

The regular meeting of the Tea City Council was held at Tea City Hall on September 9, 2024 at 6:00 pm.

Council President Jim Erck called the meeting to order at 6:00 pm with the following members present: Aaron Otten, Terry Woessner, Lynn DeYoung (arrived at 6:37), Joe Weis and Ruby Zuraff (arrived at 6:41). Also present: P & Z Administrator Kevin Nissen, Finance Officer Dawn Murphy and City Administrator Justin Weiland. Mayor Casey Voelker was absent.

AGENDA. MOTION 24-138. MOTION by Weis, seconded by Woessner to approve the September 9, 2024 Agenda. All members voted AYE.

CONSENT AGENDA. MOTION 24-139. MOTION by Otten, seconded by Weis to approve the following consent agenda items:

- 1) August 19, 2024 Minutes
- 2) September 9, 2024 Claims (claims will be listed at the end of the minutes)
- 3) Plats – Lot 5A, -18A and Lot 53A, Block 1, and Lots 6A, 10A, Block 4, Heritage Addition

All members voted AYE.

There were no public comments.

PUBLIC HEARING. President Erck opened the public hearing for the first reading of Ordinance 320 Rezoning Tract 1, Hascall Addition from Commercial to R2-Residential. There were no comments for or against the Ordinance. The second reading will be held at the September 23, 2024 meeting.

KRISTI ADAMS ARTISTRY would like to have a grand opening and sell/serve beer from Woodgrain Brewery on September 19, 2024. **MOTION 24-140. MOTION** by Otten, seconded by Woessner to approve a temporary malt beverage license for Woodgrain Brewery, 760 E 1st St., limited to the suite labeled 760 and the NE corner of the parking lot. All members voted AYE.

RESOLUTION 24-09-11. MOTION 24-141. MOTION by Woessner, seconded by Otten to approve Resolution 24-09-11. All members voted AYE. **RESOLUTION 24-09-11. RESOLUTION CORRECTING ONE LEGAL DESCRIPTION WITHIN RESOLUTION 23-10-06. WHEREAS**, on October 23, 2023, the City of Tea City Council adopted Resolution 23-10-06 ("Resolution") creating Tax Increment District Three ("District") and designating District boundaries, in accordance with SDCL 11-9; and **WHEREAS**, the Resolution contains a typographical error in a legal description of one listed parcel within the described District boundaries; and **WHEREAS**, in order to correct said error, the parcel described in the Resolution as "Lot 9, Block 1, Bakker Landing 1st Addition, City of Tea" should instead read as "Lot 1, Block 9, Bakker Landing 1st Addition, City of Tea"; and **WHEREAS**, the right of way lots to be described as **WHEREAS**, the Resolution describes the boundaries of the District with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the District and correction of the typographical error does not change the boundaries of the District. **THEREFORE, IT IS HEREBY RESOLVED:** 1. The parcel described in Resolution 23-10-06 as "Lot 9, Block 1, Bakker Landing 1st Addition, City of Tea" is hereby corrected to read as "Lot 1, Block 9, Bakker Landing 1st Addition, City of Tea". 2. All remaining content of Resolution 23-10-06 is to remain as originally adopted. Passed and approved this 9th day of September, 2024.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy Finance Officer

RESOLUTION 24-09-12. MOTION 24-142. MOTION by Weis, seconded by Woessner to approve Resolution 24-09-12. All members voted AYE. **RESOLUTION 24-09-12 TRANSPORTATION ALTERNATIVES PROGRAM GRANT APPLICATION TO THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION WHEREAS** the City of Tea desires assistance from the South Dakota Department of Transportation – Transportation Alternatives Program for the purpose of constructing a shared use path along 271st and old Great Northern Railroad ROW; and **WHEREAS** the City Council hereby commits to the continued maintenance and operation of the trail; and **WHEREAS** the City Council hereby commits local match of not less than 18.05 percent of the project; and **WHEREAS** the City Council acknowledges its responsibility to secure right-of-way or easements for construction. **NOW THEREFORE BE IT RESOLVED** that the City Council hereby authorizes the filing of a grant application, including all understanding and assurances contained therein, for the Transportation Alternatives Grant Program, and hereby authorizes the

Mayor to in connection with the application and to provide such additional information as may be required. Adopted this 9th day of September, 2024.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy Finance Officer

SITE PLAN. Kevin presented the site and interior build plans for an existing 1,800 sq. ft building to be used as a lawn mower retail and a second building will be constructed on the property for a Glass Doctor Warehouse. **MOTION 24-143. MOTION** by Woessner, seconded by Weis to approve the site and interior building plans for GD Property 2020 LLC, 1000 & 1040 E. Gateway Blvd. All members voted AYE.

SITE PLAN. Kevin presented a site and foundation plan for a 21,200 sq. ft multi-tenant building in Bakker Landing Addition. **MOTION 24-144. MOTION** by Otten, seconded by Weis to approve the foundation and site plan for a 21,200 sq. ft building for Wheel City, 2320 Enterprise Ave. All members voted AYE.

PAY APPLICATION. MOTION 24-145. MOTION by Weis, seconded by Woessner to approve 85th St. Pay Application #2, D & G Concrete Construction, \$922,173.78. All members voted AYE.

FUTURE LAND USE MAP. (Councilmembers DeYoung and Zuraff arrived during discussion) The City has been working with Confluence to finalize the Comprehensive Plan. One important section of the Comp Plan is the Future Land Use Map. The Council discussed what should and should not be included in the map. No decisions were made.

