



City Council Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 4, 2026

- 1. 6:00 PM Call to Order**
- 2. Pledge Of Allegiance**
- 3. Invocation: First Lutheran**
- 4. Roll Call**
- 5. Recognitions**

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. Automatic Supplements

General-Fire in the amount of \$5,256.00 from insurance claims
General-Police in the amount of \$764.90 from insurance claims

D. Raffle Permits

E. Special Event Permit Application for Mitchell Public Library Touch-a-Truck Summer Reading Program on Wednesday, June 24, 2026

- Parking Lot Closure (\$50 Fee)

F. Special Event Permit Application For Palace City Pre-Sturgis Party on Thursday, August 6, 2026

- Parking Lot Closure (\$50 Fee)
- Street Closure (\$100 Fee)
- Parade Permit — w/Escort (\$250 Fee)
- Consumption Permit (\$50 Fee)
- Noise Permit (\$0 Fee)

G. Special Event Permit Application For Palace City Brewing at the Palace City Pre-Sturgis Party on Thursday, August 6, 2026

- Special Event Liquor License (\$200 Fee)

H. Property Tax Abatements for 2025 Taxes Payable in 2026

- I. **Change Order #1 to Visions Construction Group Inc. for Water Distribution Building Project #2026-01**
- J. **Set Date 6:00 PM, May 18, 2026 for Special Assessment Hearing for 2026 Sidewalk Project #2026-04**
- K. **Set date May 18, 2026 for Hearing and Action on the Application to Transfer RL-5763 (on-sale) Retail Liquor License from The Depot Mitchell LLC dba The Depot-Mitchell LLC, 210 South Main Street to The Depot Mitchell LLC dba The Depot-Mitchell LLC, 210 South Main due to the configuration of the license (Include the front patio)**
- L. **Pay Estimates**
- M. **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. **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.
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 Chelsey Prusha-Conditional Use Permit**

Chelsey Prusha has applied for a conditional use permit for family residential daycare; located at 1008 E 7th Ave, legally described as Lot 13, Block 3 Robert Wilkinson's 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 JTRT Advertising-Conditional Use Permit**

JTRT Advertising has applied for a conditional use permit for 10-6B-3-Off premises signs over 300 square feet to a maximum of 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
 - C. **Hearing and Action on an Application for JTRT Advertising-Variance Permit**

JTRT Advertising has applied for a variance permit for 9-4-6-4-C for an off-premise digital sign over 300 square feet but under 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1

and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business 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. **Leadership Mitchell 7th & Main Traffic Signal Box Presentation**
12. **Action to Approve Special Event Permit Application For 301 Rodz & Ridez Car Show on September 18-20, 2026**
 - Parking Lot Closure (*\$50 Fee*)
 - Parade Permit — w/Escort (*\$250 Fee*)
13. **Action to Approve Agreement #A2026-35, Corn Palace Service Agreement**
14. **Action to Award Bid for Tornado Safe Room Project #2023-33 (Rebid 2)**
15. **Action to Award Bid for 13th Avenue Reconstruction Project #2025-08**
16. **Amendment #1 to Agreement #A2025-09, 13th & Wisconsin Reconstruction with McLaury Engineering-Project #2025-08**
17. **Action to Approve Agreement #A2026-34, Wastewater South Plant Watermain Extension Project #2026-41**
 - A. Jim River Ridge Farms, LLP
 - B. JD Realty, LLC
18. **Action to Approve Resolution #R2026-24, Petition of Exclusion of Territory from Municipality of Mitchell, South Dakota**
19. **Action to Approve Resolution #R2026-20, A Resolution Giving Approval to Certain Sewer Facilities Improvements; Giving Approval to the Issuance and Sale of a Revenue Bond to Finance, Directly or Indirectly, the Improvements to the Facilities; Approving the Form of the Loan Agreement and the Revenue Bond and Pledging Project Revenues and Collateral to Secure the Payment of the Revenue Bond; and Creating Special Funds and Accounts for the Administration of Funds for Operation of the System and Retirement of the Revenue Bond and Providing for a Segregated Special Charge or Surcharge for the Payment of the Bonds**
20. **Action to Approve Resolution #R2026-21, A Resolution Amending the 2026 Sewer Rates to Implement the Surcharge for CW-17**
21. **Action to Approve Resolution #R2026-22, Plat of Lots 1 and 2 of Square 9, Weaver's Squares**
22. **Action to Approve Resolution #R2026-23, Plat of Wilson Tracts 3, 4, and 5 in the East Half of Section 25, Township 103 North, Range 61 West of the 5th Principal Meridian, Davison County, South Dakota**
23. **Action to Authorize Proceeding with the Corn Palace Dome Flag Pole Replacement**

Project, Funded Out of Corn Palace Reserves

- 24. Second Reading on Ordinance #O2026-05, Repealing Mitchell City Code Section 4-3-1(B) Regarding Indoor Amusement Licenses**
- 25. Motion to Adopt Ordinance #O2026-05, Request Public Comment, Roll Call**
- 26. Second Reading on Ordinance #O2026-06, Modifying the Method of Electing Officers for the City Council**
- 27. Motion to Adopt Ordinance #O2026-06, Request Public Comment, Roll Call**
- 28. Hearing and First Reading on Ordinance #O2026-07, Amending Ridgeview on Foster Planned Development District**
- 29. Motion to Enter into Executive Session According to SDCL 1-25-2 (3) Consulting with Legal Counsel and SDCL 19-19-502 Lawyer-Client Communications**
- 30. 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.