

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

**June 15, 2026  
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

**AGENDA:**

Mayor Hanson added an Executive Session as permitted by SDCL 1-25-2(3) Consulting with Legal Counsel and SDCL 19-19-502 Lawyer-Client Communications.

Council Member Doescher would like to remove appointing Doug Backlund to the Golf & Cemetery Board from the consent agenda.

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

- a. City Council Minutes
  - 1. City Council June 1, 2026
  - 2. Special City Council June 5, 2026
- b. Committee Reports
  - 1. Planning Commission May 11, 2026 (signed)
  - 2. Planning Commission June 8, 2026 (unsigned)
- c. Department Reports
  - 1. Sales Tax Collections (May)
  - 2. Finance (May)
  - 3. Building Permits (May)
  - 4. Police (May)
  - 5. Fire (May)
  - 6. Code Enforcement (May)
  - 7. Water (May)
- d. Raffle Permits
  - 1. VFW Post 2750 with the drawing to be held on February 9, 2027
  - 2. Corn Palace Stampede with the drawing to be held July 16-19, 2026
- e. Special Event Permit Application for Palace City Brewing at MMS&B 1<sup>st</sup> Friday on Main on Friday, July 3, 2026

- f. Special Event Permit Application for Corn Palace Stampede Rodeo from Thursday July 16, through Sunday, July 19, 2026
- g. Authorization to apply for South Dakota Community Foundation BIG Grant
- h. Volunteer Board Appointments
  - 1. Appoint Kitty Allen to the Library Board of Trustees for a term of July 2026-June 2029
  - 2. Re-appoint Jeff McEntee to the Golf & Cemetery Board for a term of July 2026-June 2029
  - 4. Re-appoint Patrick McGeough to the Park & Recreation Board for a term of July 2026-June 2029
  - 5. Appoint Cody Renken to the Park & Recreation Board to fill an unexpired term of July 2026-June 2027
  - 6. Re-appoint Kevin Genzlinger to the Planning & Zoning Commission for a term of July 2026-June 2031
  - 7. Re-appoint Kevin Genzlinger to the Historic Preservation Commission for a term of July 2026-June 2029
  - 8. Re-appoint Jim Buechler to the Historic Preservation Commission for a term of July 2026-June 2029
  - 9. Re-appoint Jen Bradley to the Historic Preservation Commission for a term of July 2026-June 2029
  - 10. Re-appoint Melissa Schwalm to the Historic Preservation Commission for a term of July 2026-June 2029
- i.
  - a. Set date July 6, 2026 for hearing and action on the application to transfer RW-7501 Retail (on-off sale) Wine and Cider License from MG Oil Company dba 777 Mitchell-B, 716 North Rowley St, Ste A4 to MG Oil Company dba Jokerz Casino Mitchell-4, 716 North Rowley St, Ste A4 (Video lottery is included)
  - b. Set date July 6, 2026 for hearing and action on the application to transfer RB-3124 Retail (on-off sale) Malt Beverage & SD Farm Wine License from MG Oil Company dba 777 Mitchell-A, 716 North Rowley St, Ste A4 to MG Oil Company dba Jokerz Casino Mitchell-5, 716 North Rowley St, Ste A4 (Video lottery is included)
- j. Pay Estimates June 15, 2026
  - Pay Estimate #4 in the amount of \$5,947.50 for Lake Mitchell-Phase III #2021-20 contracted to Barr Engineering
  - Pay Estimate #19 in the amount of \$2,624.50 for Wastewater Treatment Plant Improvements-Phase II #2022-01 contracted to GeoTek Engineering
  - Pay Estimate #12 in the amount of \$26,045.00 for 13<sup>th</sup> & Wisconsin Drainage #2025-08 contracted to McLaury Engineering
  - Pay Estimate #5 in the amount of \$4,815.00 for 200-500 Blocks East 6<sup>th</sup> Avenue #2026-03 contracted to McLaury Engineering
  - Pay Estimate #4 in the amount of \$17,800.00 for Fire Station #2026-08 contracted to designArc Group
  - Pay Estimate #5 in the amount of \$1,620.00 for Ice Arena Roof #2026-21 contracted to designArc Group
  - Pay Estimate #2 in the amount of \$2,062.50 for Old Landfill Leachate Monitoring #2026-28 contracted to GeoTek Engineering
  - Pay Estimate #2 in the amount of \$11,424.80 for Pavement Survey #2026-35 contracted to

