDS
HTG	HEATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
HWD	HARDWOOD
HYD	HYDRAULIC
- I -	
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH(ES)
INCL	INCLUD(E)(ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
I.S.	INSIDE
ISO	POLYISOCYANURATE
- J -	
JAN	JANITOR
JST	JOIST
JT	JOINT
- K -	
KIT	KITCHEN
K.O.	KNOCK OUT
- L -	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAT	LATERAL
LAV	LAVATORY
LB(S)	POUND(S)
L.H.	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
L.L.	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LOC	LOCAT(E)(ION)
L.P.	LOW POINT
LT(G)	LIGHT(ING)
LTL	LINTEL
LVR	LOUVER
- M -	
MAN	MANUAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
M.H.	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MATCHLINE
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANCE
MTD	MOUNTED
MTL	METAL
MULL	MULLION
- N -	
N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
- O -	
OA	OVERALL
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF	OFFICE
O.H.	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
OZ	OUNCE(S)
- P -	
PAR	PARALLEL
PBD	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
P.L.F.	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
POL	POLISH(ED)
POLY	POLYETHYLENE (PLASTIC)
PR	PAIR
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPAR(E)(ATION)
PRES	PRESSURE
PROJ	PROJECT(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	POST TENSIONED
PT	PAINT
P.T.D.	PAPER TOWER DISPENSER
PTN	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE (PLASTIC)
- Q -	
Q.T.	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
- R -	
R	RISER(S)
RAD	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECP	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECT(ED)
REG	REGISTER, REGULATION
REINF	REINFORCE(ING)(MENT)
REM	REMOVE
REQD	REQUIRED
REV	REVIS(ED)(ION)
R.H.	RIGHT HAND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.	RADIUS POINT
R.P.M.	REVOLUTIONS PER MINUTE
RR	RAILROAD
R.T.U.	ROOF TOP UNIT
R.W.C.	RAINWATER CONDUCTOR
- S -	
S	SOUTH
SAFB	SOUND ATTENUATION FIRE BLANKET
SAN	SANITARY
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
SECT	SECTION
S.F.	SQUARE FOOT, FEET
SGL	SINGLE
SHT	SHEET
SHTG	SHEETING
S.I.	SQUARE INCH(ES)
SIM	SIMILAR
S.L.	SNOW LOAD
SLNT	SEALANT
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.G.	SLAB ON GRADE
SP	STANDPIPE
SPA	SPACE(S)
SPEC	SPECIFICATION(S)
S.P.R.	SINGLE PLY ROOFING
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
S.Y.	SQUARE YARD(S)
SYM	SYMMETRICAL
- T -	
T	TREAD
T & G	TONGUE AND GROOVE
T.B.E.	TOP OF BEAM ELEVATION
T.D.E.	TOP OF DECK ELEVATION
T.E.	TRASH ENCLOSURE
TEL	TELEPHONE
TEMP	TEMPORARY
TEMPR	TEMPERATURE
TERM	TERMINATE, TERMINAL
TERR	TERRAZZO
T.F.E.	TOP OF FOOTING ELEVATION
T.F.S.	TO FACE OF STUD
THK	THICK(NESS)
THRU	THROUGH
T.L.	TOTAL LOAD
T.O.S.	TOP OF STEEL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
- U -	
U.L.	UNDERWRITERS LABORATORIES
UNEXC	UNEXCAVATED
UNFIN	UNFINISH(ED)
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
- V -	
VB	VINYL BASE
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
- W -	
W	WEST, WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WHTR	WATER HEATER
W.P.	WORKING POINT
WP	WATERPROOFING
W.R.	WASTE RECEPTACLE
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
- Y -	
Y	YARD
YR	YEAR

Materials Symbols

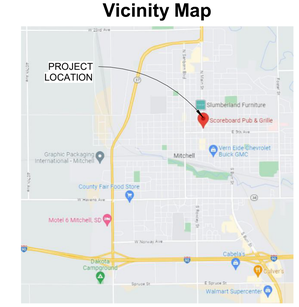
EARTH | GRAVEL / FILL | BATT INSUL | CMU
METAL/STEEL | WOOD | RIGID INSUL | BRICK
CONCRETE | SAND | PLYWOOD | STONE (Pattern may vary)

THIS IS A STANDARD LIST. NOT ALL MATERIALS MAY BE USED IN THIS PROJECT.

Detail Indication

1 / A5.1 SIM — DETAIL PLAN REFERENCE
1 / A4.1 SIM — BUILDING SECTION PLAN REFERENCE
1 — KEYNOTE
Name / 101 — ROOM TAG
1i / 1'-0" A.F.F. — CEILING TAG
4 / 3 / A3.1 / 1 / 2 — INTERIOR ELEVATION
101 — DOOR TAG
W1 — WINDOW TAG
A / WALL TYPE / RATING — WALL TAG
SPOT ELEVATION
0 — REFERENCE GRID
0 — EXISTING GRID
1/A3.0 — EXTERIOR ELEVATION

Vicinity Map



Project Directory

	Address	Phone
DESIGN ARCHITECT		
Puetz Design + Build	800 N Kimball Mitchell, SD	(605) 996-2276
STRUCTURAL ENGINEER		
Thompson Dreessen & Dorner	5000 S Minnesota Ave, Suite 300 Sioux Falls, SD	(605) 951-0886
MECHANICAL ENGINEER		
Associated Consulting Engineers, Inc	340 S Philips Sioux Falls, SD	(605) 335-3720
ELECTRICAL ENGINEER		
Associated Consulting Engineers, Inc	340 S Philips Sioux Falls, SD	(605) 335-3720
CIVIL ENGINEER		
SPN & Associates	2100 N Sanborn Blvd Mitchell, SD	(605) 996-7761

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BRADLEY'S PUB AND GRILLE
MITCHELL, SD

Revision Schedule

No.	Description	Date

REGISTERED PROFESSIONAL ARCHITECT
REG NO. 13855
SIENNA WEGEHAUPT
06-30-23
SOUTH DAKOTA

Drawn By: RB/JB
Checked By: SW
Date: 06/30/2023

TS

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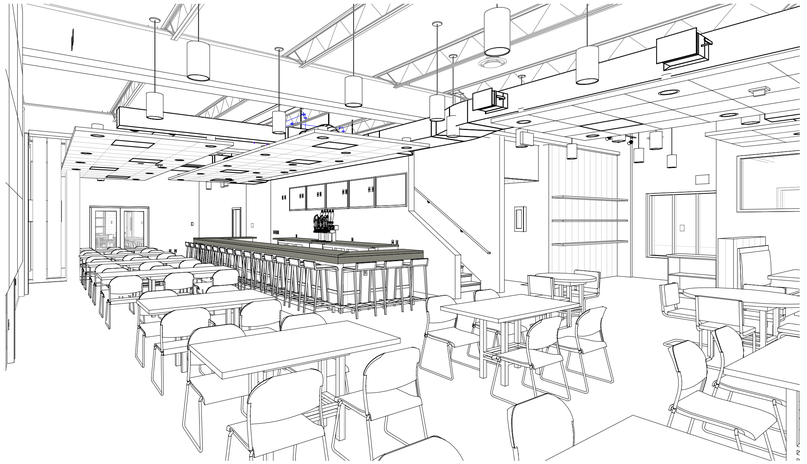

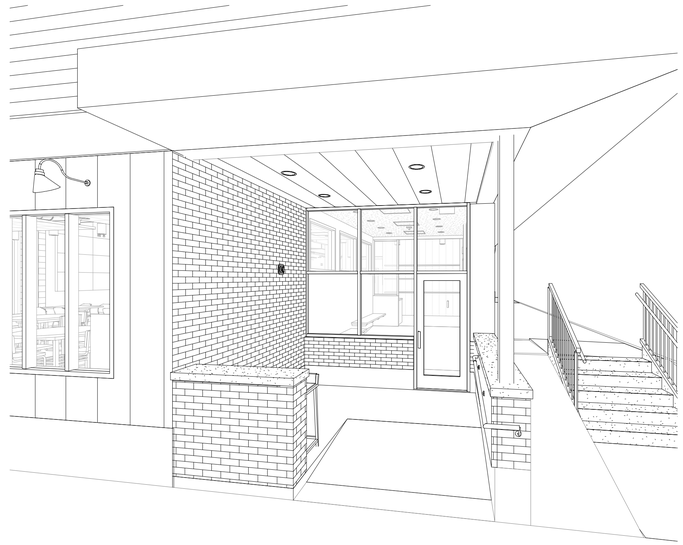

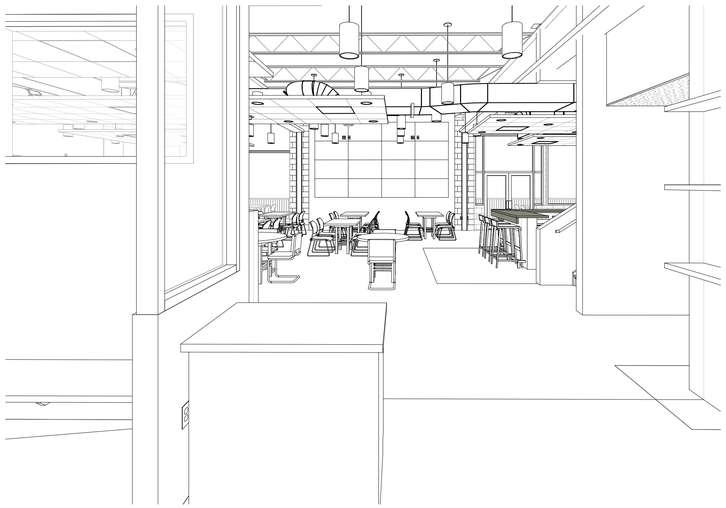

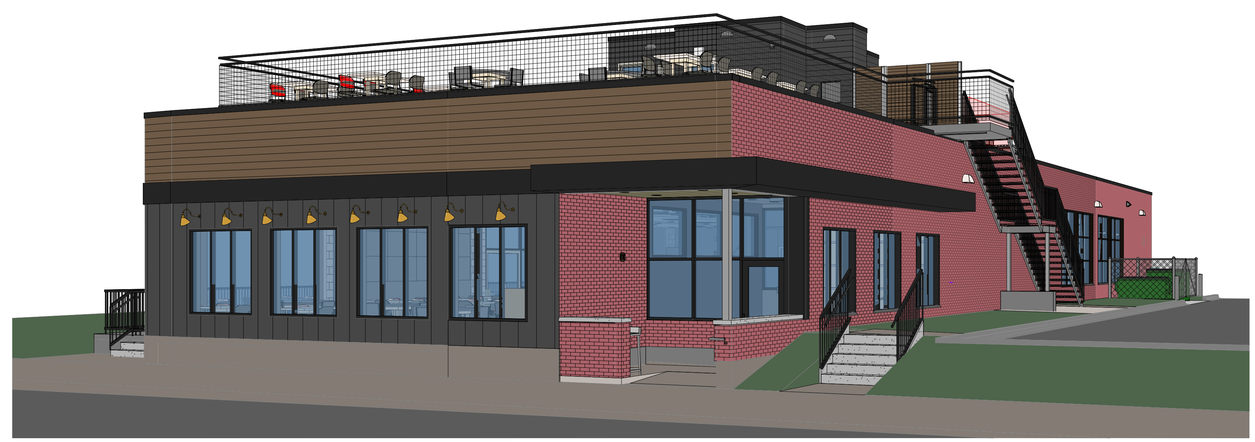

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DESIGN+BUILD

REGISTERED PROFESSIONAL ARCHITECT
REG NO
13855
SIENNA
WEGEHAUPT
06-30-23
SOUTH DAKOTA

BRADLEY'S PUB AND GRILLE
514 N MAIN ST
MITCHELL, SD

VIEWS

Revision Schedule

No.	Description	Date

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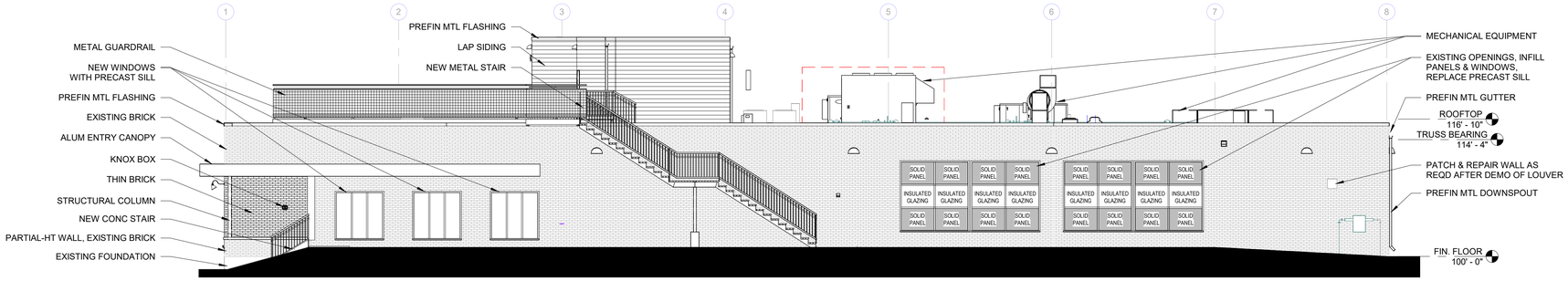
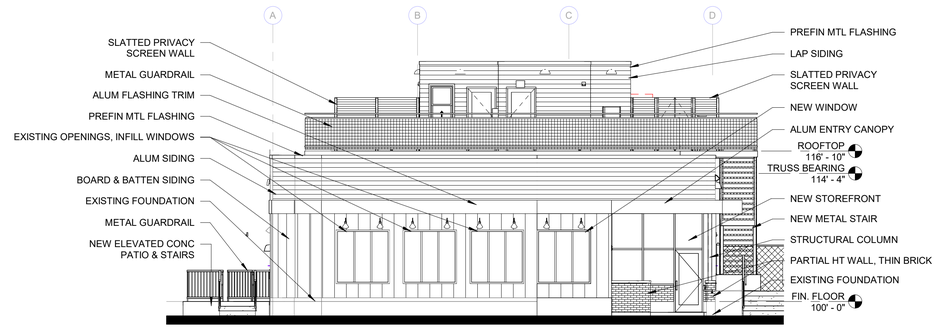


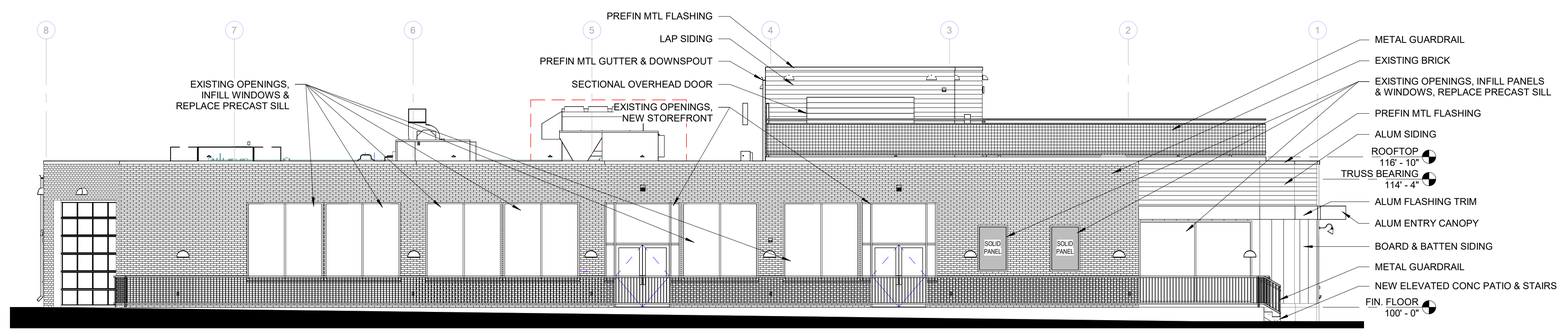
1 SOUTH ELEVATION

1/8" = 1'-0"



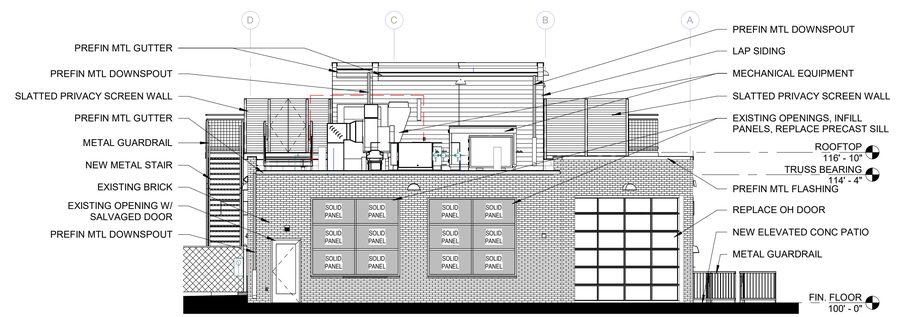
2 WEST ELEVATION

1/8" = 1'-0"



3 NORTH ELEVATION

1/8" = 1'-0"



4 EAST ELEVATION

1/8" = 1'-0"

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SOUTH DAKOTA

BRADLEY'S PUB AND GRILLE
514 N MAIN ST
MITCHELL, SD

EXTERIOR ELEVATIONS

Revision Schedule

No.	Description	Date

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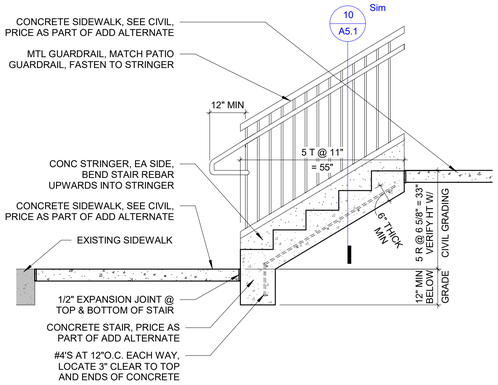
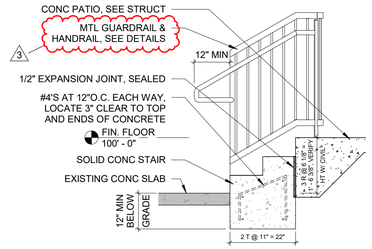


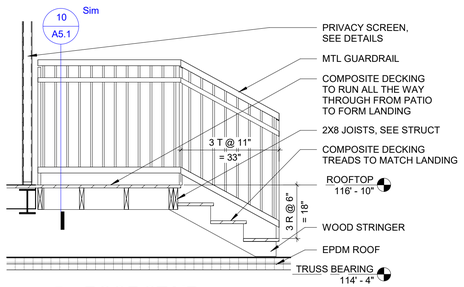
5 EXTERIOR STAIR SECTION (ALTERNATE)

1/2" = 1'-0"



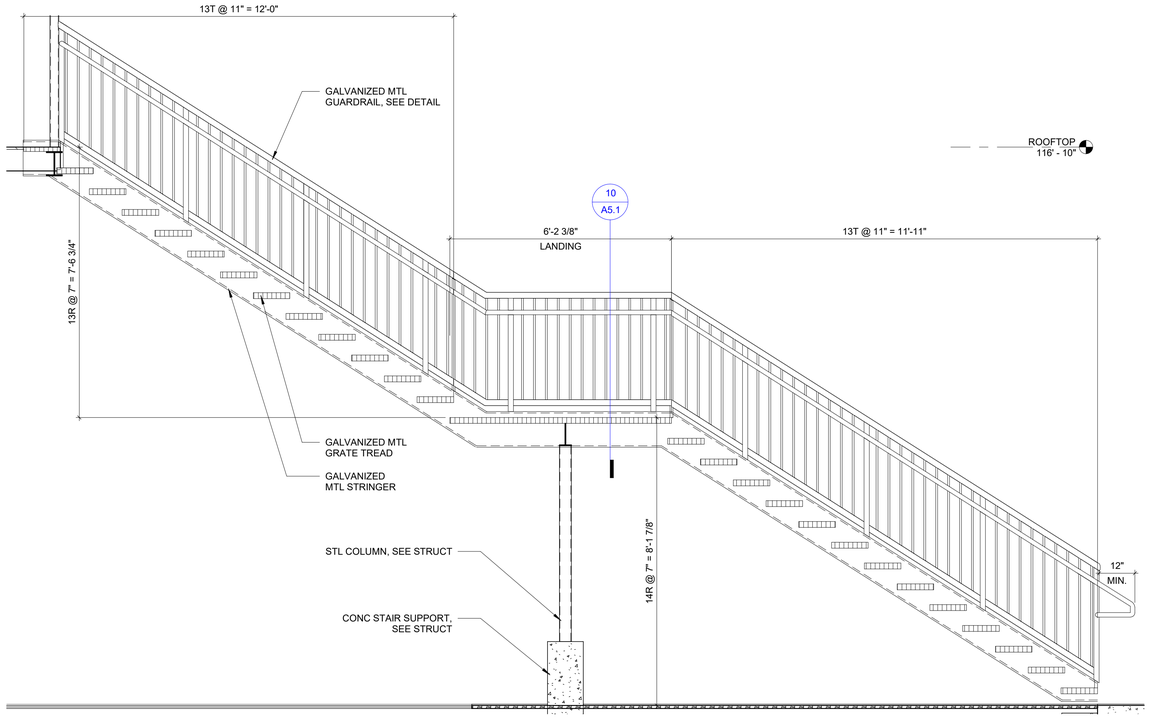
3 PATIO STAIR

1/2" = 1'-0"



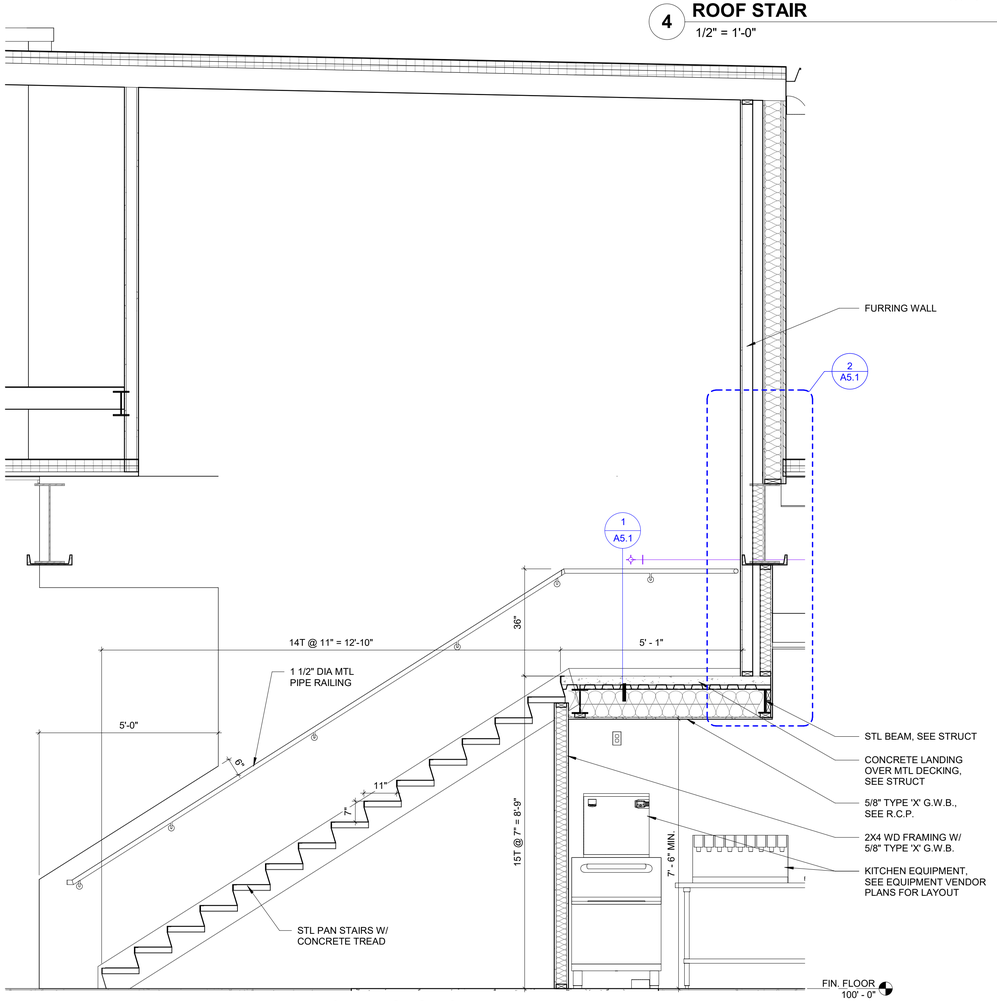
4 ROOF STAIR

1/2" = 1'-0"



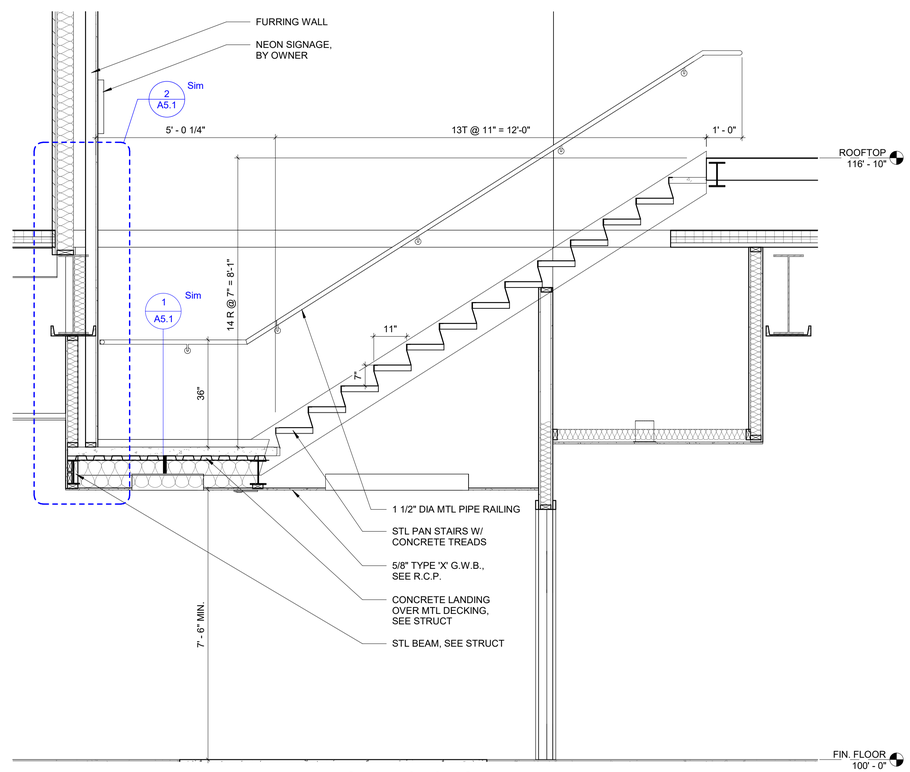
1 EXTERNAL STAIR SECTION

1/2" = 1'-0"



6 INTERNAL STAIR SECTION

1/2" = 1'-0"



2 INTERNAL STAIR SECTION

1/2" = 1'-0"

PUETZ DESIGN+BUILD

REGISTERED PROFESSIONAL ARCHITECT
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SIENNA WEGEHAUPT
06-30-23
SOUTH DAKOTA

BRADLEY'S PUB AND GRILLE
514 N MAIN ST
MITCHELL, SD

STAIR SECTIONS

Revision Schedule

No.	Description	Date
3	ADDENDUM 3	08/01/2023

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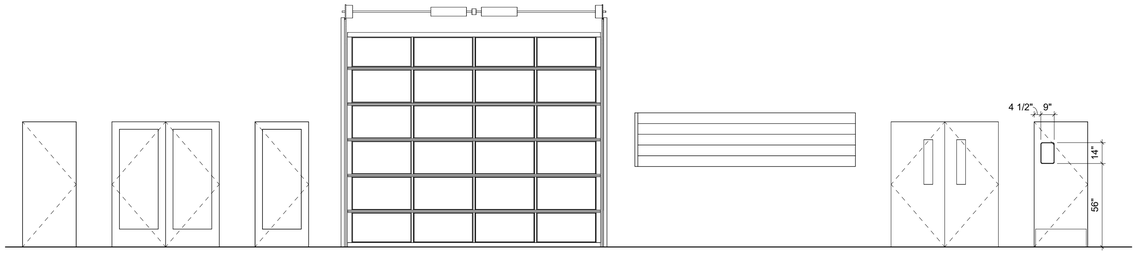


FP
FLUSH PANEL

DFL
DOUBLE FULL LITE

FL
FULL LITE

OH-1
OVERHEAD GARAGE DOOR

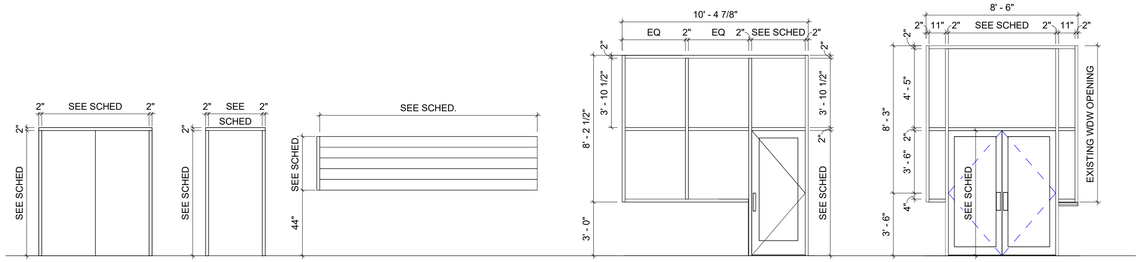
OH-2
MANUAL OVERHEAD DOOR

DNL
DOUBLE, NARROW LITE

NL
NARROW LITE

NOTE:
1. FIRE RATED GLASS ON ALL RATED DOORS, 1" INSULATED GLASS AT ALL EXTERIOR DOORS, & 1/4" TEMPERED GLASS IN ALL OTHERS
2. SEE SCHEDULE FOR HEIGHT & WIDTH OF DOORS
3. DIMENSIONS ON LITES ARE TO GLASS

DOOR TYPES



F1
HM

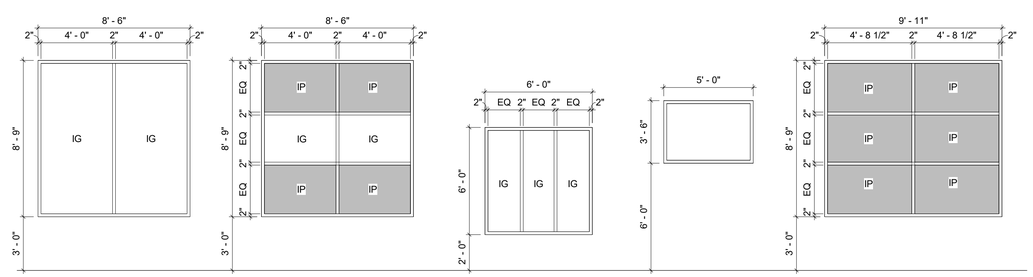
F2
HM, SS OR ALUM

F3
ALUM

F4
ALUM

F5
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE

FRAME TYPES



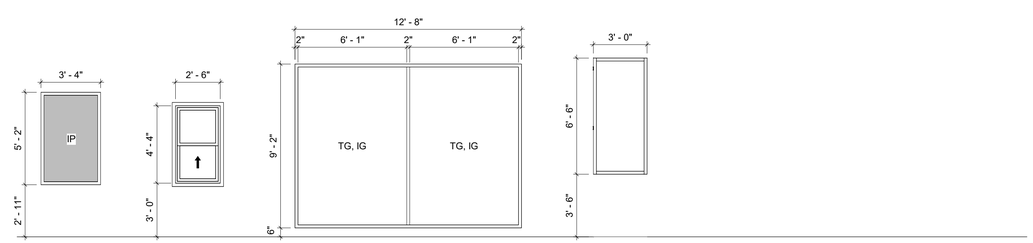
W1
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE

W2
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE

W3
ALUM; INFILL IN EXISTING OPENINGS AT WEST WALL, FIELD VERIFY OPENING SIZE

W4
ALUM, FIXED

W5
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE



W6
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE

W7
ALUM

W8
ALUM INFILL IN EXISTING OPENING, KEEP ALL STRUCTURAL STEEL, FIELD VERIFY OPENING SIZE

W9
ALUM, FIXED

IG	= INSULATED GLASS	NOTE: ALL GLASS TO
TG	= TEMPERED GLASS	BE TEMPERED
IP	= INFILL PANEL	ACCORDING TO CODE

WINDOW TYPES

DOOR SCHEDULE

Door No.	Door Width	Door Height	Door Type	Door Material	Frame Type	Frame Material	Hardware Group	Remarks
100	3' - 0"	7' - 0"	FL	ALUM.	F4	ALUM.	1	5# PULL DOOR CLOSER
102A	6' - 0"	7' - 0"	DFL	ALUM.	F5	ALUM.	1	
102B	6' - 0"	7' - 0"	DFL	ALUM.	F5	ALUM.	1	
104A	6' - 0"	7' - 0"	DFL	S.C. WOOD	F1	HM	2	
104B	6' - 0"	7' - 0"	DNL	S.C. WOOD	F1	HM	3	
104C	3' - 8"	7' - 0"	FP	S.C. WOOD	F2	HM	4	
105	3' - 0"	7' - 0"	FL	ALUM.	EXISTING	ALUM.	8	SALVAGED ENTRY DOOR & FRAME
106	3' - 0"	7' - 0"	FL	S.C. WOOD	F2	HM	2	HIGHLY TINTED, WITH VISIBILITY OUT OF CASINO BUT NOT IN
107	3' - 0"	7' - 0"	FP	S.C. WOOD	F2	HM	3	
108	3' - 0"	7' - 0"	FP	S.C. WOOD	F2	HM	3	
109	3' - 0"	7' - 0"	FP	S.C. WOOD	F2	HM	3	
110A	3' - 0"	7' - 0"	NL	Stainless Steel	F2	Stainless Steel	5	
110B	3' - 0"	7' - 0"	NL	Stainless Steel	F2	Stainless Steel	5	
110C	3' - 0"	7' - 0"	NL	Stainless Steel	F2	Stainless Steel	5	BLACK STAINLESS
200	3' - 0"	7' - 0"	FL	ALUM.	F2	ALUM.	6	
202A	3' - 0"	7' - 0"	FP	HM	F2	HM	7	
OH-1	14' - 0"	12' - 0"	OH-1		-			SECTIONAL FULLVIEW DOOR W/ WALL OPERATOR, BLACK, CLEAR GLASS
OH-2	12' - 0"	3' - 0"	OH-2		F3			SECTIONAL DOOR, BLACK, MANUAL

DOOR SCHEDULE NOTES

1. ALL RATED DOORS TO RECEIVE SMOKE SEALS
2. DOOR THRESHOLDS MUST HAVE A MAXIMUM HEIGHT OF 1/2" WITH A 1:2 BEVEL

ROOM SCHEDULE

ROOM NO.	ROOM NAME	FINISHES FLOOR	BASE	WALLS N	E	S	W	CEILING	REMARKS
001	MECHANICAL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
100	WAITING	S CONC	VB-1	PT-1	PT-1	PT-1	PT-1	GWB-1 (PT-4)	
101	ENTRY	S CONC	VB-1	-	PT-1	PT-1	PT-1	EXPOSED, PT-2	
102	DINING	S CONC	VB-1	PT-1 / EXIST BRICK	PT-1	PT-1	PT-1	EXPOSED, PT-2	SEE R.C.P. FOR AREAS OF ACT ACOUSTICAL CLOUDS
103	BAR	S CONC	VB-1	-	-	PT-1	-	EXPOSED, PT-2	SEE R.C.P. FOR AREAS OF ACT ACOUSTICAL CLOUDS
104	PARTY (DELIVERY)	S CONC	VB-1	EXIST BRICK	PT-1 / EXIST BRICK	PT-1	PT-1	EXPOSED, PT-2	SEE R.C.P. FOR AREAS OF ACT ACOUSTICAL CLOUDS
105	CORRIDOR	S CONC	VB-1	PT-1	PT-1 / EXIST BRICK	PT-1 / EXIST BRICK	PT-1	EXPOSED, PT-2	
106	CASINO	S CONC	VB-1	PT-1	EXIST BRICK	PT-1	PT-1	ACT-1	
107	MEN	CT-3	CT-3	CT-1 / CT-2 / PT-1	CT-1 / PT-1	CT-1 / PT-1	CT-1 / PT-1	ACT-1	SEE INT ELEVATIONS FOR AREAS OF WALL PAINT & TILE
108	WOMEN	CT-3	CT-3	CT-1 / PT-1	CT-1 / PT-1	CT-1 / CT-2 / PT-1	CT-1 / PT-1	ACT-1	SEE INT ELEVATIONS FOR AREAS OF WALL PAINT & TILE
110	KITCHEN	S CONC	VB-1	FRP-1	FRP-1	FRP-1 / PT-5	FRP-1	ACT-2	SEE FLOOR PLAN FOR AREA OF PT-5 (EPOXY) NEAR STAIRS
111	STAIRS	RAF-1	VB-1	PT-1	PT-1	PT-1	PT-1	EXPOSED, PT-2	RAF-1 RUBBER AT TOP LANDING ONLY, CONC STAIRS & MID LANDING
202	ROOFTOP BAR	RAF-1	VB-1	PT-1	PT-1	PT-1	PT-1	EXPOSED, PT-2	

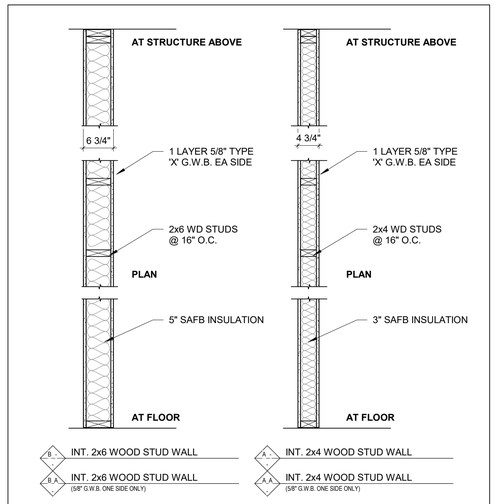
ROOM SCHEDULE NOTES

1. G.W.B. CONTROL JOINTS SHALL BE INSTALLED PER THE LATEST EDITION OF GA-216 AND ASTM C840 UNLESS NOTED OTHERWISE.
2. JOINTS IN FLOORING TILE SHOULD MATCH UP WITH JOINTS IN CONC SLABS AND ADDITIONAL JOINTS TO BE CUT IF NECESSARY, VERIFY WITH ARCHITECT.
3. FLEXIBLE SEALANT AND COMPRESSIBLE BACKUP REQUIRED AT ALL PERIMETER MOVEMENT JOINTS (WALL TO WALL, FLOOR TO WALL, ETC.), PER TCNA HANDBOOK "EJ171 MOVEMENT JOINTS GUIDELINES FOR CERAMIC, GLASS, AND STONE"
4. CORNER GUARDS AT ALL OUTSIDE CORNERS IN PUBLIC SPACES, TYP. (SEE COLOR & MATERIAL SCHEDULE)
5. SEE FLOOR COVERING PLANS FOR FLOOR PATTERNS.
6. ALL INTERIOR G.W.B. WALLS AND CEILINGS SHALL RECEIVE A LEVEL 4 FINISH WITH LIGHT ORANGE PEEL TEXTURE U.N.O.,
7. ALL INTERIOR G.W.B. WALLS AND CEILINGS SHALLED BE PAINTED WITH PRIMER BEFORE ANY TEXTURE IS APPLIED.
8. FLOOR MATERIAL TRANSITIONS SHALL OCCUR @ CENTER OF DOOR, TYP.
9. SEE INTERIOR SIGNAGE DETAIL FOR SIGNAGE LOCATION.
10. EXPOSED EXISTING BRICK TO REMAIN ON ALL PERIMETER WALLS WHERE A FURRING WALL IS NOT SHOWN.

