

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

**July 7, 2025
6:00 P.M.**

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

ABSENT:

PRESIDING: Mayor Jordan Hanson

APPOINT DEPARTMENT HEADS:

Mayor Hanson recommended the following three-year appointments for City Department Heads:

Michelle Bathke	Finance Officer
Justin Johnson	City Attorney
Elizabeth Kitchens	Human Resources Director
Dean Knippling	Chief of Police
Kevin Nelson	Parks & Recreation Director
Jessica Pickett	Community Services Director
Dan Pollreisz	Chief of Fire/EMS
Joe Schroeder	Public Works Director
Dave Sietsema	Corn Palace Director

Mayor Hanson issued the Oath of Office to City Department Heads.

ELECTION OF PRESIDENT AND VICE-PRESIDENT OF COUNCIL:

Mayor Hanson called for nominations for President and Vice-President of the City Council. Moved by Smith, seconded by Tjarks, to nominate Kevin McCardle as President. Moved by Sabers, seconded by Tjarks to cease nominations. Motion carried. Members present voting aye: Barington, Doescher, Goldammer, McCardle, Sabers, Smith, Tjarks. Members present voting nay: Bathke. Motion carried.

Moved by Barington, seconded by Bathke, to nominate Tim Goldammer as Vice-President. Moved by Tjarks, seconded by Barington to cease nominations. Motion carried. Members present voting aye: Barington, Bathke, Doescher, Goldammer, McCardle, Sabers, Smith, Tjarks. Members present voting nay: none. Motion carried.

CITY COUNCIL ASSIGNMENTS:

Mayor Hanson recommended City Council assignments. Moved by McCardle, seconded by Tjarks, to remove Council Member Bathke from Mitchell Area Development Corporation Liaison and replace with Council Member Smith. Members present voting aye: Barington, Doescher, Goldammer, McCardle, Sabers, Smith, Tjarks. Members present voting nay: Bathke. Motion carried.

Moved by Goldammer, seconded by Barington, to amend the list to remove Council Member Doescher as Planning Commission Liaison and replace with Council Member Bathke and approve the list as follows:

- Chamber of Commerce Liaison-Jeff Smith
- Community Services Board Liaison-John Doescher
- Corn Palace Board Member-Tim Goldammer
- Golf Board Ex Officio-Dan Sabers
- Housing & Redevelopment Commission Liaison-John Doescher
- Library Board Member-Susan Tjarks
- Mitchell Area Development Corporation Liaison-Jeff Smith
- Mitchell Main Street & Beyond Liaison-Susan Tjarks
- Parks & Recreation Board Liaison-Dan Sabers
- Planning Commission Liaison-Mike Bathke
- Sports & Events Authority Committee Member-Kevin McCardle

Bathke voting nay. Motion carried.

AGENDA:

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

- a. City Council Minutes
 - 1. City Council June 16, 2025
- b. Committee Reports
 - 1. Planning Commission June 9, 2025
 - 2. Planning Commission June 23, 2025 (unsigned)
- c. Automatic Supplements
 - 1. EMS Fund in the amount of \$189,561.14 from grant funds
 - 2. Parks-Sports Complex in the amount of \$7,160.00 from a donation of funds
- d. Raffle Permits
 - 1. Mitchell Rodeo Foundation with the drawing to be held July 17-20, 2025
 - 2. Davison County Child Protection Team with the drawing to be held on July 31, 2025
 - 3. Dakota Wesleyan University Football with the drawing to be held at 2025 home football games
 - 4. American Legion Post 18 with the drawing to be held October 2, 2025
- e. Volunteer Board Appointments
 - 1. Reappoint Jay Larson to the Community Services Board (Nutrition) for a term of July 2025-June 2028

2. Reappoint Wendy Linke to the Community Services Board (MVP) for a term of July 2025-June 2028
3. Reappoint Al Jacklin to the Community Services Board (JVCC) for a term of July 2025-June 2028
4. Reappoint Kristi Bitterman to the Community Services Board (Transit) for a term of July 2025-June 2028
- f. Special Event Permit Application for Palace City Kiwanis Half Marathon, 10K, & 5K on October 5, 2025
- g. Declare Surplus Property-mobile home (Lot 9) on East 1st Avenue to be transferred to Mitchell Area Habitat for Humanity or disposed of
- h. Set date 10:00 A.M., July 15, 2025 for bid opening for Street Sweeper Project #2025-38
- i. Change Order #2-Final for South Wastewater Treatment Plant Phase II-Schedule B Project #2022-01 increasing the contract amount by \$1,740.50 to First Rate Excavating adjust contract amount to \$634,494.40
- j. Change Order #1 for 2nd/4th & Main Streetscape Improvements Project #2023-10 increasing the contract amount by \$23,680.02 to Schoenfelder Construction adjust contract amount to \$959,898.31
- k. Set Date of July 21, 2025 for Hearing and Action on the following Alcohol License Applications:
 1. Wolfgang Dallmann dba LUPO, 108 North Main Street for a new Retail (on-off sale) Wine and Cider License (Video lottery is not included)
 2. Wolfgang Dallmann dba LUPO, 108 North Main Street for a new Retail (on-off sale) Malt Beverage & SD Farm Wine License (Video lottery is not included)
 3. Transfer of RB-26966 Retail (on-off sale) Malt Beverage & SD Farm Wine License from Lucky Clovers LLC dba Lucky Clovers, 909 North Main Street to Lucky Clovers LLC dba Lucky Clovers, 605 South Sanborn Blvd (Video lottery is included)
 4. Transfer of RB-26967 Retail (on-off sale) Malt Beverage & SD Farm Wine License from Lucky Clovers LLC dba Lucky Clovers, 909 North Main Street to Lucky Clovers LLC dba Lucky Clovers, 605 South Sanborn Blvd (Video lottery is included)
- l. Authorization to apply for the T-Mobile Hometown Grant to upgrade to LED lighting at the library
- m. Update Personnel Policy to address HB1218
- n. Approval of Gas and Fuel Quotations