Infrastructure Management Services

Pay Estimate #20 in the amount of \$11,278.08 for AIP '33 Hangar Construction contracted to Helms & Associates

- k. 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 MAY 24, 2026 – JUNE 6, 2026:** City Council \$3,847.36, Mayor \$1,663.00, City Administrator \$7,030.12, Administrative Boards \$2,566.25, Attorney \$5,885.34, Finance \$15,969.04, Human Resources \$4,834.29, Municipal Building \$5,924.18, Information Technology \$3,627.80, Police \$92,218.95, Traffic \$6,475.79, Fire \$41,302.23, Street \$38,883.85 Public Works \$28,856.71 Cemetery \$8,241.19, Library \$17,536.65, Recreation & Aquatics \$26,247.70, Recreation Center \$15,794.09, Sports Complexes \$25,523.38, Ballpark Concessions \$1,518.96, Parks \$28,209.37, Supervision \$4,641.65, E911 \$24,877.42, Palace Transit \$28,532.51, JVCC \$2,225.51, Nutrition \$4,300.24, Airport \$2,804.44, Water Distribution \$16,494.41, Sewer \$13,328.90, Recycling Program \$8,223.74, Waste Collection \$8,327.75, Landfill \$12,807.81, Corn Palace \$31,801.81, Golf Course \$11,421.60, Campground \$2,563.68, Emergency Medical Services \$54,553.28

**NEW HIRES:**

CADWELL CONCESSIONS: Hannah Bannwarth-\$11.85, Katelyn Warren-\$11.85

CORN PALACE: Landon Bollinger-\$14.98, Kaylee Burk-\$11.85, Yadira Cortez Martinez-\$11.85, Trayton Moore-\$13.31, Easton Newendorf-\$13.31, Brennen Penne-\$13.85, Carson Richey-\$11.85, Truin Thomas-\$11.85

GOLF: Mason Kempf-\$13.85

JVCC: Patti Goudy-\$15.56

PARKS: Lukas Bennett-\$14.40, Noah Bennett-\$11.85, Jarrell Grimes-\$14.11, Karsten Herges-\$11.85

RECREATION & AQUATICS: Zoe Barrett-\$11.85, Grace Baysinger-\$16.18, Carlie Bell-\$13.33, Hallie Carlson-\$15.88, Kindra Decker-\$15.27, Elise Foster-\$14.11, Taziah Hawkins-\$11.85, Rylee Jennings-\$11.85, Avrie London-\$15.88, Kean Mimmack-\$16.18, Kathleen Morgan-\$13.06, Emma Plamp-\$16.51, Ava Prunty-\$13.06, Mikayla Ratigan-\$15.58, Chayden Reichelt-\$15.27, Bella Russell-\$14.98, Lydia Schaefer-\$12.82, Broden Schulz-\$16.18, Elliot Smith-\$12.56, Cailee Strand-\$11.85, Kaelynn Swanstrom-\$12.32, Addisen Vander Wilt-\$15.88, Sandra Walker-\$12.32, Rachel Ziegeldorf-\$11.85, Tristen Zimmer-\$15.58

RECREATION CENTER: Audrina Adams-\$14.40, Benjamin Anderson-\$14.40, Seth Carlson-\$13.85, Carver Denning-\$14.98, Baylor Dykstra-\$14.98, Lainee Forst-\$16.00, Rachel Kelderman-\$14.11, Rorey Koch-\$14.40, Jack Lentz-\$15.88, Peyton Miller-\$14.40, Addyson Moody-\$14.98,