ROOM SCHEDULE ABBREVIATIONS

REFER TO COLOR AND MATERIAL SCHEDULE

ACT	SUSPENDED ACT CEILING SYSTEM (SEE R.C.P.)
CT	CERAMIC TILE
FRP	FIBER REINFORCED PLASTIC
PT	PAINT GYPSUM WALLBOARD
RAF	RESILIENT ATHLETIC FLOORING
S CONC	SEALED CONCRETE
VB	VINYL BASE



WALL TYPES

1. SEE ROOM FINISH SCHEDULE & COLOR MATERIAL SCHEDULE FOR WALL FINISHES
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES, VERTICALLY AT THE CEILING, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. FIREBLOCKING SHALL ALSO BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL WALL SPACES AND CONCEALED HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND SIMILAR LOCATIONS.

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BRADLEY'S PUB AND GRILLE
514 N MAIN ST
MITCHELL, SD

DOOR & WINDOW TYPES & SCHEDULE

Revision Schedule

No.	Description	Date
1	ADDENDUM 1	07/25/2023
2	ADDENDUM 2	07/31/2023

Drawn By: RB/JB
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Date: 06/30/2023

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DIVISION 04 - MASONRY

	Manufacturer	Style/#	Color/#	Size	Comments
04 2001 - MASONRY VENEER					
BRK-1	ACME Brick	thinBRIK,	Taconite		Available through I-29 brick
04 7200 - CAST STONE MASONRY					
PC-1	Edwards Cast Stone	E1101	#31 Lt Grey	14"w x 3" high	wall cap at entrance

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

	Manufacturer	Style/#	Color/#	Size	Comments
06 4100 - ARCHITECTURAL WOOD CASEWORK					
PLAM-1	Formica		Planked Urban Oak,9312-NG		Cabinets in party room, apron of bathroom vanity
PLAM-2	Wilsonart		Oiled Soapstone, 4882-38		Party room Countertop
PLAM-3	Formica		Black, 909-58		Front apron at restroom sinks
06 6100 - SIMULATED STONE FABRICATIONS					
SS-1	Formica	Formica traditions	Ashen Concrete, 607		Bar countertop and windowsills
SS-2	LG		Black Granite, G031		Restroom countertop
SS-3	Granite, Limestone, Soapstone		TBD		Exterior Bar countertop
06 7300 - COMPOSITE DECKING					
FRL-1	Weatherbest	Solid Decking	Driftwood Grey	5/4" x 6"	Basis of design for upper patio flooring
06 8200 - GLASS FIBER REINFORCED PLASTIC					
FRP-1	Marlite	Smooth, S100 S2S	white		Kitchen walls

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

	Manufacturer	Style/#	Color/#	Size	Comments
07 4616 - EXTERIOR ALUMINUM SIDING					
EAS-1	Longboard Architectural Products	Tongue & Groove Cladding		6" V	Wood look cladding at exterior
EAS-2	Longboard Architectural Products	Privacy Beams/Screens		1" x 5"	Wood look beams for privacy screen. Attach to structure at roof
07 4623 COMPOSITE SIDING					
CS-1	LP	Cedar texture, Lap siding	Primed	6" high	Paint on site, PT-2
CS-2	LP	Cedar texture, Vertical panel	Primed		Paint on site, PT-2, use matching trim boards for the board and batton detail as per drawings

DIVISION 08 - OPENINGS

	Manufacturer	Style/#	Color/#	Size	Comments
08 1416 - FLUSH WOOD DOORS					
WDR-1	VT	Maple	Ravine, RA07		Wood doors

DIVISION 09 - FINISHES

	Manufacturer	Style/#	Color/#	Size	Comments
09 3000 - TILING (TILE)					
CT-1	Ceramic Tileworks	COT MOD	White glossy	4" x 16"	Running bond install, up 4' at all walls
CT-2	Ceramic Tileworks	POR Padddingon	Black glossy, Station Deco	4" x 16"	Vertical stacked install at sink wall above CT-1
CT-3	Ceramic Tileworks CAS	Aequa	Castor	8" x 32"	Restroom floor, 1/3 running bond
09 3000 - TILING (GROUT)					
GT-1	Mapei	Ultracolor Plus FA	Pewter, #02		
GT-2	Mapei	Ultracolor Plus FA	Black, #10		
GT-3	Mapei	Ultracolor Plus FA	Chocolate, #07		
09 3000 - TILING (TRIMS)					
TRM-1	Schluter	Quadec	Satin Anod Aluminum, (AE)		At top of tile edge and outside corners. Use corners and connecting accessories as needed
TRM-2	Schluter	Dilex-AHK	Satin Anod Aluminum, (AE)		At floor to wall joint, use inside/outside corner pieces as necessary
TRM-3	Schluter	Reno Ramp			At floor tile edge to concrete
09 5100 - ACOUSTICAL CEILINGS					
ACT-1	USG	Frost, 414	Flat Black, 205	2' x 2' x 3/4"	Overall ceiling tile
ACT-2	USG	Kitchen Lay In, 3210	flat white, 050	2' x 2'x 5/8"	Kitchen ceiling tile
09 6500 - RESILIENT FLOORING (VB)					
VB-1	Johnsonite	Standard cove	Moonrock, #29	4" high	Overall base
09 6566 - RESILIENT ATHLETIC FLOORING					
RAF-1	Ecosurfaces	ECOnights	Mr. Slate 10, 652	8mm x 48" wide	Back of bar at upper roof deck
09 9000 - PAINTING AND COATING					
PT-1	Sherwin Williams	Satin finish	Repose Gray, SW 7018		Overall paint
PT-2	Sherwin Williams	Flat finish	Iron Ore, SW 7069		Exterior paint and ceiling dryfall paint
PT-3	Sherwin Williams	Semi Gloss	Iron Ore, SW 7069		Doorframes
PT-4	Sherwin Williams	Flat finish	Pure White, SW 7005		Gyp ceiling at Vestibule
PT-5	Sherwin Williams	Epoxy Paint	Repose Gray SW 7018		Kitchen Paint

DIVISION 10 - SPECIALTIES

	Manufacturer	Style/#	Color/#	Size	Comments
10 2113.19 - PLASTIC TOILET COMPARTMENTS					
TP-1	Scranton		Onyx		

PUETZ
DESIGN+BUILD

REGISTERED PROFESSIONAL ARCHITECT
REG NO 13855
SIENNA WEGEHAUPT
06-30-23
SOUTH DAKOTA

BRADLEY'S PUB AND GRILLE
514 N MAIN ST
MITCHELL, SD

COLOR & MATERIALS SCHEDULE

Revision Schedule

No.	Description	Date

Drawn By: RB/JB
Checked By: SW
Date: 06/30/2023

A7.2

7/14/2023 3:06:16 PM | THESE DRAWINGS ARE A COPYRIGHT 2023 DOCUMENT. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN + BUILD

15580-01100-016-10
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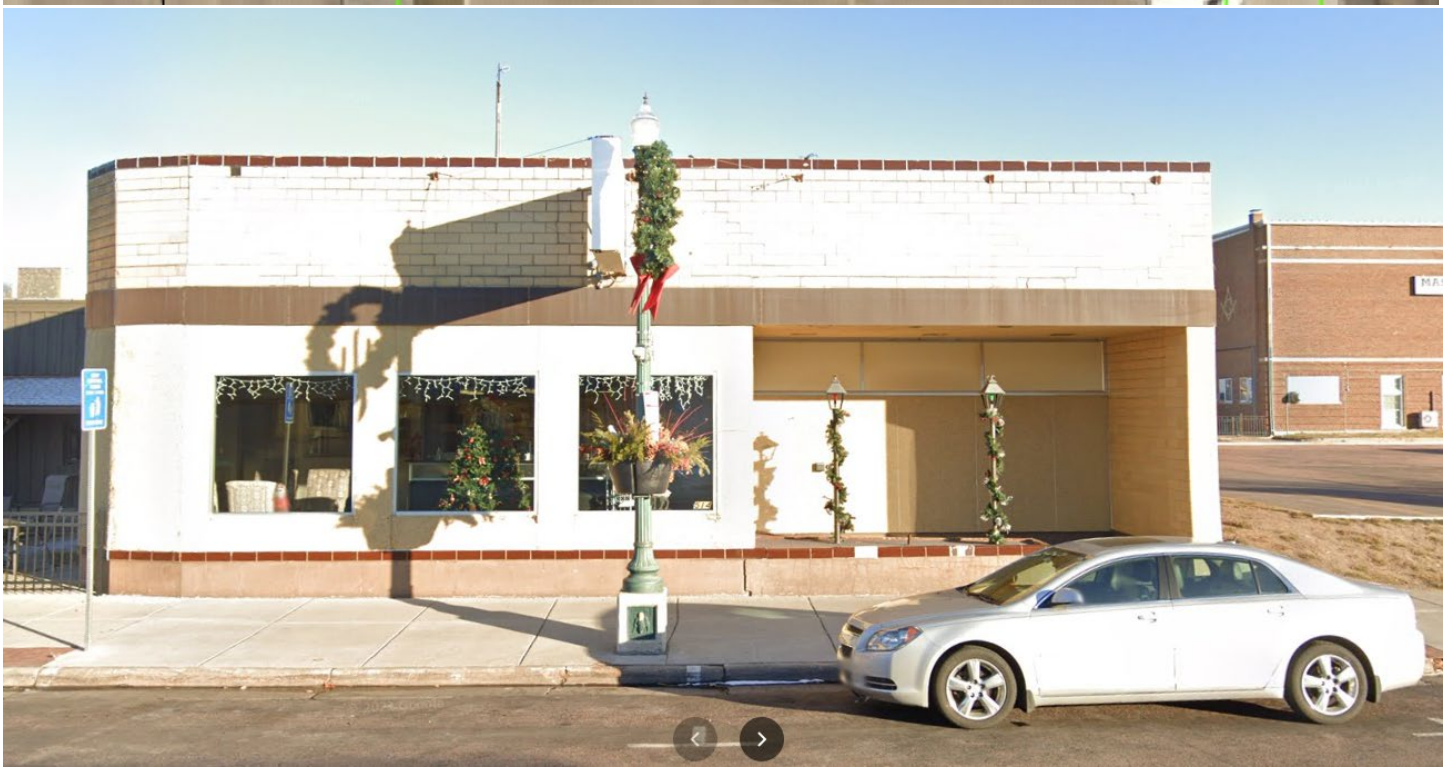
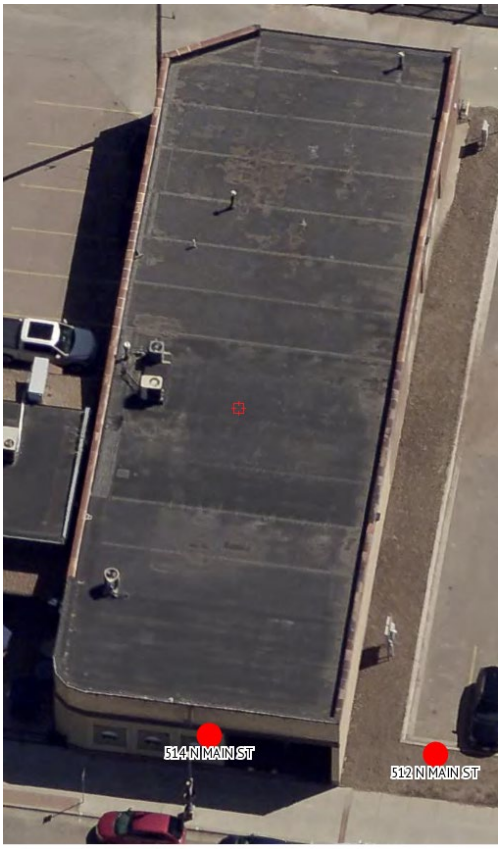
15580-01100-016-00
N MAIN ST
514
15580-01100-014-00
512
15580-01100-013-00

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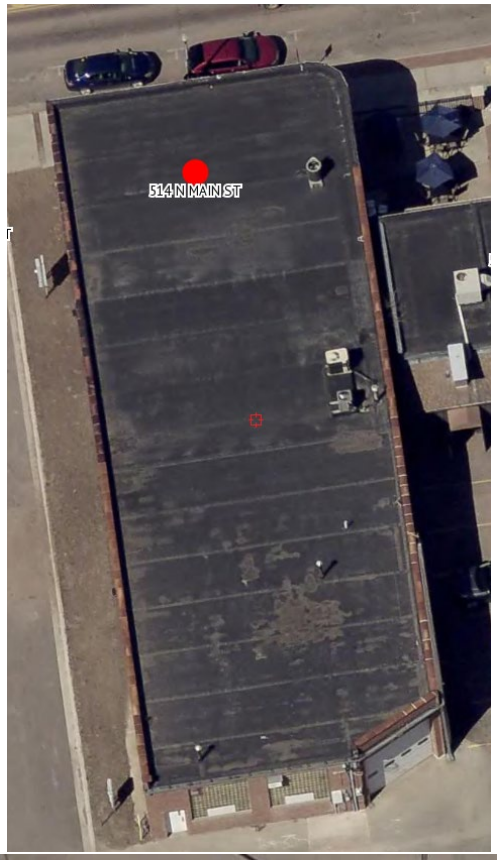
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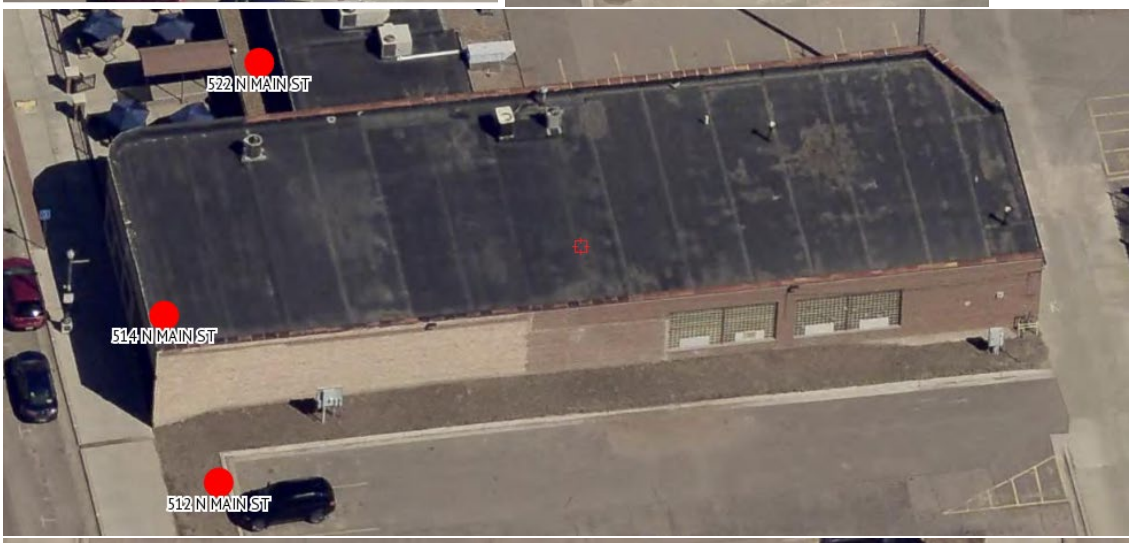
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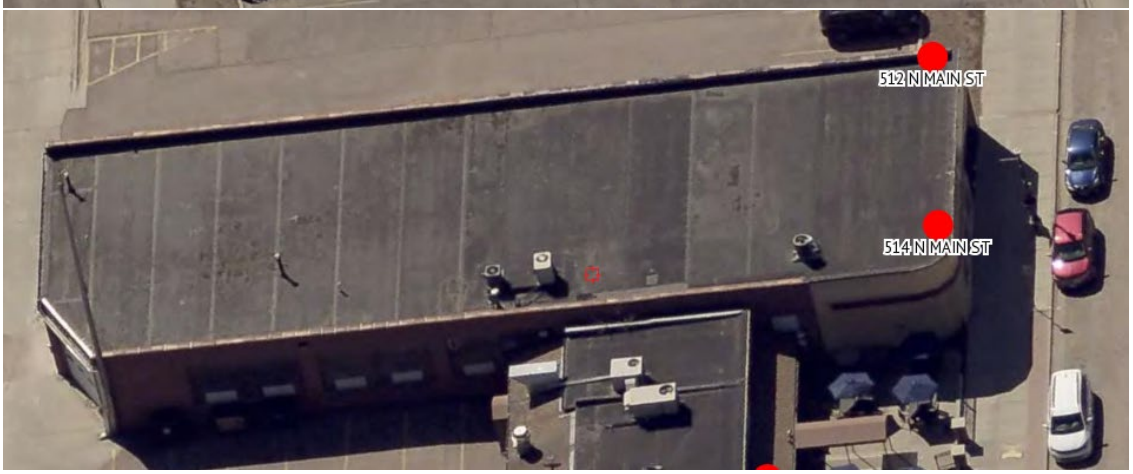

512 N MAIN ST
514 N MAIN ST

PUETZ
DESIGN+BUILD

Architecture | Construction Management | Construction | Crane Service
800 N Kimball St - Box 968 Mitchell SD 57301 605.996.2276
puetzdesignbuild.com

Bradley's Pub & Grille
514 North Main Street
Mitchell, SD

To Whom It May Concern:

Puetz Design + Build on behalf of the Owners of Bradley's Pub & Grille hereby request review and approval of the attached proposed interior building along with exterior repair and rehabilitation plan.

This building will invest in the downtown of Mitchell and has significant prominence with its proximity to the Corn Palace. The ability to convert what was once a private office space into a vibrant public restaurant that emphasizes outdoor seating and views of the Corn Palace will add to the appeal of the downtown Historic Commercial District. We have researched many options for the exterior design and have referenced historic photos to uncover some of the windows that have since been boarded up or covered over. (Attachment A)

You will note that the overall historic form and shape of this building has been retained and that the windows are being restored to a more historic layout than it currently showcases. The unique curved corner allows the building to open itself to the Corn Palace and to Main Street. The window openings, previously boarded over, will be reopened. No windows along the entirety of the façade will be bricked over. The current exterior materials are damaged and in poor condition and will be replaced with more durable and suitable materials.

The remainder of the building will retain the brick façade currently in place. We will celebrate and salvage any brick that we can including areas on the interior. These will be an important aesthetic feature of the new design and ambiance of Bradley's Pub & Grille. The entrance will retain its recessed nature but is reconfigured to accommodate ADA access as required.

It is our belief that the plan presented represents a great solution to repurpose this downtown building. It not only maintains the historic nature of the building, but also enhances and contributes to Mitchell's Historic Commercial District by reutilizing an existing structure and giving it new life as a restaurant and exciting community hub. We respectfully request the approval of the plan by the Committee in order to move forward with our investment in preserving this historic structure in the heart of downtown Mitchell.

Sincerely,

Sienna Wegehaupt
Lead Architect
Puetz Design + Build

MITCHELL | PIERRE | SIOUX FALLS

Bradley's Pub & Grille
514 North Main Street
Mitchell, SD

Attachment A

This photo was taken in 1956, riding in the car are Lin Jennewein, a 1957 DWU graduate (on the left) and Anita Napier Yarrington, 1958 DWU graduate, representing the Phi Gamma Sorority in the Blue and White Days parade on Mitchell's Main Street. Lin Jennewein was president of Phi Gamma for the 1956-1957 school year. Driving the car is Earl Erickson, father of the car's owner.In the background is Dolan's Standard Service, 522 North Main, owned by Buell Dolan (now occupied by the Scoreboard). To the right of the gas station is Automotive Supply Company at 514-16 North Main (now Northwestern Public Service).

September 25, 2023

Mark Jenniges
City of Mitchell
612 N Main St
Mitchell, SD 57301

SDCL 1-19A-11.1 Consultation
Project: 230825009S – Bradley's Pub & Grille
Location: Davison
COM - City of Mitchell

Dear Mark,

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning effect of the proposed project on the non-renewable cultural resources of South Dakota.

On August 25, 2023, the SHPO received notification of the above-referenced project located at 514 N Main St in Mitchell, SD. The proposed project involves interior and exterior rehabilitation, and adding a rooftop patio. This property is contributing to the Mitchell Historic Commercial District, which is listed in the National Register of Historic Places. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places.

Based upon the information provided, the proposed project has the potential to encroach upon, damage or destroy historic property that is included in the National Register of Historic Places or the State Register of Historic Places. Specifically, the proposed project has the potential to damage historic property due to the removal of historic character defining brick on the primary facade and the proposed rooftop addition's massing and scale on the current one story building will be highly visible and alter the buildings historic character. Reducing the scale and implementing a larger setback to reduce visibility may potentially be a possible alternative that reduces impacts to the historic character of the building. The Interpreting the Secretary of the Interior's Standards for Rehabilitation Bulleting #36 on rooftop additions advises:

The Secretary of the Interior's Standards for Rehabilitation allow the construction of new additions if they do not destroy significant fabric, and if their design is compatible with the size, scale, color, material, and character of the property and the historic district if applicable. However, not all historic buildings can be enlarged in a manner that is consistent with the Standards, whether for reasons of size, siting, or location within a district. With regard to rooftop additions, the Guidelines for Rehabilitating Historic Buildings recommend that new rooftop additions be designed so that they are inconspicuous from the public right-of-way, are set back from the primary elevation of the building, and do not damage character-defining features of the historic building. Rooftop additions are almost never appropriate for buildings that are less than four stories high. Generally, rooftop additions should not be more than one story in height, and are more compatible on buildings that are adjacent to taller buildings or dense urban environments. Rooftop additions that do not meet these principles generally will not meet the Standards.

Therefore, the SHPO is requesting an abbreviated case report regarding the alteration of the primary facade, the rooftop addition, and any alternatives that were considered in regards to the exterior glazed brick masonry consisting of items 1, 2, 5, 7, and 10. For item #10, please have the Mitchell Historic Preservation Commission review and comment on the abbreviated case report within 180 days of receipt prior to submittal to SHPO.

Should you require any additional information, please contact Duncan Trau at Duncan.Trau@state.sd.us or at (605)773-6005. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,
Jenna Carlson Dietmeier, PhD
Interim State Historic Preservation Officer

Duncan Trau
Historic Preservation Specialist

SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM

SOUTH DAKOTA
STATE HISTORICAL SOCIETY
Department of Tourism

SOUTH DAKOTA STATE HISTORICAL SOCIETY
STATE HISTORIC PRESERVATION OFFICE (SHPO)
SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

☐ This is a new submittal. ☑ This is information relating to SHPO project number: 230825009S

PROJECT LOCATION

Address

514 N Main St

City: Mitchell

County: Davison

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: _____ **Date:** 10-6-23

Name	Title	Agency
Mark Jenniges	City Planner	City of Mitchell

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

STATE, CITY, COUNTY, OR OTHER GOVERNING BODY PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

City of Mitchell

Agency Contact Person

Mark Jenniges

Mailing Address

612 N Main St

City, State, ZIP

Mitchell, SD 57301

Email Address

mjenniges@cityofmitchell.org

Phone Number

605-995-8433

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Puetz Design + Build

Contact Person

Sienna Wegehaupt

Mailing Address

800 N Kimball

City, State, ZIP

Mitchell, SD 57301

Email Address

wegehaupts@puetzdesignbuild.com

Phone Number

605-996-2276

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Jen and Jason Bradley

Mailing Address, City, State, ZIP

522 N Main Street, Mitchell, SD 57301

Email Address

jenniferjamiebradley@gmail.com

Phone Number

605-999-7858

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

This project is a single story building on Mitchell's Main Street. It is being converted from its current use as an office building to a grill & pub style restaurant with outdoor seating areas. The building is currently brick on the North, East and South facades. The West facade has previously been altered with a stone stucco material that is in very poor condition (See Reference Images #1 - #4). The current building features many window openings which will be maintained and improved from a historic viewpoint. Windows that have previously been boarded up will be restored to their original openings which is an improvement from its current state of CMU infill, broken glass, and HVAC unit additions.

The Owners cherish the existing brick facades and are trying diligently to maintain and celebrate as much brick as possible both on the exterior and on the interior. It is a key feature for the atmosphere and aesthetic of the new restaurant.

Reference Image #5 demonstrates the immediate surroundings and how the proposed building will be an asset to its neighboring uses and public spaces. The expansion of the current plaza space by the City of Mitchell will be complemented by the restaurant's outdoor patio space expansion that helps maintain an inviting and pedestrian scale to the North side of the building.

Reference Images #6, #7, and #8 demonstrate a historic photo of the building, a current photo of the building, and a proposed photo of the building from approximately the same vantage point.
Image #6 shows with red arrows the windows that were once open as well as a horizontal band with a blue arrow.
Image #7 shows these same areas with arrows in their current condition of boarded up in various manners with stone stucco, paneling, and ribbed metal siding.
Image #8 demonstrates the vast improvement that our design proposes in opening back up the windows and maintaining the horizontal band.

The rooftop seating is set back from the edge of the building to reduce visibility and for safety purposes. From the main right of way, it is 6'-6" feet back from the edge for these reasons. The rooftop seating does not ruin any character-defining features of the historic building. Furthermore, the rooftop addition does not count as a "story" and is only considered an "occupied rooftop". The small structure to house the stair is small enough to be considered ancillary and not counted in the International Building Code as a "story" in any sense due to its small scale.

Reference Image #9 demonstrates a current Google Earth street-view of the building with the 3D modeled proposal superimposed over it. This image demonstrates the low-profile nature of the setback rooftop seating. Most of what is seen in the photo is loose patio furniture and even that is fairly low-profile in nature. The setback nature of the rooftop patio aims to provide both safety to the users as well as respect the Main Street facade. Only a small portion of the rooftop stair access

3. What is the planning and approval schedule for this project?

Contractor and owner would like the process for review to be completed as soon as possible with seasons beginning to change. City of Mitchell is holding off providing any permits until the 11.1 Case Review process is completed.

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

- [ ] Demolition Permit
- [x] Building Permit
- [ ] Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

The building is one-story above grade and will remain as such. The roof is flat and slopes to the East and will continue to do so. The North, East, and South facades are currently original brick and will remain as such. The West facade has been altered and framed in with wood studs and a yellow stone stucco with a horizontal band above windows previously boarded over with various non-historic materials such as ribbed metal panel. The windows will be opened back up to apertures found through investigation. The overall form of the building will remain true to its historic nature. The overall size of the building will not change. The Northeast corner is angled with an overhead opening and will continue to be as such. The Northwest corner is slightly rounded and will continue to be so.

The building was most recently used as an office building. The interior was completely sheet rocked. Although a historic building is not typically seen from the interior, it will be by restaurant goers with the new intended use. The new Owners intend to celebrate the historic brick and clay tile block found inside the building which will be a nice aesthetic, historic feature for restaurant patrons.

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:
(a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?
(b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?
(c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?
(d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work?
(e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

The primary facade is in rough condition and is not believed to be historic in any way. A stone stucco veneer has been applied to a facade that was framed in with wood. The historic elements such as the base horizontal band and the horizontal band above the windows will be maintained true to their known scale and aesthetic. These are believed to be original due to the interior construction discovered through investigation and the historic reference photo. The overall height and form of the primary facade will be unaltered. One element that will be altered is the steep and non-ADA compliant entrance. Every effort was made to keep the entry form similar to the existing with an extended approach to meet a more accessible and universally usable entry slope. What is believed to be an original recessed entry type will be maintained in keeping with it's original exterior form - only in an elongated version. Brick will be used at the altered entry to maintain the most original look possible. The horizontal top band is celebrated in it's original form and at the entry of the building as a small canopy. The openings known to be original at the front of the building will be reopened and glazed more in alignment with what we know to be original.
Reference Image #10 shows the recessed entry and the re-opened windows on the West facade.
Brick is a reasonable alternative for the front facade material. This was rejected based on the lack of a brick ledge, the cost to make the project feasible, and the non-historic look that a veneer would add to the project. It was determined that celebrating the truly historic brick and clay tile was superior to adding a fake brick to make it look more in line with history.

One factor beyond the immediate project that needs to be considered is the future demolition of the adjacent building to the North planned by the City of Mitchell. The plan to expand the outdoor public plaza amenity should be considered as this will have an effect on the overall area in question and its general historic nature. (Reference Image #5)

The plaza has been updated from a street to a welcoming public space with signage and sculpture which has greatly benefited the community and is a nice city asset. The adjacent building to the north will soon be updated to be a part of the plaza area as well. The building that was to the South of the building in question was demolished between 2015-2020 (based on Google Earth images) and turned into parking lot. (Reference Images #11-#12)
Another building to the South at the corner is assumed to be demolished too based on historic Google Earth imagery dating to approximately 2007.

We see the proposed improvements and maintenance of 514 N Main as very much in line with its surroundings - it supports the Corn Palace, the adjoining plaza and is better than demolishing it and turning it into parking lot similar to the fate of the building(s) to the South. The primary facade celebrates the historic form and banding. The rooftop is inconspicuously set back from the edge and provides exterior space which helps celebrate and view Mitchell's historic and ever-changing Corn Palace.