<u>Vollan Oil</u>	<u>Requested Gallons</u>	<u>Bid Gallons</u>	<u>Price per Product</u>	<u>Total Bid</u>
Unleaded Gas-10% Ethanol	7,500	7,500	\$2.226	\$16,695.00
Total Bid:				\$16,695.00

- o. Pay Estimates July 7, 2025
 - Pay Estimate #59 in the amount of \$15,046.62 for Above Ground Storage Tank #2020-20 contracted to Infrastructure Design Group
 - Pay Estimate #6 in the amount of \$45,999.91 for Firesteel Creek #2021-18 contracted to Ducks Unlimited
 - Pay Estimate #40 in the amount of \$18,377.42 for Lake Mitchell-Phase II #2021-20 contracted to Barr Engineering
 - Pay Estimate #16 in the amount of \$9,527.50 for Wastewater Treatment Plant Improvements #2021-31 contracted to GeoTek Engineering

Pay Estimate #47 in the amount of \$14,970.64 for Highway 37 Utilities #2021-45 contracted to SPN & Associates

Pay Estimate #48 in the amount of \$15,332.93 for Highway 37 Utilities #2021-45 contracted to SPN & Associates

Pay Estimate #8 in the amount of \$595,432.73 for Highway 37 Utilities #2021-45 contracted to Michels Road & Stone

Pay Estimate #29 in the amount of \$48,948.58 for Wastewater Treatment Plant-Phase II Improvements #2022-01 contracted to HDR Engineering

Pay Estimate #5-Final in the amount of \$81,642.54 for Wastewater Treatment Plant-Phase II Improvements #2022-01 contracted to First Rate Excavate

Pay Estimate #22 in the amount of \$11,732.56 for 23rd & Ohlman Lift Station #2022-03 contracted to SPN & Associates

Pay Estimate #6 in the amount of \$143,892.63 for 23rd & Ohlman Lift Station #2022-03 contracted to Halme Inc

Pay Estimate #1 in the amount of \$6,146.00 for 1st/7th & Main Traffic Signals #2022-08 contracted to Mobotrex

Pay Estimate #23 in the amount of \$388.25 for 1st/7th & Main Traffic Signals #2022-08 contracted to HR Green

Pay Estimate #11 in the amount of \$1,386.00 for Jetty & Marina Bike Trail #2023-03 contracted to Shive-Hattery

Pay Estimate #25 in the amount of \$27,032.50 for Jetty & Marina Bike Trail #2023-03 contracted to Brosz Engineering

Pay Estimate #9 in the amount of \$178,533.03 for Jetty & Marina Bike Trail #2023-03 contracted to Soukup Construction

Pay Estimate #24 in the amount of \$16,397.65 for North Harmon Sanitary Sewer Outfall #2023-06 contracted to SPN & Associates

Pay Estimate #10 in the amount of \$207,291.77 for North Harmon Sanitary Sewer Outfall #2023-06 contracted to Halme Inc

Pay Estimate #3 in the amount of \$132,836.47 for 2nd/4th & Main Streetscapes #2023-10 contracted to Schoenfelder Construction

Pay Estimate #14 in the amount of \$1,817.45 for Hitchcock Pickle Ball Courts #2023-14 contracted to SPN & Associates

Pay Estimate #15 in the amount of \$7,335.93 for Hitchcock Pickle Ball Courts #2023-14 contracted to SPN & Associates

Pay Estimate #3 in the amount of \$63,957.56 for Hitchcock Pickle Ball Courts #2023-14 contracted to Rexwinkel Construction

Pay Estimate #6 in the amount of \$82,002.81 for Ohlman/South Harmon Lift Station #2023-16 contracted to Halme Inc

Pay Estimate #21 in the amount of \$5,093.96 for Ohlman/South Harmon Lift Station #2023-16 contracted to SPN & Associates

Pay Estimate #1 in the amount of \$19,970.64 for West End Bridge #2023-23 contracted to SFC Civil Constructors

Pay Estimate #1 in the amount of \$11,840.00 for Lake Mitchell Tornado Shelter #2023-33 contracted to Ciavarella Design

Pay Estimate #9 in the amount of \$3,298.25 for Mitchell Water Distribution System Model #2024-37 contracted to AE2S

Pay Estimate #5 in the amount of \$8,225.15 for North Ohlman-23rd to Kemper #2025-01 contracted to SPN & Associates

Pay Estimate #5 in the amount of \$27,051.98 for 1st Avenue-Burr to Foster #2025-06 contracted to SPN & Associates

Pay Estimate #1 in the amount of \$46,713.07 for Rock Chips #2025-10 contracted to Spencer Quarries

Pay Estimate #1 in the amount of \$13,743.75 for Paving & Overlay #2025-15 contracted to Commercial Asphalt

Pay Estimate #4 in the amount of \$853.75 for Cadwell Park Infield Improvements #2025-23 contracted to SPN & Associates

Pay Estimate #5 in the amount of \$960.00 for Cadwell Park Infield Improvements #2025-23 contracted to SPN & Associates