Kooper Moody-\$14.40, Colin Pickett-\$14.98, Ethan Plamp-\$14.98, Hayden Retterath-\$13.85, Amara Rinehart-\$14.40

SPORTS COMPLEXES: Jaxson Hartman-\$14.40, Carter McCormick-\$14.40

TRAFFIC: Caydon Bailey-\$15.56

**SALARY ADJUSTMENTS:**

FIRE: Zachary Dalrymple-\$33.875, Joel Reiter-\$23.270

PARKS: Tyler Vetch-\$29.068

POLICE: Bradley Buysse-\$44.895, Brendan Poore-\$22.814

PUBLIC WORKS: Debra Hanson-Sudbeck-\$33.390

RECREATION CENTER: Robert McCardle-\$32.720

**TERMINATIONS:**

JVCC: Betty Anderson

**WARRANTS:** A&B Business Solutions, Contract Payment-\$4,694.51; A-Ox Welding Supply, Supplies-\$1,365.76; AFSCME Council 65, Union Dues-\$428.48; Al's Engraving, Supplies-\$6.95; Amazon Capital Services, Supplies-\$3,433.23; AmericInn Fort Pierre, Conference-\$162.00; AMG-Avera Occupational Med, Labs-\$75.40; Arctic Refrigeration, Repair-\$401.75; AT&T Mobility, Utilities-\$719.84; AT&T Mobility, Utilities-\$1,118.05; Aurora County Auditor, Alcohol Compliance-\$106.37; Auto Value Mitchell, Supplies-\$1,634.78; Automatic Building Control, Annual Fire Contract-\$300.00; Avera Occupational Medicine, Physicals-\$2,871.00; Avera Queen of Peace, Supplies-\$53.90; B-Y Water District, Water Usage-\$113,735.64; Barr Engineering, 2021-20 P.E. #Ph3-4-\$5,947.50; Bender Sewer & Drain, Maintenance-\$930.00; Berl's Commercial, Supplies-\$5,020.00; Big Daddy D's, Contract Services-\$3,060.00; Blackburn Manufacturing, Supplies-\$1,038.03; Bravo, Supplies-\$15,169.77; Brent Mielke, Books-\$40.00; Broad Reach Books, Books-\$291.56; Butler Machinery, Supplies-\$3,499.01; C&B Operations, Supplies-\$9,324.49; Cadwell Sanford Deibert & Garry, WW Lagoon Project-\$4,345.00; Carquest Auto Parts, Supplies-\$108.15; Century Link, Utilities-\$72.17; CHS, Supplies-\$6,897.57; Cindy Roth, Reimbursement-\$228.47; City of Mitchell, Utilities-\$35,739.04; City of Mitchell, Hotel Tax-\$1,308.00; CK Bicycles & Locks, Supplies-\$70.00; Coborns, Contract Services-\$908.50; Column Software, Advertising-\$29.45; Commercial Asphalt, Supplies-\$6,494.81; Core-Mark US, Supplies-\$9,901.91; Corn Palace, Rental-\$8,063.20; Corn Palace Shrine Club, Corn Palace Games-\$18,740.80; County Fair, Contract Services-\$1,035.00; Dakota Fluid Power, Supplies-\$14,665.86; Dakota Pump, Supplies-\$7,810.10; Dakota Supply Group, Supplies-\$819.85; Davison County Register of Deeds, Petition-\$30.00; Davison County Treasurer, Vehicle-\$114.80; Davison Rural Water Systems, Utilities-\$62.60; Department of Social Services, Child Support-\$359.54; designArc Group, 2026-21 P.E. #5-