The Corn Palace itself has had different configurations of deck accessibility off the Main Street facade throughout the years. The current deck configuration allows for announcers as city parades, tourists to view the downtown from a different perspective, and various community engagement opportunities. This deck will not be dissimilar in height to the proposed rooftop seating. (Reference Image #13-#16)

Forward 2040 is Mitchell's long range community plan and specifically highlights evolving Mitchell's tourism and place-making as well as celebrating the Corn Palace and developing and promoting authentic "Mitchell experiences". We believe that the combination of the Corn Palace, the adjacent plaza development and expansion, and this restaurant housed in a downtown historic building with outdoor space that celebrates the historic form and brick is in alignment with the community's long-range

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

- [x] The HPC agreed with the findings of the case report.
- [ ] The HPC disagreed with the findings of the case report.
- [ ] The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

Please see attached unsigned minutes from the Historic Planning Commission meeting held on 10-4-23. You can also view the meeting at the following link; https://www.youtube.com/watch?v=KRPKnkl-zp0

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-8370

Restoration Specialist
(605) 773-6005

Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: http://history.sd.gov/Preservation/
Link to National and State Register Listed Properties: http://history.sd.gov/Preservation/NatReg/NatReg.aspx
Historic Contexts: http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx

National Park Service: http://www.nps.gov/nr/
Publications (National Register Bulletins, Preservation Briefs, etc.): http://www.nps.gov/history/publications.htm

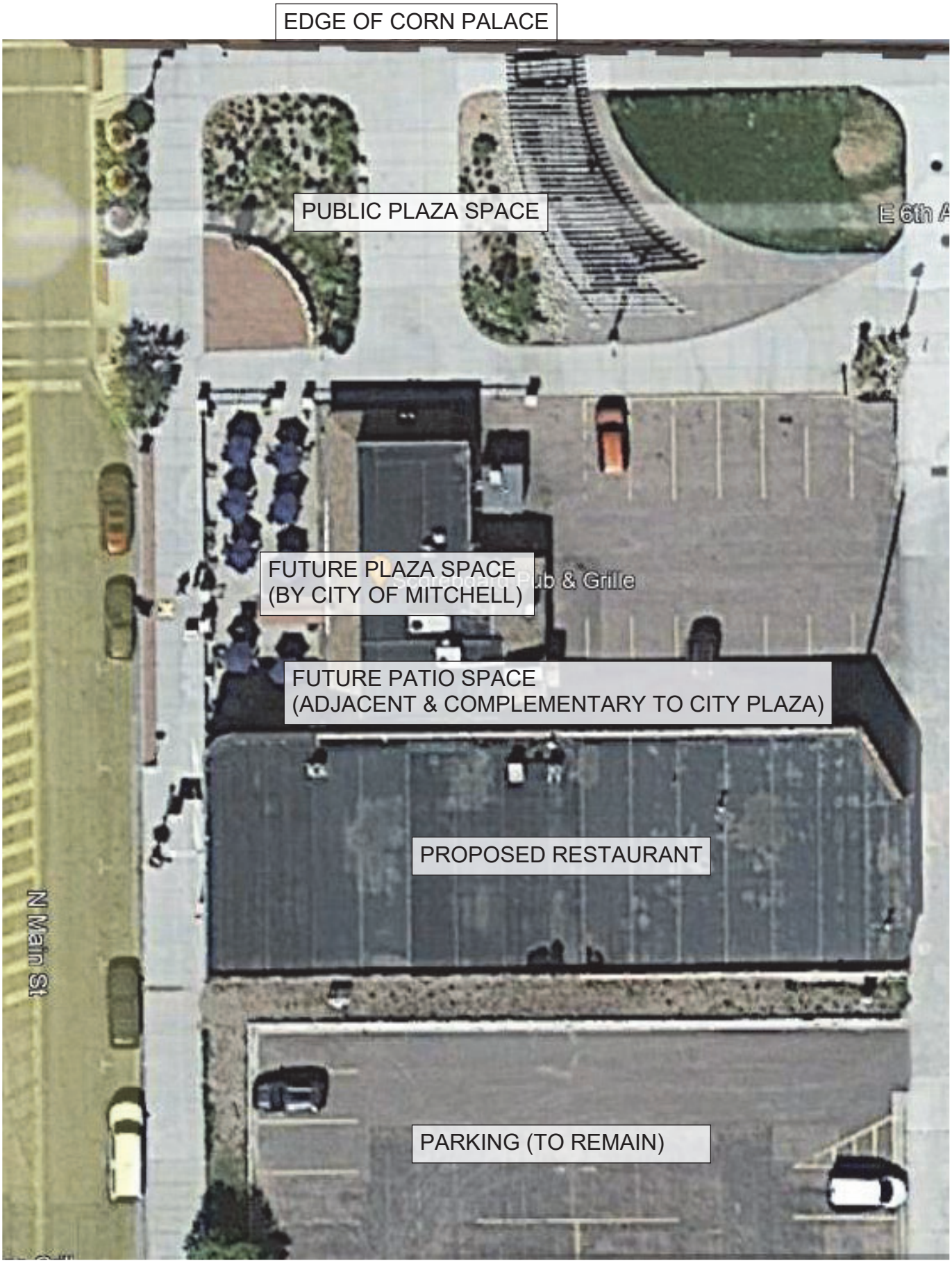
REFERENCE IMAGE #1

REFERENCE IMAGE #2

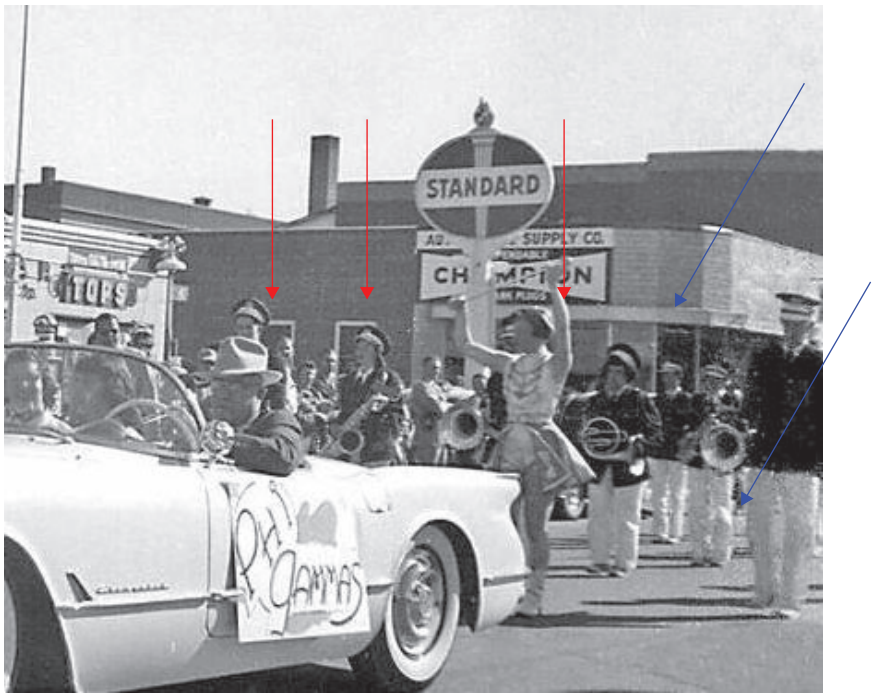
REFERENCE IMAGE #3

REFERENCE IMAGE #4

REFERENCE IMAGE #5

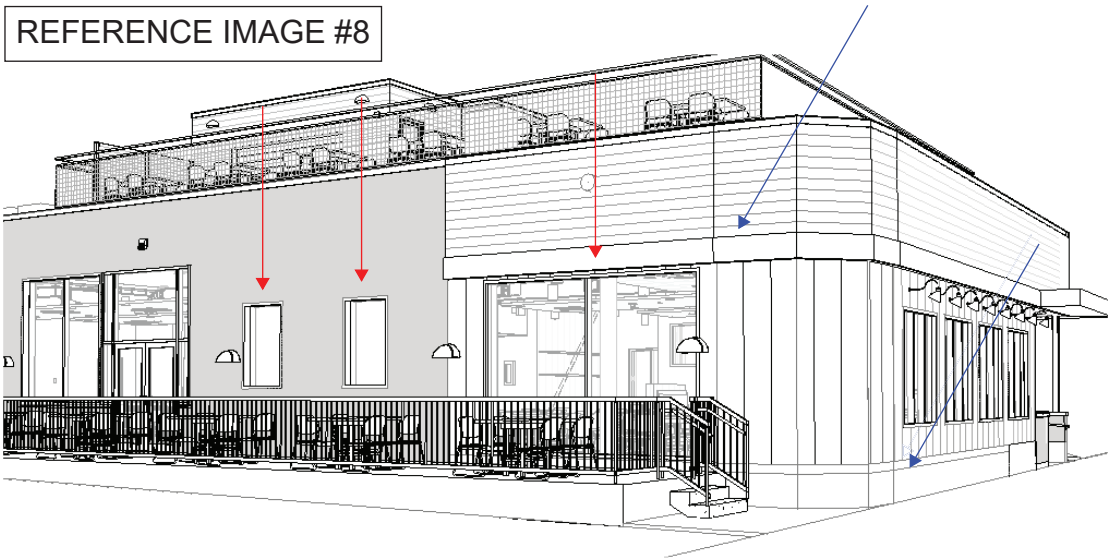


REFERENCE IMAGE #6



REFERENCE IMAGE #7

REFERENCE IMAGE #8



REFERENCE IMAGE #9

REFERENCE IMAGE #10

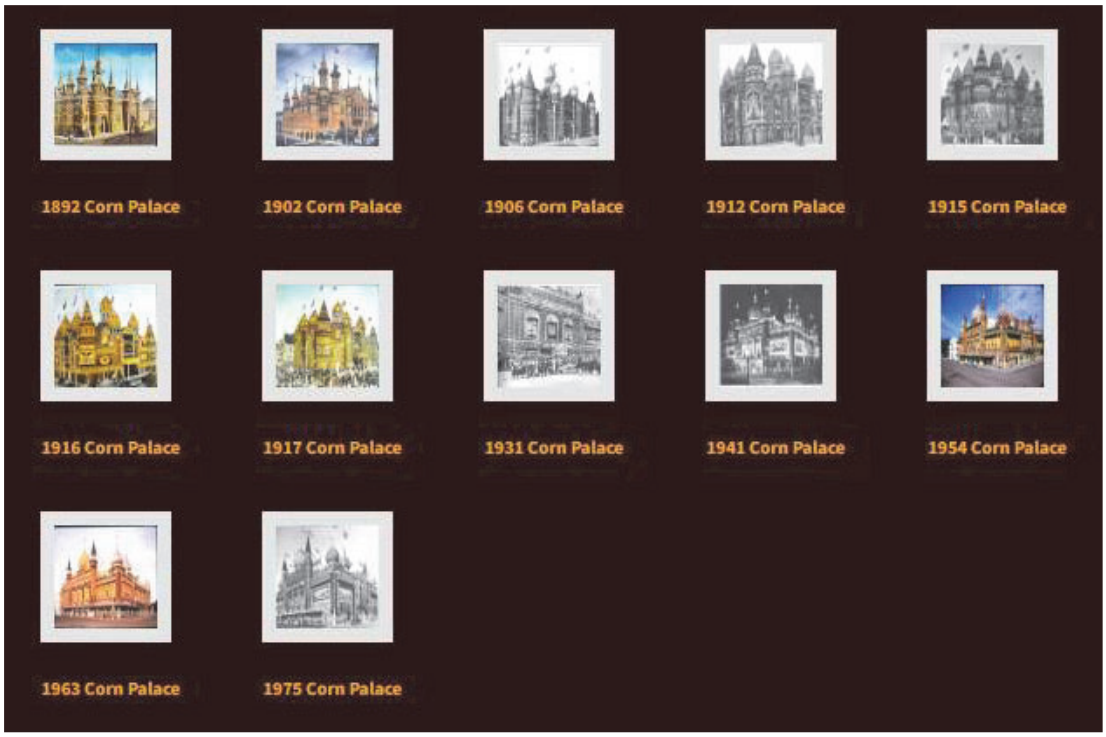
REFERENCE IMAGE #11

DATE: JULY 2015

REFERENCE IMAGE #12

DATE: AUGUST 2020

REFERENCE IMAGE #13



REFERENCE IMAGE #14

REFERENCE IMAGE #15

REFERENCE IMAGE #16

October 10, 2023

Mark Jenniges
City of Mitchell
612 N Main St
Mitchell, SD 57301

SDCL 1-19A-11.1 Consultation
Project: 230825009S – Bradley's Pub & Grille
Location: Davison
COM - City of Madison / City of Mitchell

Dear Mark,

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action, including the issuance of permits, that may harm any historic property that is included in the National or State Registers of Historic Places. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning effect of the proposed project on the non-renewable cultural resources of South Dakota.

On August 25, 2023, the SHPO received notification of the above-referenced project located at 514 N Main St in Mitchell, SD. The proposed project involves interior and exterior rehabilitation, and adding a rooftop patio. This property is contributing to the Mitchell Historic Commercial District, which is listed in the National Register of Historic Places. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places. On September 25, 2023, SHPO requested an abbreviated case report due to the project having the potential to encroach upon, damage, or destroy historic property. SHPO specifically had concerns with the removal of historic character defining brick on the primary facade and the proposed rooftop patio. On October 9, 2023, SHPO received the abbreviated case report.

Based upon the information provided, the proposed project will remove historic material from the building and does not meet the Secretary of the Interior's Standards for Rehabilitation. Therefore, SHPO has made the following determination that the proposal will damage historic property which is included in the National and State Registers of Historic Places. However, it appears that the proposal included planning to minimize harm to the historic resource.

Please note that, pursuant to SDCL 1-19A-11.1, if the City of Mitchell proceeds with the project, ten days notice by certified mail is required prior to proceeding with the project. Such notice must include a written determination, based on the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that all possible planning to minimize harm to the historic property has been considered. A complete record of factors considered shall be included with such notice.

Should you require any additional information, please contact Duncan Trau at Duncan.Trau@state.sd.us or at (605)773-6005. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,
Jenna Carlson Dietmeier, PhD
Interim State Historic Preservation Officer

Duncan Trau
Historic Preservation Specialist

Summary of SDCL 1-19A-11.1 Review Process

Permit is requested for a project involving a historic property

8-24-23

Project does not have the potential to damage, destroy, or encroach upon historic property

City determines whether to issue permit.

Project has the potential to damage, destroy, or encroach upon historic property

City notifies State Historic Preservation Office (SHPO). SHPO has 30 days to initiate an investigation by requesting a Case Report

8-25-23

Within 30 days of notification, SHPO does not request a Case Report.

Within 30 days of notification, SHPO requests a Case Report. The City is responsible for the Case Report but the applicant may help prepare it. SHPO may request that the HPC review and comment on the Case Report. City sends completed Case Report, and HPC comments if requested, to SHPO for review.

9-25-23

HPC Review 10-4-23

Findings 10-6-23

SHPO issues final comments to the City.

10-10-23

SHPO finds the project will not damage, destroy, or encroach upon historic property.

City makes final determination whether to issue permit.

SHPO finds the project will damage, destroy, or encroach upon historic property.

10-16-23

If the SHPO determines the project will damage, destroy, or encroach upon historic property, the City cannot issue the permit until it has made a written determination, based upon the consideration of all relevant factors, that there are no feasible and prudent alternatives and that the program includes all possible planning to minimize harm to the historic property, resulting from such use.

Based upon consideration of all relevant factors, City makes final determination not to issue permit.

Based upon consideration of all relevant factors, City makes final determination that there are no feasible and prudent alternatives and that the program includes all possible planning to minimize harm to the historic property. Prior to issuing permit, City must give 10 days' notice by certified mail to SHPO and include a complete record of factors considered.

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:	October 16, 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 #R2023-76, Annexation of Blocks 1 and 2 of Maui Farms Second Addition and a Portion of Sam Street, a Subdivision of Previously Platted 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		
Explanation/Background of Agenda Item Requested:	Maui Farms Inc has petitioned to annex the property legally described as Plat of Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street, a subdivision of previously platted 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. See Exhibit.		

RESOLUTION #R2023-76

ANNEXATION OF BLOCK ONE (1) AND TWO (2) OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT FOUR (4) IN THE EAST ONE HALF (E ½) OF THE WEST ONE HALF (W ½) OF SECTION THIRTY-ONE (31), TOWNSHIP ONE HUNDRED FOUR (104) NORTH, RANGE SIXTY (60), WEST OF THE 5HT P.M., DAVISON COUNTY, SOUTH DAKOTA.

WHEREAS, Maui Farms Inc has petitioned to annex the real property legally described as Block One (1) and Two (2) of Maui Farms Second Addition and a Portion of Sam Street, a Subdivision of Previously platted Lot Four (4) in the East One Half (E ½) of the West One Half (W ½) of Section Thirty-one (31), Township One Hundred Four (104) North, Range Sixty (60), West of the 5ht P.M., Davison County, South Dakota.

WHEREAS: Maui Farms Inc is the sole owner and petitioners of the real property described in this resolution; and

WHEREAS: There are no registered voters residing in the territory sought to be annexed and

WHEREAS: the real property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota; and

WHEREAS: a exhibit depiction is hereto attached.

NOW THEREFORE, be it resolved that in accordance with SDCL Chapter 9-4, the City Council of the City of Mitchell, Davison County South Dakota hereby annexes the above real property.

Adopted by the Mitchell, South Dakota City Council in regular session this _____ day of _____, 2023 with:

____ votes cast in favor of adoption,
____ votes cast against adoption, and
____ votes abstaining.

_____

MAYOR

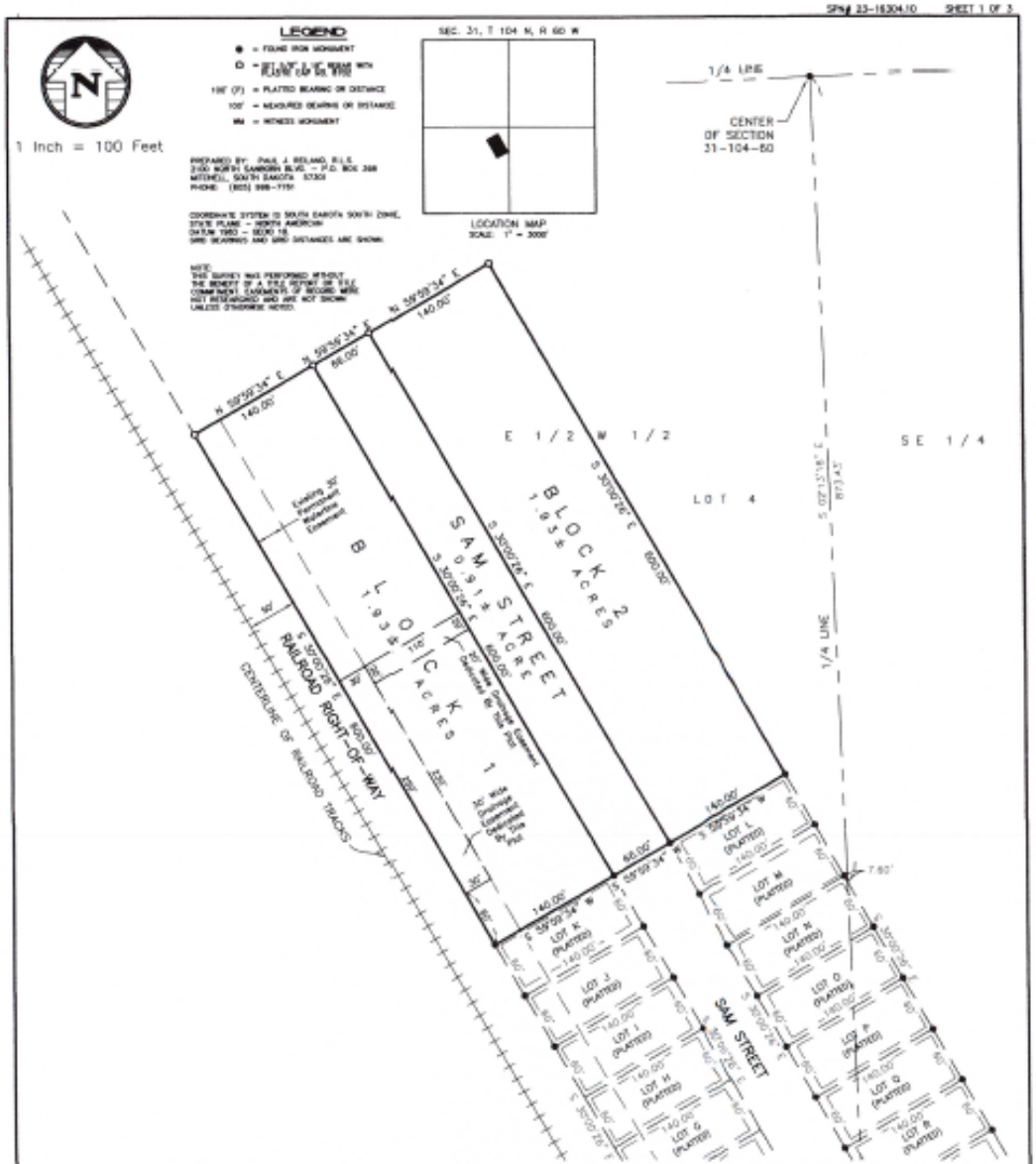
ATTEST:

_____

FINANCE OFFICER

{SEAL}

SPN# 23-16304.10 SHEET 1 OF 3



A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

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 September 5, 2023, survey those parcels of land described as follows: BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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.

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 15TH day of SEPTEMBER, 2023.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7781 Fax: (605) 996-0015

EXHIBIT 1

A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

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 PREVIOUSLY PLATTED 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; 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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 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 and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Blocks 1 and 2 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists a portion of previously platted Sam Street. 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 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 the City of Mitchell 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
8702
PAUL J.
REILAND
NORTH DAKOTA

_____
Finance Officer/Deputy Finance Officer

SPN & Associates
Engineers, Planners and Surveyors
3100 North Ruthern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7783 Fax: (605) 996-0015

A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, prepared by Paul J. Reiland, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, prepared by Paul J. Reiland, 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 does hereby certify 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 the 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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.

Dated this _____ day of _____, 2023.

_____
Chairperson/Vice Chairperson of the Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

The undersigned does 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 of the existing/proposed approaches is hereby approved. Any change in the location of the existing/proposed approaches shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization 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 Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
6702
PAUL J. REILAND
SOUTH DAKOTA
8/14/23

SPN & Associates
Engineers, Planners and Surveyors
1100 North Sanborn Blvd. - P.O. Box 390 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

THE UNDERSIGNED Property Owner hereby respectfully request that the City Council of the City of Mitchell, South Dakota, adopt a resolution annexing into the City of Mitchell the following described real property, to-wit:

Block One (1) and Two (2) of Maui Farms of Second Addition and a Portion of Sam Street, a Subdivision of previously platted Lot Four (4) in the East One Half (E 1/2) of the West One Half (W 1/2) of Section Thirty-one (31), Township One Hundred Four North (104), Range Sixty (60), West of the 5th P.M., Davison County, South Dakota

(Said portion of Sam Street as identified on the attached Exhibit 1)

A plat of the area sought to be annexed is attached hereto and incorporated herein by this reference.

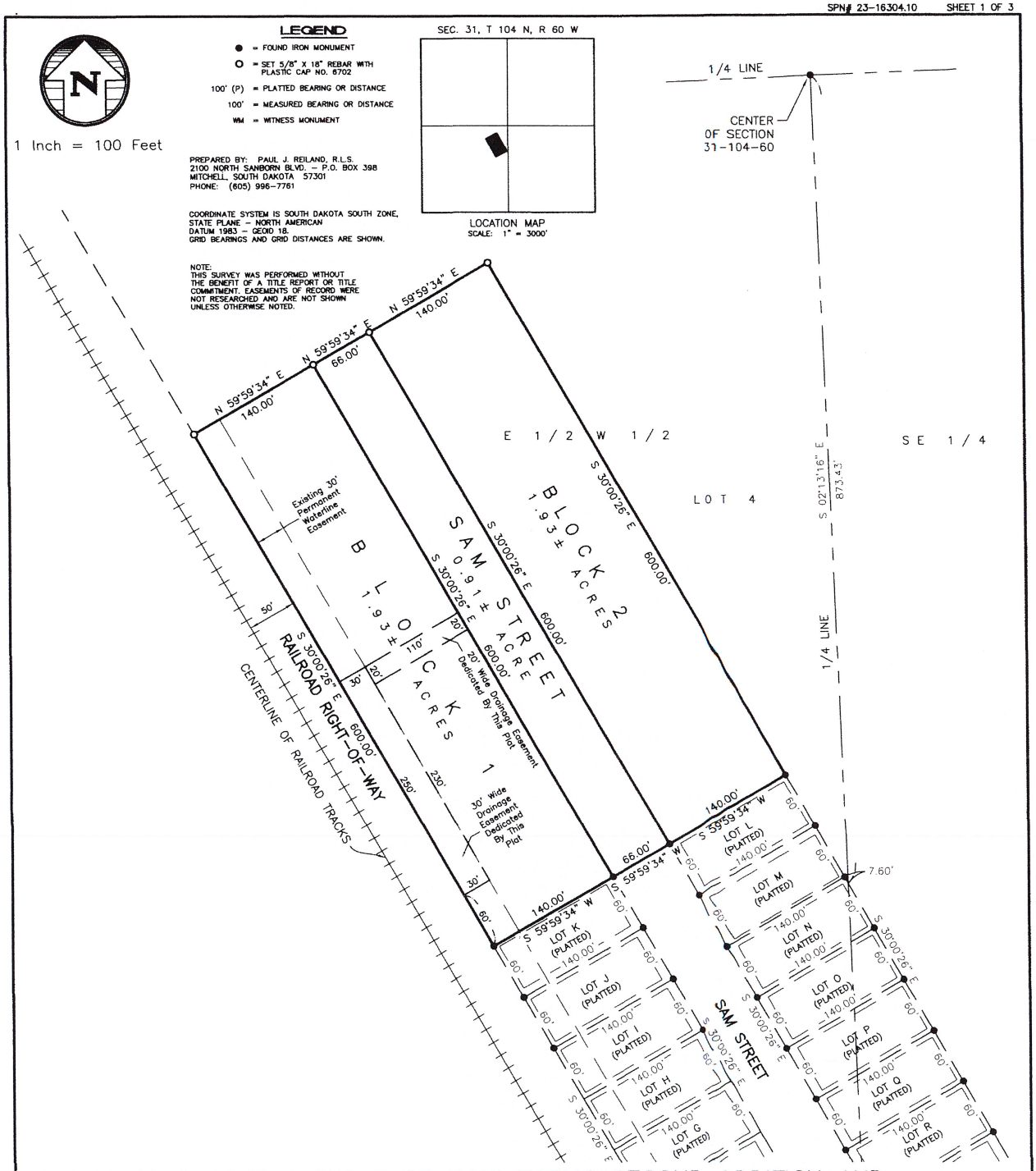
The real property is contiguous to the corporate limits of the City of Mitchell, South Dakota.

The undersigned Property Owner represents that there are no registered voters residing in the territory sought to be annexed, and the Property Owner is the owner of all of the value of such property.

WHEREFORE, the undersigned Property Owner hereby respectfully requests that a resolution be adopted annexing the property hereinabove described.

MAUI FARMS, INC.

By: Charles J. Mauczycki, Sr., President



A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

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 September 5, 2023, survey those parcels of land described as follows: BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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.

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 15TH day of SEPTEMBER, 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

EXHIBIT 1

A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

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 PREVIOUSLY PLATTED 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; 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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 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 and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Blocks 1 and 2 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists a portion of previously platted Sam Street. 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 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 the City of Mitchell 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
6702
PAUL J.
REILAND
SOUTH DAKOTA

_____
Finance Officer/Deputy Finance Officer

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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, prepared by Paul J. Reiland, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, prepared by Paul J. Reiland, 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 does hereby certify 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 the 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, 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.

Dated this _____ day of _____, 2023.

_____
Chairperson/Vice Chairperson of the Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

The undersigned does 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 of the existing/proposed approaches is hereby approved. Any change in the location of the existing/proposed approaches shall require additional approval.

By:_____ Title:_____ Date:_____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED 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, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization 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 Deputy

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

Maui Farms, Inc.
Block 2
+/- 1.93 acres
SAM STREET
Block 1
+/- 1.93 acres
Thomas & Harriet: Starr
PERRY
Jayson & Jaclyn Plamp
SAM ST
SAM ST
MAUI DR

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:	October 16, 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:	Action to Approve Resolution #R2023-77, Creating Tax Increment District 31 and Approving the Project Plan		

Explanation/Background of Agenda Item Requested:

This proposed TIF District #31 relates to the construction of 15th Avenue in the area between North Ohlman Street and Commerce Street. Mitchell Area Development Corporation is the developer for the project. The primary purpose of the TIF is to utilize the increment generated to reimburse the costs of construction for the installation of 15th Avenue. Installation of 15th Avenue is expected to spark significant commercial development which will generate the TIF proceeds necessary to cover the installation costs.

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; however staff did note a request for interest which was not in line with prior council guidance. The Planning Commission met and held a hearing on the matter on October 10, 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 31 are contained within the resolution.

The project costs listed in the project plan were revised between the Planning Commission & the City Council meeting to reflect bids received instead of estimates.

RESOLUTION R2023-77

A RESOLUTION PROVIDING FOR THE CREATION OF CITY OF MITCHELL TAX INCREMENTAL DISTRICT NUMBER THIRTY-ONE

WHEREAS, the City of Mitchell has the power, pursuant to SDCL 11-9-2, to create Tax Incremental District Number Thirty-One (TID 31) 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 October 10, 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-One 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 October 16, 2023, the City of Mitchell Tax Incremental District Number Thirty-One (TID 31). TID 31 is legally described as follows:

   LOT TWO A (2A), BLOCK ONE (1); LOT FOUR (4), BLOCK SEVEN (7); LOT TWENTY (20), BLOCK SEVEN (7); AND LOT TWENTY-ONE (21), BLOCK SEVEN (7), ALL IN WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND

   LOT ONE (1), BLOCK SEVEN (7) OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15TH AVENUE LYING WITHIN, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

   UNPLATTED LOTS BOUNDED BY THE SOUTH BOUNDARY OF WEST 15TH AVENUE RIGHT-OF-WAY ON THE NORTH, THE WEST SIDE OF LOT ONE (1) ON THE EAST, THE NORTH SIDE OF LOT TWO (2) AND LOT TWENTY-ONE (21) ON THE SOUTH, AND THE EAST BOUNDARY OF NORTH OHLMAN STREET RIGHT-OF-WAY ON THE WEST; AND

WEST 15TH AVENUE RIGHT-OF-WAY FROM ITS WEST INTERSECTION WITH COMMERCE STREET, EXTENDING WEST TO THE CENTERLINE OF THE NORTH OHLMAN STREET RIGHT-OF-WAY; AND

THE EAST HALF OF THE NORTH OHLMAN STREET RIGHT-OF-WAY BEGINNING AT THE SOUTH PROPERTY LINE OF LOT TWENTY (20) TO THE SOUTH INTERSECTION OF WEST 15TH AVENUE RIGHT-OF-WAY; AND

COMMERCE STREET RIGHT-OF-WAY BEGINNING AT THE SOUTHERN BOUNDARY OF LOT FOUR (4) AND EXTENDING NORTH TO A POINT THIRTY-FIVE FEET (35') NORTH OF THE NORTH RIGHT-OF-WAY BOUNDARY OF WEST 15TH AVENUE.

with a map showing said boundaries included in the Project Plan presented to Council on October 16, 2023.

2. A hearing by the City of Mitchell Planning Commission concerning the creation and boundaries of TID 31 was held on October 10, 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 31;
    c. Pursuant to SDCL 11-9-13, the project plan for TID 31 includes information satisfying each of the 5 requirements contained therein;
    d. Pursuant to SDCL 11-9-16, the project plan for TID 31 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 31 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-One Fund (TID 31 Fund).

7. All tax increments collected pursuant to TID 31 shall be deposited into the TID 31 Fund.

8. All funds in the TID 31 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 October, 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)

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 October 10, 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-one (31).

The following real property is to be included in this district and is legally described as follows:

LOT TWO A (2A), BLOCK ONE (1); LOT FOUR (4), BLOCK SEVEN (7); LOT TWENTY (20), BLOCK SEVEN (7); AND LOT TWENTY-ONE (21), BLOCK SEVEN (7), ALL IN WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND

LOT ONE (1), BLOCK SEVEN (7) OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15TH AVENUE LYING WITHIN, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

UNPLATTED LOTS BOUNDED BY THE SOUTH BOUNDARY OF WEST 15TH AVENUE RIGHT-OF-WAY ON THE NORTH, THE WEST SIDE OF LOT ONE (1) ON THE EAST, THE NORTH SIDE OF LOT TWO (2) AND LOT TWENTY-ONE (21) ON THE SOUTH, AND THE EAST BOUNDARY OF NORTH OHLMAN STREET RIGHT-OF-WAY ON THE WEST; AND

WEST 15TH AVENUE RIGHT-OF-WAY FROM ITS WEST INTERSECTION WITH COMMERCE STREET, EXTENDING WEST TO THE CENTERLINE OF THE NORTH OHLMAN STREET RIGHT-OF-WAY; AND

THE EAST HALF OF THE NORTH OHLMAN STREET RIGHT-OF-WAY BEGINNING AT THE SOUTH PROPERTY LINE OF LOT TWENTY (20) TO THE SOUTH INTERSECTION OF WEST 15TH AVENUE RIGHT-OF-WAY; AND

COMMERCE STREET RIGHT-OF-WAY BEGINNING AT THE SOUTHERN BOUNDARY OF LOT FOUR (4) AND EXTENDING NORTH TO A POINT THIRTY-FIVE FEET (35') NORTH OF THE NORTH RIGHT-OF-WAY BOUNDARY OF WEST 15TH AVENUE.

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 October 16, 2023 at 6:00 pm in the City Hall Council Chambers.

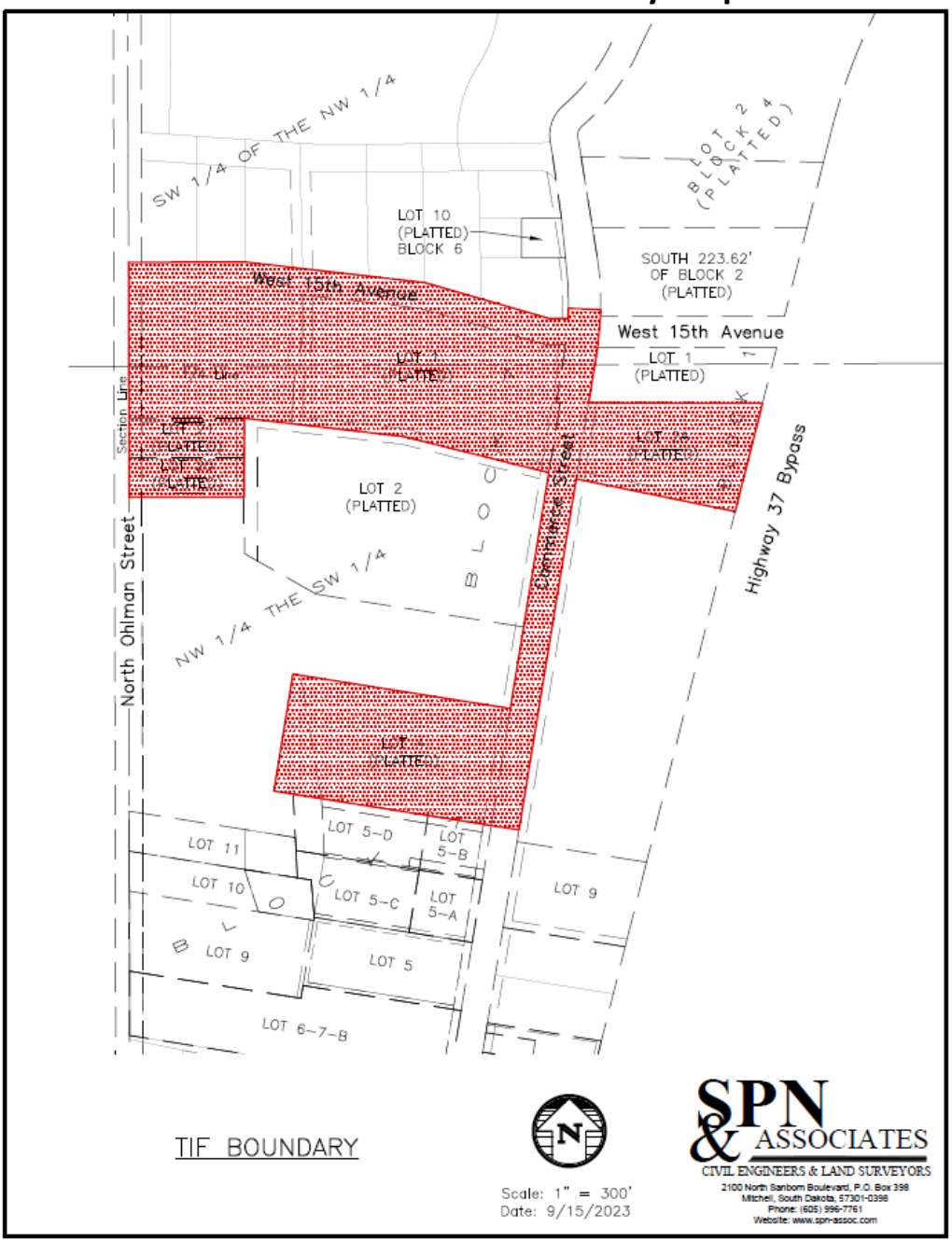
Dated this 21st day of September, 2023.