Pay Estimate #3 in the amount of \$1,510.00 for Old Landfill Leachate Monitoring #2025-28 contracted to GeoTek Engineering

Pay Estimate #3 in the amount of \$2,365.00 for New Landfill Monitoring #2025-29 contracted to GeoTek Engineering

p. 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 JUNE 8, 2025 – JUNE 21, 2025: City Council \$3,735.28, Mayor \$1,614.57, City Administrator \$6,841.52, Administrative Boards \$2,442.65, Attorney \$5,601.88, Finance \$16,991.15, Human Resources \$4,601.44, Municipal Building \$5,484.66, Information Technology \$3,453.08, Police \$92,517.89, Traffic \$5,813.65, Fire \$40,765.46, Street \$35,644.50, Public Works \$26,601.88, Cemetery \$8,278.36, Library \$17,012.62, Recreation & Aquatics \$33,648.15, Recreation Center \$16,494.33 Sports Complexes \$22,242.88, Ballpark Concessions-\$2,346.42, Parks \$26,490.10, Supervision \$4,418.10, E911 \$20,959.79, Palace Transit \$29,789.54, JVCC \$1,954.16, Nutrition \$4,699.23, Airport \$2,669.37, Water Distribution \$16,394.21, Sewer \$15,201.83, Recycling Program \$8,778.95, Waste Collection \$7,762.15, Landfill \$12,023.47, Corn Palace \$29,125.53, Golf Course \$12,610.64, Campground \$2,705.60, Emergency Medical Services \$39,975.51

NEW HIRES:

CORN PALACE: Landon Bollinger-\$14.20, Matthew Bruch-\$11.50, Hudson Haley-\$13.70, Charles McCardle-\$14.70, Malia Reitzel-\$11.50, Oaklyn Soulek-\$11.50

POLICE: Garrett Douglas-\$29.636

RECREATION & AQUATICS: Macy Allhiser-\$12.70, Ciara Blake-\$12.70, April Geist-\$14.20, Jayda Horton-\$12.20, Jessica Phillips-\$13.20, Addisen VanderWilt-\$14.70

RECREATION CENTER: Jaycee Heezen-\$12.20, MacKenzie Stange-\$15.70

SPORTS COMPLEXES: Matthew Hagen-\$12.70, Randy Rosenquist-\$12.70, Landen Soulek-\$13.70

SALARY ADJUSTMENTS:

CORN PALACE: Michael Leach-\$23.615

FIRE: Michael Bartell-\$21.715

POLICE: Daniel Kopfmann-\$39.104

PUBLIC WORKS: Jonathon Thurman-\$29.935

RECREATION CENTER: Carver Denning-\$14.20, Baylor Dykstra-\$14.20, Andrew Kampmann-\$14.20, Amelia Konrad-\$14.70, Jack Lentz-\$14.70, Addyson Moody-\$14.20, Bella Russell-\$14.20, Alexandra Stange-\$14.70

RECYCLING: Travis Platt-\$28.222

SPORTS COMPLEXES: Roger Prewett-\$30.541

WARRANTS: A&B Business Solutions, Supplies-\$4,694.51; A-Ox Welding Supply, Supplies-\$78.53; AAA Collections, Collection Fees-\$162.75; AAA Lawn Care and Maintenance-\$2,372.50; Aaron Hieb, Reimbursement-\$45.00; ACP International/SA-SO, Supplies-\$3,274.80; Adam Fosness, Reimbursement-\$30.00; Advanced Engineering and Environmental Services, 2024-37 P.E. #9-\$3,298.25; AFLAC, Aflac Withholding-\$9,553.54; AFSCME Council 65, Union Dues-\$546.63; Agronomy Plus, Supplies-\$110.00; AJY LLC dba Centennial Carpet and Flooring, Supplies-\$1,009.70; Alex Dagen, Reimbursement-\$45.00; Amazon Capital Services, Mailing Labels-\$1,849.60; American Garage Door, Repair-\$1,092.78; AMG Occupational Medicine, Labs-\$219.60; Andrew Becker, Training-\$138.00; Andrew Schneider, Reimbursement-\$45.00; Associated Supply, Supplies-\$516.92; AT&T Mobility, Utilities-\$623.39; AT&T Mobility, Utilities-\$1,108.43; Avera Occupational Medicine, Lab-\$884.00; Avera Queen of Peace Hospital, Supplies-\$64.00; B&L Communications, Maintenance-\$2,584.00; Bailey Metal Fabricators, Maintenance-\$137.40; Baker & Taylor, Books-\$59.73; Barr Engineering, 2021-20 P.E.#PH240-\$18,377.42; Beacon Athletics, Supplies-\$129.00; Bechen Electric, Maintenance-\$7,540.98; Bender Sewer & Drain, Maintenance-\$8,464.50; Big Daddy D's, Sr Meals-\$3,463.80; Blackstone Publishing, Audiobooks-\$164.73; Brad Gates, Reimbursement-\$45.00; Brady Andera, Reimbursement-\$45.00; Brandon Manchester, Reimbursed-\$84.00; Brian Daughters, Reimbursement-\$45.00; Brittany Maas, Refund of Deposit-\$675.00; Brosz Engineering, 2023-3 P.E. #25-\$27,032.50; Buhl's Drycleaners & Linen, Service-\$164.00; Builders First Source, Supplies-\$899.50; Butler Machinery, Supplies-\$1,670.74; C&B Operations, Supplies-\$910.18; Carquest Auto Parts, Supplies-\$27.39; CDW Government, Supplies-\$211.49; Central Electric, Utilities-\$952.00; Chad Cody, Reimbursement-\$45.00; Cheryl McManus, Lot 25 Deposit Refunded-\$687.50; Chesterman, Supplies-\$1,214.80; CHR Solutions, Mail Billing-\$10,651.92; CHS Farmers Alliance, Repair-\$9,572.70; Ciavarella Design, 2022-33 P.E. #1-\$11,840.00; City of Mitchell, 5th/N Main-\$19,607.90; City of Mitchell, Golf Course Deductions-