\$19,420.00; Elfstrand's Ace Hardware, Supplies-\$151.83; Emme Sand & Gravel, Supplies-\$3,532.69; Eurofins Environment Testing, Old Landfill Testing-\$3,094.00; Fleetpride, Repairs-\$369.65; Flowbird America, Alarm Monitoring-\$71.00; Gaylen's Gourmet Popcorn, Supplies-\$1,490.40; Geotek Engineering & Testing, 2022-1 P.E. #19A-\$4,687.00; Government Finance Officer, Membership-\$500.00; Greenwood Cleaning, Maintenance-\$620.00; Hawkins, Supplies-\$5,118.28; Helms and Associates, AIP '33 Airport #20-\$11,278.08; Henry Schein, Supplies-\$67.27; Honda of Mitchell, Supplies-\$38.99; ICan, Advertising-\$750.00; Independent Viking Glass, Repair-\$465.79; Ingram Library Services, Books-\$1,037.54; Innovative Office Solution, Supplies-\$196.97; Insurance Benefits, Renewal-\$2,811.00; International Cybernetics, 2026-35 P.E. #2-\$11,424.80; Interstate Office Products, Supplies-\$313.68; Iverson, Vehicle Rental-\$101.96; James Valley Landscape Solutions, Supplies-\$4,848.65; Jason Gunnare, CDL Reimbursed-\$45.00; Jefferson Lines, Reimbursement-\$105.50; Jessica Pickett, Med Cert Reimbursement-\$115.00; Jones Supplies, Supplies-\$3,444.28; Key Contracting, Repairs-\$96,600.00; Krohmer Plumbing, Repair-\$291.70; Lakeview Veterinary Clinic, Management Fee-\$900.00; Larry's I-90 Service, Supplies-\$779.92; Lawson Products, Supplies-\$734.12; Leighton Family Farms, Supplies-\$480.00; Lewis Family Drug, Supplies-\$35.95; M&T Fire and Safety, Supplies-\$330.00; Mac Triathlon, Sports Authority Promo-\$1,500.00; Mad Garage, Maintenance-\$1,425.00; Mark Jenniges, Reimbursement-\$34.00; Mark Zard, Reimbursement-\$163.95; McLaury Engineering, 2025-8 P.E. #12-\$30,860.00; McLeod's Printing, Supplies-\$5,378.75; Mebius Nursery & Landscaping, Repairs-\$300.00; Menards, Supplies-\$2,143.49; Mettler Implement, Repair-\$44.99; Michaels Fence and Supply, Supplies-\$341.95; Micromarketing, Books-\$40.38; Mid-Continental Restoration, Maintenance-\$10,013.00; Midamerica Books, Books-\$143.70; Midcontinent Communication, Utilities-\$281.94; Midcontinent Communication, Advertising-\$1,250.00; Midway Service dba Vollan Oil, Supplies-\$435.10; Midwest Laboratories, Lab Testing-\$1,182.54; Midwest Oil, Supplies-\$1,700.05; Midwest Turf & Irrigation, Maintenance-\$429.91; Millennium Recycling, Single Stream Fee-\$1,488.48; Miscellaneous Vendor Thompson Enterprises, Water Refund-\$109.62; Mitchell Animal Rescue, Management Fee-\$350.00; Mitchell Concrete Product, Supplies-\$344.50; Mitchell Convention & Visitors Bureau, Entertainment Tax-\$21,875.00; Mitchell Iron & Supply, Repair-\$167.66; Mitchell Plumbing & Heating, Repair-\$1,043.29; Mitchell Telecom, Utilities-\$3,871.63; Mitchell United Way, United Way Deductions-\$110.00; Mount Vernon School District, Contract Services-\$88.00; Mueller Lumber, Supplies-\$1,658.57; Music & Sound, Supplies-\$449.99; Muth Electric, Maintenance-\$13,309.49; N-Able Technologies, Software-\$105.60; Napa Central, Maintenance-\$237.77; Norby Golf Course Design, Improvements-\$9,400.00; North Central Seed, Supplies-\$724.00; Northwest Pipe Fittings, Supplies-\$4,190.15; Northwestern Energy, Utilities-\$73,637.29; One Source The Background, Background Checks-\$1,418.00; Overdrive, Ebooks-\$1,127.58; Pepsi Cola, Supplies-\$3,678.28; Peterbilt of Sioux Falls, Supplies-\$3,921.46; Powerplan-Oib, Maintenance-\$827.57; Premier Pest Control, Pest Control-\$740.00; Public Health Laboratory, Testing-\$120.00; Qualified Presort Service, Postage-\$335.38; Riverside Technologies, Software-\$20,908.14; Runnings, Supplies-\$2,909.41; S&M Printing, Supplies-\$308.00; Saga Communications of South Dakota, Advertising-\$499.50; Santel Communications, Utilities-\$30.00; Savvik Buying Group, Supplies-\$168.00; Schoenfelder Portables, Rental-\$425.00; South Dakota Department of Agriculture, Solid Waste-\$9,283.27; South Dakota Municipal League, Training-\$40.00; South Dakota Public Assurance Alliance, 2024 John Deere Tractor-\$219.35; South Dakota-Supplemental Retirement, Supplemental Retirement-\$3,835.00; South Dakota-Supplemental Roth 457, Roth 457 Contributions-\$2,347.50; Sherwin-Williams, Supplies-\$324.65; Sign Solutions USA, Maintenance-

