City of Tea
Regular Meeting
April 20, 2026

The regular meeting of the Tea City Council was held at Tea City Hall on April 20, 2026 at 6:00 pm.

Mayor Casey Voelker called the meeting to order at 6:00 pm with the following members present: Terry Woessner, James Erck, Josh Chapman, Aaron Otten, Ruby Zuraff and Lynn DeYoung (arrived at 6:26). Also present: City Administrator Justin Weiland, Community Development Director Albert Schmidt and Finance Officer Dawn Murphy.

AGENDA. MOTION 26-48. MOTION by Otten, seconded by Zuraff to approve the April 20, 2026 Agenda. All members voted AYE.

CONSENT AGENDA. **MOTION 26-49. MOTION** by Woessner, seconded by Chapman to approve the following consent agenda items:

1) April 6, 2026 Minutes
2) April 20, 2026 Claims (claims will be listed at the end of the minutes)

PUBLIC COMMENT. Michael Slowey, 717 E.7th was present to complain about the excessive speeding on N. Heritage Pkwy.

WATER SEWER RATE STUDY. Weiland asked the Council to consider entering into an agreement with HDR Engineering to conduct a water and sewer rate study. The total cost of the study is $55,000. The Council reached a consensus to postpone the study at this time.

LAND PURCHASE. Weiland asked the Council to consider the purchase of the parcel of property directly west of the current City Hall and Fire Department in the amount of $175,000. This purchase would allow for future expansion of the City Hall/Fire Department. **Motion 26-50.** Motion by Otten, seconded by Zuraff, to enter into a purchase agreement between the City of Tea and Stiefel Properties for the purchase of the E 100' of W 275', Lot 6, Block 1, Zelmer 2nd Addition, for a purchase price of $175,000. All members voted AYE.

SERENITY ADDITION. Weiland presented an invoice from Nielson Companies for the City's cost-share portion related to upsizing and over-depth, as outlined in the First Phase of the Serenity Development Agreement, in the net amount of $87,790.65. The total cost share is $257,054.65; however, the City agreed to deduct expenses owed to the City for development fees, including $10,000 for a traffic study, $77,400 for an open space in-lieu payment, and $81,864 for sewer cost recovery. **Motion 26-51.** Motion by Chapman, seconded by Otten, to approve the invoice from Nielson Companies in the amount of $87,790.65. All members voted AYE.

GOVWELL PERMITTING SOFTWARE. Schmidt asked the Council to consider a different permitting software. The City began using iWorQ in 2023, and Schmidt indicated that a new system may help alleviate some of the issues experienced with the current software. The Council reached a consensus to continue evaluating the system.

COMMERCIAL ZOZNING DISTRICT. Schmidt gave presentation on the Commercial Zoning District Building requirements and options for the Council to consider.

MOTION 26-52. MOTION by Otten, seconded by Erck to adjourn at 7:50 pm. All members voted AYE.

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Casey Voelker, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____________________.

CITY OF TEA
WARRANTS PAID APRIL 20, 2026

Vendor	Description	Amount
Auto Dynamics	Battery	502.41
Avera	Drug testing	176.20
Billion	Replace water pump	139.90
CHS	Fuel	1,334.26
City of Sioux Falls	Annual pretreatment fees	2,500.00
City of Sioux Falls	Water testing	210.96
Cole Papers	Supplies	485.09
Diamond D Construction	Pinnacle Park grading	8,035.73
Dust Tex	Rug service	39.29
ERSI	GIS Subscription	2,050.00
Fareway	Supplies	296.28
FedEx	Shipping	47.56
Ferguson	Parts	1,228.33
Fred the Fixer	Pool lock	133.50
Hansen, Kjerstin	Pickleball supervisor	221.25
Henke Tractor Repair	Toro Mower	30,575.00
Lennox Independent	Publishing	328.51
Lincoln County Treasurer	Road/drainage assessments	19,820.18
McKelvey,Kyle	Water refund	11.92
Meierhenry Sargent	2025-2026 services	7,815.00
Menards	Pool parts	184.72
Mid American Energy	Services	1,523.87
Nankivel, Wendy	Water refund	28.67
Novus	Replace windshield	420.00
Nursery Wholesalers	Trees	1,836.87
Odland, Tim	March Inspections	3,380.00
O'Reilly	Shop supplies	316.22
Otten, Hunter	Water refund	39.46
Overhead Door	Repair PD door	525.51
Prairie Sons	PD quarterly maintenance	940.86
Rhodes, Eric	Water refund	268.55
Richarz Repair	Evaluate 2006 Freightliner involved in accident	705.60
Riverside Technologies Inc.	PD computer	2,476.00
SDPAA	Insurance on 2026 Tahoe	493.55
South Dakota One Call	Locates	202.72
Southeastern Electric	Services	6,540.20
Tea Area Cupboard	2nd quarter donation	3,750.00
The Tessman Company	Spray, seed, fertilizer	4,009.45
Toshiba	Copier lease	186.54
U Drive	Texting	105.92
Wex/Get N Go	Fuel	2,518.88
Workplace by Direct	April computer support	3,614.81
Xcel Energy	Services	14,997.51
Xcel Energy	Services	4,630.19
		129,647.47