\$1,449.70; City of Mitchell, Recreation Deductions-\$2,328.68; City of Mitchell, Campground Hotel Tax-\$104.00; Clayton Moore, Training-\$34.00; Cole Palmer, Training-\$105.99; Colours 59, Supplies-\$1,455.42; Column Software, Advertising-\$3,858.68; Commercial Asphalt, Supplies-\$23,233.75; Connor Davis, Reimbursement-\$45.00; Core & Main, Supplies-\$35,719.06; Core-Mark, Supplies-\$24,133.17; Corporate Translation Service, Translation Services-\$251.25; Cory Hauser, Reimbursed-\$313.29; Craig Stucky, Reimbursement-\$45.00; Cummins Sales & Service, Maintenance-\$874.95; Custom Outfitters Plus, Supplies-\$225.00; DAC, Subscription-\$299.00; Dakota Fluid Power, Supplies-\$1,573.26; Dakota Pump, Repair-\$24,413.02; Dakota Supply Group, Supplies-\$1,409.95; Dakota Wesleyan Athletics, Dakota Wesleyan University Baseball Program-\$1706.32; Dakota Wesleyan Track & Field, Dakota Wesleyan University Track-\$1,941.10; Daktech, Supplies-\$3,600.00; Dale's A-1 Transmission, Maintenance-\$2,964.95; Dan London, Reimbursement-\$45.00; Dan Pollreis, Reimbursement-\$365.00; Daniel Fechner, Reimbursement-\$57.47; Darrington Water Conditioning, Rental-\$133.00; Dave Sietsema, Reimbursement-\$45.00; Davison County Register of Deeds, Annexation-\$189.00; Deanna Davidson, Contractor Agreement-\$900.00; Del Favero Holdings, Bid District #3 Grant Payment-\$4,000.00; Delta Dental Plan of South Dakota, Dental Insurance-\$16,903.34; Demco, Supplies-\$307.54; Department of Agriculture, Proof Fees-\$800.00; Department of Social Services, Child Support-\$359.54; Dimock Dairy, Supplies-\$502.20; Doug Cunningham, Reimbursement-\$45.00; Ducks Unlimited, #2021-18 P.E. #6-\$45,999.91; Emme Sand & Gravel, Supplies-\$1,740.41; Environmental Resource, Supplies-\$683.34; Eric Hieb, Credit Card Fees-\$11,136.14; ETix, Ticketing Fees-\$303.30; Eurofins Environment Testing, Testing-\$3,094.00; Fedex, Mailing-\$49.95; First Dakota National Bank, Antach/MHA-TID #19-\$12,965.66; First National Bank Omaha, Cash Back Redemption-\$15,509.35; First Rate Excavate, 2022-1 P.E.#5final-\$81,642.54; Fisher Scientific, Supplies-\$824.56; Fleetpride, Supplies-\$1,315.83; Floor Tec, Service-\$832.50; Forum Communications, Advertising-\$1,310.00; Frontier Precision, Supplies-\$2,400.00; Geotek Engineering & Testing, 2021-31 P.E.#16-\$13,402.50; Graham Tire, Maintenance-\$28.00; Grainger, Maintenance-\$237.14; Great Western Tire, Repair-\$4,535.20; H&H Electric & Motor Repair, Repairs-\$116.00; Halme, 2022-3 P.E.#6-\$433,187.21; Harve's Sport Shop, Supplies-\$294.98; Hawkins, Supplies-\$10,298.52; HDR Engineering, 2022-1 P.E.#29-\$48,948.58; Henry Schein, Supplies-\$910.62; Honda of Mitchell, Supplies-\$887.90; HR Green, 2022-8 P.E. #23-\$388.25; Industrial Chem Labs & Service, Supplies-\$246.88; Infrastructure Design Group, 2020-20 P.E. #59-\$15,046.62; Ingram Library Services, Books-\$3,218.02; Interstate Glass & Door, Maintenance-\$564.90; Interstate Office Products, Supplies-\$353.50; Interstate Power Systems, Supplies-\$58.74; James Valley Landscape Solutions, Supplies-\$32,096.48; Jamie Henkel, Reimbursement-\$45.00; Jaylon Tollefson, Reimbursement-\$45.00; JCL Solutions, Supplies-\$1,145.46; Jeff Hanson, Reimbursement-\$45.00; Jesse Schlimgen, Reimbursement-\$45.00; Joe Galpin, Reimbursement-\$45.00; Joe Schroeder, Reimbursement-\$45.00; Joelle Dammann, Reimbursement-\$45.00; John Hegg, Training-\$283.00; Johnson Controls, Supplies-\$1,877.82; Jon Thurman, Reimbursement-\$45.00; Jon Vermeulen, Reimbursement-\$45.00; Jones Supplies, Supplies-\$4,097.69; Jordon Sehnert, Reimbursement-\$45.00; Joseph King, Reimbursement-\$45.00; Kathy Hanks, Reimbursement-\$45.00; Kathy Kaye Foods, Supplies-\$3,916.80; Kevin Devries, Reimbursement-\$22.50; Kevin Dykes, Reimbursement-\$45.00; Kevin Kenkel, Reimbursement-\$45.00; Kevin Roth, Reimbursement-\$45.00; Kevin Sibson, Reimbursement-\$45.00; Krohmer Plumbing, Maintenance-\$1,403.79; Lakeview Golf Course, Sports Authority Promo-\$1,500.00; Larry's I-90 Service, Maintenance-\$30.00; Lawson Products, Supplies-\$274.48; Light & Siren, Maintenance-\$8,571.38; Liz Kitchens, Reimbursement-\$45.00; M&T Fire and Safety, Supplies-