\$432.63; Siteone Landscape Supply, Supplies-\$3,083.04; Standard Insurance, Life Insurance-\$453.28; Staples, Supplies-\$103.58; Stephanie Ellwein, Reimbursement-\$443.44; Subway, Planning Commission Meals-\$62.93; Sun Gold Sports, Supplies-\$368.75; Teamsters Local No. 120, Union Dues-\$1,856.00; Teleflex, Supplies-\$299.00; Tessiers Mechanical Contractors, Buildings-\$11,240.00; The Dugout, Contract Services-\$3,447.00; Thomson Reuters – West, Subscription-\$1,314.00; Thune True Value & Appliance, Supplies-\$596.13; Timothy Parks, Entertainment-\$150.00; TMA Stores, Maintenance-\$786.46; TNT Inflatables, Pre Sturgis Party-\$2,450.00; Toyne, Machinery-\$300,849.92; Traditions Prepared Meals, Contract Services-\$4,447.89; Transwest - Sioux Falls, Supplies-\$203.18; Travis Platt, CDL Reimbursed-\$45.00; Tritech Software Systems, Annual Renewal-\$33,793.25; Truenorth Steel, Supplies-\$1,444.00; Turfwerks, Supplies-\$426.81; UPS Store #4227, Shipping-\$22.76; US Bank, Lake Bond Fees-\$750.00; US Postal Service, Postage-\$78.00; USA Bluebook, Supplies-\$377.06; Van Diest Supply, Supplies-\$3,783.90; Verizon Wireless, Utilities-\$645.18; Vermeulen Drone Service, Supplies-\$1,000.00; Vestis, Service-\$512.95; Waterpark Excitement, Supplies-\$2,770.00; Zimco Supply, Supplies-\$14,999.00; US Bank, Bond Payments-\$670,956.70; Wellmark, Administration, Prescription, Medical-\$279,024.76; First Dakota National Bank, TID #20-Morris \$10,660.24

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

Moved by Doescher, seconded by Tjarks, to deny the appointment of Doug Backlund to the Golf & Cemetery Board for a term of July 2026-June 2029. Bathke nay. Motion carried.

### **PUBLIC COMMENT:**

Mel Olson, a resident of 600 West 3<sup>rd</sup>, would like to give a shout out to two landfill employees for going above and beyond in their job duties.

Elizabeth Luczak of Mitchell Main Street & Beyond reminded the public of 1<sup>st</sup> Fridays on July 3<sup>rd</sup> and Crazy Days on July 9<sup>th</sup> and 10<sup>th</sup>.

Selena Voss would like improvements made at the dog park including wind shelters and cooling pools.

Post 18 Head Coach Caleb Crist and Senior Captain Carter McCormick representing Palace City Baseball thanked the City for letting them play on Cadwell Park and for all of the support from the public.

Mitchell resident, Stewart Hanson, responded to the article in the Mitchell Republic with Council Members Barington, McCardle, Sabers, and Smith concerning the passing of the term limits ordinance.

