



City Council Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 21, 2025

- 1. 6:00 PM Call to Order**
- 2. Pledge Of Allegiance**
- 3. Invocation: First United Methodist**
- 4. Roll Call**
- 5. Approval Of Consent Agenda Items**
Items appearing on the Consent Agenda may be removed by a City Council Member for discussion at the beginning of the formal agenda items.
 - A. City Council Minutes**
 - B. Committee Reports**
 - C. Department Reports**
 - D. MADC Quarterly Report**
 - E. Raffle Permits**
 - F. Surplus Items to be Sold on Purple Wave-Police Department**
 - G. Surplus Items to be Sold on Purple Wave Golf and Cemetery**
 - H. Property Tax Abatement for 2024 Taxes Payable in 2025 for Mitchell Area Safehouse Inc**
The Property should be tax-exempt-mistake in implementing in computer.
 - I. Change Order #2-Final to Rexwinkel Concrete Inc. for East Spruce Construction Project #2021-39**
 - J. Change Order #1-Final to Schoenfelder Construction for RR & Main Street Sewer Improvement Project #2024-21**
 - K. Change Order #1 to H&W for Water Distribution System Improvements Project #2020-20**
 - L. Set date of February 3, 2025 for Hearing and Action on the Application to Transfer RL-5353 Retail (on-sale) Liquor License from The Back 40 LLC, dba The Back 40, 511 North Main Street to LAB, LLC dba LAB, LLC, 501 S Sanborn Blvd (This License will be inactive)**
 - M. Approval of Gasoline & Fuel Quotes**
 - N. Pay Estimates**
 - O. Approve Bills, Payroll, Salary Adjustments and New Hires, and Authorize**

**Payment of Recurring and Other Expenses in Advance as Approved by the
Finance Officer**

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

7. Citizens Input

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

8. Mayor & City Council Discussion Items

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 Ashbrook Trail Apts LP-Conditional Use Permit

Ashbrook Trail Apartment Limited Partnership has applied for a conditional use permit for multi-family dwellings of more than 24 units; located in the 2100 block of North Minnesota St, legally described as Block 1 Ex N 345' and Ex Lot 1, Block 1 of Fullerton Properties' First Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

B. Hearing and Action on an Application for Bob Jackson-Variance Permit

Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density 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. Corn Palace Plaza Expansion Presentation

12. Discussion on Corn Palace Seat Replacements

13. Action to Approve Agreement #A2025-13, Corn Palace Railings and ADA Seating Architectural Services with Ciavarella Design

14. Discussion on Preliminary Design with The Schemmer Associates, Inc. for an estimated Corn Palace Remodeling Project with an estimated budget of \$12,000,000

15. Hearing and Action on the Application to Transfer RB-2841 Retail (on-off sale) Malt Beverage & SD Farm Wine License from Eight West LLC, dba Super 8 Mitchell, 1700 South Burr Street to TBM LLC dba Mitchell Liquor and Wine, 1620 South Burr Street, Suite 4 (Video Lottery is included)

16. Action to Approve Street Light at the Street Shop Compost/Recycling Area

17. Action to Approve Amendment #1 to Agreement #A2023-18, Construction Services for North Harmon over Firesteel Creek BIG Grant SN-18-129-061 PCN 09GJ with Brosz Engineering
18. Action to Approve Agreement #A2025-03 for Lease-to-Purchase of New Golf Course Grounds and Turf Maintenance Equipment
19. Action to Approve Agreement #A2025-04, Equitable Sharing Agreement and Certification
20. Action to Approve Agreement #A2025-05, James Valley Drug Task Force Joint Powers Agreement
21. Action to Approve Agreement #A2025-06, Design Engineering for North Ohlman Street-23rd to Kemper with SPN & Associates
22. Action to Approve Agreement #A2025-07, Design Engineering for East 1st Avenue (Burr to Foster) with SPN & Associates
23. Action to Approve Agreement #A2025-08, Watershed and Flood Prevention Operations with James River Water Development
24. Action to Approve Agreement #A2025-09, 13th & Wisconsin Storm Drainage with McLaury Engineering
25. Action to Approve Agreement #A2025-10, AIP Design of Runway 18/38 Reconstruction and Lighting Improvements AIP '34 and Authorize Mayor to Sign
26. Action to Approve Agreement #A2025-11, New Landfill Monitoring Project #2025-29 with GeoTek
27. Action to Approve Agreement #A2025-12, Old Landfill Monitoring #2025-28 with GeoTek
28. Action to Approve Resolution #R2025-07, A Resolution Establishing Water and Sewer Rate Increases for 2025
29. Action to Approve Resolution #R2025-04, Plat of Lot 3 of Haley Addition in Government Lot 4 of the NW 1/4 of Section 3, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
30. Action to Approve Resolution #R2025-06, Plat of Lots A, B, and C of Depot Second Addition
31. Action to Approve Resolution #R2025-05, Bridge Inspections for 2025 with Brosz Engineering
32. Second Reading on Ordinance #O2025-01, Updating Provisions of the Mitchell City Code In Relation To the Use of the Term Fire Marshal
33. Motion to Adopt Ordinance #O2025-01, Request Public Comment, Roll Call
34. Action to Approve Resolution #R2025-03, A Resolution Amending the 2025 Compensation Plan for the City of Mitchell
35. Update on Plans to Present to SHPO for Approval of Future Golf Course

Improvement Project

36. 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.