



**City Council Meeting Agenda**  
City Council Chambers, City Hall, 612 N. Main Street  
March 5, 2026

- 1. 8:00 AM Call to Order**
- 2. Pledge Of Allegiance**
- 3. Roll Call**
- 4. Reconsider Action to Award Bid for Tornado Shelter Rebid Project #2023-33R**
- 5. Action on Referral Petition for "Agreement A2026-18, Transfer and Redevelopment Agreement for East 1st Avenue Project"**
- 6. Public Comment**  
*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.*
- 7. 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.

# CITY OF MITCHELL

City Council Meeting  
Agenda Item Request



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

<b>Meeting Date Requested:</b>	<input type="text" value="March 5, 2026"/>	<b>Requested By:</b>	<input type="text"/>
<b>Desired Action of City Council:</b>	<input type="text"/>		
<b>Amount Budgeted in current fiscal year for this item (if applicable):</b>	<input type="text"/>		
<b>Agenda Item:</b>	<input type="text" value="Reconsider Action to Award Bid for Tornado Shelter Rebid Project #2023-33R"/>		
<b>Explanation/Background of Agenda Item Requested:</b>	<input type="text" value="Mayor Hanson is asking that the City Council reconsider action to award the tornado shelter re-bid due to needing to notify FEMA on the grant funds and low bidder within the required timelines."/>		

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**Meeting Date Requested:**  **Requested By:**

**Desired Action of City Council:**

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

**Agenda Item:**

**Explanation/Background of Agenda Item Requested:** Bids were opened on February 12, 2026 in City Hall Council Chambers at 1:30 PM. Five bids were received as follows:

Schmitz Construction, LLC  
Base Bid - \$968,080.00  
Alternate 1 - \$(22,600)

Puetz Design Build  
Base Bid - \$987,899.00  
Alternate 1 - \$(12,749)

Sentry, LLC  
Base Bid - \$1,075,000  
Alternate 1 - \$(43,700)

Lloyd Construction  
Base Bid - \$1,146,814.00  
Alternate 1 - \$1,479.00

APX Construction Group  
Base Bid - \$1,270,000.00  
Alternate 1 - \$49,000

The City accepted a Hazard Mitigation Grant for this project on February 5, 2024 for \$594,768.90. The project is currently over budget.

The current project budget is as follows:  
Professional Services - \$48,990.00  
Peer Review - \$14,800  
Project Cost  
Base Bid - \$968,080.00  
Alternate 1 - \$(22,600)  
Total Project Cost - \$945,480.00  
Total Estimated Cost - \$1,009,270

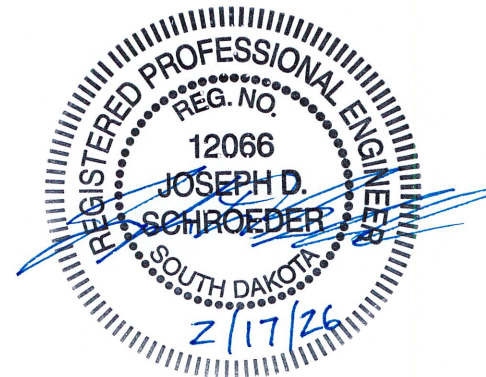
Current Funding  
Grant Award - \$594,768.90  
Available Dollars from Campground - \$182,000  
Total Available - \$776,768.90  
Project Shortfall - \$232,501.01

If council awards the project to Schmitz Construction, LLC for the Base Bid and Alternate 1 for a total lump sum fee of \$945,480, it is requested that \$283,000 additional funds be added to the project to cover the shortfall and provide project contingency.

