City Council Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 19, 2025

1. **6:00 PM Call to Order**
2. **Pledge Of Allegiance**
3. **Invocation: Grace Reformed**
4. **Roll Call**
5. **Approval Of Consent Agenda Items**
   Items appearing on the Consent Agenda may be removed by a City Council Member for discussion at the beginning of the formal agenda items.
   - **A. City Council Minutes**
   - **B. Committee Reports**
   - **C. Department Reports**
   - **D. Raffle Permits**
   - **E. Declare Surplus Property-Public Works**
   - **F. Declare Suprlus Property- 1st Avenue**
   - **G. Authorize the Purchase of Two 2025 Ford Interceptor SUV's from Lamb Motors on State Bid**
   - **H. Authorization to Enter into an Agreement with Jefferson Partners LP**
   - **I. Volunteer List**
   - **J. Special Event Permit Application Palace City Pre-Sturgis Party on Thursday, July 31, 2025**
     - Parking Lot Closure (*$50 Fee)*
     - Street Closure (*$100 Fee)*
     - Parade Permit - w/Escort (*$250 Fee)*
     - Consumption Permit (*$50 Fee)*
     - Noise Permit (*$0 Fee)*
   - **K. Special Event Permit Application From Palace City Brewing Co. for MMS&B: 1st Fridays on Main on Friday, June 6, 2025**
     - Special Event Liquor License (*$200 Fee)*
   - **L. Special Event Permit Application From Palace City Brewing Co. for Palace City Pre-Sturgis Party on Thursday, July 31, 2025**

- Special Event Liquor License (*$200 Fee)*

M. Change Order #5 to Rice Lake West for Pump Station & Ground Storage Reservoir Project #2020-20

N. Change Order #1 to Zacharias Construction, Inc for Asphalt/Concrete Crushing Project #2024-09

O. Set Date 1:30 PM, May 27, 2025 for Bid Opening for Mitchell Regional Lanfill Fencing Improvements Project #2025-35

P. Set date of June 2, 2025 for Hearing and Action on the following Alcohol License Applications
a. John & Chiara Adamo dba Adamo's, 223 North Main Street, Mitchell, SD for a new Retail (on-off sale) Wine and Cider License (Video lottery is not included)

b. John & Chiara Adamo dba Adamo's, 223 North Main Street Mitchell, SD for a new Retail (on-off sale) Malt Beverage & SD Farm Wine License (Video lottery is not included)

Q. Pay Estimates

R. 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 & Action on an Application for Shayna Loecker-Conditonal Use Permit

Shayna Loecker has applied for a conditional use permit to operate a Family Residential Daycare; located at 710 N Kittridge St, legally described as Lot A in Block 2 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

B. Hearing & Action on an Application for First Presbyterian Church-Conditional Use Permit

First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single

Family Residential District.

C. Hearing & Action on an Application for Todd & Nancy Boyd-Variance Permit

Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24' vs 35'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

D. Hearing & Action on an Application for Koch Premier Properties LLC-Conditional Use Permit

Van Buskirk Homes LLC on behalf of Koch Premier Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located at 1517 Lakeview Ln, legally described as Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

E. Hearing & Action on an Application for Koch Premier Properties LLC-Conditional Use Permit

Van Buskirk Homes LLC on behalf of Koch Premier Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located in the 100 Block of Lakeview Ln, legally described as Lot 13 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

F. Action to Set Date for Board of Adjustment Hearing 6-2-25

LifeQuest Inc has applied for a Variance Permit for the following; front yard setback of 10' vs 25', rear yard setback of 20' vs 25' and both side yard setbacks of 3' vs 5'. This is located in the 1000 Block of E 8th Ave, legally described as Lot R-1 in the NE 1/4 of Section 22, 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. Action to Approve Applications for Renewal of Malt Beverage Licenses for 2025-2026

12. Action to Approve the following Alcohol Licenses
a. Application of the Corn Palace Shrine Club for a Special Event Liquor License located at The Masonic Hall for June 7, 2025 for a wedding

b. Application of the Corn Palace Shrine Club for a Special Event Liquor License located at The Masonic Hall for June 21, 2025 for a wedding

13. Action to Award Bid for Paving & Overlay Project #2025-15

14. Request for Reserved Parking Spot at 200 E. 11th Avenue

15. **Action to Approve Agreement #A2025-35, Hosted Software and Service Agreement with H2O Analytics Corp**
16. **Action to Approve Agreement #A2025-36, Developer Agreement for Tax Increment District 41**
17. **Action to Approve Agreement #A2025-37, Developer Agreement for Tax Increment District 42**
18. **Action to Approve Agreement #A2025-38, Transfer Agreement with Mitchell Area Development Corporation (1200 Block E 1st)**
19. **Action to Approve Resolution #R2025-39, Surplus of Building at 1215 E 1st Ave**
20. **Action to Approve Resolution #R2025-40, Annexation of Lot 2B and 2C, a subdivision of Lot 2, Block 4 of Westwood First Addition, a subdivision of the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota**
21. **Action to Approve Resolution #R2025-41, Annexation of Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota**
22. **First Reading on Ordinance #O2025-05, Establishing Term Limits for Mayor and City Council**
23. **First Reading on Ordinance #O2025-06, Creating a Rental Housing Code**
24. **Hearing & First Reading on Ordinance #O2025-07, Rezoning of N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial District**
25. **Adjourn**

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