\$3,868.00; Make it Mine Designs, Maintenance-\$183.00; Mason Bruns, Travel-\$86.00; McLeod's Printing, Supplies-\$6,668.73; Melissa Hobaugh, Reimbursement-\$45.00; Menard's, Supplies-\$2,148.31; Messerli & Kramer, Garnishment-\$369.74; Michael Leach, Reimbursement-\$45.00; Michelle Bathke, Reimbursement-\$45.00; Michels Road & Stone, 2021-45 P.E. #8-\$595,432.73; Microsoft, Subscription-\$910.00; Midcontinent Communication, Utilities-\$95.39; Midcontinent Communication, Advertising-\$595.00; Midway Service Db a Vollar Oil, Supplies-\$676.37; Midwest Oil, Supplies-\$1,283.02; Midwest Turf & Irrigation, Supplies-\$1,143.41; Miedema Sanitation, Rolloff Service-\$200.00; Mike Bartell, Reimbursement-\$76.35; Millennium Recycling, Single Stream Fee-\$907.70; Minnesota Valley Testing, Lab-\$1,582.25; Mitchell Animal Rescue, Management-\$350.00; Mitchell Concrete Product, Supplies-\$935.24; Mitchell Gun Club, Sports Authority Promo-\$2,200.00; Mitchell Iron & Supply, Supplies-\$88.61; Mitchell Marlins Boys Varsity, Maintenance-\$3,000.00; Mitchell School District, Utilities-\$1,843.72; Mitchell Telecom, Utilities-\$208.54; Mitchell United Way, United Way Deductions-\$141.00; Mitchell Women's Softball, Softball Tournament-\$2,500.00; Mobotrex, 2022-8R P.E. #1-\$6,146.00; Mueller Lumber, Supplies-\$415.72; Muth Electric, Maintenance-\$1,986.13; N-Able Technologies, Data Backup-\$105.12; Napa Central, Supplies-\$308.21; Nate Hegg, Reimbursed-\$124.99; Natural Formulations, Supplies-\$846.32; Nedved Media, Advertising-\$3,150.00; Newman Signs, Supplies-\$886.13; Newvision Security, Maintenance-\$748.25; Nolan Tegels, Reimbursement-\$45.00; North Central Seed, Supplies-\$208.50; Northwest Pipe Fittings, Supplies-\$2,814.91; Northwestern Energy, Utilities-\$75,740.47; One Source The Background, Background Check-\$440.00; Optilegra Vision Plan-\$259.84; Paul's Sandblasting, Supplies-\$175.00; Pepsi Cola, Supplies-\$4,660.65; Peterbilt of Sioux Falls, Supplies-\$1,567.01; Pfeifer Implement, Supplies-\$338.31; Pictometry International, Supplies-\$10,605.43; Porter Distributing, Supplies-\$67.65; Premier Equipment, Supplies-\$535.18; Premier Pest Control, Contract Service-\$645.00; Public Health Laboratory, Supplies-\$60.00; Qualified Presort Service, Postage-\$743.72; Quincy Salmen, Reimbursement-\$15.00; Ramkota Hotel & Conference, Travel-\$843.50; Raymond Dean, Reimbursement-\$22.50; Rehrig Pacific, Supplies-\$35,335.00; Rexwinkel Concrete, 2023-14 P.E. #3-\$63,957.56; Rinker Materials, Supplies-\$1,253.04; Robert McCardle, Reimbursement-\$45.00; Roger Prewett II, Reimbursement-\$45.00; Runnings Supply, Supplies-\$1,549.17; Ryland Devries, Reimbursement-\$45.00; S & M Printing, Supplies-\$200.00; Saga Communications of South Dakota, Advertising-\$488.00; Sanitation Products, Supplies-\$3,021.74; Savvik Buying Group, Supplies-\$150.94; Schoenfelder Construction, 2023-10 P.E. #3-\$132,836.47; Schoenfelder Portables, Rental-\$660.00; Schumacher Elevator, Maintenance-\$242.73; South Dakota Retirement System, Retirement Contributions-\$126,352.32; South Dakota-Supplemental, Supplemental Retirement-\$3,300.00; South Dakota-Supplemental Roth 457, Roth 457 Contributions-\$1,697.50; SFC Civil Constructors, 2023-23 P.E. #1-\$19,970.64; Shawn Lachnit, Reimbursement-\$45.00; Sherwin-Williams, Supplies-\$1,237.18; Shive-Hattery, 2023-3 P.E. #11-\$1,386.00; Sign Pro, Advertising-\$4,548.93; Siteone Landscape Supply, Supplies-\$529.22; Smart Apple Media, Books-\$551.22; Smart Commercial Construction, Deposit-\$2,000.00; Soukup Construction, 2023-3 P.E. #9-\$178,533.03; Spencer Quarries, 2025-10 P.E. #1-\$46,713.07; SPN & Associates, 2021-45 P.E. #47-\$109,772.00; Standard Insurance, Life Insurance-\$2,512.70; Staples, Supplies-\$1,260.21; Stephanie Ellwein, Reimbursement-\$45.00; Stern, Supplies-\$4,178.95; Steve Anderson, Reimbursement-\$45.00; Streicher's-Minneapolis, Supplies-\$1,260.16; Sturdevants Auto Value, Supplies-\$5,374.02; Subway, Planning meals-\$62.93; Sun Gold Sports, Supplies-\$908.60; T.H. Custom Manufacturing, Supplies-\$6,800.00; Terry Johnson, Reimbursement-\$45.00; Tessiers Mechanical Contractor, Labor-\$745.00; Thomas Gullledge, Reimbursement-\$45.00;