**BID TABULATION FOR TORNADO SAFE ROOM-REBID AT CITY OF MITCHELL CAMPGROUND #2023-33R**  
**BID OPENING: 1:30 PM, FEBRUARY 12, 2026 - CITY HALL, MITCHELL, SD**

	Schmitz Construction, LLC 1318 W Birch Ave Mitchell SD 57301	Puetz Design Build 800 N Kimball St Mitchell SD 57301	Sentry, LLC 1928 Calvin Dr Watertown SD 57201
	TOTAL	TOTAL	TOTAL
Tornado Safe Room-Rebid Project Total Base Bid Price	\$ 968,080.00	\$ 987,899.00	\$ 1,075,000.00
Add or Deduct for Alternate 1	\$ (22,600.00)	\$ (12,749.00)	\$ (43,700.00)
Lowest Sum of Alternate and/or Base Bid	\$ 945,480.00	\$ 975,150.00	\$ 1,031,300.00

	Lloyd Construction 150 E 4th Pl Suite 600 Sioux Falls SD 57104	APX Construction Group 404 W 9th St Sioux Falls SD 57104
	TOTAL	TOTAL
Tornado Safe Room-Rebid Project Total Base Bid Price	\$ 1,146,814.00	\$ 1,270,000
Add or Deduct for Alternate 1	\$ 1,479.00	\$ 49,000
Lowest Sum of Alternate and/or Base Bid	\$ 1,148,293.00	\$ 1,319,000