_____
Michelle Bathke – Finance Officer

Published once: 27th day of September, 2023
Approximate publication cost: _____

TAX INCREMENTAL DISTRICT NUMBER 31
CITY OF MITCHELL
TAX INCREMENTAL
PROJECT PLAN

Mitchell TIF District 31 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 31, 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 15th Avenue in Mitchell, South Dakota, including water and sewer utilities, westward from its current terminus at Commerce Street westerly to Ohlman Street. The extension of 15th Avenue will allow Echo Electric Supply, an independent wholesale electrical distributor that supplies electrical parts, equipment, and services to the construction market from locations throughout the Midwest, to construct a new building in Mitchell, South Dakota. Echo currently has a small shop on Commerce Street south of the proposed project site and has purchased a tract of real property at the intersection of Commerce and 15th Avenue where they intend to construct a 20,000-25,000 square foot facility to better support its customers in northern and western South Dakota. The completion of 15th Avenue is a condition of Echo constructing its new facility and adding additional workforce to the Mitchell facility. The extension of 15th Avenue to Ohlman Street will also open additional undeveloped real property located either north or south of 15th Avenue, and will also become able to be developed, thereby adding additional real property land value to the City (the "Project"). The Project shall consist of one (1) Phase. Mitchell Area Development Corporation ("MADC") has agreed to act as the Developer for the Project as part of its mission to assist in the economic development of the Mitchell Area.

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 an expansion of a local business to open up additional commerce lots 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 the Bypass, consisting of approximately 20 acres of commercial property and public right-of-way.

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 Mitchell Area Development Corporation ("MADC"), a South Dakota economic development corporation.

"Developer's Agreement" means the agreement between MADC and the City of Mitchell concerning this Tax Incremental District.

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[1] SDCL § 11-9-9
[2] SDCL § 11-9-10
[3] SDCL § 11-9-11

"District" means the Tax Incremental District.

"Economic Development" means all powers expressly granted and reasonably inferred pursuant to SDCL §9-54.

"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.

"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 #31.

"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

Lot Two A (2A), Block One (1); Lot Four (4), Block Seven (7); Lot Twenty (20), Block Seven (7); and Lot Twenty-one (21), Block Seven (7), all in Westwood First Addition, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Lot One (1), Block Seven (7) of Westwood First Addition, less the portion of West 15th Avenue lying within, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Unplatted lots bounded by the south boundary of West 15th Avenue right-of-way on the north, the west side of Lot One (1) on the east, the north side of Lot Two (2) and Lot Twenty-one (21) on the south, and the east boundary of North Ohlman Street right-of-way on the west (upon completion and approval of a recently submitted plat, the above real property is anticipated to be legally described as Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue, a subdivision of the west ½ of Section 16, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota); and

West 15th Avenue right-of-way from its west intersection with Commerce Street, extending west to the centerline of the North Ohlman Street right-of-way; and

The east half of North Ohlman Street right-of-way beginning at the south property line of Lot Twenty (20) north to the south intersection of West 15th Avenue right-of-way; and

Commerce Street right-of-way beginning at the southern boundary of Lot Four (4) and extending north to a point Thirty-five feet (35') north of the north right-of-way boundary of West 15th Avenue.

The area making up Tax Increment District #31 is shown on the Boundary Map attached to the following page.

CREATION OF CITY OF MITCHELL TID NUMBER 31

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 15th Avenue right-of-way from its intersection with Commerce Street and extending to its intersection with North Ohlman Street.

A majority of the real property contained within TIF #31 is currently part of an existing Tax Incremental District, Davison County Tax Incremental District Number 2. SDCL 11-9-6 allows, subject to any agreements with bondholders, a tax incremental district may be created which overlaps one or more existing districts. In this case, there are no "bondholders," but the lender for County TIF #2 and the Developer for TIF #31, which is acting as a lender by self-financing the Project, are in agreement regarding the repayment plan for both TIF #31 and County TIF #2.

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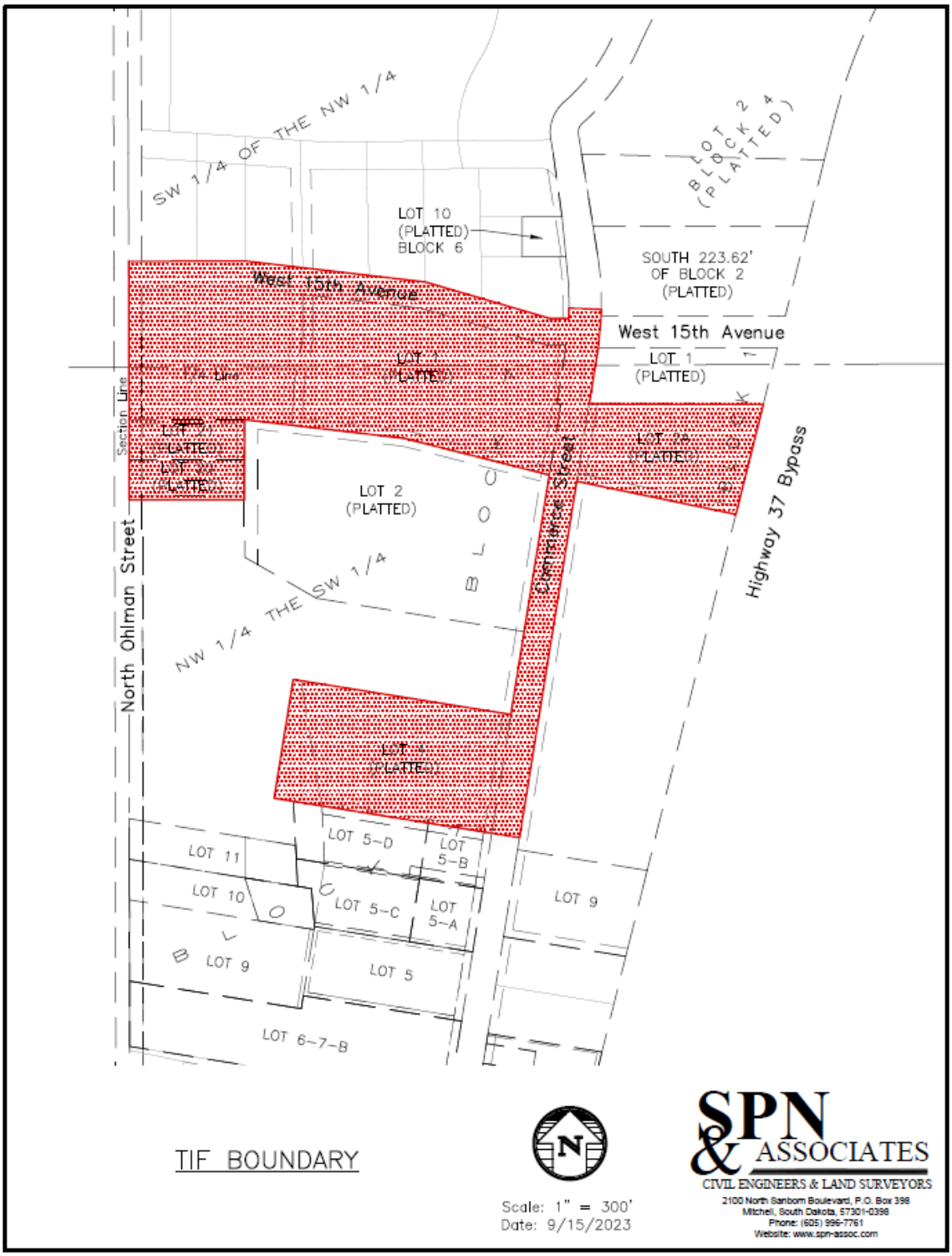
Figure 1. TID 31 Boundary

Mitchell TIF District 31 Boundary Map



The TIF area is to be composed of the area highlighted in red 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 a public infrastructure 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 $802,614.

[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
8	$5,690,430
9	$47,780
14	$35,885
16	$4,745,210
19	$12,675
20	$143,900
21	$134,840
23	$2,766,957
24	$580,775
26	$0.00
27	$950,940
28	$1,578,363
29	$397,815
30	$55,610
31	$802,614
Total Base Value(s)	$17,943,884

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 #31 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 a public improvement with the construction of a portion of a city street, to include sewer and water, 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 15th Avenue Street 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		$1,094,708	

[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 $1,094,708 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 $1,094,708.

*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 $1,094,708 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 $1,094,708.
- 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 $1,094,708 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 Economic Development, the TIF will not be finalized and will cease to exist.
- No owners of real property located within the TIF District will be required to waive their right to the discretionary tax abatement program authorized and in effect for Mitchell, Davison County, South Dakota, as the Developer is a nonprofit development corporation, and is receiving no financial benefit from acting as the Developer for the TIF, other than facilitating economic development for the City. The Project consists of a public street right-of-way, and none of the TIF funds will be utilized by any of the owners of real property included within the TIF District. Additionally, funds generated by the TIF, for approximately the first six (6) years of the TIF, will continue to be applied to County TIF #2, and by the time TIF funds are applied to TIF #31, taxes will be at full value. Finally, even with the phase-in of taxes, the TIF is still estimated to be paid in full within the TIF period.

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 $1,094,708 will be the maximum amount the City will ever pass on acting as a conduit for TIF #31 for eligible project costs, including any and all interest which may apply.

All TIF revenue after the completion of Davison County TIF #2 will be passed on to 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 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 $1,094,708 in a manner consistent with this section, commencing upon the termination of County TIF #2.

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 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:

- MADC will act as the Developer and all TIF proceeds will flow to MADC once Davison County TIF #2 is paid in full.
- 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.

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 once Davison County TIF #2 is paid in full.

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #31 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 $1,094,708 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 Transportation/Warehouse/Commerce and Highway Business.

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
Echo Building	$2,500,000
Storage Unit #1	$350,000
Storage Unit #2	$350,000
Future Building #1	$1,000,000
Future Building #2	$1,000,000
Full Value Building (Building #3)	$562,000 *
TOTAL	$5,762,000

* Building #3 was assessed in November 2022 in the amount of approximately $173,000, which was a partial valuation as the building was not complete at the time of said assessment. The building will be re-assessed in November 2023. The above amount is an estimate of the additional value that will be assessed.

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	Amount	Reference[5]
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	$1,094,708	11-9-14(8)
Eligible Project Costs			$1,094,708	

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

[5] 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.

15th Avenue Right-of-Way Construction Cost

	TOTAL COST	NON PROJECT COSTS	PROJECT COSTS
15th Avenue Base Bid with Asphalt	$736,514.00		$736,514.00
15th Avenue Additional Grant for Concrete Alternative & Extension of Sanitary Sewer to Ohlman at City Request	$126,542.00		$126,542.00
Design Engineering	$39,000.00		$39,000.00
Bidding Phase Engineering	$5,000.00		$5,000.00
Construction Engineering	$87,000.00		$87,000.00
Echo Building/Improvements	$2,500,000.00	$2,500,000.00	
Storage Unit #1	$350,000.00	$350,000.00	
Storage Unit #2	$350,000.00	$350,000.00	
Future Building #1	$1,000,000.00	$1,000,000.00	
Future Building #2	$1,000,000.00	$1,000,000.00	
Legal	$15,000.00		$15,000.00
Contingencies	$85,651.40		$85,651.40
TOTALS	$6,294,707.40	$5,200,000.00	$1,094,707.40

Based upon the foregoing tables and for purposes of this Project Plan, the completion of 15th Avenue is contemplated to be in calendar year 2025.

It is anticipated that the Developer will procure financing to fund the public infrastructure going into the TID improvements from the following sources:

GOED Grant	$362,500
Dakota Resources Loan	$1,000,000

Developer is scheduled to repay its loan with Dakota Resources on or before December 31, 2032, and then use TIF funds to reimburse itself for the amounts paid to Dakota Resources on behalf of this particular project. It is assumed that all obligations within the TID will be adequately secured as to allow the payment of principal and interest when due. TIF #31 will overlap a portion of existing Davison County TIF #2. SDCL 11-9-6 recognizes or allows overlapping TIFs. The total tax increment created by TIF #31 will, during the existence of Davison County TIF #2, be applied towards payment of Davison County TIF #2 until Davison County TIF #2 is paid in full or the termination of Davison County TIF #2, and all tax increment funds generated in TIF #31 will then be applied to the payment of TIF #31.

As of the date of this Project, Davison County TIF #2 has an outstanding loan balance of approximately $2,117,458.55. It is anticipated, based only upon the existing tax incremental base, without including the increased tax increment from the improvements described in this Project Plan (the Echo building, two (2) storage buildings, Future Building #1, Future Building #2 and development on Lot 4 Block 7 of Westwood 1st Addition, and the increase in tax-assessed value of Building #3) that County TIF #2 will be paid in full on or before December 31st, 2029. Upon payment in full of Davison County TIF #2, the TIF #31 tax increment will flow to the Developer and be used to pay TIF #31 expenses.

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 the completion of the 15th Avenue right-of-way, including water and sewer utilities, westward from its current terminus at Commerce Street, westerly to Ohlman Street, with limited work on Ohlman Street.

Developer's purpose for completing 15th Avenue is to provide an east-west city street which will allow the Echo building to be completed and to provide an east-west city street with sewer and water to assist in the development of more commercial lots in the area, to assist in the commercial development of the City of Mitchell.

The Developer will self-fund the Project through a grant and a loan. Developer will include as a TIF cost the interest it actually incurred from its loan for the Project as a reimbursement from TIF funds. The loan plus interest will be repaid on or before December 1, 2032. 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 "but for" the assistance from the City through the creation of a tax increment district for the project. Without the assistance of a TIF, the project will not be built, and the Echo building project will not proceed.

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.

As discussed elsewhere in this Plan, TIF #31 will overlap existing County TIF #2. As a result, the funds generated from this TIF will be applied to County TIF #2 until it is paid in full, at which time the funds will start to be applied to TIF #31 until such time as TIF #31 is paid in full or the 20-year time frame expires.

It is estimated that County TIF #2 will be paid in full no later than December 31, 2029. The attached table shows the tax increment for TIF #31 being applied from the completion of County TIF #2 towards TIF #31, and the TIF #31 payoff within the TIF #31 time frame.

The Developer will use the grant funds discussed in this Project Plan to pay a portion of the development cost, and loan funds received from Dakota Resources to pay the balance. It will seek only reimbursement for the loan payments it will make prior to TIF funds being made available pursuant to the Project Plan.
The estimated increment resulting from the improvements included in TIF District #31 would be up to the sum of $1,492,305 if the TIF were to stay in existence for the full 20 years while initially collecting proceeds beginning in the year 2030, as evidenced by the Tables on pages 20 through 25, and will be sufficient to fund the Project.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Echo Building	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											
2024	2025	2026	Constructed	$ 2,370,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 46,250.55
2029	2030	2031			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 92,501.10
2030	2031	2032			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 138,751.65
2031	2032	2033			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 185,002.20
2032	2033	2034			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 231,252.75
2033	2034	2035			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 277,503.30
2034	2035	2036			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 323,753.85
2035	2036	2037			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 370,004.40
2036	2037	2038			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 416,254.95
2037	2038	2039			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 462,505.50
2038	2039	2040			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 508,756.05
2039	2040	2041			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 555,006.60
2040	2041	2042			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 601,257.15
2041	2042	2043			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 647,507.70
2042	2043	-											
2043	-	-											

True & Full Value	$ 2,500,000.00
Tax Assessed Value	$ 2,370,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #1	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	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #2	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	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #1	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											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #2	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											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Full Value Building	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		$ 532,518.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 10,392.09
2029	2030	2031			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 20,784.18
2030	2031	2032			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 31,176.27
2031	2032	2033			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 41,568.36
2032	2033	2034			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 51,960.44
2033	2034	2035			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 62,352.53
2034	2035	2036			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 72,744.62
2035	2036	2037			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 83,136.71
2036	2037	2038			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 93,528.80
2037	2038	2039			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 103,920.89
2038	2039	2040			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 114,312.98
2039	2040	2041			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 124,705.07
2040	2041	2042			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 135,097.15
2041	2042	2043			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 145,489.24
2042	2043	-											
2043	-	-											

True & Full Value	$ 561,727.85 **
Tax Assessed Value	$ 532,518.00

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

** Estimate of Final Assessment less last years partial assessment

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, 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 construction of public infrastructure (street, sewer and water) located on real property located 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 20 acres of commercial property and public right-of-way. An open area with only partial improvements 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 defines an open area as "blighted". A factor keeping this area from being fully developed is the cost of public infrastructure so as to create "buildable" lots within the area. 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.

SECTION 3 – 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 construct 15th Avenue, including sewer and water utilities, from its terminus at Commerce Street westerly to Ohlman Street. This will be the street within this large commercial and residential area connecting Commerce Street on the east with Ohlman Street to the west. Additionally, this street allows the Echo building project to move forward. It also provides street sewer and water to other lots capable of being developed along the street.

The TID area consists of three (3) individual undeveloped lots, two (2) lots in development stage, and one (1) developed lot within the corporate city limits of the City. The completion of 15th Avenue 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.

It is specifically found that once the improvements set forth within City TID #31 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 a new street with sewer and water, opening up an area for development.

Section 4 – 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 5 - 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 the completion of a city street with sewer and water 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 31

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 31.

"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 $4,827,138.

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; however, the initial increment will be applied to Davison County TIF #2 until it is paid in full, which is anticipated to be on or before December 31st, 2029. At that time, tax increment will be applied to TIF #31 and will end on or before 2043, all as set forth on the spreadsheet attached to this Schedule.

4. The discretionary formula will not be waived by any property owners located within the TIF District, as MADC is acting as the Developer of this TIF, and the street project does not solely benefit any of the lots in the TIF District, nor are any TIF proceeds used to improve the interior of any "lot" contained within the TIF area, but does benefit the entire area as a public street provides a means for future development of not only the Echo lot but of all lots located along 15th Avenue.

5. Interest: The loan obligations may be capitalized.

6. Loan Repayment: The Developer has procured an economic development grant to fund a portion of the

Project. It has also procured a loan with Dakota Resources at a reasonable interest rate, below market value, to fund the development project. The Developer will apply a portion of the Dakota Resources loan and the development grant to fund this Project. TIF funds from this Project will be utilized to reimburse Developer for the costs of the Project, to include interest payments it makes to Dakota Resources.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $1,492,306, however, only $1,094,708 is sought from TIF proceeds. 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	$802,614	0	
Additional Improvements		$5,762,000	$5,762,000*
Total Positive Increment		$5,762,000	$5,762,000*

SCHEDULE 5 – "ESTIMATED CAPTURED TAXABLE VALUES"

For purposes of this Plan, Developer is assuming the development of the Echo lot, the increment for the two (2) storage unit lots, the development of Future Building #1, and capturing a portion of Building #3. There is an additional lot in the TIF District (Future Building #2) that is not included in the calculation. However, if it develops during the duration of the TIF, its increment will shorten the time period necessary to repay the TIF note.

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 is estimated to be at the maximum range of $1,492,306 covering a span of captured tax years not to exceed twenty (20). Collection of TIF #31 proceeds is anticipated to begin in 2030, and the schedule carries out the tax captured 20 years from the date of Plan adoption no later than December 31st, 2043.

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	$10.608
City of Mitchell	$5.068
JR Water	$.061
Total Tax Levy	$19.515

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 Pages 31 through 36.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Echo Building	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											
2024	2025	2026	Constructed	$ 2,370,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 46,250.55
2029	2030	2031			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 92,501.10
2030	2031	2032			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 138,751.65
2031	2032	2033			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 185,002.20
2032	2033	2034			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 231,252.75
2033	2034	2035			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 277,503.30
2034	2035	2036			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 323,753.85
2035	2036	2037			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 370,004.40
2036	2037	2038			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 416,254.95
2037	2038	2039			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 462,505.50
2038	2039	2040			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 508,756.05
2039	2040	2041			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 555,006.60
2040	2041	2042			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 601,257.15
2041	2042	2043			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 647,507.70
2042	2043	-											
2043	-	-											

True & Full Value	$ 2,500,000.00
Tax Assessed Value	$ 2,370,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #1	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	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #2	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	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #1	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											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #2	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											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Full Value Building	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		$ 532,518.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 10,392.09
2029	2030	2031			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 20,784.18
2030	2031	2032			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 31,176.27
2031	2032	2033			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 41,568.36
2032	2033	2034			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 51,960.44
2033	2034	2035			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 62,352.53
2034	2035	2036			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 72,744.62
2035	2036	2037			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 83,136.71
2036	2037	2038			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 93,528.80
2037	2038	2039			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 103,920.89
2038	2039	2040			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 114,312.98
2039	2040	2041			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 124,705.07
2040	2041	2042			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 135,097.15
2041	2042	2043			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 145,489.24
2042	2043	-											
2043	-	-											

True & Full Value	$ 561,727.85	**
Tax Assessed Value	$ 532,518.00	

Assumptions:

* Assumes Mill Levies remain constant for the duration of the TIF

** Estimate of Final Assessment less last years partial assessment

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

Lot Two A (2A), Block One (1); Lot Four (4), Block Seven (7); Lot Twenty (20), Block Seven (7); and Lot Twenty-one (21), Block Seven (7), all in Westwood First Addition, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Lot One (1), Block Seven (7) of Westwood First Addition, less the portion of West 15th Avenue lying within, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Unplatted lots bounded by the south boundary of West 15th Avenue right-of-way on the north, the west side of Lot One (1) on the east, the north side of Lot Two (2) and Lot Twenty-one (21) on the south, and the east boundary of North Ohlman Street right-of-way on the west (upon completion and approval of a recently submitted plat, the above real property is anticipated to be legally described as Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue, a subdivision of the west ½ of Section 16, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota); and

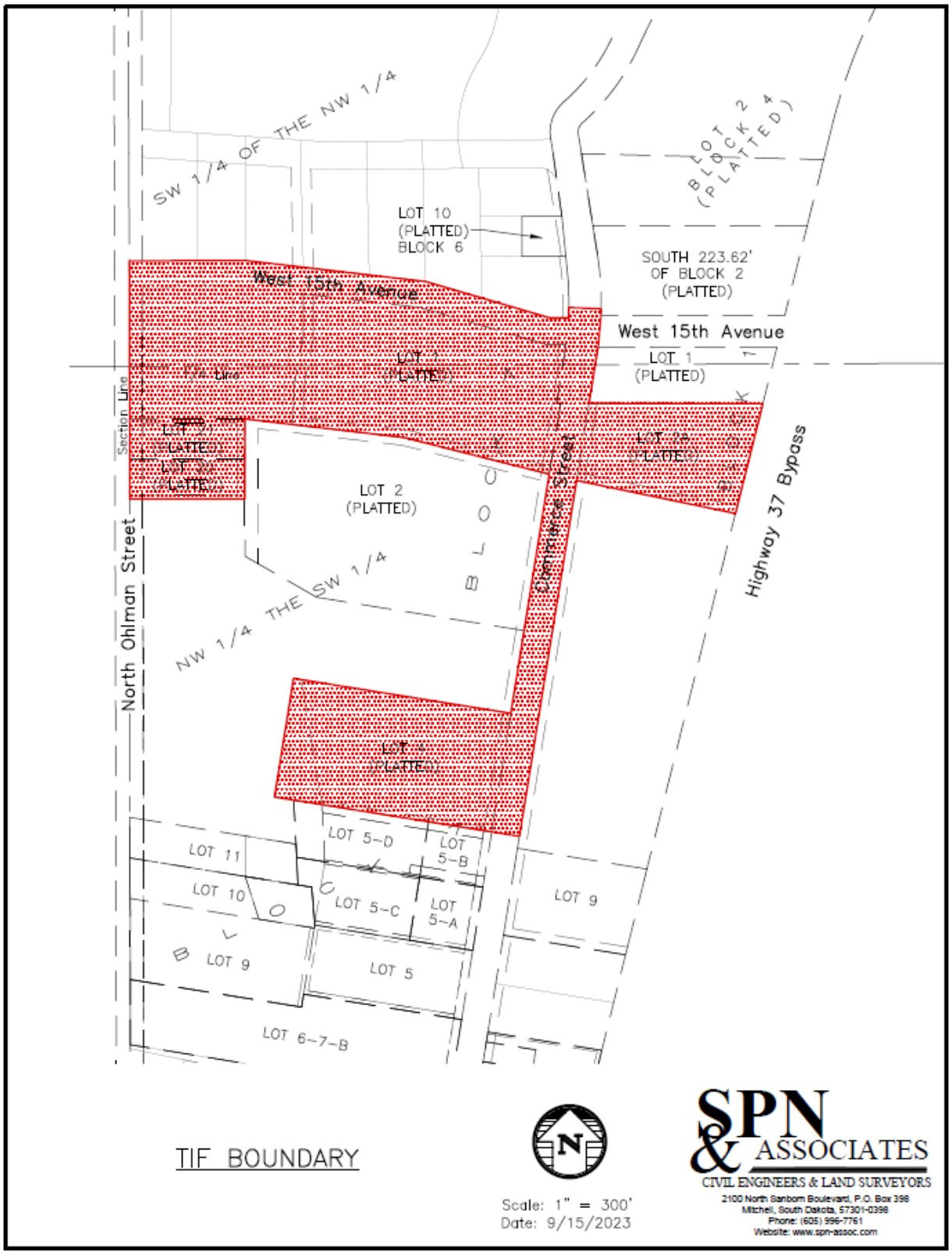
West 15th Avenue right-of-way from its west intersection with Commerce Street, extending west to the centerline of the North Ohlman Street right-of-way; and

The east half of North Ohlman Street right-of-way beginning at the south property line of Lot Twenty (20) north to the south intersection of West 15th Avenue right-of-way; and

Commerce Street right-of-way beginning at the southern boundary of Lot Four (4) and extending north to a point Thirty-five feet (35') north of the north right-of-way boundary of West 15th Avenue.

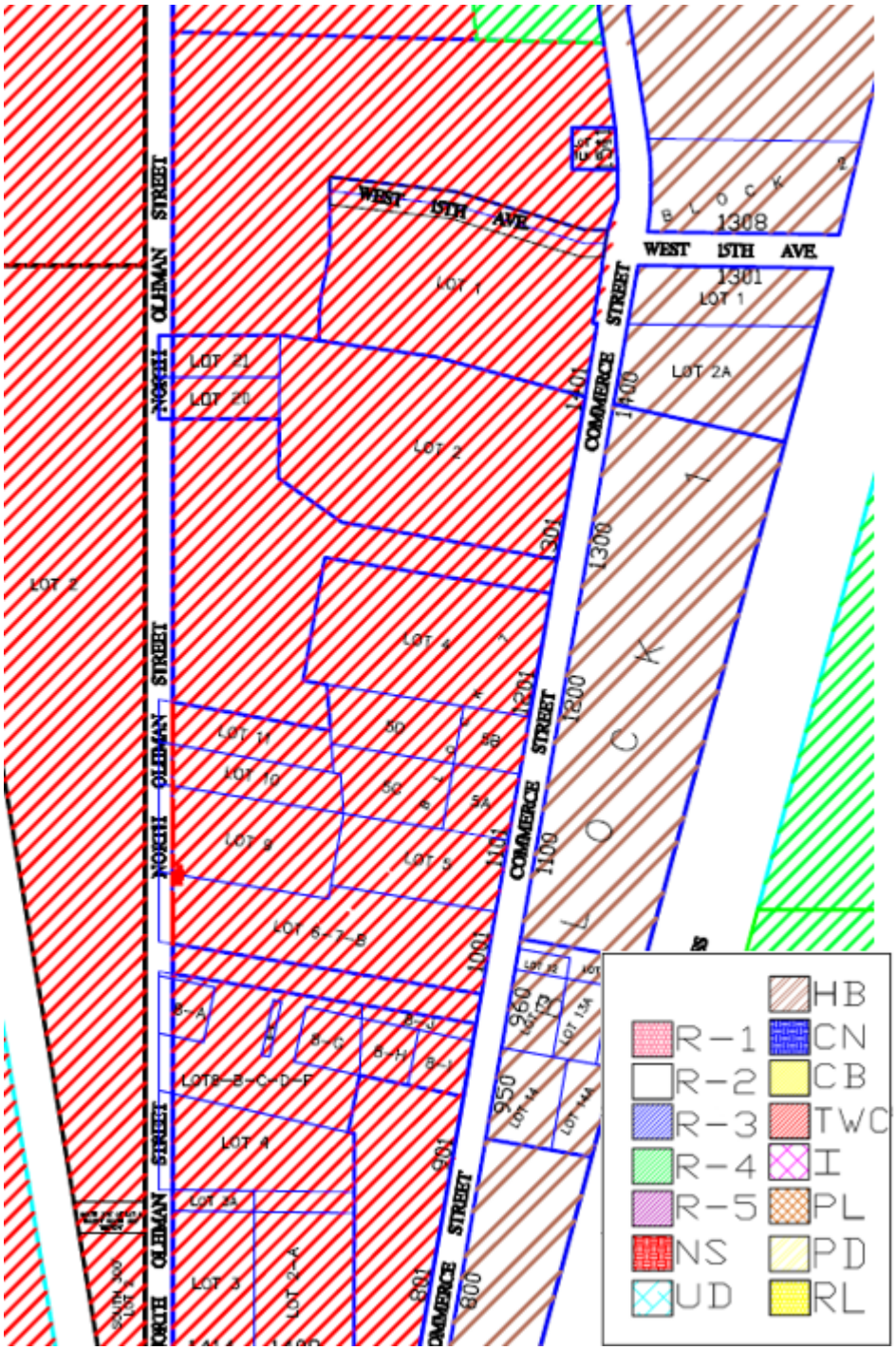
ATTACHMENT 2

MAP OF REAL PROPERTY/IMPROVEMENTS



ATTACHMENT 3

LIST OF PROPOSED CHANGES IN ZONING ORDINANCES



None as the real property is zoned as “TWC”(Transportation/Warehouse/Commerce) and “HB” (Highway Business).

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:	October 16, 2023	**Requested By:**	Joe Schroeder

Desired Action of City Council:

Amount Budgeted in current fiscal year for this item (if applicable):

Agenda Item:

Action to Approve Resolution #R2023-78, Authorizes Agreement #A2023-49 with the SDDOT and Designating the Mayor as the Authorized Representative to Execute and Sign All Documents for State Project NH-TA 0037(157)75, PCN 05UY, Highway 37 Improvement Project #2021-45

Explanation/Background of Agenda Item Requested:

Resolution R2023-78 allows the City to enter into City Agreement A2023-79, with the SD DOT for maintenance and encroachment agreement for State Project NH-TA 0037(157)75, PCN 05UY, Highway 37 Improvement project. The resolution also authorizes the mayor to execute and deliver all documents and perform all acts necessary to effectuate the proposed work and designates the Mayor as the authorized representative of the City to do all things on its behalf to certify and sign documents for the project.

Maintenance responsibilities to the City are as follows:

- Mowing adjacent to the shared use path.
- Snow and ice removal.
- Surface maintenance and replacement due to removal of snow with equipment.
- Debris and litter control.
- Sign repair and replacement.
- Operation and maintenance of the lighting at the shared use path bridge over the Firesteel Creek spillway.

Direct costs to the City relating to the agreement are as follows:
$38,350 - Increase in concrete surfacing thickness from 5-inch to 6-inch.
$11,650 - Alternate path location to Rowley Street north of North Harmon Drive
$32,120 - Install chain link fence along the top of the spillway walls.
$34,510 - Expanded parking area north of the spillway.
Total Cost - $116,630

City staff recommends approval of Resolution R2023-78 which authorizes Agreement A2023-49 with the SD DOT and designates the Mayor as the Authorized Representative to execute and sign all documents.

RESOLUTION #R2023-78

A RESOLUTION AUTHORIZING AGREEMENT A2023-78 WITH THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION, AND DESIGNATING AN AUTHORIZED REPRESENTATIVE TO EXECUTE AND SIGN ALL DOCUMENTS

WHEREAS, the City of Mitchell (the "City") has determined it is in the City's best interest to proceed with a Utility Improvement and Shared Use Path project in conjunction with the South Dakota Department of Transportation (State); and

WHEREAS, the State wishes to construct urban grading, curb and gutter, ADA compliance, signals, storm sewer, lighting, PCC surfacing, replacement of bridge structure, and a shared use path for State Project NH-TA 0037(157)75, PCN 05UY; and

WHEREAS, the City wishes to construct water and sewer improvements in conjunction with State project; and

WHEREAS, the State will let the Projects; and

WHEREAS, the City will assume maintenance responsibilities for the Shared Use Path as described in the agreement; and

WHEREAS, the City will reimburse the State for applicable costs within 30 days of receipt of invoice from the State; and

WHEREAS, it is necessary to designate an authorized representative to execute and submit applications on behalf of the City and to certify and sign payment requests,

NOW THEREFORE BE IT RESOLVED by the City as follows:

1. The City hereby approves Agreement A2023-## as attached to this resolution.

2. The Mayor of the City of Mitchell is hereby authorized to execute and deliver such documents and perform all acts necessary to effectuate the proposed work.

3. The Mayor of the City of Mitchell is hereby designated as the authorized representative of the City to do all things on its behalf to certify and sign documents for the Project.

Adopted by the Mitchell, South Dakota City Council in regular session this 16th day of October, 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

STATE OF SOUTH DAKOTA
JOINT POWERS
MAINTENANCE AND ENCROACHMENT AGREEMENT
BETWEEN
DEPARTMENT OF TRANSPORTATION
AND
CITY OF MITCHELL

This Agreement is made by and between the State of South Dakota, acting by and through its Department of Transportation, referred to in this Agreement as the "STATE," and the city of Mitchell, South Dakota, referred to in this Agreement as the "CITY." The parties acknowledge and agree the CITY'S population is deemed to be 15,727 for purposes of this Agreement.

1. JOINT POWERS

This Agreement does not establish a separate legal entity, as contemplated by SDCL § 1-24-5. The cooperative undertaking described in this Agreement will be financed and conducted under the provisions of this Agreement by the CITY and the STATE. Each party has responsibilities under the terms of this Agreement and no joint board or administrator will be used. No real property will be purchased for use for this Agreement.

2. STATE PROJECT

The STATE and the CITY concur in the proposal for the new construction or improvement of streets identified by South Dakota Federal Aid Construction Project Number NH-TA 0037(157)75, PCN 05UY, referred to in this Agreement as the "STATE PROJECT." The STATE PROJECT is located on South Dakota Highway 37 (SD37), from Minnesota Street in Mitchell north to 250th Street (aka National Guard Road). The STATE PROJECT consists of urban grading, curb and gutter, ADA compliance, signals, storm sewer, lighting, PCC surfacing, replacement of bridge structure, and a shared use path.

3. CONTRACT PROCUREMENT

A. The STATE will design, advertise, let to contract, award, and be the contracting party for the STATE PROJECT.

B. The STATE will, as part of the STATE PROJECT, construct a ten foot (10') wide shared use path from the intersection of SD37 and Minnesota St. to 250th Street, referred to in this Agreement as the "SHARED USE PATH." The SHARED USE PATH includes the construction of a prefabricated bridge structure over the Lake Mitchell spillway.

4. RESPONSIBILITIES FOR SHARED USE PATH

A. As part of the STATE PROJECT, as requested by the CITY, the STATE will construct the SHARED USE PATH with a pavement section of six inches (6") of Portland Cement Concrete (PCC) in lieu of the STATE'S standard SHARED USE PATH pavement section of five inches (5") of PCC. The CITY will reimburse the STATE for the difference between the estimated cost of installing the STATE'S standard SHARED USE PATH pavement section and the estimated cost of constructing the six inch (6") pavement section requested by the CITY. The CITY'S lump sum reimbursement to the STATE is Thirty-Eight Thousand Three Hundred Fifty Dollars ($38,350.00).

B. As part of the STATE PROJECT, as requested by the CITY, the STATE will construct a portion of the SHARED USE PATH along existing Rowley Street, separating SHARED USE PATH users from roadway traffic. The CITY'S lump sum reimbursement to the STATE is Eleven Thousand Six Hundred Fifty Dollars ($11,650.00).

C. The CITY'S lump sum reimbursement to the STATE for 4.A. and 4.B. is Fifty Thousand Dollars ($50,000.00). The CITY will pay the STATE within thirty (30) days of receipt of billing form the STATE.