Thomas Holleman, Reimbursement-\$45.00; Thomas L Price, Screening-\$350.00; Thomas Schuman, Reimbursement-\$45.00; Thune True Value & Appliance, Supplies-\$102.21; Tiffany Boehmer, Reimbursement-\$45.00; TMA Stores, Supplies-\$912.09; Traditions Prepared Meals, Supplies-\$4,579.27; Traffic Control, Supplies-\$1,106.00; Transource, Supplies-\$3,638.73; Transwest - Sioux Falls, Supplies-\$944.69; Travis Platt, Reimbursed-\$109.99; Tritech Software Systems, Renewal-\$32,144.84; Turfwerks, Supplies-\$45.06; Two Way Solutions, Maintenance-\$935.64; Tyler Vetch, Reimbursement-\$45.00; Tylor Peterson, Reimbursement-\$45.00; United Rentals (North American), Maintenance-\$748.80; United Parcel Service Store #4227, Shipping Charges-\$708.39; Van Diest Supply, Supplies-\$8,349.15; Van Wall Equipment, Supplies-\$958.04; Verizon Wireless, Utilities-\$340.19; Vestis, Mat Cleaning-\$398.23; Walmart/Capital One, Supplies-\$236.18; Wanda Graves, Reimbursement-\$45.00; World Archives, Newspaper Database-\$1,382.00; Your Shop, Program Services-\$519.39; Zach Dalrymple, Reimbursement-\$45.00; Zimco Supply, Supplies-\$9,280.00; Ellwein Brothers, Supplies-\$230.25; South Dakota Department of Revenue, Sales Tax Payment-\$40,581.66; Wellmark, Administration, Prescription, Medical-\$188,825.33; Wageworks, Claims-\$12,980.70; Authorize.net, Credit Card Fees-\$225.56; Global, Credit Card Fees-\$49,533.20

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

CITIZENS INPUT:

Chase Moon of the SDSU Extension Office introduced himself and spoke about the Community Vitality extension office and what it does.

MAYOR & CITY COUNCIL DISCUSSION ITEMS:

Council Member McCardle asked about the 6th & Windsor intersection and if it warrants a stop sign. Mayor Hanson stated Public Works Director Schroeder and Chief Knippling are looking into traffic counts in the area.

BOARD OF ADJUSTMENT:

Moved by Goldammer, seconded by McCardle, 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 Maurice & Julie Hartmann for a rear-yard variance of 3' vs 25' for an attached garage located at 1301 Roland Lane, legally described as Lot 14, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. The Planning Commission recommended approval of a 5' rear yard setback instead of the requested 3'. Moved by Sabers, seconded by Tjarks, to approve said application with Planning Commission recommendation of a 5' rear yard setback. Bathke voting nay. Motion carried.

It was advised that this is the date and time set for hearing on the application of Karl Knight for a rear-yard variance of 11' vs 25' for an attached covered patio located at 318 Christine Street, legally

described as Lot 9, Block 9, Woods First 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 Goldammer, to approve said application. Motion carried

It was advised that this is the date and time set for hearing on the application of VanBuskirk Homes LLC on behalf of Myron VanBuskirk 2nd Amended & Restated Revoc Trust for a conditional use permit for multi-family dwelling units between 5-12 units located in the 900 block of West Norway Avenue, legally described as Lot 16F, a subdivision of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. The Planning Commission recommended approval of said application. Moved by Sabers, seconded by Tjarks, to approve said application. Motion carried

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

DISCUSSION:

Members of the Municipal Band were in attendance to discuss funding requests and difficulties in obtaining insurance coverage while not being a city entity. After discussion, it was decided additional costs will be gathered and added to the information provided in the subsidy application due for the 2026 budget.

PROJECT UPDATE:

Eric Lund, an engineer with Barr Engineering was present to give an update on the permitting, design, and drawdown process for the Lake Mitchell project.

AWARD BID:

Moved by Sabers, seconded by Goldammer, to table awarding the bid for Cadwell Infield Improvements Project #2025-23 until the next meeting. Motion carried.

CONSIDER APPROVAL:

Moved by Sabers, seconded by McCardle, to approve the quote from Williams Masonry for Cadwell Dugout Improvements in the amount of \$58,500.00. Motion carried.

Moved by McCardle, seconded by Barington, to approve Agreement #A2025-40. Utility Cost and Annexation Agreement with Maynard and Betty Hieb. Motion carried.

Moved by Goldammer, seconded by Smith, to approve Agreement #A2025-41, Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG) for the Construction of a Revenue Producing Hangar Grant Offer AIP '33. Motion carried.

Moved by Goldammer, seconded by Barington, to approve Agreement #A2025-42, Rural Emergency Medical Services Agreement with Davison-Hanson Ambulance District. Motion carried.