PROJECT NAME  
 TORNADO SAFE ROOM CAMPGROUND  
 LAXY MITCHELL CAMPGROUND  
 HWY 57  
 MITCHELL, SD

REVISIONS  
 NO. DATE DESCRIPTION

1/16

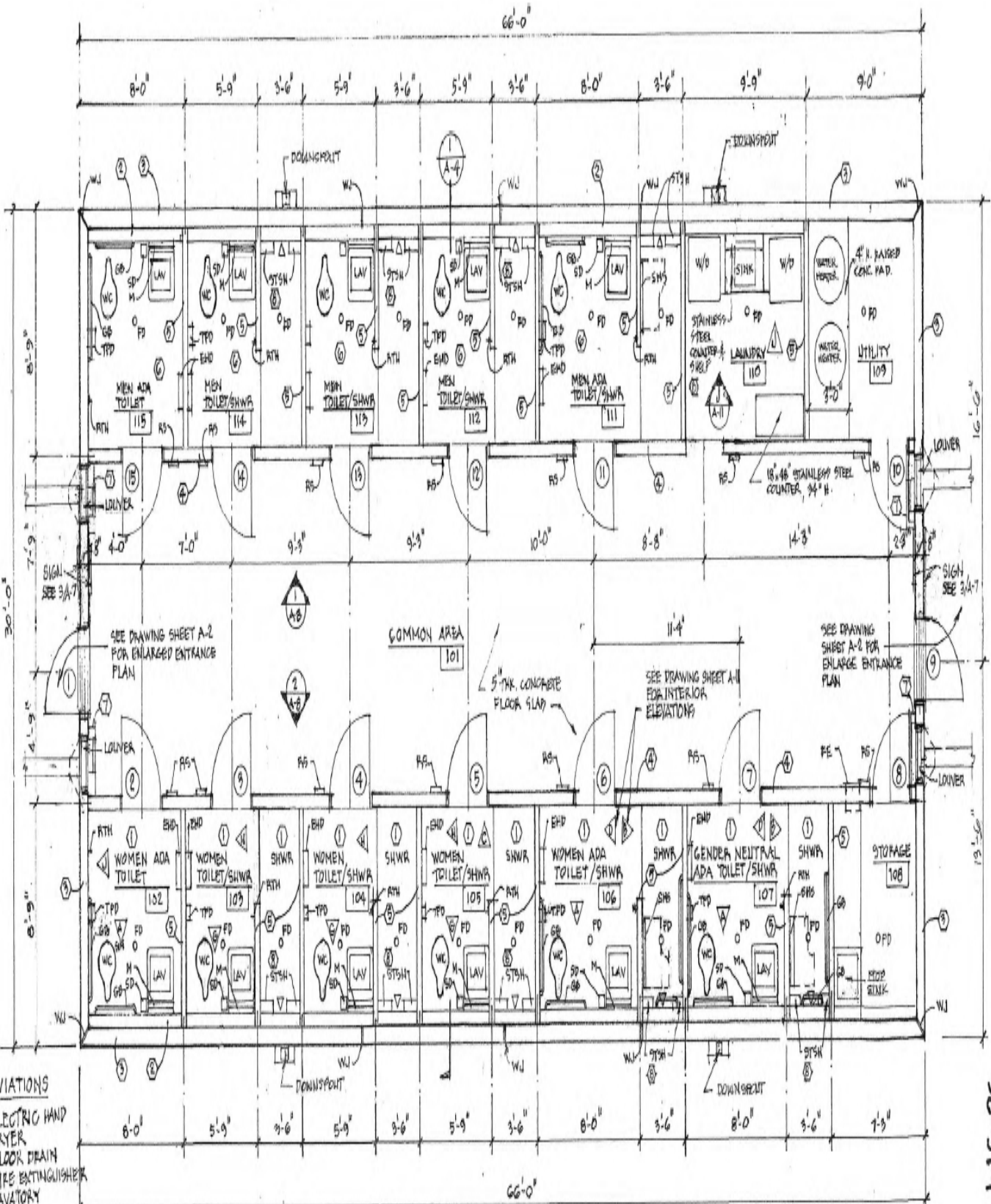
DATE  
 5-1-2024

DATE  
 JUNE 16, 2025

SHEET TITLE  
 FLOOR PLAN

SHEET NO.  
 A-1

REBID SET - 1-16-26



- ABBREVIATIONS**
- END - ELECTRIC HAND DRYER
  - FD - FLOOR DRAIN
  - FE - FIRE EXTINGUISHER
  - LAV - LAVATORY
  - M - MIRROR
  - RS - ROOM SIGN
  - RTM - ROBE/TOWEL HOOK
  - SD - SOAP DISPENSER
  - SNS - SHOWER SEAT
  - SHWR - SHOWER
  - STSH - STAINLESS STEEL SHELF
  - TPD - TOILET PAPER DISPENSER
  - WC - WATER CLOSET
  - WJ - WALL JOINT

**1 FLOOR PLAN**  
 A-1 3/16" = 1'-0"



**GENERAL NOTES:**

- 1 - CONCRETE FLOOR SLAB RECESSED 1/8" AT TOILET ROOMS AND SHOWERS FOR SLOPED CERAMIC TILE FLOOR, SLOPE FINISH FLOOR TOWARD FLOOR DRAINS.
- 2 - PLUMBING WET WALLS TO BE 2x6 METAL STUDS @ 16" O.C. WITH 1/2" THK. GEMENT BOARD AND CERAMIC TILE FINISH AND TREATED WOOD BLOCKING IN WALL TO PROPERLY ANCHOR ALL WALL MOUNTED TOILET ROOM AND SHOWER ACCESSORIES.
- 3 - 8" THK. UNINSULATED PRECAST CONCRETE WALL PANELS WITH SMOOTH FINISH AND NATURAL GREY COLOR CONCRETE.
- 4 - 6" THK. PRECAST CONCRETE WALL PANELS WITH SMOOTH FINISH AND NATURAL GREY COLOR CONCRETE.
- 5 - 4" THK. PRECAST CONCRETE WALL PANELS WITH SMOOTH FINISH AND NATURAL GREY COLOR CONCRETE.
- 6 - INTERIOR ELEVATIONS @ MEN'S TOILET ROOMS SIMILAR TO WOMEN'S TOILET ROOMS OPPOSITE HAND.
- 7 - 6' METAL STUD FRAME W/ FIBERGLASS PANEL FINISH, SEE 2/A-12 FOR DETAILS.
- 8 - STAINLESS STEEL SHELVING AND COUNTERTOPS IN SHOWERS AND LAUNDRY ROOM TO BE SOLID 16GA. STAINLESS STEEL TYPE 304 CUSTOM FABRICATED TO DIMENSIONS. ON DRAWINGS WHERE STOCK PRE-ENGINEERED UNITS ARE NOT STOCKED BY ULINE OR SHELVING MANUFACTURERS.

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**Desired Action of City Council:**

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

**Agenda Item:**

**Explanation/Background of Agenda Item Requested:**   
On February 27, 2026, a petition to refer Agreement A2026-18 was received by the finance office. With the deadline for getting items on the June 2, 2026 ballot approaching quickly, a special council meeting was called so that council could have the option of placing the ballot on the June 2, 2026 meeting if desired.  
  