D. As shown on **Exhibit A**, the STATE will own the SHARED USE PATH located inside the STATE'S right of way and CITY will own the SHARED USE PATH located outside the STATE'S right of way.

E. The CITY will be responsible for the maintenance of the SHARED USE PATH, which includes, but is not limited to:

i. Mowing adjacent to the SHARED USE PATH;
ii. Snow and ice removal from the SHARED USE PATH, including any necessary hauling of snow that has been removed from the SHARED USE PATH, all in accordance with the CITY'S policies and practices; and
iii. Surface maintenance and replacement of SHARED USE PATH due to removal of snow with equipment; and
iv. Debris and litter removal.
v. Sign repair and replacement
vi. Operation and maintenance of the lighting at the SHARED USE PATH bridge over the Firesteel Creek spillway.

F. The STATE will be responsible for the future major improvements for the STATE owned SHARED USE PATH to include, but not limited to, rehabilitation or resurfacing.

G. The CITY will be responsible for the future major improvements for the CITY owned SHARED USE PATH to include, but not limited to, rehabilitation or resurfacing; inspection, maintenance or replacement of the shared use path structure over the Lake Mitchell spillway.

H. The CITY will be solely responsible for any damages to the SHARED USE PATH, including, but not limited to, damages as a result of traffic accident impact and vandalism.

I. The CITY will assume all risk of loss or damage to the SHARED USE PATH, however caused, resulting directly or indirectly, by reasons of the construction, repair, replacement, maintenance, removal, or use of the SHARED USE PATH, and releases the STATE from any and all liability on account of such loss or damage, whether or not the negligence of the STATE contributed to this loss or damage in whole or in part.

J. The CITY will be responsible for any injury or property damage suffered by any user of the SHARED USE PATH traveling through or within the STATE'S right of way.

K. The STATE may, at any time, revoke this Agreement and notify the CITY that the CITY must remove or permit the removal of the SHARED USE PATH from the right-of-way by a date certain. Removal of the SHARED USE PATH will consist of removing the sidewalk and back-filling the disturbed area to maintain or restore adequate stability. If revocation of this Agreement is due to a proposed change in the highway, the STATE will give the CITY at least ninety (90) days' written notice of the need to remove the SHARED USE PATH. Upon notification from the STATE that the SHARED USE PATH must be removed, the CITY will, at the CITY'S sole cost and expense, remove the SHARED USE PATH from the right-of-way no later than the date designated by the STATE. The CITY will not be entitled to any compensation of any kind for removal of the SHARED USE PATH from the right-of-way. If the CITY does not remove the SHARED USE PATH by the designated deadline, the STATE may remove and dispose of the SHARED USE PATH. The parties agree that removal of the SHARED USE PATH from the right-of-way may entail removal of those portions of the SHARED USE PATH which do not occupy the right-of-way. The CITY will hold the STATE, its employees, officers, agents, and contractors, harmless for any damage to the SHARED USE PATH, including any portion of the SHARED USE PATH which does not occupy the right-of-way, and for any damage to the CITY'S property.

5. STATE AND CITY RESPONSIBILITIES FOR FENCING

A. As part of the STATE PROJECT, as requested by the CITY, the STATE will install chain link fence along the top of the spillway walls. The CITY'S lump sum reimbursement to the STATE is Thirty-Two Thousand One Hundred Twenty Dollars ($32,120.00).

B. As part of the STATE PROJECT, as requested by the CITY, the STATE will expand and pave a parking lot area adjacent to the Lake Mitchell pumphouse. The CITY'S lump sum reimbursement to the STATE is Thirty-Four Thousand Five Hundred Ten Dollars ($34,510.00).

C. The CITY'S lump sum reimbursement to the STATE for 5.A. and 5.B. is Sixty-Six Thousand Six Hundred Thirty Dollars ($66,630.00). The CITY will pay the STATE within thirty (30) days of receipt of billing from the STATE.

6. COMBINATION LETTING

A. The CITY wishes to construct a utility project in conjunction with the STATE PROJECT. The STATE will let the CITY'S utility designated as CITY Project Number 2021-45,and referred to in this Agreement as the "CITY PROJECT." The CITY PROJECT is located within the limits of the STATE PROJECT. The CITY PROJECT consists of water and sewer utility improvements. The STATE will let the CITY PROJECT in combination with the STATE PROJECT.

B. The CITY will provide the STATE with all plans, specifications, contract provisions, and cost estimates for the CITY PROJECT. Each bidder will be required to submit separate bids covering the CITY PROJECT and the STATE PROJECT. Award of the contract will be to the one bidder based on the total combination bid for the two projects. The lowest responsible bid on the STATE PROJECT will be the basis for determining STATE and federal funds participation.

C. The CITY agrees to be bound by STATE'S processes and procedures for bidding and awarding contracts and waives any right to negotiate price with the low bidder pursuant to SDCL 5-18B-5.

D. If the total low combination bid for the CITY PROJECT and the STATE PROJECT does not have, as part of that bid, the lowest bid on the STATE PROJECT, the CITY will pay to the STATE the difference between that portion of the successful combination bid attributable to the STATE PROJECT and the lowest bid on the STATE PROJECT. The CITY will pay the STATE within thirty (30) days of receipt of billing from the STATE.

E. The STATE will award the contracts for both the STATE PROJECT and the CITY PROJECT; however, the CITY will be the contracting party for the CITY PROJECT. The CITY will make all payments under the contract for the CITY PROJECT directly to the contractor. The CITY'S estimated cost for the CITY PROJECT is Two Million Two Hundred Six Thousand Twenty-Five Dollars ($2,206,025.00). Actual cost will be based upon bids and final quantities.

F. The STATE and CITY agree to fairly apportion the mobilization costs so that neither party is burdened with a disproportionate share of the mobilization costs associated with either contract. The bid item for mobilization will be included in both the STATE PROJECT and CITY PROJECT. However, the CITY will only be responsible for mobilization amounting to their proportional share of the mobilization costs. The CITY'S proportional share of mobilization costs will be based on the ratio of the construction estimate for their respective contract vs. the combined total of the construction estimates for the STATE PROJECT and CITY PROJECT. Therefore, based on estimates prepared for each project, the CITY'S proportional share of Mobilization costs will be One Hundred Ninety-Four Thousand Ninety-One Dollars and Seventy-One Cents ($194,091.71). Actual (as-bid) mobilization costs exceeding One Hundred Ninety-Four Thousand Ninety-One Dollars and Seventy-One Cents ($194,091.71) for the CITY

PROJECT may be billed to the STATE upon execution of the construction contracts. The State will be responsible for reimbursing the CITY for actual costs exceeding One Hundred Ninety-Four Thousand Ninety-One Dollars and Seventy-One Cents ($194,091.71) within 30 days of receipt of invoice from the CITY.

G. Except as set forth in section 6.F., if applicable, the CITY will provide for purposes of final acceptance by the STATE, all construction engineering for the CITY PROJECT, including all construction supervision and inspection, physical testing, measuring in-place quantities, and documenting locations for as-built records.

H. The STATE will provide inspection of the trench backfill, conduct trench compaction testing, and conduct moisture and density testing, for the CITY PROJECT. The STATE will provide the CITY with a copy of each test report for the CITY PROJECT. The CITY will pay the STATE for the cost of testing and inspections. The STATE will bill the CITY for testing and inspections based on the actual number of locations. Each moisture test will be charged at the rate of Thirty Dollars ($30.00) and each density test will be charged at the rate of Ninety Dollars ($90.00). The STATE will determine the number and location of the testing and inspections when final plans have been received by the Area Engineer. The CITY will pay the STATE within thirty (30) days of receipt of billings from the STATE.

7. TERM

The term of this Agreement will begin upon date of last signature and will be perpetual.

8. RESPONSIBILITY FOR MAINTENANCE, POLICING ENCROACHMENTS, AND OTHER ACTIVITIES

Any responsibility the CITY may have for policing encroachments, performing maintenance and repair activities, limiting access, enforcing parking prohibitions, and servicing lighting systems along the STATE PROJECT will be governed by the "Maintenance and Encroachment Agreement," executed on January 11, 2012, and assigned Agreement Number 613864 by the STATE, and any amendments to that agreement entered into by the parties now or in the future.

9. SIGNALS

If a signal system is installed on any portion of the STATE PROJECT located within the CITY'S municipal boundaries, that signal system will be subject to the terms of the agreement entered into between the parties effective March 6, 2008, entitled "Maintenance Agreement Between a Local Government Authority and the State of South Dakota for Traffic Signals on State Highway System," and assigned agreement number 613295 by the STATE.

10. INDEMNIFICATION

The CITY will indemnify the STATE, its officers, agents, and employees against any and all actions, suits, damages, liability, or other proceedings that arise as a result of the CITY'S performance under this Agreement. This section does not require the CITY to be responsible for or defend against claims or damages arising solely from errors or omissions of the STATE, its officers, agents, or employees.

11. AMENDMENT

This Agreement may not be amended, except in writing, which writing will be expressly identified as a part of this Agreement and must be signed by an authorized representative of each of the parties.

12. CERTIFICATION REGARDING LOBBYING

The CITY certifies, to the best of the CITY'S knowledge and belief, that no federal appropriated funds have been paid or will be paid, by or on behalf of the CITY, to any person for influencing or attempting

to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a federal contract, grant, loan, or cooperative agreement. If any funds other than federal appropriated funds have been paid or will be paid to any of the above-mentioned parties, the CITY will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

The CITY will require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients will certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification will be subject to a civil penalty of not less than $10,000.00 and not more than $100,000.00 for each such failure.

13. EMPLOYEE STATUS

Any officer, employee, or agent engaged in joint action under this Agreement will remain an employee with his or her agency during participation in joint action under this Agreement. Each agency will retain exclusive responsibility for its officers, agents, and employees while these officers, agents, and employees are engaged in joint action under this Agreement, including but not limited to responsibility for regular and overtime wages and salaries, unemployment benefits, workers' compensation coverage, health insurance, or other benefits, and liability coverage and indemnity, except as otherwise specifically provided in this Agreement.

14. CERTIFICATION OF NO PROHIBITED STATE LEGISLATOR INTEREST

The CITY (i) understands neither a state legislator nor a business in which a state legislator has an ownership interest may be directly or indirectly interested in any contract with the State that was authorized by any law passed during the term for which that legislator was elected, or within one year thereafter, and (ii) has read South Dakota Constitution Article 3, Section 12 and has had the opportunity to seek independent legal advice on the applicability of that provision to this Agreement. By signing this Agreement, the CITY hereby certifies that this Agreement is not made in violation of the South Dakota Constitution Article 3, Section 12.

15. SIGNATURE AUTHORITY

The CITY has designated its Mayor as the CITY'S authorized representative and has empowered the Mayor with the authority to sign this Agreement on behalf of the CITY. A copy of the CITY'S Commission or Council minutes or resolution authorizing the execution of this Agreement by the Mayor as the CITY'S authorized representative is attached to this Agreement as **Exhibit B**.

[SIGNATURE PAGE FOLLOWS]

By signature of their representatives below, each party certifies that approval of this Agreement by ordinance, resolution, or other appropriate means has been obtained by that party's governing body or officer pursuant to SDCL § 1-24-3 and § 1-24-6.

City of Michell, South Dakota

By: _____

Printed Name: _____

Its: Mayor

Date: _____

Attest:

_____
City Auditor/Clerk

(CITY SEAL)

State of South Dakota
Department of Transportation

By: _____

Printed Name: Joel M. Jundt

Its: Secretary

Date: _____

Approved as to Form:

/s/ Dustin W. DeBoer
Special Assistant Attorney General

STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	NH-TA 0037(157)75		

Plotting Date: 07/27/2023

EXHIBIT A

PROJECT NH 0037(157)75
S.D. HIGHWAY 37
DAVISON COUNTY

PCN 05UY

SHARED USE PATH LAYOUT MAP

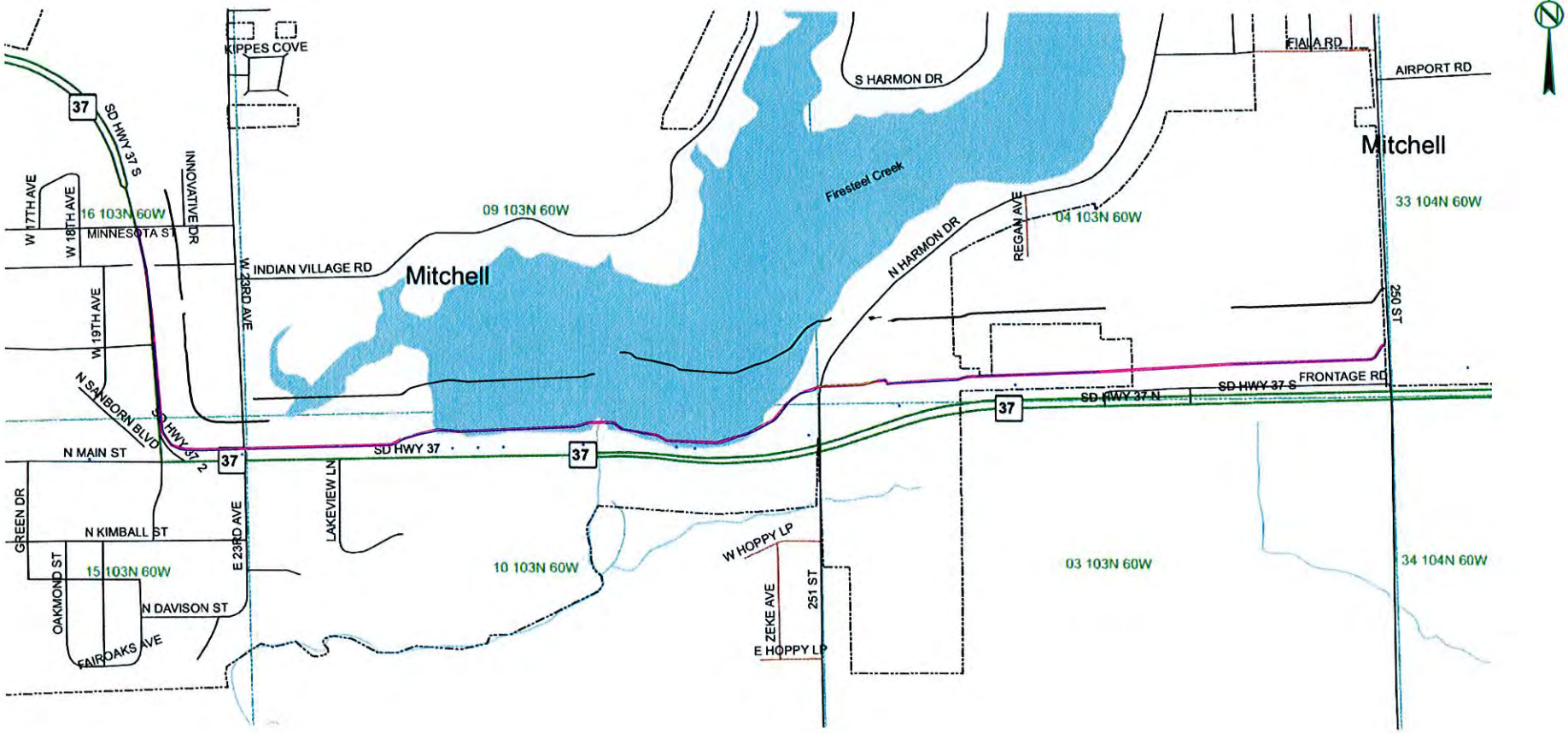
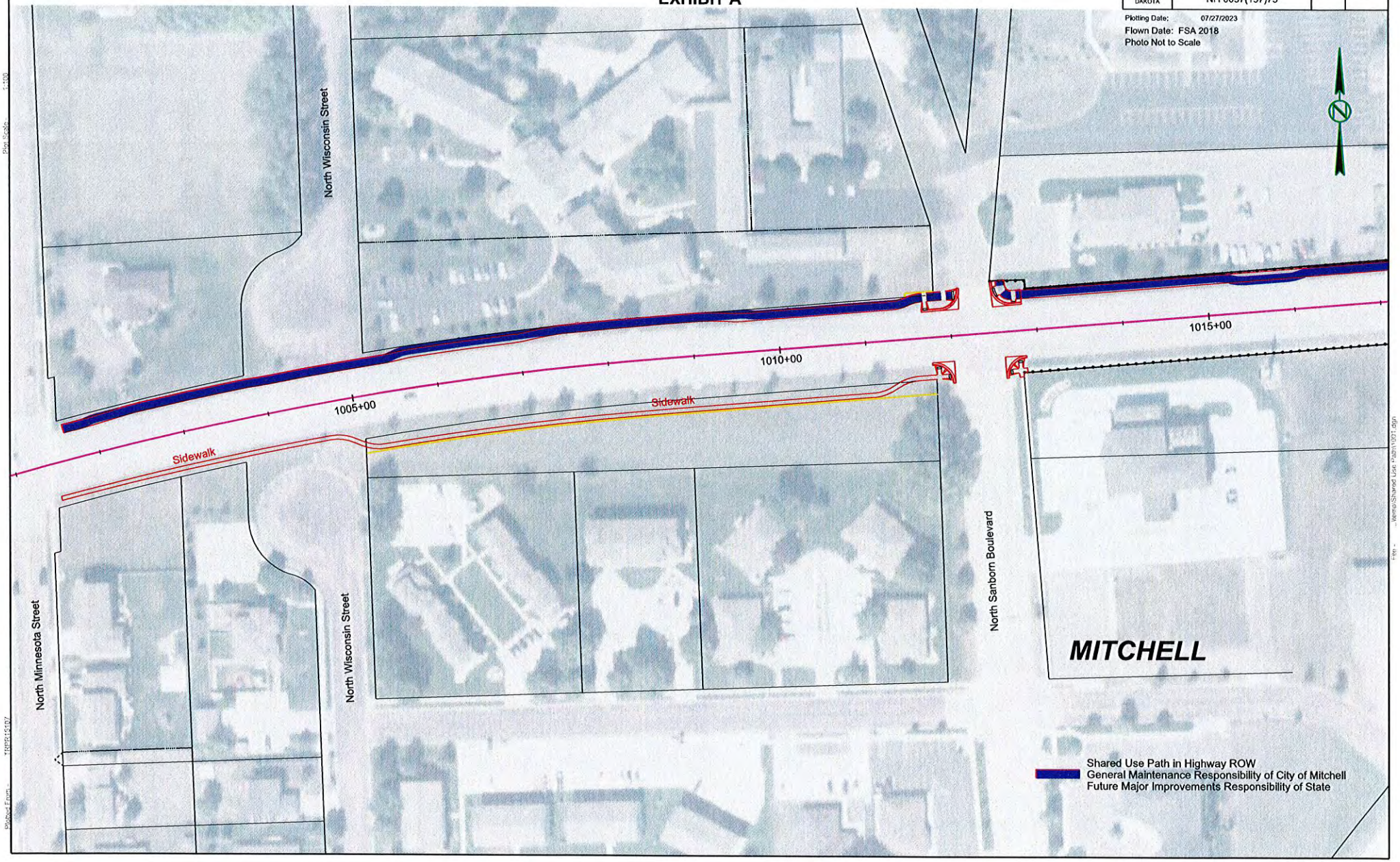


EXHIBIT A

STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	NH 0037(157)75		

Plotting Date: 07/27/2023
Flown Date: FSA 2018
Photo Not to Scale



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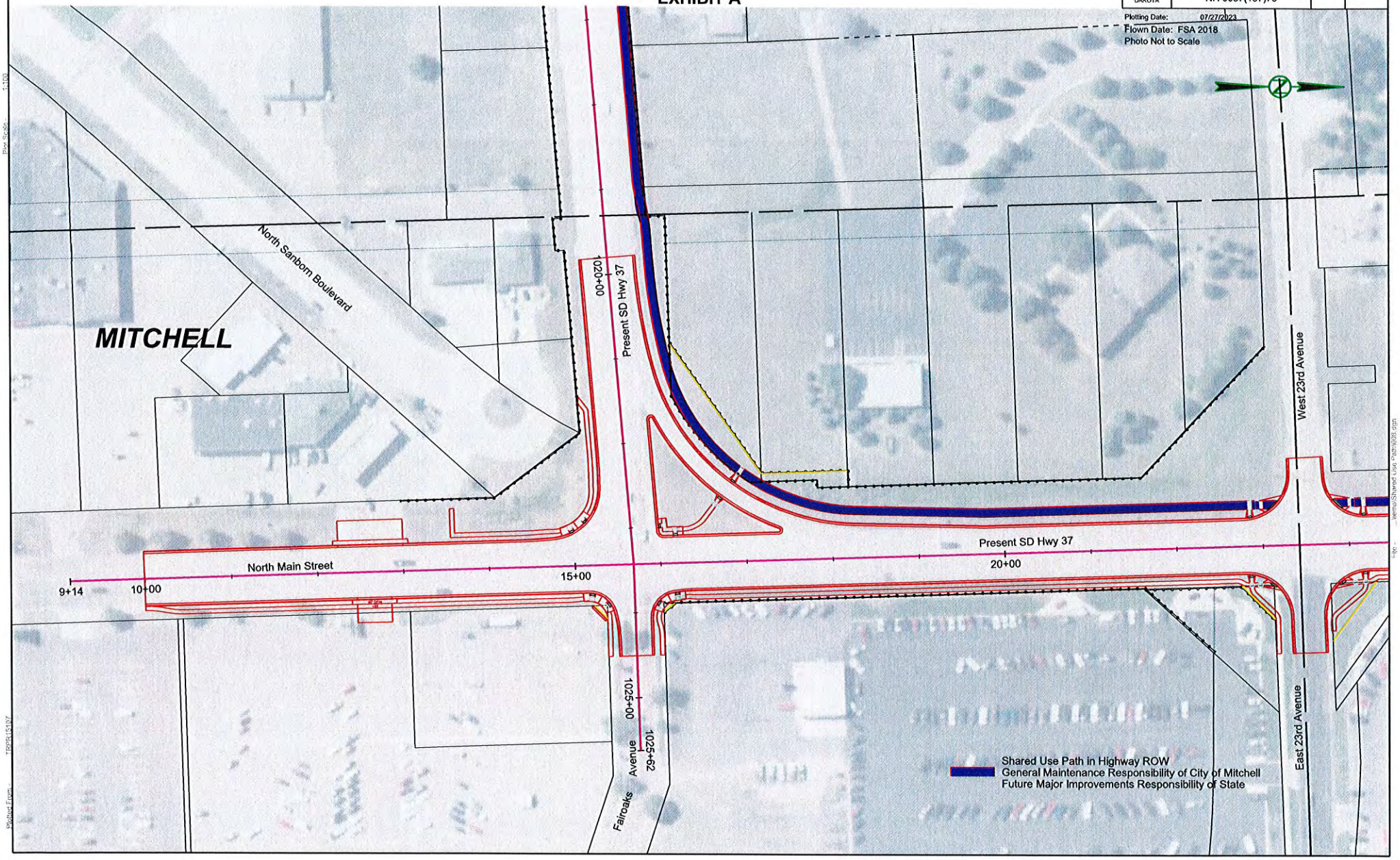

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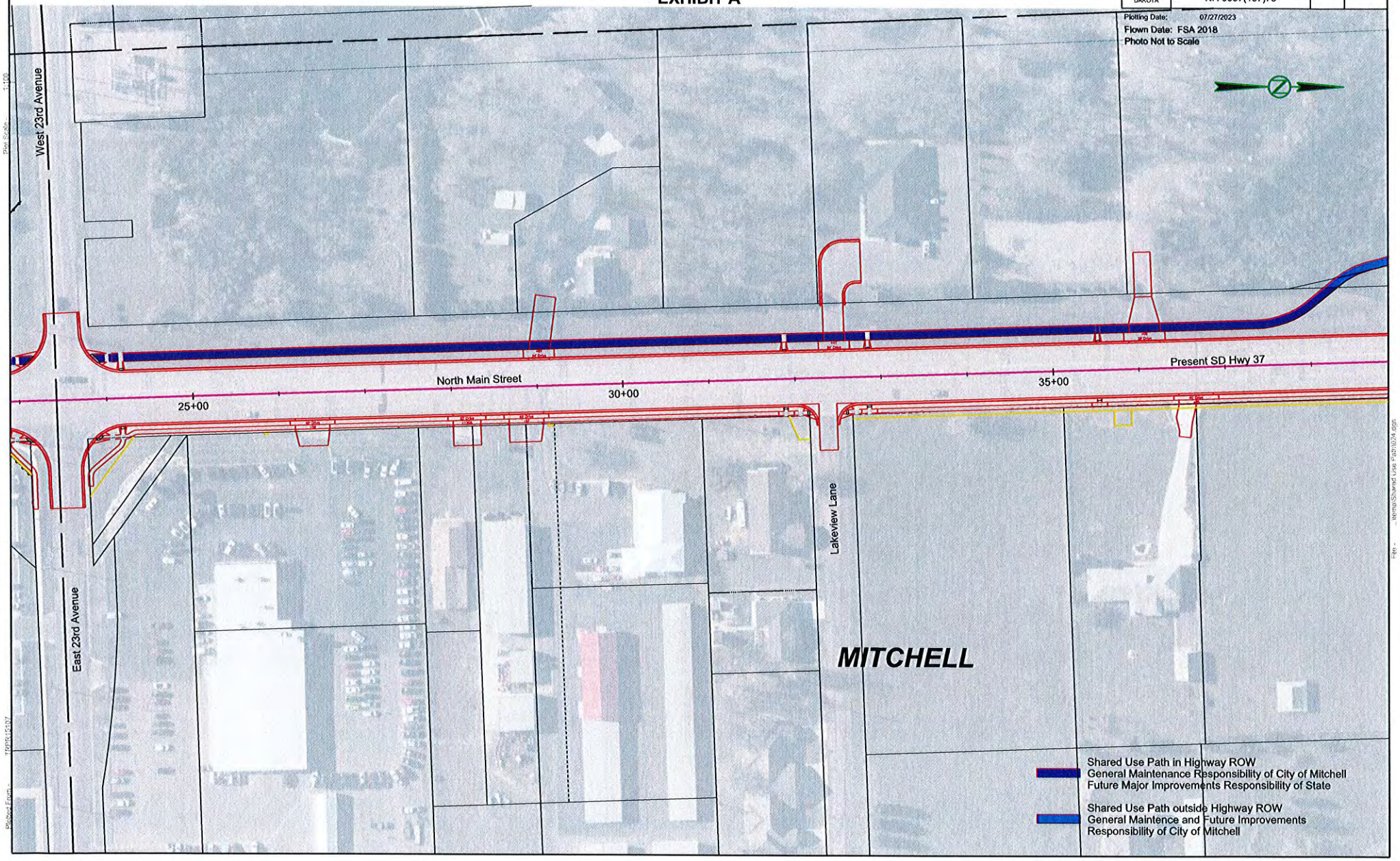

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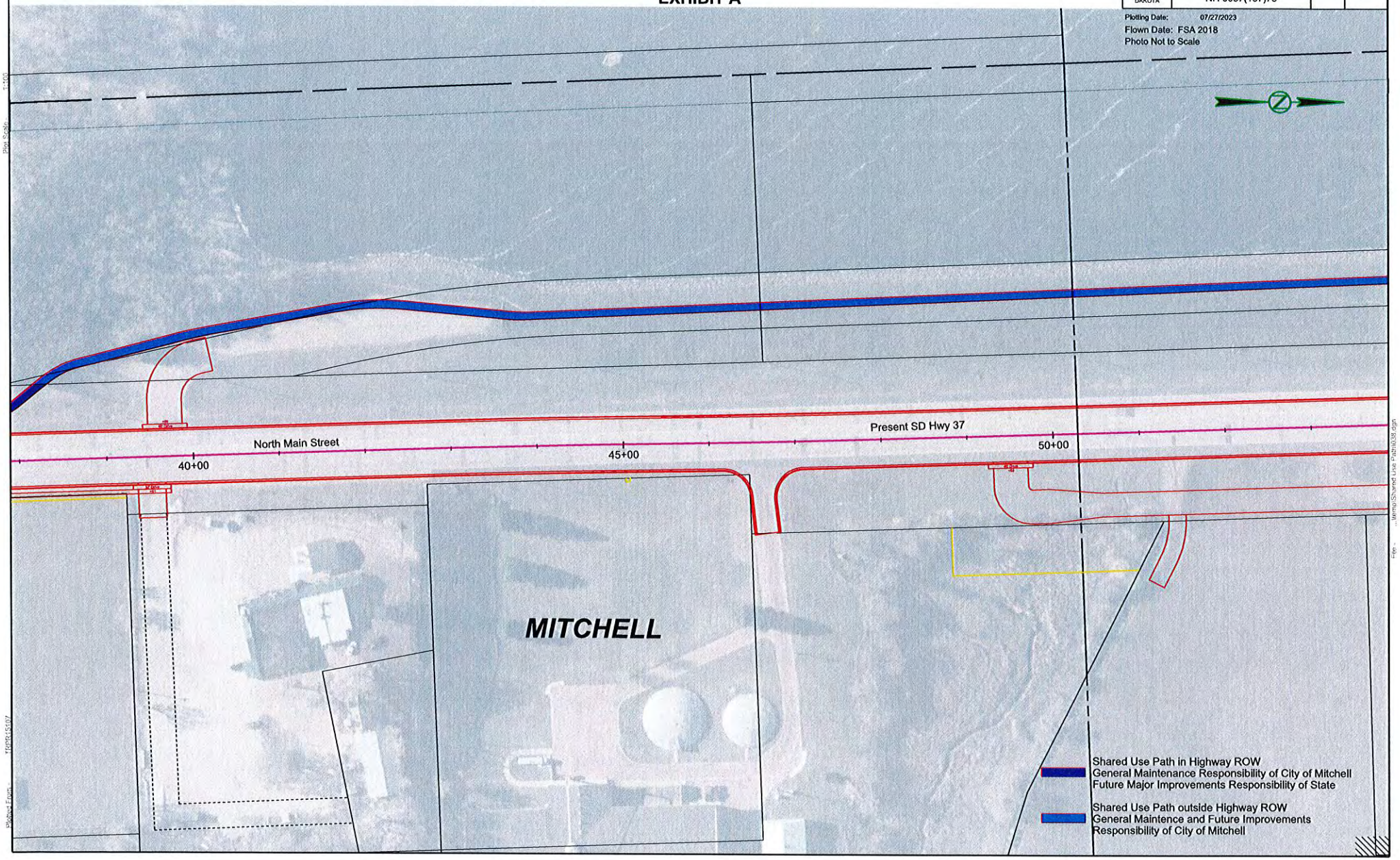

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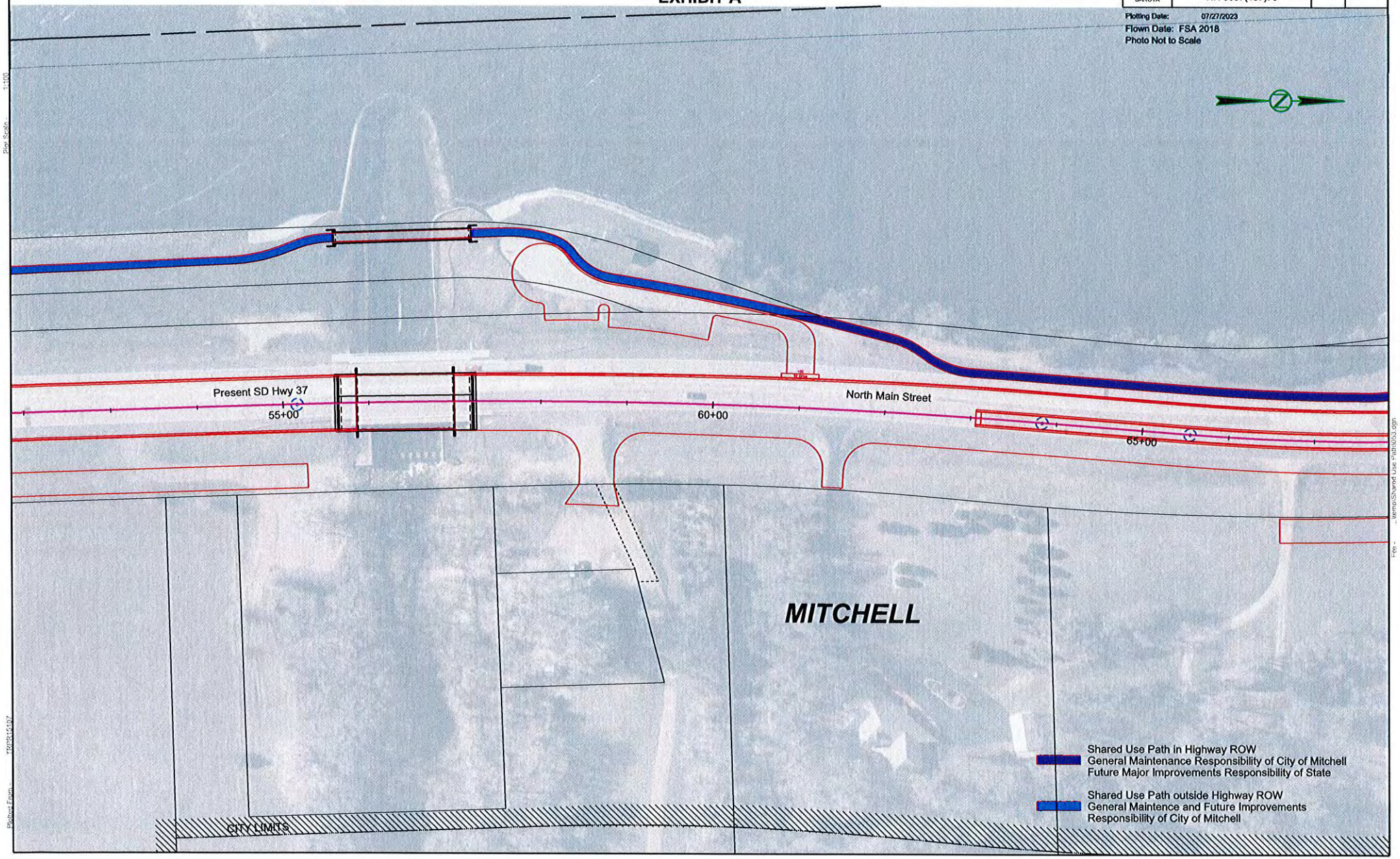