RESOLUTION:

Moved by Goldammer, seconded by Bathke, to approve Resolution #R2025-48, Plat of Tract 2 of Tupper's Addition, in the NE ¼ of the NE ¼ of Section 8, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2025-48

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the plat of TRACT 2 OF TUPPER'S ADDITION, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Thomas Lynn Week, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the plat of TRACT 2 OF TUPPER'S ADDITION, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Thomas Lynn Week, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Goldammer, to approve Resolution #R2025-49, Plat of Lots 1A, 2B1 and 2C1, Block 4 of Westwood First Addition, and a Portion of Commerce Street, as follows:

RESOLUTION #R2025-49

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF LOTS 1A, 2B1 AND 2C1, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND A PORTION OF COMMERCE STREET, A SUBDIVISION OF 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 Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the

system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the PLAT OF LOTS 1A, 2B1 AND 2C1, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND A PORTION OF COMMERCE STREET, A SUBDIVISION OF 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 Jeremy A. Wolbrink, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by Goldammer, seconded by Tjarks, to approve Resolution #R2025-50, Plat of Lots 3 and 4 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, as follows:

RESOLUTION #R2025-50

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF LOTS 3 AND 4 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, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota that the PLAT OF LOTS 3 AND 4 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, as prepared by Jeremy A. Wolbrink, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by Sabers, seconded by Goldammer, to approve Resolution #R2025-51, Plat of Tract 5 of Prairie Ethanol Addition in Lot 1 of the Southwest Quarter of Section 24, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2025-51

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Goldammer, to approve Resolution #R2025-52, Plat of Tract 6 of Prairie Ethanol Addition in the Northwest Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2025-52

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 Barington, seconded by Tjarks, to approve Resolution #R2025-53, Plat of Tract 7 of Prairie Ethanol Addition in the Northeast Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2025-53

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 Barington, to approve Resolution #R2025-54, Plat of Tract 8 of Prairie Ethanol Addition in the Southeast Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota, as follows:

RESOLUTION #R2025-54

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 23rd day of June, 2025; and

WHEREAS, it appears from an examination of the PLAT OF TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, 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 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Joe Dale Whitlock, be and the same is approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Barington, to approve Resolution #R2025-55, Surplus and Auction of Three Trailers and One Building in the 1100 and 1200 Blocks of East 1st Avenue, as follows:

RESOLUTION #R2025-55

A RESOLUTION PROVIDING FOR THE SURPLUS AND AUCTION OF THREE TRAILER UNITS LOCATED IN THE 1100 AND 1200 BLOCK OF EAST 1ST AVENUE AND THE HOUSE AT 1215 E 1ST AVENUE

WHEREAS the City of Mitchell is the owner of real property in the 1100 and 1200 Block of East 1st Avenue in Mitchell, and there are currently multiple trailer units located on the property as well as a building at 1215 E 1st Avenue; and

WHEREAS the City previously approved the surplus of the building at 1215 E 1st Avenue and which did not sell at auction. There are also three trailers at this location, which have not been previously surplus, that the City desires to auction; and

WHEREAS, the City desires to remove the building and trailer units as they are no longer necessary, useful, or suitable for the purpose for which they were acquired; and

WHEREAS the City intends to auction the building and trailer units themselves, not including any interest in the land itself, upon the conditions further provided in this resolution, and if no buyer is found, then such trailer unit(s) shall be demolished and removed.

THEREFORE, BE IT RESOLVED by the City Council of the City of Mitchell, SD that the City hereby determines that the trailer units located on Lots 20, 25, and 39 of the Parkview Homes complex in the 1100 and 1200 Block of East 1st Avenue, as well as the building at 1215 E 1st Ave, are no longer necessary, useful, or suitable for the purpose for which they were acquired; and

IT IS FURTHER RESOLVED that such building and trailer units shall be sold at auction upon such terms as the Public Works department may provide in advance of the auction. Notice of the auction shall be published twice with the first occurring at least 10 days prior to the sale. However, the auction shall be for the building and trailer units themselves, sold individually, in as is condition, and no interest in the real property itself shall accrue, transfer, or otherwise vest to any successful buyer. Upon completion of the auction, the mayor and finance officer are authorized to award the trailer unit(s) to the successful bidder by signing the terms and conditions sheet of the successful bidder or bidders; and

IT IS FURTHER RESOLVED that if at auction no buyer is found, such trailer unit(s) shall be demolished and removed from the property.

Motion carried and resolution declared duly adopted.

CONSIDER APPROVAL:

Moved by Goldammer, seconded by Barington, to approve a temporary easement with the South Dakota Department of Transportation for a new bike path and approve waiving the associated fees. Motion carried.

Moved by Goldammer, seconded by Tjarks, to approve the request to participate in the North American Wetland Conservation Administration Grant (NAWCA) by FarWide Conservation Trust. Motion carried.

ORDINANCE:

Moved by Smith, seconded by Tjarks, to place Ordinance #O2025-09, Rezoning Lot 2 of Singapore Slab Tract 1, a subdivision of the East ½ of the SE ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East ½ of the SE ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to Lakeshore Planned Unit Development District on second reading. Motion carried. Moved by Sabers, seconded by Goldammer, to adopt Ordinance #O2025-09, Rezoning Lot 2 of Singapore Slab Tract 1, a subdivision of the East ½ of the SE ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East ½ of the SE ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to Lakeshore Planned Unit Development District, as follows:

ORDINANCE NO. O2025-09

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; 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., City of Mitchell, Davison County, South Dakota; Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; Singapore Slab Tract 1, Except Lots 1 and 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; be changed from UD Urban Development District

to Lakeshore Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

ARTICLE J. LAKESHORE PLANNED DEVELOPMENT DISTRICT

10-9J-1: Legal Description

10-9J-2: Purpose

10-9J-3: Permitted Uses

10-9J-4 Conditional Uses

10-9J-5 Accessory Uses

10-9J-6 Parking Requirements

10-9J-7 Sign Regulations

10-9J-8 Density, Area, and Height Regulations

10-9J-1: LEGAL DESCRIPTION

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., City of Mitchell, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 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.