BRIAN ST. ROUNDABOUT. The City is in conversations with Nielson Construction regarding the extension of infrastructure on Brian St., East of Heritage Ave. Nielson is asking the City to finalize the future road placement of Brian St. in order to finalize the design of their lots. HDR has proposed a roundabout at the intersection of Katie Ave and Brian St. to avoid a future signalized intersection in the future. No decisions were made.

CERTIFICATION OF 2025 CITY OF TEA TAX LEVY. Lincoln County Auditor has determined that with CPI (3%) and growth (13.182%), for 2025 the City can request an additional 16.182% for a total tax request of \$4,210,726. **MOTION 24-146. MOTION** by Woessner, seconded by Otten to have Finance Officer Murphy certify the 2025 Property Tax Levy to the Lincoln County Auditor, \$4,210,726 for the general purposes of meeting the lawful expenses and liability of the City of Tea. All members voted AYE.

MOTION 24-147. MOTION by Weis, seconded by Zuraff to adjourn at 7:15 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST:

Dawn R. Murphy Finance Officer
Published once at the approximate cost of

**CITY OF TEA
WARRANTS PAID SEPTEMBER 9, 2024**

Vendor	Description	Amount
Badger Meter	LTE fees	1,605.42
Blue peak	Phones	42.98
Bohnenberger, Caden	Flag football refs	200.00
Brown, Carter	Flag football refs	250.00
Casey's	Fuel	844.42
CHS	Fuel	669.28
City of Sioux Falls	July pumping	68,703.47
Dust Tex	Rug service	75.20
ERSI	GIS subscription	2,039.04
Ferguson	Parts	533.19
FOP	Memberships	288.00
Frantzen Reporting	Transcription service	288.00
Gass, Kimberly	Reimburse for library supplies	490.49
Get N Go	Fuel	2,308.30
Goeden Properties	FCU Wetland credits 85th St.	151,360.00
Grant, Mitch	Flag football refs	80.00
Hawkins	Pool chemicals	670.50
HDR	Regionalization	7,507.50
HDR	85th St.	34,253.94
HDR Engineering	On-Call - Admin	2,151.25
HDR Engineering	On-Call - Site plan reviews	14,231.25
HDR Engineering	On-Call - Sewer modeling	7,833.75
HDR Engineering	On-Call - mill & overlay	1,816.25
HDR Engineering	On-Call - Drainage Master Plan	643.75
HDR Engineering	On-Call - DOT meeting for TAP	307.50
HDR Engineering	On-Call - Comprehensive plan support	51.25
HDR Engineering	On-Call - GIS Mapping	410.00
HDR Engineering	On-Call - Brian St. alignment	102.50
HDR Engineering	On-Call - Gateway/Bakker Landing signal	1,030.90
HDR Engineering	On-Call - 468th Ave. TOPO	3,744.20
HDR Engineering	On-Call - Water	81.74
HDR Engineering	Transportation Plan	1,727.12
HDR Engineering	Sundowner Phase 1	12,326.93
Jack's Uniforms	Badge	122.99
KCL Group Benefits	Insurance	607.88
Konrad, Brenner	Flag football field manager	360.00

Lacey Rentals	Park toilets	270.00
Lewis & Clark	23,897,982 August Usage	39,289.37
Lincoln County Auditor	Dispatch service	10,794.00
Lincoln County Register of Deeds	Plats	66.00
Lowrey, Daschle	Flag football refs	225.00
Lual, Thiik	Flag football refs	180.00
Maag, Quentin	Flag football refs	200.00
Maximum Promotions	Flags	63.72
Mid American Energy	Services	791.77
Midco	Lift station phone	42.02
Midwest Turf	Irrigation parts	728.91
MRG Hauff	Banner	250.00
Nyberg, Kingston	Flag football refs	100.00
Odland, Tim	August inspections	5,460.00
Olson, Joann	August cleaning	150.00
Pheasant Land	Forms	79.18
Pick, Vicki	P & R supplies	24.37
Quigley, Brekkyn	Cleaning	75.00
Robertson, Steve	August inspections	3,315.00
Roto Rooter	Community hall sewer	245.00
SF Area Humane Society	July-August services	872.22
Siteone	Parts	6.30
Southeastern Electric	Locates	32.50
Svanda, Rily	Flag football refs	100.00
Tea Area School District	Jan-Jun library salaries	8,908.76
Tegra	Sportsplex	9,500.00
Thrive	New hire testing	650.00
Toshiba	Copy lease	335.43
ULINE	Folding tables	314.48
USPS	Box Rental	452.00
Wellmark	Insurance	20,725.41
Workplace IT	Services	3,040.69
Xcel Energy	Services	11,682.49
Zabel Steel	Steel to repair shelter	361.90

439,090.51

AUGUST PAYROLL

DEPARTMENT	GROSS PAY	SS/MED	RETIRMENT	TOTAL
Administrator 4122	11,903.84	910.64	714.24	13,528.72
Finance 4142	7,529.00	575.98	451.74	8,556.72
Public Safety 4210	66,426.10	4,920.41	5,099.49	76,446.00
Highway/Streets 4311	13,114.37	999.02	786.88	14,900.27
Recreation 101-4501	3,962.50	303.13		4,265.63
Pool 4510	32,372.22	2,476.51		34,848.73
Recreation 201-4501	4,826.92	369.28	289.62	5,485.82
Planning & Zoning 4650	13,520.33	1,025.95	811.20	15,357.48
Water Distribution 4334	13,264.37	1,010.40	795.88	15,070.65
Water Administration 4335	1,138.07	87.06	68.29	1,293.42
Sewer Administration 4321	13,268.23	1,010.70	796.05	15,074.98
Sanitary Clerk	1,138.07	87.06	68.29	1,293.42
TOTAL AUGUST PAYROLL	182,464.02	13,776.14	9,881.68	206,121.84