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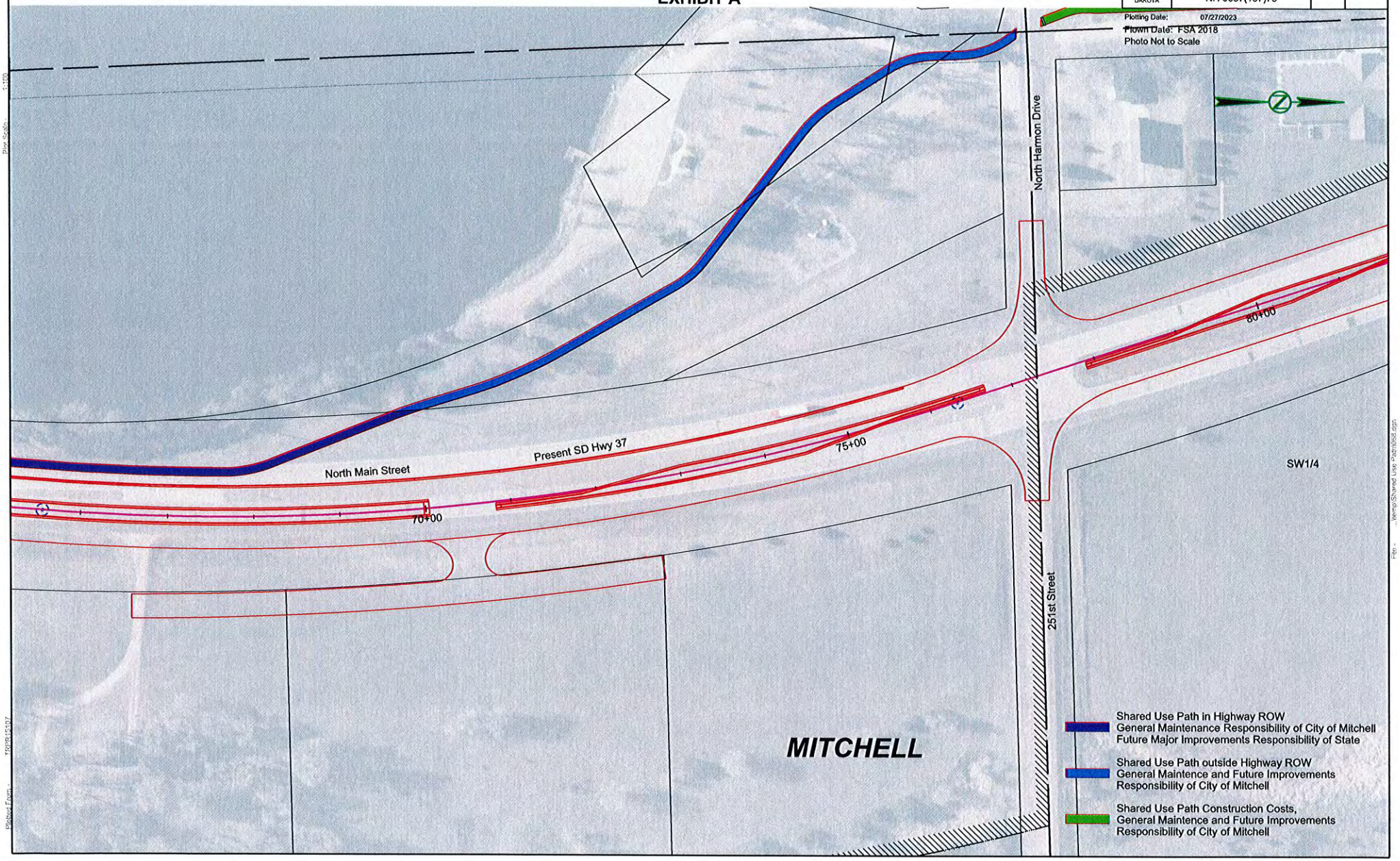

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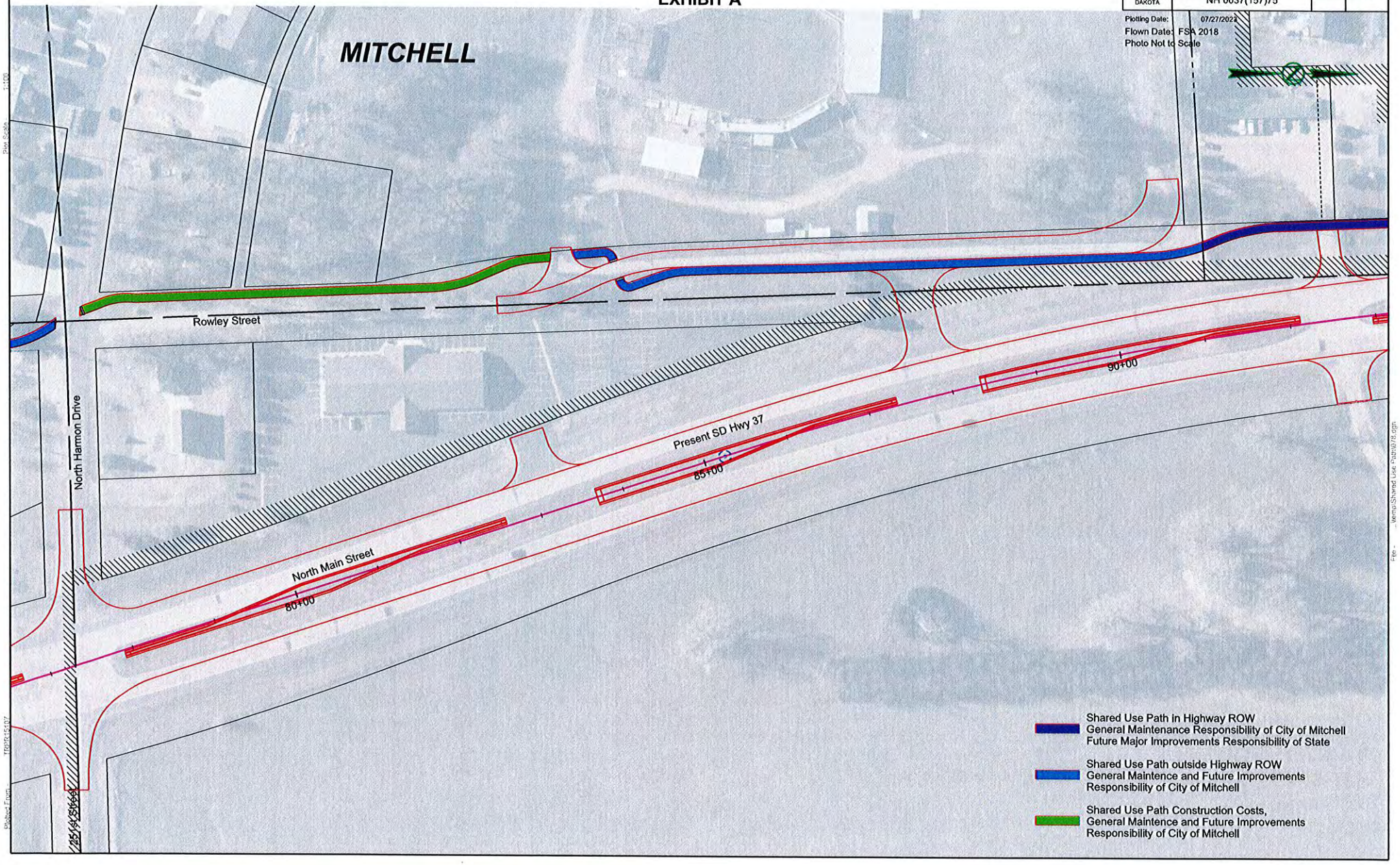

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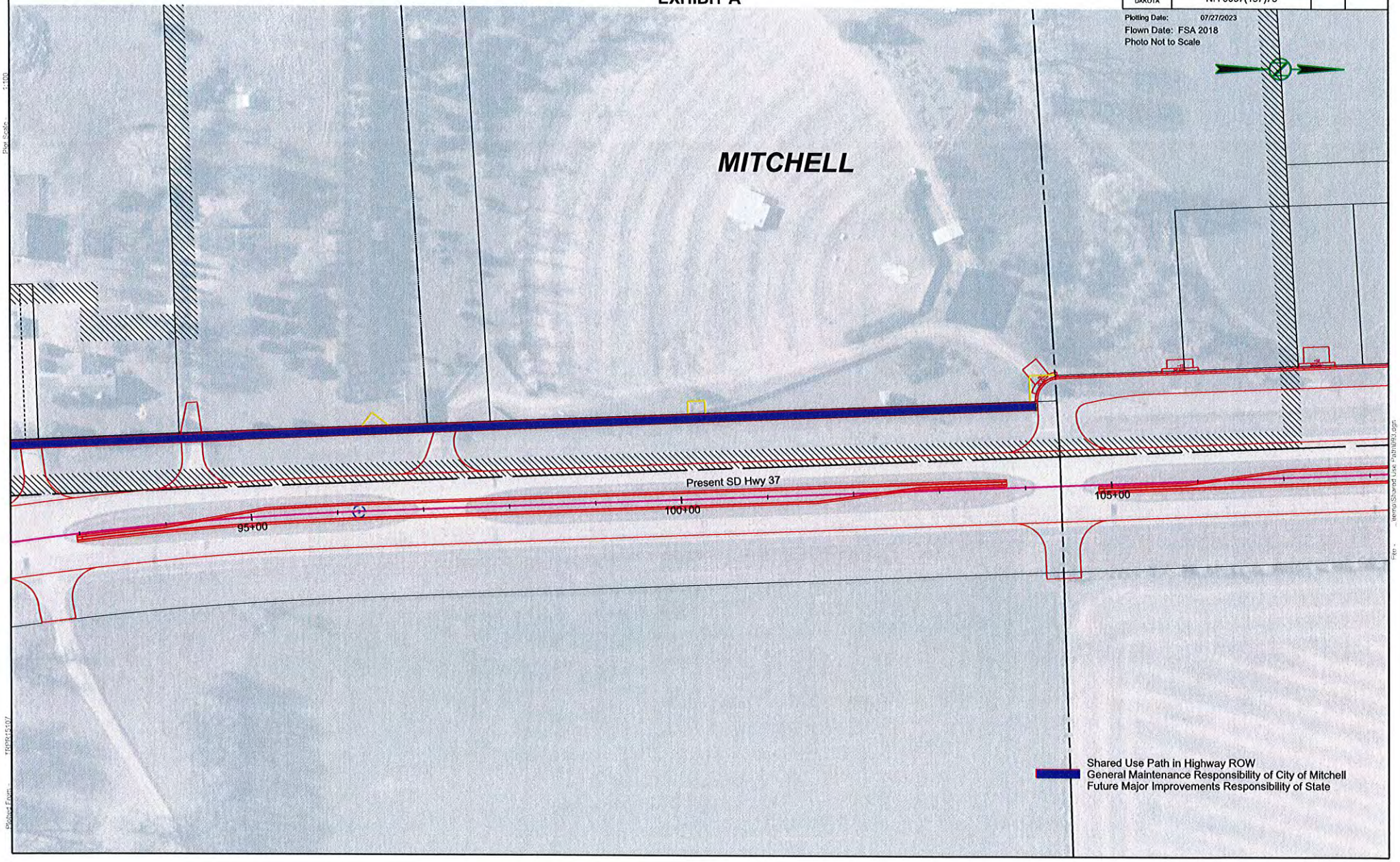

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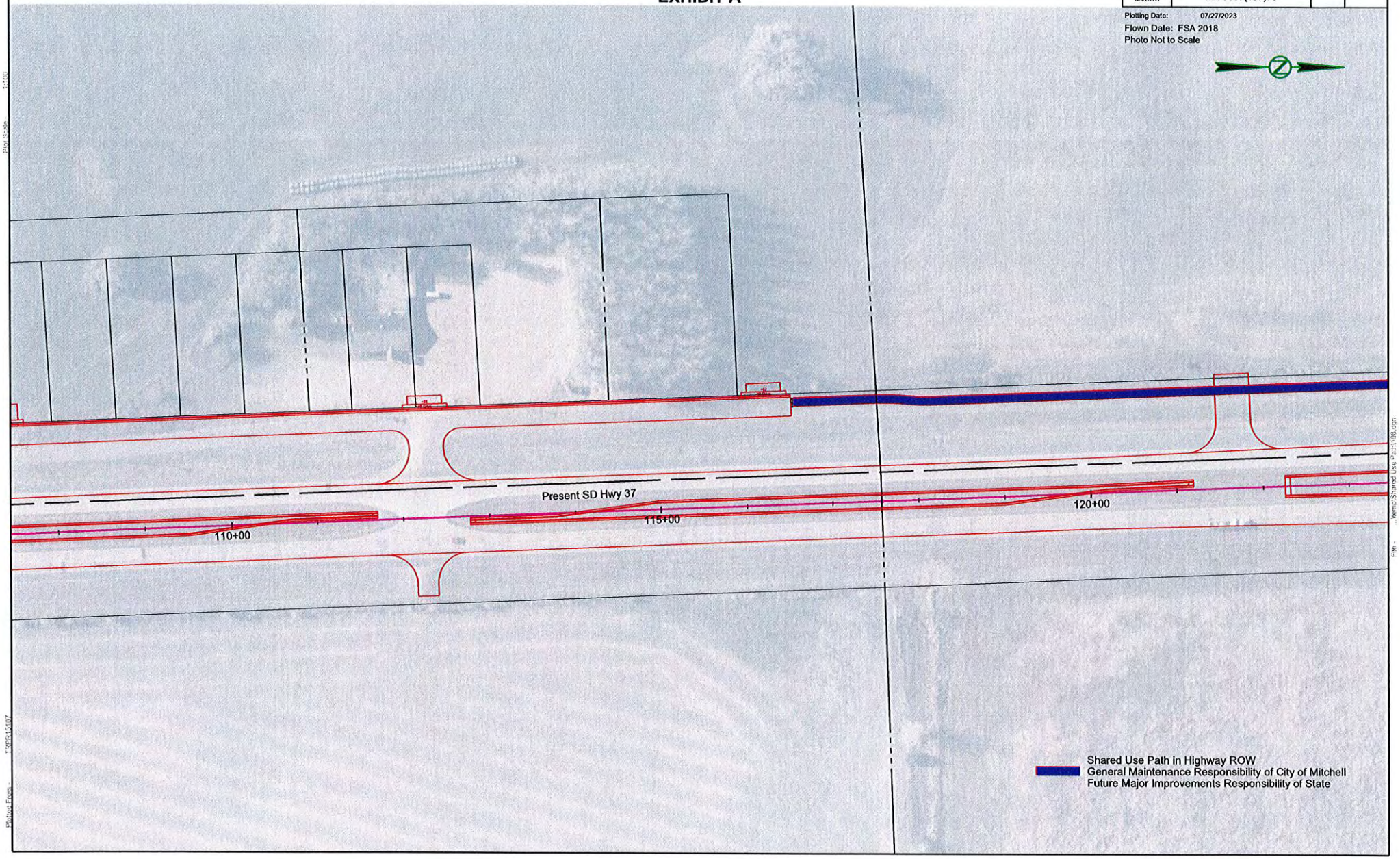

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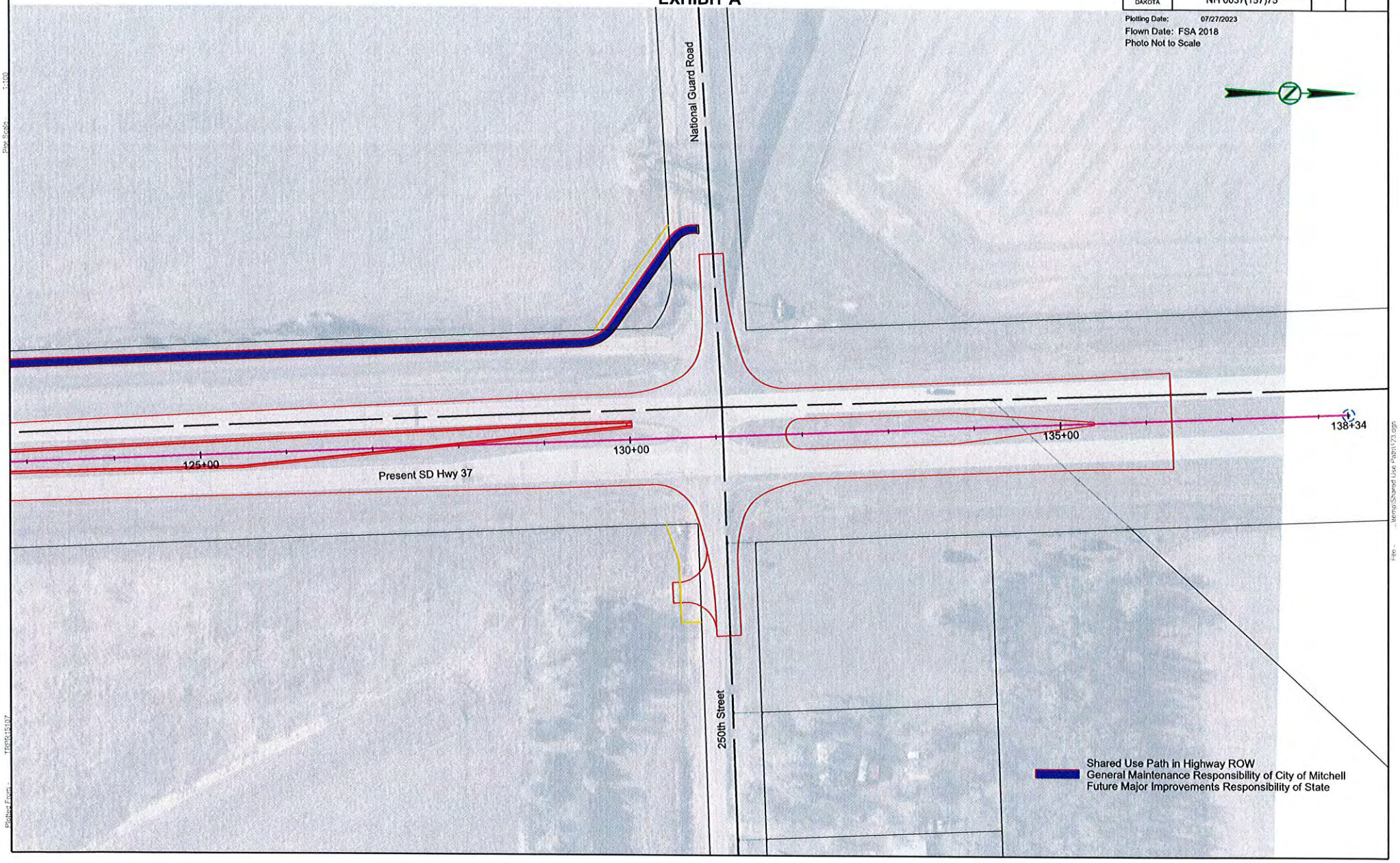

NH 0037(157)75, Davison County, PCN 05UY
SD37 - Fm North Main St in Mitchell N to 250th St
Urban Grading, Curb & Gutter, ADA, Signals, Storm Sewer, Lighting, PCC Surfacing, Replace Str Bridge, Shared Use Path

Agreement Item 4.A. - Shared Use Path - Increase from 5" to 6" PCC

651E0050	5" Concrete Sidewalk	23240	SqFt	$7.00	$162,680.00
651E0060	6" Concrete Sidewalk	23240	SqFt	$8.50	$197,540.00
			Difference		$34,860.00
			Planning & Engineering	5%	$1,743.00
			Construction Administration	5%	$1,743.00
			Total		$38,346.00
			Rounded		**$38,350.00**

Agreement Item 4.B. - City Responsible Cost for Shared Use Path along Rowley Street

Bid Item Number	Item	Quantity	Unit	Unit Price	Total Price
120E2000	Undercutting	40	CuYd	$2.00	$80.00
260E2010	Gravel Cushion	29.25	Ton	$19.50	$570.38
651E0060	6" Concrete Sidewalk	1170	SqFt	$8.50	$9,945.00
			Subtotal		$10,595.38
			Planning & Engineering	5%	$529.77
			Construction Administration	5%	$529.77
			Total		$11,654.91
			Rounded		**$11,650.00**

Agreement Item 5.A. - Chain Link Fence Along Spillway Walls

Bid Item Number	Item	Quantity	Unit	Unit Price	Total Price
621E0060	6' Chain Link Fence with Top Rail	584	Ft	$50.00	$29,200.00
			Planning & Engineering	5%	$1,460.00
			Construction Administration	5%	$1,460.00
			Total		**$32,120.00**

Agreement Item 5.B. - Pumphouse Driveway & Parking

Bid Item Number	Item	Quantity	Unit	Unit Price	Total Price
120E2000	Undercutting	580	CuYd	$2.00	$1,160.00
260E1010	Base Course	728	Ton	$20.50	$14,924.00
320E1050	Class E Asphalt Concrete	273	Ton	$56.00	$15,288.00
			Subtotal		$31,372.00
			Planning & Engineering	5%	$1,568.60
			Construction Administration	5%	$1,568.60
			Total		$34,509.20
			Rounded		**$34,510.00**

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:	October 16, 2023	**Requested By:**	
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):			
Agenda Item:	Second Reading on Ordinance #O2023-07, An Ordinance Establishing Business Improvement District #4		

Explanation/Background of Agenda Item Requested:

The City Council has been in the process of re-implementing a business improvement district for lodging establishments. Previously, the council established the boundaries of the new proposed district and appointed members to the new business improvement board. The board then met and made a recommendation to the council to formally establish the new business improvement district. After receiving the recommendation, council passed a resolution of intent in regards to establishing the new business improvement district by ordinance. Staff provided notice of the hearing to property owners and occupants more than 30 days in advance of the hearing as provided by law.

The new hotel, motel, and lodging establishment BID will function very similarly to the existing hotel, motel, and lodging establishment BID; however there are a few notable changes. First, the tax would increase from $1.50 per room per night to $2.00 per room per night. The new BID will also be codified, which will make tracking the terms and any future modification much simpler. The authorized purposes for the use of BID proceeds will also be broadened in order to better match the allowable purposes provided for by state law. The new ordinance will also make the BID board responsible for recommending a budget to the council on an annual basis.

The intention would be for this new BID to become effective as of January 1, 2024; replacing the old BID which would be terminated via separate council action effective December 31, 2023.

At First Reading, council amended the ordinance to include language regarding dissolution of the district by petition.

ORDINANCE #O2023-07

AN ORDINANCE ESTABLISHING BUSINESS IMPROVEMENT DISTRICT NUMBER 4.

WHEREAS, the City of Mitchell has previously implemented two prior Business Improvement Districts relating to hotels, motels, and lodging establishments; and

WHEREAS, the City of Mitchell desires to update and consolidate all provisions relating to hotel, motel, and lodging establishment Business Improvement Districts and provide a fresh starting point for the same; and

WHEREAS, the prior Business Improvement Districts will be terminated by separate action of the City Council prior to the new Business Improvement District Number 4 (BID 4) going into effect.

NOW THEREFORE,

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

Section 1. Recitals pursuant to SDCL Chapter 9-55.

Pursuant to SDCL 9-55-12, the Governing Body of the City of Mitchell, SD, does hereby make the following statements of facts and findings:

1. The resolution (R2023-54) setting the boundaries of the proposed district and appointing board members was passed on the 7th day of August, 2023. The BID 4 board met on the 15th day of August, 2023 and voted to recommend the adoption of the proposed ordinance creating BID 4 to the city council. The city council received the recommendation of the BID 4 board and passed a resolution of intent (Resolution #R2023-61) relating to this ordinance on the 21st day of August, 2023.
2. The hearing in relation to this matter was held on the 2nd day of October, 2023 at 6:00 PM in the chambers of the Mitchell City Council, at City Hall, 612 N Main, Mitchell, SD, following the notice period provided by law. At said hearing, the Governing Body did receive evidence for and against the proposed modification of revenues to be raised and the use and application thereof. No objections to the proposed modifications were made at said hearing or, alternatively, any objections made were less than a majority of the hotels and motels in the BID and were insufficient in number as required by law to terminate the proceedings.
3. BID 4 is hereby established pursuant to SDCL Chapter 9-55, this ordinance, and the prior resolutions of council relating to BID 4.
4. The purposes of BID 4, and the public improvements and facilities relating thereto, shall be as further provided by Section 2 of this ordinance.
5. The boundaries of BID 4 are as further described in Section 2 of this ordinance.
6. As authorized by SDCL 9-55-2, the hotel, motel, and lodging establishments included in BID 4 are hereby subject to the general business occupation tax as further provided by Section 2 of this ordinance. Such tax is hereby deemed fair and equitable.

7. As discussed in further detail in Section 2 of this ordinance, the initial rate of the occupation tax to be imposed on the business users of the space in the district is $2.00 per room per night on occupied rooms rented to transient guests by hotels, motels, and lodging establishments within BID 4.
8. Penalties for failure to pay the occupation tax are provided in Section 2 of this ordinance.

Section 2. Codification of Substantive Provisions.

The City of Mitchell does hereby ADOPT the following provisions to be codified in the Mitchell City Code as "Chapter 2-7: Business Improvement District Number 4", with the sections of said chapter to read as follows:

2-7-1: Establishment of District:

Pursuant to the provisions of SDCL Chapter 9-55, Business Improvement District Number 4 (BID 4) of the City is hereby created. A resolution designating the boundaries of the business area and appointing members to the BID 4 board was approved by City Council on August 7, 2023. Upon receiving the recommendation of the BID 4 board, a resolution of intent to create BID 4 was approved by the City Council on August 21, 2023. The public hearing on creation of BID 4 was held in the City Council Chambers, located at 612 N. Main, Mitchell SD 57301 on October 2, 2023.

2-7-2: Boundaries of Business Improvement District Number 4:

A. The boundaries of BID 4 are as follows: That property within the City boundaries which is zoned and used for hotel, motel, or lodging establishment excluding any hotel, motel, or lodging establishment with less than 28 rooms, unless the hotel or motel elects to be included within the district.

B. A list of all properties included in BID 4, which list shall identify the name of the hotel, motel, or lodging establishment, the number of sleeping rooms and each property's address, shall be kept on file in the Finance Office. The initial list shall contain all properties currently included in BID 4. If a property no longer meets the criteria for inclusion in BID 4, the owner or proprietor of the hotel, motel, or lodging establishment shall provide the Finance Officer with a sworn, written statement setting forth the relevant change in property or operation that disqualifies the hotel, motel, or lodging establishment. The Finance Officer shall remove the hotel, motel, or lodging establishment if the statement shows the hotel, motel, or lodging establishment no longer qualifies for inclusion in BID 4.

2-7-3: New Properties within Business Improvement District Number 4:

Pursuant to SDCL 9-55-4, the City Council may add, by resolution, hotel, motel, or lodging establishment properties with 28 or more rooms which were not in operation or did not meet the occupancy threshold at the time of BID 4's creation.

2-7-4: Purpose of the District:

BID 4 is created for the purpose of funding the enhancement, expansion, marketing and promotion of visitor facilities, events, attractions and activities benefiting the City and its hotels, motels, and lodging establishments located within BID 4 consistent with the purposes set forth in SDCL 9-55-3.

2-7-5: Occupational Tax Imposed:

An occupational tax in the amount of $2.00 per occupied night shall be imposed upon the above hotels, motels, or lodging establishments based upon rooms rented to transient guests. This occupation tax shall be fair, equitable and uniform as to class. No occupational tax may be imposed on any transient guest who has been offered a room by a hotel, motel, or lodging establishment on a complimentary basis whereby no fee or rent is charged for such room. Additionally, no occupational tax may be imposed on any transient guest who stays 28 days or more consecutive nights.

2-7-6: Duty to Account for Complimentary and Leased Rooms:

Each hotel, motel, or lodging establishment shall account for complimentary or leased rooms which are also subject to audit by the City, with records showing the reason rooms were provided on a complimentary basis or for a period of 28 days or more.

2-7-7: Computation and Collection of Occupational Tax:

The City Finance Officer is authorized to determine and compute the tax in accordance with this ordinance. The occupational tax assessed pursuant to this ordinance shall be remitted by the 20th day of each month to the City, based on the previous calendar-month tax collections. Should the 20th day of the month fall on a Saturday, Sunday or a holiday observed by the City, the occupancy tax remittance shall be due on the first business day immediately following the 20th. The City Finance Officer or their designee shall be authorized to audit the books, ledgers, or franchise reports of any hotel, motel, or lodging establishment subject to the terms of this ordinance, including the right to inspect daily reports of such hotels and motels so as to ensure that any occupancy tax is properly remitted to

the City. The City may seek injunctive relief against any hotel, motel, or lodging establishment which does not remit the proper amount of tax monies when due. Each hotel, motel, or lodging establishment subject to this ordinance shall keep accurate records of amounts collected from transient guests for review by the City Finance Officer or their designee.

2-7-8: Certified Report Required along with Occupation Tax Payment:

Any business governed by this ordinance shall certify with the remittance of tax imposed by this ordinance that the accounting of rooms rented is accurate and the tax payment made is accurate according to the business records. Any business governed by this chapter shall sign a sworn statement, to be submitted along with the remittance of any tax imposed by this chapter on or before the 20th day of each month, stating as follows:

"I declare, under penalty of perjury, that the above accounting of rooms rented is accurate and the tax payment made herein is accurate to the best of my knowledge according to my business records.
Signed _____ Dated_____ Title_____"

2-7-9: Failure to Pay Occupational Tax:

All remittances of occupancy tax collected pursuant to this article shall be due and received in the Office of the City Finance Officer no later than the 20th day following the month for which the occupancy tax remittances are due. All amounts that are not remitted as set forth above will be charged a late fee in the amount of ten percent of the total amount due.

Failure to remit such tax shall constitute a violation of this chapter which may be punishable by a fine of up to $500.00 and/or imprisonment of up to 30 days. Any unpaid balance under this article shall constitute lien upon the property owned by the business or user of space being taxed and shall become a lien against and shall run with property taxes and assessments.

The City shall have the ability to deny the issuance of permits or licenses or any renewals thereof to any business or premises that fails to conform to provisions of this article, including, but not limited to, building permits, malt beverage licenses, wine licenses and liquor licenses.

Nothing with this provision shall be construed as limiting any other rights which the City has or may pursue in seeking collection of monies not paid under the terms of this chapter. In the event this tax becomes subject to supervision by the State through the State's department of revenue, any rights which the City has herein shall be deemed cumulative to any powers which inure to the benefit of the State.

2-7-10: Payment of Fees:

In the event legal action is required to collect any delinquent assessments, if there is a tax that has not been paid in accordance with this ordinance, the hotel, motel or lodging establishment failing to pay will be responsible for and pay all attorney's fees and costs incurred by the City in collecting the unpaid tax.

2-7-11: Costs Incurred by the City in Administering the Occupational Tax:

All costs incurred by the City of the City Finance Officer pursuant to this article shall be paid from occupancy taxes collected under this article. Administrative costs are not to exceed two percent.

2-7-12: Business Improvement District Number 4 Board:

There is hereby continued, as has been previously established pursuant to SDCL Chapter 9-55, a Business Improvement District Number 4 Board.

A. Composition.

   1. The BID 4 Board shall consist of 7 members. The Mayor and a council representative shall constitute 2 members of the BID 4 board and shall not be subject to term limits. In addition to the Mayor and council representative, the BID 4 board shall also consist of 5 additional members, appointed by the Mayor with the approval of the City Council. Persons who are eligible to fill the 5 additional member seats of the BID 4 Board must be property owners, residents, business operators, or users of space within the business area to be improved, and will consist of:

      a. Three hoteliers from within BID 4; and
      b. Two other eligible persons who are not hoteliers.

B. Terms. All members of the Board shall be appointed to serve a 3-year term. A member of the Board may serve consecutive terms if so appointed by the Mayor and Council. The terms for the 5 non-city members shall initially be staggered so that 1 member serves a full 3-year term, 2 members serve 2-year initial terms, and 2 members serve 1-year initial terms.

C. Vacancies. The Mayor, with the approval of the City Council, shall fill any vacancy of members for the remainder of the term vacated.

D. Officers. The BID 4 Board shall annually select from its members a chair, vice chair, and secretary.

E. Compensation. All members of the Board shall serve as such without compensation, except for actual expenses, which shall be subject to approval of the City Council.

F. Powers of the board. The primary duty of the BID 4 board is to recommend a budget for the use of BID proceeds to the City Council. The use of BID 4 proceeds is limited to the purposes provided under Section 4 above. The BID 4 board shall be authorized to take such actions necessary to carry out the appropriated expenditures included in the Council's approved budget for BID 4, upon any such further restrictions the Mayor and Council may provide during the budget approval process.

2-7-13: Severability:

Should any section, clause or provision of this ordinance be declared invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part declared to be invalid.

2-7-14: Reporting:

The BID #4 Board will provide annual reports of their activities to the City Council.

2-7-15: Dissolution of the District:

BID 4 may be dissolved pursuant to SDCL 9-55-22, however there shall be no requirement that the revenue collected from the tax be used only for the promotion of the district in order for a majority of landowners to petition for dissolution.

Section 3.

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

Section 4.

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, this ordinance shall become effective January 1, 2024.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2023.

_____
Robert B. Everson, Jr. – Mayor

Attest:

(seal)

_____
Michelle Bathke – City Finance Officer

First Reading: _____
Second Reading: _____
Adoption: _____
Published: _____

RESOLUTION NO. R2023-54

A RESOLUTION ESTABLISHING BOUNDARIES FOR A PROPOSED BUSINESS IMPROVEMENT DISTRICT AND SETTING INITIAL TERMS FOR BID BOARD MEMBERS

WHEREAS, the City Council for the City of Mitchell, SD believes that its past use of hotel, motel, and lodging establishment business improvement districts has been highly beneficial to the community; and

WHEREAS, the City Council believes that there are improvements that can be made to how the past hotel, motel, and lodging establishment business improvement districts were structured, implemented, and maintained; and

WHEREAS, the City Council believes that the most effective way to make such improvements is to create and codify a new hotel, motel, and lodging establishment business improvement district and terminate the prior hotel, motel, and lodging establishment business improvement districts by separate actions; and

WHEREAS, the first step in taking such action under SDCL 9-55 is to establish proposed boundaries and appoint a Business Improvement District Board; and

WHEREAS, the method of raising revenue which will ultimately be recommended and adopted shall be fair and equitable as required by law;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Mitchell, SD that:

Section 1. The boundaries of the proposed Business Improvement District are hereby established as:

> That property within the City boundaries which is zoned and used for hotel, motel, or lodging establishment excluding any hotel, motel, or lodging establishment with less than 28 rooms, unless the hotel or motel elects to be included within the district. (An initial list of the qualifying properties shall be maintained by the Finance Officer).

Section 2. There is hereby created a Business Improvement Board which shall have the powers established in SDCL 9-55-5 and 9-55-6. The Board shall be appointed by the Mayor with the approval of the City Council.

Section 3. The Board shall consist of 5 members whose initial terms shall be staggered so that 2 members serve for 1 year, 2 members serve for 2 years, and 1 member serves for 3 years. After the expiration of such initial terms, all subsequent appointments shall be for 3 years. Initial terms shall begin on January

1, 2023. However, the first Board members appointed shall serve from the date of appointment to December 31, 2022 in addition to their initial term.

Section 4. The initial appointments to the board shall be as follows:

Andy Chaudhari, *Thunderbird Lodge*	-	3 year initial term
Sam Chaudhari, *Quality Inn*	-	2 year initial term
Jason Bradley	-	2 year initial term
Austen Iverson, *Corn Palace Inn*	-	1 year initial term
Tim Smith	-	1 year initial term

Section 5. The Board shall make recommendations to the City Council for the establishment of a plan or plans for improvements in the business area.

Adopted by the Mitchell, South Dakota City Council in regular session this _____ day of _____, 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

RESOLUTION R2023-61

A RESOLUTION OF INTENT TO CREATE BUSINESS IMPROVEMENT DISTRICT #4.

WHEREAS the City Council for the City of Mitchell, South Dakota did previously establish the boundaries of proposed Business Improvement District #4 (BID 4) pursuant to Resolution R2023-54 passed in regular session on August 7, 2023; and

WHEREAS the Board for such proposed business improvement district did meet on August 15, 2023 and recommend the adoption of a proposed ordinance creating BID 4 within the boundaries previously established and upon such terms and conditions presented in the proposed ordinance; and

WHEREAS South Dakota law requires the passage of a Resolution of Intent prior to the creation of a business improvement district.

NOW THEREFORE BE IT RESOLVED by the City Council for Mitchell, South Dakota that:

1. That the proposed BID 4 consists of the area previously established by and is described as that property within the City boundaries which is zoned and used for hotel, motel, or lodging establishment. (An initial list of the qualifying properties shall be maintained by the Finance Officer).

2. A public hearing shall be held by the City Council for Mitchell, South Dakota on October 2, 2023 at 6 p.m., in the City Hall Council Chambers at which time all parties for or against the creation of this new business improvement district may appear and be heard as provided by law.

3. Within the district, the following public facilities, improvements, and activities to be made or maintained are proposed to take place:

> The enhancement, expansion, marketing and promotion of visitor facilities, events, attractions and activities benefiting the city and its hotels, motels, and lodging establishments located within BID 4 consistent with the purposes set forth in SDCL 9-55-3.