Mitchell resident, Dave Fridley, stated he has offered to serve on the golf board in the past and would still be interested.

Kyle Beaulieu, a resident of 613 West 10<sup>th</sup>, stated he has a code enforcement issue with the mowing and citations on his property. Beaulieu stated the vegetation is a managed botanical project.

**BOARD OF ADJUSTMENT:**

Moved by Bathke, seconded by Goldammer, 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 Cory Hauser for a variance for a combination of accessory buildings of 2,380 square feet vs 2,000 square feet located at 1420 East Birch Avenue, legally described as Lot 11 and 12, Block 6, Fairview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. The Planning Commission recommended approval of said application. Moved by Tjarks, 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 Mueller Lumber Company on behalf of Dennis & Dianne Hartman for east and west side yard variances of 4' vs 8' located at 605 West Pine Avenue, legally described as Lot 2, Block 2, MLC Addition, a subdivision of Block 3, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Mueller Lumber Morningview Subdivision Planned Unit Development District. The request has been withdrawn by the applicant.

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

**HEARING:**

It was advised that this is the date and time set for hearing on the application of Hut Dakotas LLC dba Pizza Hut, 616 East Havens Avenue for a new Retail (on-off sale) Malt Beverage & SD Farm Wine License (Video Lottery is not included). Notice of hearing has been given and affidavit of publication is on file. Moved by Sabers, seconded by Goldammer, to approve said application. Motion carried.

**CONSIDER APPROVAL:**

Moved by McCardle, seconded by Sabers, to approve Special Event Permit Application for Dr. Feelgood Street Dance sponsored by Bradley's Pub & Grille on Saturday, August 8, 2026. Motion carried.

Moved by Tjarks, seconded by Goldammer, to approve Special Event Permit Application for Mitchell Area United Way Day of Caring on Wednesday, August 12, 2026. Motion carried.

Moved by Goldammer, seconded by McCardle, to approve Agreement #A2026-41, Developers Agreement for Commerce Street Extension-Project #2026-44. Motion carried.

**RESOLUTIONS:**

Moved by Goldammer, seconded by Barington, to approve Resolution #R2026-31, Creating Tax Incremental District #47 and Approving Project Plan-123 N Main, as follows:

**RESOLUTION R2026-31**

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

WHEREAS, the City of Mitchell has the power, pursuant to SDCL 11-9-2, to create Tax Incremental District Number Forty-seven (TID 47) 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 8, 2026 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-seven 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 June 15, 2026, the City of Mitchell Tax Incremental District Number Forty-seven (TID 47). TID 47 is legally described as follows:

Lot One (1), Block Thirteen (13), Original Town (now City) of Mitchell, Davison County, South Dakota.

with a map showing said boundaries included in the Project Plan presented to Council on June 15, 2026.

2. A hearing by the City of Mitchell Planning Commission concerning the creation and boundaries of TID 47 was held on June 8, 2026.
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 47;
  - c. Pursuant to SDCL 11-9-13, the project plan for TID 47 includes information satisfying each of the 5 requirements contained therein;
  - d. Pursuant to SDCL 11-9-16, the project plan for TID 47 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 47 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-seven Fund (TID 47 Fund).
  7. All tax increments collected pursuant to TID 47 shall be deposited into the TID 47 Fund.
  8. All funds in the TID 47 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.

Moved by McCardle, seconded by Goldammer, to approve Resolution #R2026-32, Plat of Lots 1 through 6 of Business Center Addition, as follows:

**RESOLUTION #R2026-32**

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 8<sup>th</sup> day of June, 2026; and

WHEREAS, it appears from an examination of the PLAT OF LOTS 1 THROUGH 6 OF BUSINESS CENTER ADDITION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 29, 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 1 THROUGH 6 OF BUSINESS CENTER ADDITION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 29, 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 Smith, to approve Resolution #R2026-33, Plat of Lots 1 and 2, a subdivision of Lot B in the NW ¼ of Section 25, T 103 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, as follows:

**RESOLUTION #R2026-33**

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 8<sup>th</sup> day of June, 2026; and

WHEREAS, it appears from an examination of the PLAT OF LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 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 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 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 McCardle, seconded by Goldammer, to approve Resolution #R2026-34, Plat of Lot 1 of Dailey Addition in the Southwest Quarter of Section 11, Township 103 North, Range 60 West of the 5<sup>th</sup> P.M., Davison County, South Dakota, as follows:

**RESOLUTION #R2026-34**

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 8<sup>th</sup> day of June, 2026; and

WHEREAS, it appears from an examination of the PLAT OF LOT 1 OF DAILEY ADDITION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Robert D. Kummer, 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 LOT 1 OF DAILEY ADDITION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA as prepared by Robert D. Kummer, 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 Smith, seconded by Bathke, to approve Resolution #R2026-35, Updating the Mitchell Tax Increment Financing Handbook, TIF Pre-application, and TIF Application, as follows:

**RESOLUTION #R2026-35**

**A RESOLUTION UPDATING THE TAX INCREMENT FINANCING HANDBOOK, TIF PRE-APPLICATION, AND TIF APPLICATION FOR THE CITY OF MITCHELL, SD**

WHEREAS the City of Mitchell previously adopted a TIF Handbook, Pre-application, and Application for use in relation for requests for tax increment financing; and

WHEREAS the South Dakota Legislature adopted changes to the statutes governing use of tax increment financing in South Dakota; and

WHEREAS the City of Mitchell desires to update our existing TIF documents relating to requests for tax increment financing.

THEREFORE, BE IT RESOLVED by the City Council of the City of Mitchell, SD that the updated versions of the Tax Increment Financing Handbook, TIF Pre-application, and TIF Application, as presented to Council on June 15, 2026, are hereby adopted and approved.

Motion carried and resolution declared duly adopted.

Moved by McCardle, seconded by Goldammer, to approve Resolution #R2026-36, Annexation of Lot 2D, a subdivision of Lot 2, Block 4 of Westwood First Addition, a subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota, as follows:

**RESOLUTION #R2026-36**

**ANNEXATION OF LOT 2D, 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.**

WHEREAS, CJM Consulting Inc has petitioned to annex the real property legally described as Lot 2D, 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 5<sup>th</sup> P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.

WHEREAS: CJM Consulting Inc is the sole owner and petitioners of the real property described in this resolution; and

WHEREAS: There are no registered voters residing in the territory sought to be annexed and

WHEREAS: the real property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota; and

WHEREAS: an exhibit depiction is hereto attached.

NOW THEREFORE, be it resolved that in accordance with SDCL Chapter 9-4, the City Council of the City of Mitchell, Davison County South Dakota hereby annexes the above real property.

Motion carried and resolution declared duly adopted.

**ORDINANCE:**

Moved by Goldammer, seconded by McCardle, to place Ordinance #O2026-08, Rezoning Lot 1-A, a subdivision of a portion of previously platted Irregular Tract 1 in the SW ¼ of the SE ¼ of Section 21, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota; be changed from High Density Residential District to Highway Oriented Business District on first reading.

Neighbors of the proposed area spoke against and in favor of the rezoning. Goldammer nay. Motion carried.

**RECOGNITION:**

Council Member Smith thanked Council Member Tjarks for her contributions to Ward 4 and the City over the last 13 years.

Mayor Hanson recognized outgoing City Council Members Susan Tjarks, John Doescher, and Mike Bathke for their service and contributions to the Mitchell community.

**EXECUTIVE SESSION:**

Moved by McCardle, seconded by Goldammer, to go into Executive Session as permitted by SDCL 1-25-2(3) Consulting with Legal Counsel and SDCL 19-19-502 Lawyer-Client Communications. Motion carried.

Mayor Hanson declared the board out of executive session at 7:44 p.m. and the City Council to reconvene in regular session at 7:45 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 \_\_\_\_\_.