In order to meet the referral requirement, the petition needed at least 499 signatures from voters registered within the City of Mitchell and the finance office did confirm over 499 signatures from voters registered within the City. However, in reviewing the form of the petition, it appears to be drafted using an outdated version of the form which calls the validity of the petition itself into question. As such, the city council will need to decide whether the petition is invalid or valid and, if held to be valid, when to place the matter on the ballot."/>

RECEIVED  
 FEB 27 2026  
 10:45 AM  
 MS  
 15

**MUNICIPAL REFERENDUM PETITION IN THE MUNICIPALITY OF MITCHELL TO REQUIRE THAT AGREEMENT #A2026-18, EAST 1<sup>ST</sup> AVENUE REDEVELOPMENT AGREEMENT, BE SUBMITTED TO THE VOTERS FOR APPROVAL OR REJECTION**

WE, THE UNDERSIGNED qualified voters of the municipality of Mitchell, the State of South Dakota, petition that the following agreement or resolution, as passed by the Mitchell City Council, be submitted to the voters for their approval or rejection pursuant to law.

Agreement #A2026-18, East 1<sup>st</sup> Avenue Redevelopment Agreement, which was approved by the Mitchell City Council on February 2, 2026.

**INSTRUCTIONS TO SIGNERS:**

1. Signers of this petition must individually sign their names in the form in which they are registered to vote or as they usually sign their names.
2. Before the petition is filed, each signer or the circulator must add the residence address of the signer and the date of signing.
3. Before the petition is filed, each signer or the circulator must print the name of the signer in the space provided and add the county of voter registration.
4. Abbreviations of common usage may be used. Ditto marks may not be used.
5. Failure to provide all information requested may invalidate the signature.

NAME	RESIDENCE	DATE/COUNTY
SIGN <u>[Signature]</u> 1 PRINT DAVID S. ALLEN	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 208 S. 4th St CITY OR TOWN Mitchell SD 57301	DATE OF SIGNING 2-23-2026 COUNTY OF REGISTRATION DAWSON
SIGN <u>[Signature]</u> 2 PRINT Mike Borman	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 210 Mitchell Blvd CITY OR TOWN Mitchell SD 57301	DATE OF SIGNING 2-23-26 COUNTY OF REGISTRATION Dawson
SIGN <u>[Signature]</u> 3 PRINT [Signature]	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 1201 W. Hanson Ave CITY OR TOWN Mitchell SD 57301	DATE OF SIGNING 2-23-26 COUNTY OF REGISTRATION DAWSON
SIGN <u>[Signature]</u> 4 PRINT Chris Rimbault	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 422 E 12th CITY OR TOWN Mitchell SD 57301	DATE OF SIGNING 2-23-26 COUNTY OF REGISTRATION Dawson
SIGN <u>[Signature]</u> 5 PRINT Eva E. Garcia-Diaz	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 709 E 4th Ave CITY OR TOWN Mitchell SD 57301	DATE OF SIGNING 2-23-26 COUNTY OF REGISTRATION Dawson
SIGN <u>[Signature]</u> 6 PRINT BRADLEY LEADON	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 627 N. LANGDON APTS CITY OR TOWN MITCHELL	DATE OF SIGNING 2-23-26 COUNTY OF REGISTRATION DAWSON
SIGN <u>[Signature]</u> 7 PRINT Cal Mullenberry	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 1501 E Hanson CITY OR TOWN Mitchell SD	DATE OF SIGNING 2-24-26 COUNTY OF REGISTRATION Dawson
SIGN <u>[Signature]</u> 8 PRINT Jackie Horton	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 313 Christie CITY OR TOWN Mitchell SD	DATE OF SIGNING 2-24-26 COUNTY OF REGISTRATION Dawson
SIGN <u>[Signature]</u> 9 PRINT Melissa Simons	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 1501 E Hanson CITY OR TOWN Mitchell SD	DATE OF SIGNING 2-24-26 COUNTY OF REGISTRATION DAWSON
SIGN <u>[Signature]</u> 10 PRINT Michael Koster	STREET AND NUMBER OR RURAL ROUTE AND BOX NUMBER 1977 2nd St SW CITY OR TOWN Mitchell SD	DATE OF SIGNING 2-24-26 COUNTY OF REGISTRATION Dawson