4. The revenue to support the items described in Section 3 shall be raised as follows:

> Each property located within the BID ("BID Properties") will be subject to an occupational tax. The occupational tax will be in the amount of $2.00 per occupied night imposed upon the hotels, motels, or lodging establishments in the district based upon rooms rented to transient guests. This occupation tax shall be fair, equitable and uniform as to class. No occupational tax may be imposed on any transient guest who has been offered a room by a hotel, motel, or lodging establishment on a complimentary basis whereby no fee or rent is charged for

such room. Additionally, no occupational tax may be imposed on any transient guest who stays 28 days or more consecutive nights.

SUCH METHOD OF RAISING REVENUE SHALL BE FAIR AND EQUITABLE.

5. The following costs are estimated for the items described in Section 3 and shall be paid by the following method:

The proposed costs for eligible improvements, facilities, and activities within the district are estimated to exceed all revenue generated by the tax. Such revenue shall be subject to budgetary recommendation by the BID 4 board and appropriation by the City Council.

6. The finance officer shall provide written notice of the hearing by mailing a complete copy of the resolution of intent to each owner of taxable property as shown on the property tax roll for the proposed district. In addition, a complete copy of the resolution of intent shall also be mailed to the occupant of each address located in the proposed district. Such mailing shall be completed at least thirty (30) days prior to the time of hearing.

Adopted by the Mitchell, South Dakota City Council in regular session this _____ day of _____, 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

NOTICE OF HEARING ON CITY OF MITCHELL, SOUTH DAKOTA RESOLUTION OF INTENT TO CREATE BUSINESS IMPROVEMENT DISTRICT NO. 4 WITHIN THE CITY OF MITCHELL (RESOLUTION R2023-61)

To: All property owners of the real estate located within proposed Business Improvement District (BID) #4 and each occupant of the properties so located.

PLEASE TAKE NOTICE that the City Council of the City of Mitchell, SD, shall on the date of October 2nd, 2023 at 6:00 P.M. at the City Council Chambers in City Hall, 612 N Main Street, Mitchell, SD 57301, hold and conduct a hearing to consider the creation of proposed Business Improvement District #4. A copy of the Resolution of Intent (Resolution No. R2023-61) relating to this matter is attached to this notice and hereby incorporated by reference. At such hearing, the City Council shall:

1. Hear any protests and receive evidence for or against the proposed action;

2. Rule upon written protests received prior to the close of the hearing, which ruling shall be final.

3. Continue the hearing from time to time as the Governing Body deems necessary.

The proceedings shall terminate if written protest is made prior to the close of the hearing by the owners of a majority of the hotels and motels in the proposed district.

Dated this 28th day of August, 2023.

CITY OF MITCHELL, SD

(seal)

_____

Michelle Bathke – City Finance Officer

Enclosure:
Copy of Resolution No. R2023-61

AFFIDAVIT OF MAILING

STATE OF SOUTH DAKOTA)
: SS
COUNTY OF DAVISON)

Michelle Bathke, being first duly sworn on oath, deposes and says:

That I am the Finance Officer for the City of Mitchell, SD; that on the 28th day of August, 2023, at Mitchell, Davison County, South Dakota, I personally mailed a true and correct copy of the NOTICE OF HEARING relating to Resolution of Intent R2023-61 (BID 4) to each of the following named owners/occupants at their respective last know postal addresses as follows:

Americinn 1421 South Burr Street Mitchell, SD 57301	North Plains Developers LTD Partnership c/o Dennis Shawd 123 South Main Street STE 200 Aberdeen, SD 57401
Comfort Inn & Suites 2020 Highland Way Mitchell, SD 57301	Midwest Motels of Mitchell II LLC c/o Don Petersen PO Box 1025 Mitchell, SD 57301
Corn Palace Inn 1001 South Burr Street Mitchell, SD 57301	Iverson Chrysler Center Inc c/o Mark Limberg 600 South Burr Street Mitchell, SD 57301
Days Inn 1506 South Burr Street Mitchell, SD 57301	Saina Mitchell LLC c/o Sachin Vinubhai Chaudhary 2189 Dakota Avenue South Huron, SD 57350
Hampton Inn 1920 Highland Way Mitchell, SD 57301	Thomsen Family LLC c/o Jerry Thomsen 1920 Highland Way Mitchell, SD 57301
Holiday Inn Express Hotel & Suites 810 East Spruce Street Mitchell, SD 57301	JPK TR Mitchell c/o James P. Koehler PO Box 15 Aberdeen, SD 57401
Kelly Inn & Suites 1010 Cabelas Drive Mitchell, SD 57301	Kelly Midwest Ventures Limited Partnership c/o Brenda Schmidt 3205 West Sencore Drive Sioux Falls, SD 57107
Motel 6	BHOLE LLC

1309 South Ohlman Street Mitchell, SD 57301	c/o Tushar Shah 402 Battle Mountain Avenue Hot Springs, SD 57747
Quality Inn 1221 South Burr Street Mitchell, SD 57301	Shree Radhe Hospitality LLC c/o Sanjay Chaudhari 1221 South Burr Street Mitchell, SD 57301
Rodeway Inn 1313 S Ohlman Street Mitchell, SD 57301	Ashiq and Saleem LLC c/o Humza Abid 205 SD-37 Parkston, SD 57366
Super 8 Motel 1700 South Burr Street Mitchell, SD 57301	Eight West LLC c/o Rikesh Patel PO Box 423 Vermillion, SD 57069
Thunderbird Lodge 1601 South Burr Street Mitchell, SD 57301	Radhe LLC c/o Tushar Shah 402 Battle Mountain Avenue Hot Springs, SD 57747

Affiant further says that each of said copies was securely enclosed in an envelope addressed respectively to each of said recipients as above stated, with the postage thereon as first class mail fully prepaid and was then deposited by affiant for mailing in the place provided for receiving first class mail in the United States Post Office at Mitchell, South Dakota, and that there is regular United States mail communication between the place where each of said copies was mailed and the place to which each was addressed.

_____
Michelle Bathke – Finance Officer

Subscribed and sworn to before me this 28th day of August, 2023.

_____
(seal) Notary Public- South Dakota
My commission expires: _____

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:	October 16, 2023	**Requested By:**	Stephanie Ellwein

Desired Action of City Council:

Amount Budgeted in current fiscal year for this item (if applicable): n/a (2024 Proposed Budget Item)

Agenda Item: Review of Rail Road & Main Streetscape Design Proposal

Explanation/Background of Agenda Item Requested:

City Staff have been working with Mitchell Main Street & Beyond as well as the business owners adjacent to the Main Street & Railroad intersection for the streetscape design of that intersection. One of the concepts that was proposed was to close the small section of road that is south of the Main Street and Railroad intersection and turn it into green space. John Foster & Stephanie Vaughan reviewed the plans and they were okay with the impact to the space adjacent to the Depot. Mitchell Main Street & Beyond also visited with the other adjacent business owners to ensure that they had the opportunity to review the proposed design. Additionally, the City would explore a maintenance agreement with the owners of the Depot where they would maintain the green space during the time that they continue to own the Depot (which was suggested by John Foster). As part of that agreement, we would assure the Depot that the City wouldn't be changing the space from the original plan without consultation with they as the adjacent business owner.

The change would not result in a cost increase, since we would no longer need to resurface that section of the road that is south of the Railroad intersection. The green space would be paid for out of the entertainment tax funds, like the other streetscape intersections have been; and it is within the proposed 2024 budget amounts. Any improvements on the private property of the Depot would not be a city expense, but they may be coordinated to occur at the same time as the City has done with other intersection projects.

City staff see the proposal as a benefit to operations (the elimination of a small section of street); and a positive improvement to the south end of Main Street. The proposed design would create an inviting "end cap" to the streetscape design. Because this concept has not been reviewed by council (due to the railroad intersection being added after the initial conceptual design of the streetscape); we would like council's approval to move forward with this proposal as part of the 2024 budgeted project.

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Concept Illustration

RAILROAD AVE / MAIN STREET STREETSCAPE

Mitchell, South Dakota

CONFLUENCE

McLaury ENGINEERING

August 31, 2023 | 23114

Concept Illustration

RAILROAD AVE / MAIN STREET STREETSCAPE

Mitchell, South Dakota

CONFLUENCE

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Concept Illustration

RAILROAD AVE / MAIN STREET STREETSCAPE

Mitchell, South Dakota

CONFLUENCE

McLaury ENGINEERING

August 31, 2023 | 23114

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:	October 16, 2023	**Requested By:**	Joe Schroeder
Desired Action of City Council:			
Amount Budgeted in current fiscal year for this item (if applicable):	101-43120-42526 - Bridge Inspection		
Agenda Item:	Presentation of 2023 Bridge Inspections by Brosz Engineering		
Explanation/Background of Agenda Item Requested:	2023 Update on Bridge Inspections from Brosz Engineering The yearly bridge inspections were completed by Brosz Engineering this past spring. Three structures were inspected, which included the Canal Bridge, the Sanborn Bridge over the railroad tracks, Foster Street Bridge which crosses Dry Run Creek and the railroad tracks. Detailed reports are provided for your information. Brosz will be providing an in-person summary of the reports.		

October 9, 2023

Joe Schroeder
Public Works Director
City of Mitchell
612 N. Main Street
Mitchell, South Dakota 57301

RE: 2023 City of Mitchell Structure Maintenance Inspections

Dear Mr. Schroeder,

We at Brosz Engineering, Inc. have completed the City of Mitchell bridge inspections for 2023.

There were three structures in the work order this year. Below is a summary of our findings:

18-129-060 This is a 45'-0" single span prestressed concrete double tee beam bridge over the canal on the west end of Lake Mitchell. This bridge has severe deterioration/decay of the Treated Timber Abutment Cap on the North Abutment. The bottom half of the timber has gotten extremely soft and weak and is beginning to crush over the center piling. In 2021 we recommended reducing the load rating to 50% of legal loads until such a time the bridge can be repaired or replaced. Since the last inspection there has been only a slight advancement of the deterioration in the cap.

18-149-095 This is a three span Continuous Composite Steel Girder Bridge with Concrete Deck and Concrete Abutments on Sanborn Street over the railroad tracks. This structure had a new 2 coat polymer chip seal applied to the deck in 2019. It also had the approach slabs replaced and jersey barrier repair work. The pedestrian rails were repainted on the sidewalk/bike path exterior and the barrier top steel rail replaced. The structure is in good condition.

18-160-099 This is a five span prestressed concrete girder bridge on Foster Street over the railroad and Dry Run Creek. This structure had areas of the deck requiring repair/preservation as well as the approach slabs. It had settlement in the sidewalk at the SW corner and had a missing joint cover plate exposing the gap beneath. There was spalling on the backside of the west jersey barrier. The roadways leading up to the approaches were potholed at the joints creating a rough ride. In 2022 this structure had a 2-coat polymer chip seal installed and approach slab repair/replacement as well as repair work performed on all items listed. The structure is now considered to be in good condition.

If you have any questions or comments regarding this submittal, please contact us. Thank you for the opportunity to perform this service for the City of Mitchell.

Sincerely,

Donald J. Hammond, PE
Brosz Engineering, Inc.
Cc: Cody Axlund, SDDOT, Pierre

SIGNIFICANT FINDINGS – 2023 INSPECTIONS

While performing routine bridge inspections, significant defects/deficiencies, structure improvements, and maintenance items are encountered on various structures. In addition, structures are encountered which may be considered under-designed for today's vehicle loads. It is our sincere intention to clearly identify, describe, and document these defects/deficiencies in the individual Bridge Inspection Reports and summary documents.

To continue to assist in budget planning and maintenance scheduling, we are including this Significant Findings documentation with our final Bridge Inspection Reports. This documentation is not intended to provide a substitute for thorough review of the individual reports. It is also not intended to list all structures with defects/deficiencies, as these are documented in the individual reports. It is intended to draw attention to encountered defects/deficiencies which may be potential safety concerns, effect structural capacity, and/or present budgetary planning for future replacement/rehabilitation efforts, and general maintenance. Other critical information related to each structure may not be included in the Significant Findings documentation. Review of the individual Bridge Inspection Reports for full details is encouraged for all information related to each structure. Coordination with our staff is encouraged prior to any repair work being performed on the structures referenced in this documentation.

- **18-129-060:** 45'-0" single span prestressed concrete double tee beam bridge over the canal on the west end of Lake Mitchell.

  Severe decay/deterioration of the north abutment cap.

Crushing North Abutment Cap

Crushing North Abutment Cap

- **18-129-060:** Damage to the northwest approach rail and west bridge rail.

Damaged Northwest Guard Rail

Damaged West Bridge Rail

- **18-149-095:** Three span Continuous Composite Steel Girder Bridge with Concrete Deck and Concrete Abutments on Sanborn Street over the railroad tracks.

Typical Transverse Cracking with Efflorescence in Span 2

South Sleeper Slab Top Hat Light Cracking

- **18-169-099:** Five span prestressed concrete girder bridge on Foster Street over the railroad and Dry Run Creek.

New 2-Coat Polymer Chip Seal

New Sidewalk at Northwest Corner

- **18-169-099:** Five span prestressed concrete girder bridge on Foster Street over the railroad and Dry Run Creek.

Typical Repair under Barrier Rail Posts

Minor Cracking in New Sleeper Slab

- **18-169-099:** Five span prestressed concrete girder bridge on Foster Street over the railroad and Dry Run Creek.

Typical Hairline Cracking in New Approach Slabs

New Roadway Pavement and Striping - Typical

BRIDGE INSPECTION
For
CITY OF MITCHELL
STRUCTURE NUMBER
18-129-060
2023

Brosz
ENGINEERING, INC.

BRIDGE INSPECTION REPORT

Orientation Sketch

Structure No.: 18-129-060 **Maint. Proj. No.:**
Feature Carried: Harmon Drive **County:** Davison
Feature Crossed: Lake Mitchell Canal
Length: 45' **Roadway Width:** 30' **Deck Width:** 30.8'
Year Built: 2000 **Skew:** 0° **Lat:** 43.76327 **Long:** -98.07049
Agency Responsible for Maintenance: City of Mitchell
Location: 2.1 Mi. W. & 4.0 Mi. N. of Mitchell, SD
Bridge Description: Single Span Precast Prestressed Concrete Bridge with Timber Abutments

POSTING RECOMMENDATIONS

SD Legal Truck	Posting Recommendation	SD Legal Special Haul Vehicle (SHV)	Posting Recommendation
Type 3	**12 Tons**	SHV SU4	13 Tons
Type 3S2	**20 Tons**	SHV SU5	15 Tons
Type 3-2	23 Tons	SHV SU6	17 Tons
		SHV SU7	19 Tons

Maintain Load Rating of 50% of Legal Loads due to failing condition of the North Abutment Cap (Engineering Judgement)

STRUCTURE CONDITION RATINGS

DECK:	6	SUPERSTRUCTURE:	7	SUBSTRUCTURE:	3
CULVERT:	N/A	APPROACH:	8	CHANNEL:	7

Date Inspected	Inspectors	Crew Leaders Signature	Temperature
03/03/17	D. Hammond		28 Deg F
03/27/19	D. Hammond, C. Bosch		55 Deg F
04/06/21	D. Hammond, S. Dockter		48 Deg F
05/20/22	D. Hammond, A. Humphreys		53 Deg F
04/18/23	D. Hammond, C. Hammond		67 Deg F

REGION REPAIR RECOMMENDATIONS/CONTRACT REPAIRS

Repairs Required to Increase Load Limit

Replace north abutment cap.

Repairs – Preservation and General Structure Maintenance

Replace north abutment cap.

Repair damaged west bridge rail and straighten the bridge rail posts.

Repairs – Approach and Signing

Repair damaged NW corner approach rail.

Repairs – Channel and/or Berms

Install additional riprap along the south abutment backwall where drainage fabric is exposed. Will not require a great amount.

Repairs to Improve Safety and/or Upgrade to Current FHWA Standards

N/A.

RECOMMENDATIONS MADE BY _____

APPROACH – ITEMS 65.00 – 65.09

1. Alignment

The vertical alignment is good. The horizontal alignment is fair with a horizontal curve located immediately north of the structure. Judging by the amount of collision damage the northwest corner approach rail has been suffering the alignment may be classified as poor. Chevrons and curve signs with speed reductions were installed in 2021 to address this issue.

2. Condition

The asphalt overlay is in good condition and still provides for a good transition on and off the bridge deck. There is some minor settlement occurring off the south end of the bridge but is not yet problematic. The southbound lane has moderate transverse cracks both ± 10' and 12' south of the bridge. One crack extends to the roadway centerline and the other is ± 6' long.

3. Joints

No joints.

4. Guard Rails

W-beam guardrails mounted on timber posts off each corner of the structure. The guardrails are in good condition generally. However, the BCT end terminal at the southwest had minor collision damage, but the metal has been manually straightened. The southeast end treatment was repaired but is damaged again. The post is intact, and cable is functional, but the boxing glove was flattened. The northwest BCT end has collision damage, and the two north posts were sheared off at the ground line and the posts are hanging above the broken off timber in the ground leaving this end treatment non-functional.

5. Embankment

The embankment is good – minor amount of erosion off the ends of the northwest, southwest, and southeast wingwalls.

6. Drainage

The drainage of the roadway is good, away from the road and into ditches on the west side and into the lake on the east side.

7. Signing

Type 3 reflective markers on each BCT end section except the SE where there is a large (16"x16") yellow type 2 reflective marking. Crosswalk signs at NW and NE and bike path stop sign at NW. Good condition. Bike lane ends sign beneath stop sign at NW corner. There is a "No Parking on Bike Path" sign at the SE corner. The type 3 object markers are scratched and faded. Reflectivity is questionable. There has been signing added since the last inspection. There is a speed reduction down to 25 mph on both approaches followed by a 90° curve sign with a 20-mph advisory speed limit below it with flashing yellow lights mounted to the top. This is then followed by chevrons that mark the curve in the north approach southbound lane. This is in response to the multitude of impacts to the NW approach rail. The new signs are in as new condition with good retro-reflectivity. There are load posting signs at both the bridge and the nearest section corners. The intersecting road posting signs are mounted below the 25 mph speed limit signs and the bridge posting signs are below "bridge" signs. All signs are in as new condition.

8. Roadway Width

Approach roadway width of approximately 30.0'.

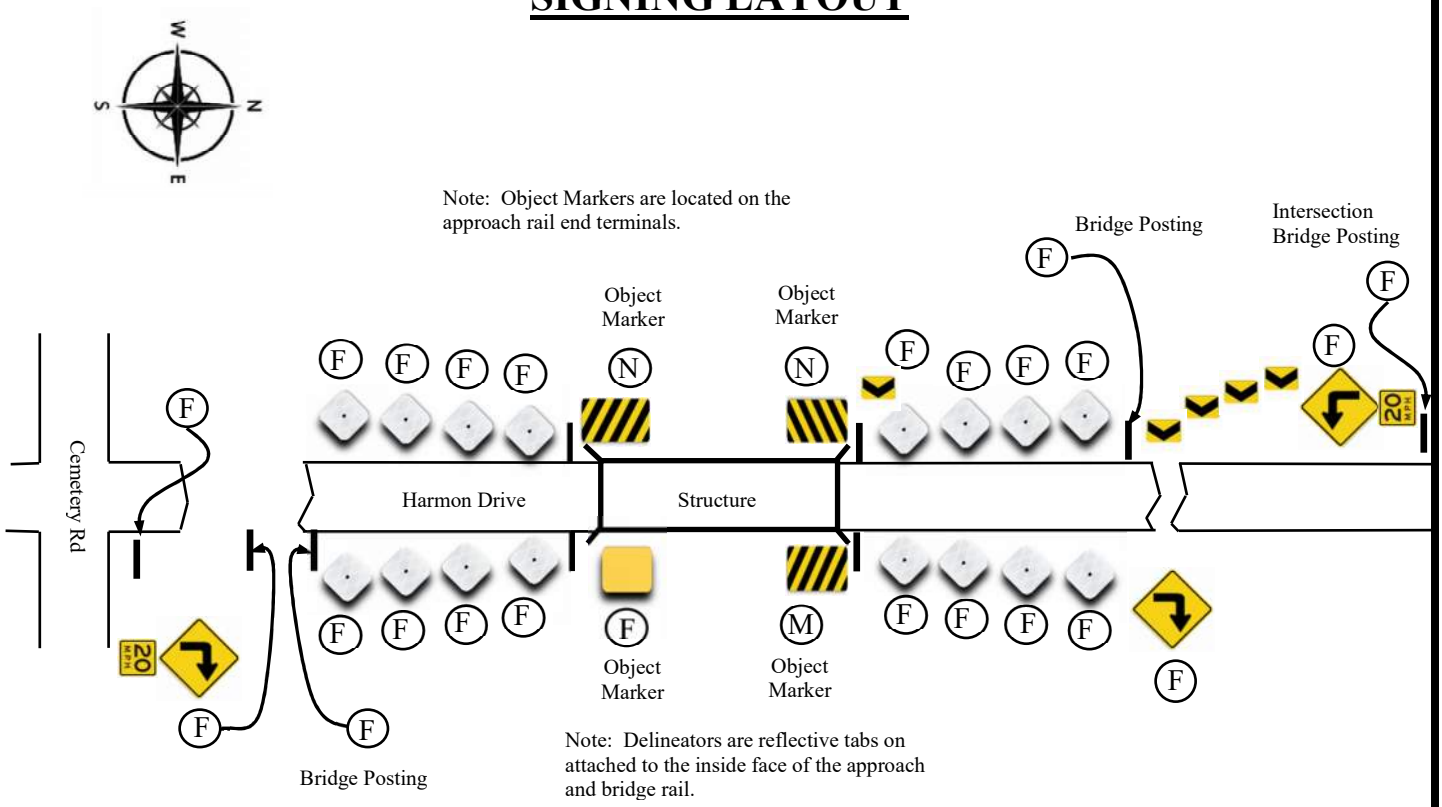
9. Existing Posting:

SU 12; Comb. 20.

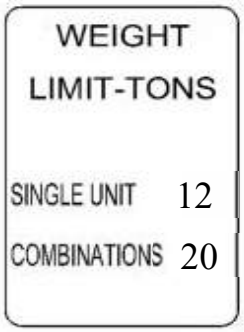
10. Utilities:

There is a buried underground fiber optic cable witness post and a telephone riser box at the NW corner and a telephone riser box at the SW corner. There is a larger riser box further away +/- 200' at the SW as well.

SIGNING LAYOUT



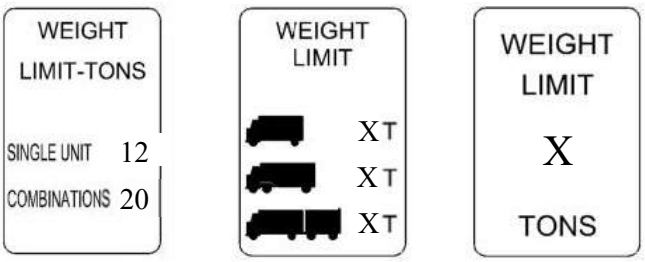
BIKE PATH RELATED SIGNS NOT SHOWN



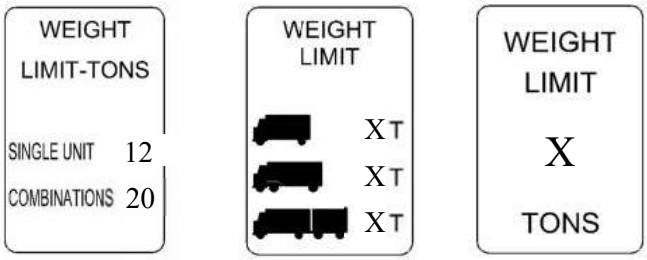
RECOMMENDED POSTING

SIGN/DELINEATOR LEGEND:
Functional (Good Condition)
Non-Functional (Poor Reflectivity Etc.)
Missing
Damaged (Requires Repair or Replacement)
Unnecessary/Not Required

EXISTING APPROACH POSTING:



EXISTING INTERSECTION POSTING:



DECK – ITEMS 58.00 – 58.17

1. Deck Condition

The deck consists of the top flange of eight (8) prestressed concrete double tee deck units. The joints are grouted between the units. The grout has minor cracking. The deck is super-elevated to match roadway curvature.

A. Cracking

Minor. There is cracking in longitudinal joint grout. It is minor but will leak. There is a 1' wide by 20' long area of very light hairline map cracking near the west joint of beam 6 near the south abutment extends nearly to midspan. Similar cracking is now showing on beam 5 at the north end.

B. Scaling

Surface is abraded. All units have some degree of scale. Mostly shallow with a few small areas of moderate scale. All exposed aggregate remains tightly in place. Worst are units 1 through 4. Unit 2 is scaling faster now.

C. Spalling

Minor spalling at grouted lift hole/hook locations. SW corner of unit 1 is spalled. Minor.

D. Delaminations

None found.

2. Overlay

No overlay.

3. Joints

Grouted longitudinal joints between the deck units. Condition as mentioned in item 1.

4. Drains

No drains.

5. Curbs and Median

No curbs and median.

6. Sidewalks

There are no sidewalks on the bridge. There is a bike path and bike path bridge adjacent to the bridge east of the vehicular bridge.

7. Railing or Barrier

The SL-1 railing consists of steel thrie-beam railings mounted on galvanized structural steel tube posts. The railing is in good to fair overall condition. Reflectors mounted on the bolts at every other post to delineate at night. There are minor spalls to the exterior deck units at several of the railing post locations. Rail and posts are galvanized. The west side rail posts all lean to the south at the top. All are +/- 4" out of plumb typically. There is minor collision damage to the west rail between rail posts 4-6. Approximately 6' of impacted area. The rail remains functional.

8. Lighting

No structure lighting in-place.

9. Utilities

Underground buried cable 50' west, exposed at NW wingwall. 3" metal conduit on west side – attached to rail posts.

SUPERSTRUCTURE - ITEMS 59.00 – 59.20

1. Underside of Deck
The underside of the eight (8) 23” x 46” precast double tee deck units are in good condition.

2. Bearing Devices
Pads are located under the concrete girders’ stems at the backwalls. Minor spalls and heavy rust occurring at the bearing locations. The steel bearing plates are rusted, and the concrete is spalling around the bearing plates. Some minor staining between the units shows water leakage from the grouted joints.

3. Girders or Beams
Eight (8) precast prestressed concrete double tee beams. Chips and spalls at the bottom of legs at all beams are evident. Overall, the prestressed concrete double tee units are in good condition. There is a small, spalled area on beam 6 west leg near the south abutment that is exposing rebar. It is a superficial issue at present.

4. Diaphragms
Concrete diaphragms are located at the ends and midpoint of the precast units. The diaphragms are in good condition. Minor spall at the midpoint of deck unit #3, #5 and #7.

5. Trusses
No Trusses.

6. Rivets and Bolts
The bolts on the railings appear to be secure and in good condition.

7. Welds
No welds.

8. Paint
No paint.

9. Drainage System
No drainage system, crowned surface drains over edges under rail.

10. Utilities
No utilities attached.

11. Reaction Under Load
Normal reaction under light traffic.

12. Collision Damage
No collision damage.

SUBSTRUCTURE – ITEMS 60.00 – 60.05

1. Abutments
Treated timber abutments.

A. Wingwalls
3” x 12” treated timber planks supported by two (2) 12” timber piles – the wingwalls appear to be in good condition. Flared back north 45°. 3” x 12” treated timber cap. Piles of the NE and SE wingwalls are buried in the fill behind the channel/pedestrian bridge retaining walls.

B. Backwalls
Timber planks supported by seven (7) timber piles spaced at 5’-4” c-c spacing. The backwall plank in each abutment are in good condition generally with only minor staining. The pile caps consist of 12” x 12” timber beams topped with a 3” x 14” galvanized steel channel laid flat. The timber caps and the flanges of the steel channels were cut at the roadway centerline to match the crown and superelevation of the roadway. The cut locations are over the center backwall piles.

There is moderate check cracking in the south cap, primarily in the east half. Ice pick penetration of up to 3”. It appears to have started along the bolt line. The east end of the south cap has minor decay.

The north backwall cap is crushing where the cap was cut to accommodate the change in slope. The crushed area does not significantly appear worse than last year. The bottom half of the cap at this location may no longer be functional or effective. There is also a small area of timber delaminating where the timber is crushing/bulging around the top of the pile near the west side of the pile. The bottom face of the north cap has a minor check crack with $\pm$ 1” of penetration with ice pick. Sounds solid away from the crushed area. The north cap also has severe rotting at the west end. Sounds hollow to the first pile location.

C. Footings
No footings.

2. Piers or Bents
No piers or bents.

3. Grout Pads
No grout pads.

4. Anchor Bolts
There are galvanized hardware bolts through the interior five (5) timber piles and pile caps to the backwall planks. All is tight and secure.

5. Piles
Seven (7) timber bearing piles at the north backwall and eight (8) timber bearing piles at the south backwall. Zinc caps have been installed over the tops of the timber piles. The piles are in good condition. The south abutment piling #2 and #3 are side by side 10” cracked and 12” piling. Pile 2 of the south backwall is moderately check cracked with 3” of ice pick penetration.

6. Bracing
There are cable tiebacks around the wingwall timber piles closest to the structure. All is tight and secure.

7. Paint
All timber members have heavy creosote treatment except where the cap was cut.

8. Movement
The structure shows no detectable movement except where the cap is crushing on the north abutment.

A. Plumbness
The structure appears plumb.

B. Settlement
There is no detected settlement.

C. Horizontal
There is no noted horizontal movement.

CHANNEL AND CHANNEL PROTECTION – ITEMS 61.00 – 61.09

1. Channel

The canal is established and well defined.

A. Alignment

The canal alignment is good. Lake to east and rock lined channel west.

B. Vegetation

Good vegetation.

C. Scour

No scour.

D. Debris

No debris.

E. Flow Line

Stable.

2. Embankment Erosion

Nothing significant.

3. Waterway Adequacy

The waterway appears adequate for normal flow and intended purposes.

4. Spur Dikes & Jetties

No spur dikes or jetties.

5. Wing Dams

No wing dams.

6. Riprap

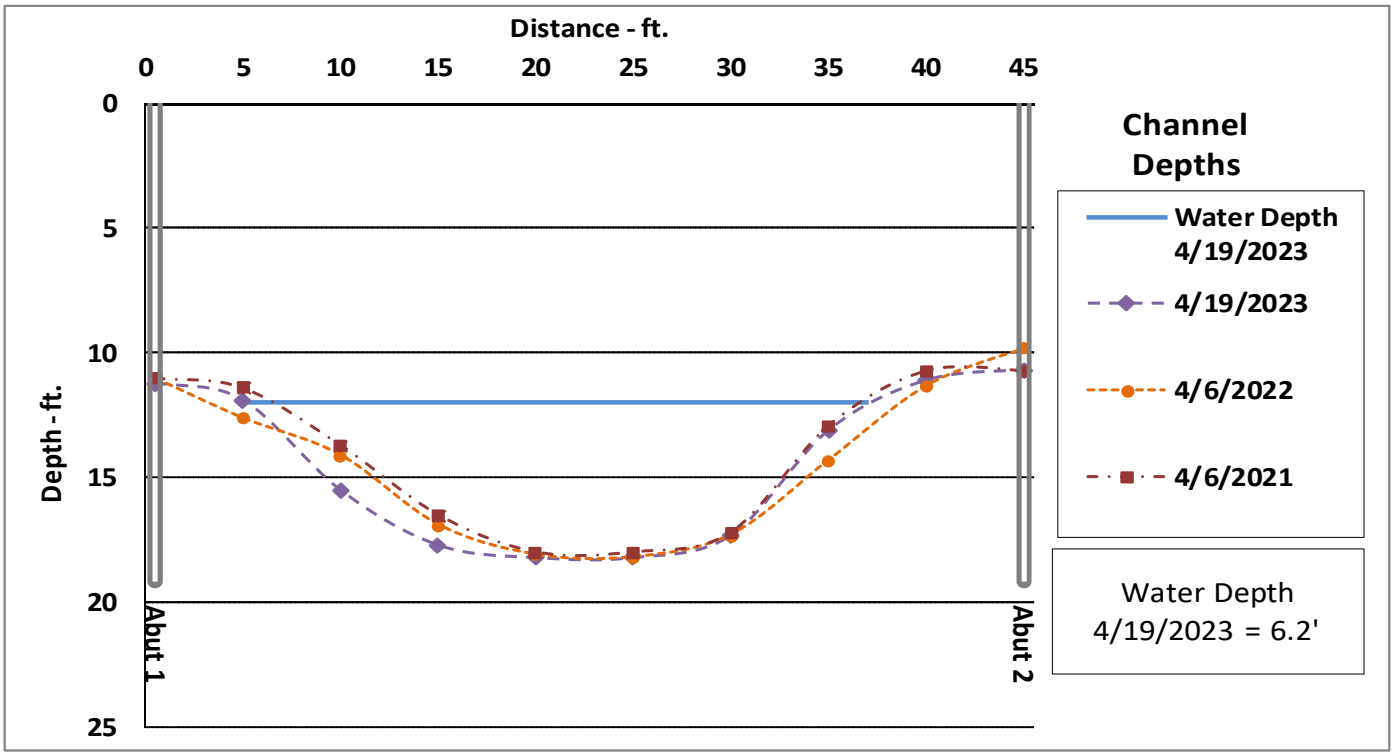
Quarried quartzite riprap throughout the structure area. Good and angular. Riprap has been placed on the berms in front of both abutments and along the channel. Riprap has been pulled away from the south abutment exposing drainage fabric.

7. Observed Highwater Elevation

Appears to be 5 to 6 feet below the bottom of the precast double tee units.

8. Streambed

Streambed is silt.



All measurements taken on inlet side of structure at top of deck.

North Approach Curve

North Approach Load Posting Sign

South Intersection Load Posting Sign

North Approach

STR. NUMBER: 18-129-060 PHOTOS TAKEN: 4/18/2023

South Approach

Upstream Looking East

Downstream Looking West

Typical Scale on Deck Unit Top Flanges

Collision Damage to West Bridge Rail

Collision Damage to NW Approach Rail

Decaying West End of North Abutment Cap

Crushed North Abutment Cap Near Center Pile

Crushed North Abutment Cap Near Center Pile

Crushed North Abutment Cap Near Center Pile

Crushed North Abutment Cap Near Center Pile

Minor Check Crack in Bottom Face of North Abutment Cap

Check Cracked Pile 2 of South Backwall

Check Crack in South Abutment Cap - East End

Small Spall with Exposed Rebar - Deck Unit 6 West Leg South End

BRIDGE INSPECTION
For
CITY OF MITCHELL
STRUCTURE NUMBER
18-149-095
2023

Brosz
ENGINEERING, INC.

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BRIDGE INSPECTION REPORT

Orientation Sketch

Structure No.: 18-149-095 **Maint. Proj. No.:**
Feature Carried: Sanborn Street **County:** Davison
Feature Crossed: SD Owned Railroad
Length: 199' **Roadway Width:** 52' **Deck Width:** 63.5'
Year Built: 2001 **Skew:** 13° **Lat:** 43.70862 **Long:** -98.02953
Agency Responsible for Maintenance: City of Mitchell
Location: Sanborn Street – Over SD Owned Railroad
Bridge Description: 3-Span Continuous Composite Steel Girder Bridge w/Concrete Deck and Concrete Abutments

POSTING RECOMMENDATIONS

SD Legal Truck	Posting Recommendation	SD Legal Special Haul Vehicle (SHV)	Posting Recommendation
Type 3	**Legal Loads**	SHV SU4	Legal Loads
Type 3S2	**Legal Loads**	SHV SU5	Legal Loads
Type 3-2	Legal Loads	SHV SU6	Legal Loads
		SHV SU7	Legal Loads

No Load Posting Required.