10-9J-2: PURPOSE

This area is intended to provide residential and commercial opportunities and provide for densities, which reflect both the cost and best utilization of the real property.

10-9J-3: PERMITTED USES

Alcohol sales (off-sale).

Alcohol sales (on-sale).

Assembly hall (auditorium).

Assisted living facility.

Bed & breakfast.

Car wash (self service).

Coffee house.

Community garden.

Congregate care housing.

Convenience store.

Dwelling, multi-family.

Dwelling, single-family.

Electric vehicle charging station restricted.

Electric vehicle charging station rapid charging.

Fuel dispensing station.

Fuel service station.

Hospice residential care facility.

Nursing home.

Office, professional.

Open Space.

Parks (playground).

Personal health services.

Religious institution.

Supportive living home.

Transient commercial use of property.

10-9J-4 CONDITIONAL USES

Childcare center, preschool and nursery.

Childcare family residential.

Home occupations.

Recreation indoor facility.

Recreation outdoor facility.

Retail services and trade.

Shopping center.

Student housing (off-campus).

10-9J-5 ACCESSORY USES

Accessory building and uses for permitted and approved conditional uses.

Residential accessory buildings/use.

An accessory building shall not be permitted in any required front yard and no separate accessory building shall be erected within three feet (3') of any principal building's line.

Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots, footage to be measured from the overhang building line.

No dwelling unit detached accessory building shall exceed twenty-two feet (22') in height.

Dwelling units attached and detached accessory buildings shall not exceed two thousand (2,000) square feet each per dwelling unit and the principal and accessory buildings shall not exceed the maximum zoning lot coverage.

10-9J-6 PARKING REQUIREMENTS

Parking requirements shall be regulated in conformance with title 10, chapter 11 of this code.

10-9J-7 SIGN REGULATIONS

Signs shall be regulated in conformance with title 9, chapter 4 of this code.

10-9J-8 DENSITY, AREA, AND HEIGHT REGULATIONS

	<u>Minimum Lot Area¹</u>	<u>Minimum Lot Width</u>	<u>Minimum Front Yard</u>	<u>Minimum Rear Yard</u>	<u>Minimum Side Yard³</u>	<u>Minimum Side Yard Corner Lot</u>	<u>Maximum Zoning Lot Coverage</u>	<u>Maximum Height²</u>
1 dwelling unit	6,000 sq. ft.	60'	25'	20'	3'	15'	60%	35'
2 dwelling units	8,000 sq. ft.	75'	25'	20'	3'	15'	60%	35'
3 dwelling units	9,000 sq. ft.	75'	25'	25'	5'	15'	75%	65'
4 dwelling units	14,000 sq. ft.	100'	25'	25'	5'	15'	75%	65'
Other Buildings	10,000 sq. ft.	100'	30'	0'	0'	0'	100%	65'

Notes:

1. For each additional dwelling unit over four (4) dwelling units, add at least one thousand (1,000) square feet to minimum lot area.
2. No building shall exceed six (6) stories in building height, except, that one foot (1') of height may be added to the building for each foot that the building is set back from the required front yard.

Zero lot line in the event a townhome/duplex is subdivided and sold individually.

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

RESOLUTION:

Moved by Tjarks, seconded by Goldammer, to approve Resolution #R2025-47, Creating Tax Incremental District #43 and Approving Project Plan, as follows:

RESOLUTION R2025-47

A RESOLUTION PROVIDING FOR THE CREATION OF CITY OF MITCHELL TAX INCREMENTAL DISTRICT NUMBER FORTY-THREE

WHEREAS, the City of Mitchell has the power, pursuant to SDCL 11-9-2, to create Tax Incremental District Number Forty-three (TID 43) 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 June 23, 2025 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 Forty-three 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 July 7, 2025, the City of Mitchell Tax Incremental District Number Forty-three (TID 43). TID 43 is legally described as follows:

Lot 2 Singapore Slab Tract 1 a subdivision of the East 1/2 of the Southeast 1/4 of
Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County,
South Dakota;

with a map showing said boundaries included in the Project Plan presented to Council on July 7, 2025.

2. A hearing by the City of Mitchell Planning Commission concerning the creation and boundaries of TID 43 was held on June 23, 2025.
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 43;
 - c. Pursuant to SDCL 11-9-13, the project plan for TID 43 includes information satisfying each of the 5 requirements contained therein;
 - d. Pursuant to SDCL 11-9-16, the project plan for TID 43 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 43 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 Forty-three Fund (TID 43 Fund).
7. All tax increments collected pursuant to TID 43 shall be deposited into the TID 43 Fund.
8. All funds in the TID 43 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.

Motion carried and resolution declared duly adopted.

EXECUTIVE SESSION:

Moved by Goldammer, seconded by McCardle, to go into Executive Session as permitted by SDCL 1-25-2(4) Negotiations. Motion carried.

Mayor Hanson declared the board out of executive session at 8:39 p.m. and the City Council to reconvene in regular session at 8:40 p.m.

ADJOURN:

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


Michelle Bathke
Finance Officer

Published once at the approximate cost of _____.