STRUCTURE CONDITION RATINGS

DECK:	6	SUPERSTRUCTURE:	8	SUBSTRUCTURE:	7
CULVERT:	N/A	APPROACH:	8	CHANNEL:	N/A

Date Inspected	Inspectors	Crew Leaders Signature	Temperature
07/16/15	D. Hammond, B. Wilsey		75 Deg F
03/08/17	D. Hammond, S. Dockter		31 Deg F
03/27/19	D. Hammond, C. Bosch		58 Deg F
04/12/21	D. Hammond, S. Dockter		46 Deg F
04/18/23	D. Hammond, C. Hammond		65 Deg F

REGION REPAIR RECOMMENDATIONS/CONTRACT REPAIRS

Repairs Required to Increase Load Limit

N/A.

Repairs – Preservation and General Structure Maintenance

None.

Repairs – Approach and Signing

None.

Repairs – Channel and/or Berms

None.

Repairs to Improve Safety and/or Upgrade to Current FHWA Standards

N/A.

RECOMMENDATIONS MADE BY _____

APPROACH – ITEMS 65.00 – 65.09

1. Alignment

The structure has good horizontal alignment with the roadway. The structure is located at the apex of a crest vertical curve. The sight distance is somewhat limited. Due to the posted speed limit the vertical alignment is adequate.

2. Condition

The structures' original approach slabs off each end of the bridge were replaced in 2019 with new reinforced concrete approach slabs. They remain in good to excellent condition. There is a light longitudinal and transverse crack in the west NBL of the south approach slab. The south approach slab has light cracking in the west NBL that starts as a longitudinal crack at the south end that forks into two diagonal cracks at mid slab. Two light transverse cracks cross the slab to the west barrier from the diagonal crack. There is minor hairline to light diagonal cracking at the acute corners of the slabs. There are three (3) of these cracks at the SE corner of the north approach slab. The first two sections of the approach roadway concrete away from the bridge/approach slabs were also replaced in 2019 and are in excellent condition. There is a smooth transition onto the bridge.

The approach slab sidewalks as well as 20' of sidewalk on the approach sides of both sleeper slabs were replaced in 2019. They are in good condition overall. The joint between the second and third sidewalk panel at the south end of the south approach sidewalk has separated up to 1 5/8". The east side of the sidewalk at the separation is ¼" lower on the north panel versus the south. Mostly smooth still across the joint. The cover plates on the approach sidewalk expansions at both ends of the bridge appear to be fully extended and the north cover plate appears to be binding the sidewalk north of the plate, causing it to crack and delaminate. The south approach sidewalk has a light crack 8' south of the bride end that starts at the jersey barrier and terminates at the east side of the sidewalk. There are two diagonal and two transverse light cracks south of the north expansion joint. The large cracks at the delaminated area are as wide as 1".

3. Joints

The strip seal expansion joints and the bituminous growth joints have been replaced with modular membrane expansion joints. They are in very good condition with only some minor dirt accumulation in the joints. Dirt accumulation does not affect functionality of the joint.

4. Guard Rails

There are concrete Jersey Barriers along both sides of the roadway that extend the entire length of the crest vertical curve. Numerous minor to moderate vertical cracks are evident throughout. The jersey barriers on the approach slabs as well as 20' of barrier on the approach side of each sleeper slab were replaced in 2019. The guardrails have a white grout rub finish. There is a pedestrian railing attached to the top of the barrier consisting of two lines of 2" x 4" structural steel tubing at 11" and 22" above the top of the barrier. The railing is connected to 4"x4" structural steel tube posts spaced at 10'-2" c-c. The rail is galvanized and in good condition. The pedestrian rail was replaced in 2019.

5. Embankment

The settlement and erosion under the approach slabs was repaired in 2019 when the approach slabs were replaced. Settlement and erosion appears stabilized. Crushed rock with a black binder coating has been placed on the berms in front of both backwalls. It appears the rock on the embankments has moved. This movement has resulted in small channels being evident in front of the backwalls. The south berm has had asphalt rock binder applied. The washed out/eroded areas on the south berm top have been repaired. There is a gap redeveloping behind the south abutment. The grout at the gap under the north sidewalk by the backwall is cracking up.

6. Drainage

The drainage of the roadway is good. Drop inlets are located near the bottom at both ends of the crest vertical curve.

7. Signing

No signing relative to the bridge.

8. Roadway Width

Approach roadway width of approximately 52.0'.

9. Existing Posting:

None.

10. Benchmarks:

There are SDDOT stamped brass caps in the wingwalls at the NE & SE. Each are stamped with the number 19.

11. Utilities

Overhead power lines cross over the structure at the south end and a traffic signal light is located at the intersection just north of the structure.

DECK – ITEMS 58.00 – 58.17

1. Deck Condition

The deck is constructed of 8-1/4" cast in place concrete. Overall, the deck appears to be in fair condition. A new polymer chip seal was installed in 2019 so top of deck is no longer visible. Previous comments stated:

A. Cracking

Light to moderate diagonal cracking at acute corners. Some light map cracking at obtuse corners.

B. Scaling

Surface abraded by normal traffic wear. South bound lane was milled for ride at some point. Aggregate exposed in heavier wear areas.

C. Spalling

There is a shallow spall approximately 1 square foot in size located in the southbound interior lane near the middle of the bridge. There is also a moderate spall approximately 1 square foot in size in the northbound interior lane near the middle of the bridge. These spalls were repaired prior to placement of epoxy chip seal.

D. Delaminations

No delaminations.

2. Overlay

Polymer chip seal was installed in 2019. Very good condition, holding up very well.

3. Joints

No joints.

4. Drains

No existing deck drains.

5. Curbs and Median

No curbs or median.

6. Sidewalks

There is a 10' wide sidewalk along the east side of the structure. Transverse hairline cracks are evident throughout. Light map cracking prevalent near abutments as well. Overall, the sidewalk appears to be in good condition. There is a 4" x 4" steel post with three (3) 2" x 4" steel cross beam railing with chain link fence attached along the outside of the sidewalk. This fence is approx. 5' high and bolted to the exterior 1' of the deck surface.

7. Railing or Barrier

There are concrete Jersey barrier along both sides of the roadway. Vertical light cracks are evident throughout. The barrier curbs have a special surface finish and appear to be in fair condition. A new special surface finish was applied to the Jersey Barrier in 2019. There is a steel tube railing located along both sides of the sidewalk. The west railing on the east side is galvanized and is mounted on top of the barrier curbs. This rail was replaced in 2019. The east railing consists of steel tubes and PVC coated chain link fence and is mounted on the exterior edge of the sidewalk. The chain link fence on the east railing was replaced in 2019 with a new black chain link fence and the railing was re-painted black. The paint is in good to excellent condition. Many of the vertical cracks in the barrier have radiated through the grout rub. Not problematic. The concrete on the top of the barrier wall is beginning to delaminate under the base of the rail posts 4, 10, 13, and 14. Minor at this point.

There is a 12" x 4" x 2" spall approx. 50' south of the north abutment on the west barrier. This spall has been repaired. There are several other minor spalls at the bottom of the rail as well. Likely from plows, etc.

8. Lighting

Streetlights are located along both sides of the roadway.

9. Utilities

None attached to the deck.

SUPERSTRUCTURE - ITEMS 59.00 – 59.20

1. Underside of Deck

Cast-in-place concrete has numerous transverse cracks with efflorescence located throughout but is particularly noticeable in the center span. The deck has light diagonal cracking with efflorescence propagating out from the south backwall for 5' on average. There is also a random crack running longitudinally, close to the center between the beams. The soffit areas outside of the exterior beams have special surface finish in good condition. Overall, the underside of the concrete deck appears to be in good condition. It is estimated that the total cumulative length of cracking with efflorescence in Span 1 = 310', Span 2 = 1100', Span 3 = 200'. Span 2 transverse cracks are generally spaced between 2' – 4'.

2. Bearing Devices

The steel bearing rockers are located under the steel girders over both bents. The bearing appears to be in good condition. Beams are cast into the abutment backwalls. The west nut of beam #7 over bent #3 is loose.

3. Girders or Beams

Eight (8) W36x160 steel I-beams spaced 8'-0" c-c. The steel is ASTM A709 weathering steel. The girders are spliced at the approximate ¼ and ¾ points of the center span with bolted splices. The steel girders and splices appear to be in good condition. Bolts all appear in place and functional.

4. Diaphragms

There are steel bent plate channel diaphragms located at the approximate ¼ and ¾ points of the end spans and at the approximate 1/5 points of the center span. A row of diaphragms is also located over both bents. The steel diaphragms appear to be in good condition.

5. Trusses

No Trusses

6. Rivets and Bolts

The bolts at the girder splices and diaphragms appear to be in satisfactory condition with standard rust.

7. Welds

There are shop welds attaching the mounting plates for the steel diaphragms to the steel girders. The welds appear to be in satisfactory condition.

8. Paint

No paint required. All superstructure steel is ASTM A709 weathering steel.

9. Drainage System

No drainage system.

10. Utilities

Two (2) lights are located along the south side of the south bent cap. The lights are to illuminate the sidewalk/bike path. The lights appear to be in satisfactory condition.

11. Reaction Under Load

Normal deflection and vibration observed under various traffic loads.

12. Collision Damage

No collision damage.

SUBSTRUCTURE – ITEMS 60.00 – 60.05

1. Abutments
The reinforced concrete abutments are in good condition.

A. Wingwalls
The wingwalls are cast-in-place and are direct extensions of the backwalls. The bottom surface of the SW and SE wingwalls are exposed. The wingwalls have a grout rub surface finish which is peeling off at several locations, mainly on top of wings. Overall, the wingwalls appear to be in good condition. Some newer white paint covers some of the graffiti at various areas of the wings and backwalls. The NW wingwall has a moderate spall on top, on the north side. No rebar is exposed.

B. Backwalls
The backwalls are cast-in-place concrete. The bottom surface of the south backwall under the east exterior girder is exposed for a length of approximately 12 inches. The backwalls have special surface finish. Overall, the backwalls appear to be in good condition with minor hairline to light vertical cracks from the steel girder bearing points down to the bottom of the abutment concrete. Cracks are under beams 4, 5, 6, and 7 at abutment 1 and beams 3, 4, 5, 6, and 7 in abutment 4. There is also some hairline to light horizontal cracks between the beams mostly near the top of the backwalls. The abutments are integral, with no bearings.

C. Footings
No footings exposed.

2. Piers or Bents
As follows:

A. Caps
The concrete column caps have a special surface finish and appear to be in good condition.

B. Columns and Pier Webs
There are four (4) concrete columns at each bent. The columns have a special surface finish and appear to be in good condition with no noticeable defects, and a few surface patch repairs to bent #2 columns #1 and #2.

C. Footings
No footings exposed.

3. Grout Pads
There are grout pads under the steel bearings over the bent caps. The grout pads appear to be in satisfactory condition.

4. Anchor Bolts
There are anchor bolts in the bent caps for the steel bearing devices. One nut at the seventh girder from the west in the north bent cap appears to be excessively loose. Overall, the anchor bolts appear to be in satisfactory condition.

5. Piles
None visible.

6. Bracing
No bracing.

7. Paint
No paint, just graffiti.

8. Movement
The structure shows no detectable movement.

A. Plumbness
The structure appears plumb and stable.

B. Settlement
There is no evidence of settlement in the substructure.

C. Horizontal There is no visible horizontal movement.

CHANNEL AND CHANNEL PROTECTION – ITEMS 61.00 – 61.09

1. Channel

No channel due to railroad. There is a set of five (5) narrowing to three (3) railroad tracks under the structure along with a bike/pedestrian path to the south.

A. Alignment

The railroad aligns well with the structure.

B. Vegetation

The channel banks are adequately vegetated.

C. Scour

No scour.

D. Debris

No debris.

E. Flow Line

The railroad bed is clear, adequate, and stable.

2. Embankment Erosion

There is minor erosion along bent #2 and #3, in spans #1 and #3.

3. Waterway Adequacy

Structure opening appears adequate for drainage and the railroad. There is an area drain on east side near bent #3. Functional.

4. Spur Dikes & Jetties

No spur dikes or jetties.

5. Wing Dams

No wing dams.

6. Riprap

There is a 2” x 6” timber curb on the north side of bent #2. The berms under the structure are covered with rock which has been treated with oil binder. Berms are stable.

7. Observed Highwater Elevation

No observed highwater mark.

8. Streambed

No streambed, railroad ballast and earth fill in good condition.

STR. NUMBER: 18-149-095 PHOTOS TAKEN: 4/18/2023

South Approach

North Approach

STR. NUMBER: 18-149-095 PHOTOS TAKEN: 4/18/2023

Elevation Looking West

Elevation Looking East

Typical Transverse Crack with Efflorescence in Span 2

Minor Spall and Deterioration of Grout Rub on Back Face of NW Wingwall

Loose Nut on Bearing Rocker of Beam 7 over Bent 3

Delamination at North Sidewalk Expansion Plate

Typical Light Cracking of Approach Slab

South Sleeper Slab Top Hat Light Cracking

STR. NUMBER: 18-149-095 PHOTOS TAKEN: 4/18/2023

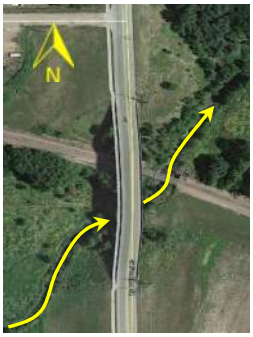
Light Cracking of North End of Sidewalk

BRIDGE INSPECTION
For
CITY OF MITCHELL
STRUCTURE NUMBER
18-160-099
2023

Brosz
ENGINEERING, INC.

BRIDGE INSPECTION REPORT

Orientation Sketch



Structure No.: 18-160-099 **Maint. Proj. No.:**
Feature Carried: Foster Street **County:** Davison
Feature Crossed: Dry Run Creek/State Owned Railroad
Length: 350' **Roadway Width:** 44' **Deck Width:** 51.5'
Year Built: 1999 **Skew:** 0° **Lat:** 43.70527 **Long:** -98.00716
Agency Responsible for Maintenance: City of Mitchell
Location: Foster Street – Over Dry Run Creek and State-Owned Railroad
Bridge Description: 4 Span Prestressed Concrete Girder Bridge w/Concrete Deck and Concrete Abutment

POSTING RECOMMENDATIONS

SD Legal Truck	Posting Recommendation	SD Legal Special Haul Vehicle (SHV)	Posting Recommendation
Type 3	**Legal Loads**	SHV SU4	Legal Loads
Type 3S2	**Legal Loads**	SHV SU5	Legal Loads
Type 3-2	Legal Loads	SHV SU6	Legal Loads
		SHV SU7	Legal Loads

No Load Posting Required

STRUCTURE CONDITION RATINGS

DECK:	6	SUPERSTRUCTURE:	8	SUBSTRUCTURE:	7
CULVERT:	N/A	APPROACH:	8	CHANNEL:	9

Date Inspected	Inspectors	Crew Leaders Signature	Temperature
07/16/15	D. Hammond, B. Wilsey		77 Deg F
03/08/17	D. Hammond, S. Dockter		37 Deg F
03/27/19	D. Hammond, C. Bosch		60 Deg F
04/12/21	D. Hammond, S. Dockter		46 Deg F
04/18/23	D. Hammond, C. Hammond		68 Deg F

REGION REPAIR RECOMMENDATIONS/CONTRACT REPAIRS

Repairs Required to Increase Load Limit

N/A.

Repairs – Preservation and General Structure Maintenance

None.

Repairs – Approach and Signing

None.

Repairs – Channel and/or Berms

Place additional material and provide slope protection off the ends and in front of the wingwalls as required.

Place additional material at base of both backwalls.

Remove trees from under and adjacent to bridge.

Repairs to Improve Safety and/or Upgrade to Current FHWA Standards

None.

RECOMMENDATIONS MADE BY _____

APPROACH – ITEMS 65.00 – 65.09

1. Alignment

The horizontal alignment is good. The structure is located on the apex of a crest vertical curve. The sight distance is limited. Speed limit is 25 mph.

2. Condition

Both approach slabs have been replaced along with the sleeper slab top hats. The south sleeper top hat has 10 hairline to light longitudinal cracks. The south approach slab SBL is in excellent condition. The NBL has a light longitudinal crack in the centerline of the lane with a transverse light crack propagating from the longitudinal crack 8' from the bridge end that extends to the barrier wall to the east and 12" west of the longitudinal crack. The south approach roadway was replaced ± 110' south of the approach slab. Gutter pans were sealed at the joints but were not replaced. Roadway surface is in excellent condition. The west side has approach sidewalks at each end of the bridge that were replaced as well. The joints have sliding galvanized cover plates in as new condition. There is a shallow spall off the south end of the south plate. Not problematic. There are no longer voids under the sidewalk near bridge abutments. The north cover plate and joint are in as new condition.

The north approach slab has a light longitudinal crack at centerline of the NBL and a 4' random diagonal light crack that starts at the north abutment ± 3' west of the centerline crack. The south most 2' near the abutment has been milled for ride quality. A spall at the NE in the backside of the tapered barrier north end is debonding. Appears functional still. Approach roadway to the north of the north approach slab has been replaced to the intersection north of the bridge and is in excellent condition. All new approach roadways are well sealed with hot seal.

3. Joints

Strip seals have been replaced with modular gland seals. The north sleeper south seal has a 1 ½" x 4' long section missing on the north side. Unable to determine how deep the section loss is because of the sand/gravel packed in it. It does not appear full depth when probed.

4. Guard Rails

Tapered Jersey barrier is along both sides of the approach slabs. The barrier curbs have a special white grout rub surface finish and appear to be in good condition generally with a few scrapes predominantly at the bottom 6". There is one minor spall that has been patched on the back side of the barrier at the NW corner. This spall measures 4"x1 ½"x ¼". There is also a spall on the street side of the SE barrier near the south end. This one measures 10"x5"x3". There is a short light to moderate crack in the NE barrier that looks like it is beginning to delaminate.

5. Embankment

There is moderate to significant amount of erosion evident at the end and along the face of the SW wingwall. All previously mentioned settlement has been repaired.

6. Drainage

The drainage of the roadway is good. Drop inlets are located approx. 200' and 400' off the north end and approx. 400' off the south end of the structure. There are BIG replacement signs at the NW and SE corners of the bridge in new condition.

7. Signing

There are type 3 object markers at each corner of the structure. The object markers appear to be in good condition. Posts lean slightly. No other signs associated with the bridge.

8. Roadway Width

Approach roadway width of approximately 44.0'.

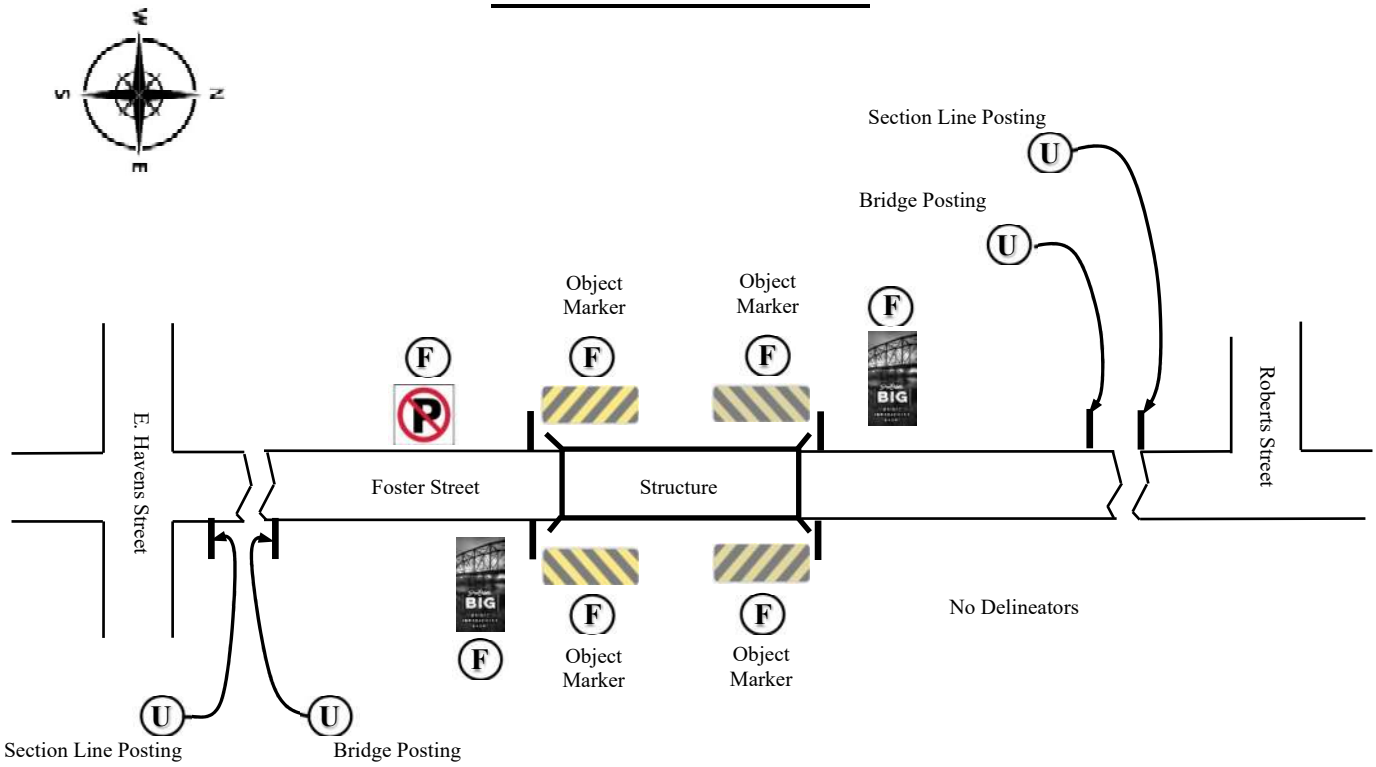
9. Existing Posting:

None.

10. Utilities

Overhead utility wires run along the east side of the structure and the approach roadways. A large metal conduit attached to east soffit. There is a Santel Communications buried fiber optic cable witness post at the SE corner +/-15' behind the curb. There is also an underground telephone vault cover and large underground telephone manhole cover at the SE corner near the witness post.

SIGNING LAYOUT



RECOMMENDED POSTING:
POSTING IS NOT REQUIRED

SIGN/DELINEATOR LEGEND:
Functional (Good Condition)
Non-Functional (Poor Reflectivity Etc.)
Missing
Damaged (Requires Repair or Replacement)
Unnecessary/Not Required

EXISTING APPROACH POSTING:

EXISTING INTERSECTION POSTING:

DECK – ITEMS 58.00 – 58.17

1. Deck Condition

Deck had a new polymer chip seal installed in 2022. Previous comments state: The 8-1/2" concrete deck has hairline transverse cracks that are evident throughout the deck. An approximate 7' wide x 12' long bituminous patch is located near the north end of the structure. The patch appears to be intact and in good condition. Overall, the concrete deck appears to be in good condition. It appears that this structure may have had difficulty with concrete upon construction judging by the number of concrete cores. There also appears to be an area in the north span that had a full depth type of repair.

A. Cracking

Several cracks at the NE corner appear to have been routed and sealed. It appears that there was concrete repair done near the bituminous patch judging by the differences of depth of tining on the surface and obvious full depth repair area on the underside of the deck. There are several concrete cores performed mainly at the SW. Light transverse cracking predominantly over the bents. There are a few minor longitudinal cracks near the abutments. Diagonal cracks radiate out from each corner as far as 14'. Worst being the NE and SE corners. Cracks range from light to moderate.

B. Scaling

Surface abraded to varying degrees. Mostly minor. The major scale area is where the asphalt patch was performed. Some aggregate exposed.

C. Spalling

The NE corner of the deck has a 10" x 6" x 3" spall and a 12" x 3" x 3" spall. A shallow 4" x 6" x ½" spall +/- 180' from the south abutment near the centerline of the bridge. Another 2" x 4" x ½" spall found +/- 75' from the south abutment in the south bound lane.

D. Delamination

Chain drag performed this year discovered a relatively significant amount of delamination's that have developed. Most are minor but a few are beginning to spall. See attached sketch for more details on deck deterioration.

2. Overlay

Two coat polymer chip seal installed in 2022 is in as new condition.

3. Joints

No joints.

4. Drains

No existing deck drains.

5. Curbs and Median

No curbs or median.

6. Sidewalks

There is a sidewalk along the west side of the structure. Transverse cracks, some slightly larger than hairline, are evident throughout. The sidewalk at the end of the SW wingwall has been undermined with the bridge end backfill geotextile fabric being exposed. There is some light map cracking at bent locations near the exterior rail posts, and at the ends of the bridge sidewalk. Overall, the sidewalk appears to be in good condition.

DECK – ITEMS 58.00 – 58.17 (Continued)

7. Railing or Barrier

There is concrete Jersey barrier along both sides of the roadway. Vertical hairline cracks are evident throughout. The barrier has a grout rub finish. The finish has been scraped off at many locations along the bottom of the roadway face on both curbs. It appears this may be due to snow removal equipment. Overall, the barrier curbs appear to be in good condition.

There is a new, replaced in kind, galvanized metal railing attached to the top of the barrier consisting of 3 ½" x 3 ½" structural steel tubing posts with a 3 ½" x 1 ½" structural steel tube railing welded to the tops. Top of the railing is 4.5' above the sidewalk. The previously mentioned spalls below rail posts have been patched. The galvanized rail has slotted sleeve expansion joints. Loosely applied bolts are used as keepers. Good and functional condition.

There is a steel pedestrian railing attached to the outside of the sidewalk where there are 4 lines of 3 ½" x 1 ½" structural steel tube rail on 3 ½" x 3 ½" structural steel posts. This rail is 4.6' above the top of sidewalk. There is a missing bolt at the second rail post. The rail is faced with chain link fence. All pedestrian rail & chain link is painted black and in new condition.

8. Lighting

Streetlights are located along the east side of the approach roadways.

SUPERSTRUCTURE - ITEMS 59.00 – 59.20

1. Underside of Deck

Cast-in-place concrete has numerous transverse cracks with efflorescence located throughout. Overall, the underside of the concrete deck appears to be in relatively good condition. Approx. 25 cracks in span #1, 35 in span #2, 30 in span #3 and 12 in span #4). There are also diagonal corner cracks at most every bent and backwall in the outer two (2) girders. There was a full depth repair done in span #4 bays #3, #4 and #5 Appears tight and sound except one delamination above the diaphragms in bays #3, #4, and #5. Repair has efflorescence lines at edges. Estimates of cumulative lengths of deck cracking with efflorescence; Span 1 = 900’, Span 2 = 1700’, Span 3 = 1350’, Span 4 = 650’.

2. Bearing Devices

No bearing devices visible. Beam ends are cast into backwalls and into diaphragms over the bents.

3. Girders or Beams

Six (6) Type 54 Prestressed Concrete Girders spaced at 9’-0” c-c. The prestressed girders appear to be in good condition.

4. Diaphragms

There are galvanized steel diaphragms located at the midspan of the girders. The diaphragms and connections appear to be in good condition. There are concrete diaphragms over the bents that the beams are cast into. On the south face of bent #2, there is a spall/delamination on the east side of G4. There are also several spalled areas in the bent #4 diaphragm around the bottom flanges of several beams. On the south face, these spalls/delaminations are located on the east side of G3 and G4 and on the west side of G5. On the north face, there is a spall/delamination on the west and east sides of G2, G3, and G4 and on the east side of G5.

5. Trusses

No Trusses.

6. Rivets and Bolts

Galvanized bolts at the diaphragms. The bolts appear to be in satisfactory and secure condition.

7. Welds

No welds.

8. Paint

No paint is required. The exterior faces of the exterior beams have a white grout rub finish in good condition.

9. Drainage System

No drainage system.

10. Utilities

Large steel (6”) conduit attached under the east 1’ of the deck.

11. Reaction Under Load

There is no excessive deflection or vibration under load.

12. Collision Damage

No collision damage.

SUBSTRUCTURE – ITEMS 60.00 – 60.05

1. Abutments
Reinforced concrete integral abutments.

A. Wingwalls
The wingwalls are cast-in-place and are extensions of the backwalls and are flared back 90° and are parallel with the roadway. The wingwalls have a grout rub surface finish and appear to be in good condition with some minor erosion/undermining. The top of the east wingwalls are beginning to delaminate. The SW wingwall has a small void just below the sidewalk ± 6" x 12" void that is 6" deep. The grout rub of the SW wingwall has peeled off just above the ground line as well exposing hairline map cracking.

B. Backwalls
The backwalls are cast-in-place concrete. Overall, they appear to be in good condition. There are some very light hairline cracks evident in both backwalls. These cracks are at the bottom of the bottom beam flanges and extend downward diagonally terminating at the construction joint. Signs of efflorescence are also evident in the north backwall. There are 6 vertical and 2 horizontal cracks at the north abutment and 3 vertical and 1 horizontal at the south abutment.

C. Footings
No footings exposed.

2. Piers or Bents
Reinforced concrete cap over 3 reinforced concrete columns.

A. Caps
The 4'-6" wide x 4' deep concrete column caps have a grout rub surface finish and appear to be in good condition overall.

B. Columns and Pier Webs
There are three (3) 4'-0" diameter concrete columns spaced at 18'-6" at each bent. The columns have a grout rub surface finish and appear to be in good condition.

C. Footings
No footings exposed – drilled shafts for support.

3. Grout Pads
No grout pads.

4. Anchor Bolts
No anchor bolts.

5. Piles
None are visible.

6. Bracing
No bracing.

7. Paint
No paint.

8. Movement
The structure shows no detectable movement.

A. Plumb
The structure appears plumb and stable.

B. Settlement
There is no detected settlement.

C. Horizontal
There is no noted horizontal movement.

CHANNEL AND CHANNEL PROTECTION – ITEMS 61.00 – 61.09

1. Channel

Railroad tracks and small creek channel.

A. Alignment

The channel passes underneath the structure at a slight skew, but overall, the channel alignment appears to be satisfactory passing beneath span #2. Railroad tracks pass under span #3.

B. Vegetation

The channel banks are adequately vegetated. There are numerous trees beginning to grow under and around the edges of the structure.

C. Scour

There is minor scour around the middle column of bents 4. The small scour pocket is up to 2' deep ±.

D. Debris

No significant debris.

E. Flow Line

Stable.

2. Embankment Erosion

South berm has rills from drainage coming around the SW corner. Erosion is now beginning to undermine the south backwall up to 1" vertically for a length of approximately 12" and 12" south under the abutment. The south berm also has a ± 2' deep erosion rill near the west end of the backwall.

3. Waterway Adequacy

Structure opening is adequate.

4. Spur Dikes & Jetties

No spur dikes or jetties.

5. Wing Dams

No wing dams.

6. Riprap

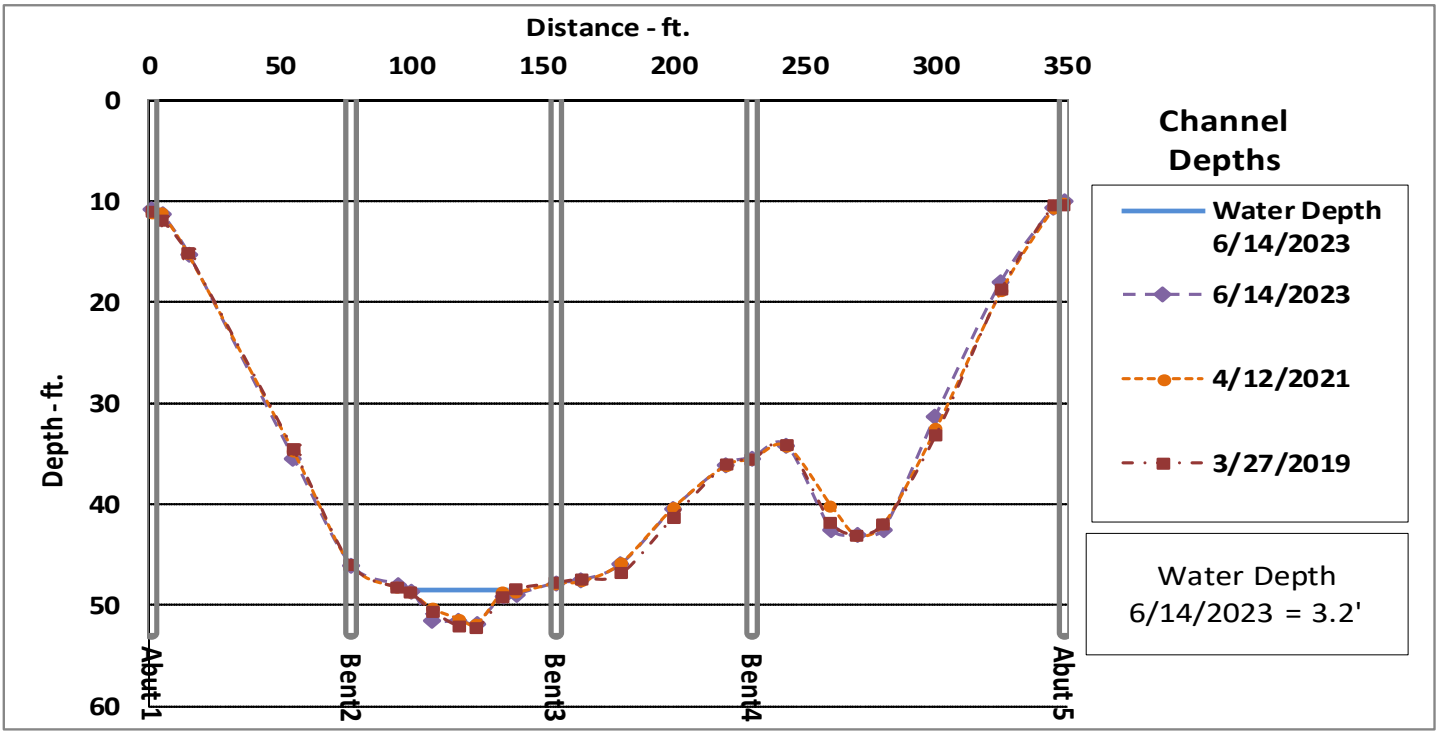
There is Class B riprap at the top of the south berm and along the south embankment of the railroad that crosses under the bridge. There is also Class B riprap at the toe of the north berm at the east corner. There is no riprap on either berm.

7. Observed Highwater Elevation

No observed highwater mark.

8. Streambed

The streambed silty sand.



All measurements taken on inlet side of structure at top of pedestrian rail.

STR. NUMBER: 18-160-099 **PHOTOS TAKEN: 4/18/2023**

South Approach

North Approach

STR. NUMBER: 18-160-099 PHOTOS TAKEN: 4/18/2023

Upstream Looking West

Downstream Looking East

Typical Spall in Bent 4 Diaphragm - North Face

Delamination in Full Depth Repair - Span 4 Bay 5

Typical Spall in Bent 4 Diaphragm - North Face

New Approach Slab and Sleeper Slab Top Hat - Typical

New Approach Pavement and Striping - Typical

Typical New Approach Sidewalk Slab and Expansion Device

New Painted Pedestrian Fence

New Bridge Deck Chip Seal

New Pedestrian Barrier Rail

Patched Spall in Jersey Barrier - Typical

Typical Transverse Cracking with Efflorescence in Underside of Deck

Grout Peeling off Jersey Barrier - Typical

Erosion Rill on South Berm - West End

Hairline Map Cracking and a Small Void at Ground Line of SW Wingwall

Light Longitudinal Cracking in Approach Sleeper Slab Top Hat - Typical

Debonding Spall Repair at NE Approach Slab Curb

Typical Hairline Vertical Cracking in Approach Slabs

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