

The regular meeting of the Tea City Council was held at Tea City Hall on June 1, 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, Aaron Otten, Ruby Zuraff, Josh Chapman and Lynn DeYoung. Also present: City Administrator Justin Weiland, Community Development Director Albert Schmidt and Finance Officer Dawn Murphy.

AGENDA. MOTION 26-75 MOTION by DeYoung, seconded by Chapman to approve the June 1, 2026 Agenda with the additional of Executive Session. All members voted AYE.

There were no public comments.

CONSENT AGENDA. MOTION 26-76. MOTION by Otten, seconded by Zuraff to approve the following consent agenda items:

- 1) May 18, 2026 Minutes
- 2) June 1, 2026 Claims (claims will be listed at the end of the minutes)
- 3) Fireworks Display Permit, June 6, Mike Denning – Emily’s Hope, Tea Athletic Park
- 4) Fireworks Display Permit, June 20 Mike Denning – Teapot Day, City Park
- 5) Temporary (one-sale) Retail Liquor License, City of Tea, Lots 9-12, Block, 11 & Bakker Tract 2, Lots 8, 9 & 10 (Tea City Park), June 19 & 20
- 6) Temporary (one-sale) Retail Liquor License Squealer Smoke Shack, Tea Athletic Park Addition, Lot 1, Limited to the concession stand and parking lot areas, June 19 & 20.

All members voted AYE.

The Council adjourned the City Council Meeting and reconvened as the Board of Adjustment.

VARIANCE 26-04. A variance application was received to reduce the required secondary front yard setback from 20 feet to 5 feet along West Ivy Road at 2300 Carson Circle to allow for the construction of a parking pad. The property is a corner lot adjacent to the curved portion of West Ivy Road. Staff recommended denial of the variance request, finding that it did not meet the required criteria for approval. **MOTION 26-77.** Motion by DeYoung, seconded by Erck, to approve Variance 26-04 for Joshua Dockstader, 2300 Carson Circle, reducing the secondary front yard setback from 20 feet to 5 feet, with the condition that no addition be constructed onto the main house. All members voted AYE.

VARIANCE 26-05. A variance application was received to allow an increase in the maximum permitted sign height from 18 feet to 104 feet. Staff recommended denial of the variance request, finding that it did not meet the required criteria for approval. **MOTION 26-78. Motion by Otten,** seconded by Chapman, to approve Variance 26-05 for Kwik Star, located at 1940 E. Commerce Street, Tract 1, Tea Commerce Addition, to increase the height of the sign from 18 feet to 104 feet. All members voted AYE.

CONDITIONAL USE PERMIT 26-01. A conditional use permit application was received to allow a sign exceeding the maximum permitted area of 150 square feet. Staff recommended approval with conditions. **MOTION 26-79.** Motion by Erck, seconded by Zuraff, to approve Conditional Use Permit 26-01 for Kwik Star, located at 1940 E. Commerce Street, Tract 1, Tea Commerce Addition, to allow a sign larger than 150 square feet, with the condition that any additional signs exceeding 150 square feet be attached to the same support pole. All members voted AYE.

The Board of Adjustment adjourned and reconvened as the City Council.

PUBLIC COMMENTS. There were no public comments.

SECOND READING OF ORDINANCE 339. The council held the second reading of Ordinance 339. **MOTION 26-80. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 339. An Ordinance Amending Sections 151.01 thru 151.05 of Chapter 151 Street Names and Addresses of the Municipal Ordinance of the City of Tea, Lincoln County. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 340. The council held the second reading of Ordinance 340. **MOTION 26-81. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 340. An Ordinance Adding Chapters 158, Building Code of the Municipal Ordinances of the City of Tea Lincoln County. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 341. The council held the second reading of Ordinance 341. **MOTION 26-82. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 341. An Ordinance Adding Chapter 160 Existing Building Code, of the Municipal Ordinances of the City of Tea, Lincoln County South Dakota. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 342. The council held the second reading of Ordinance 342. **MOTION 26-83. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 342. An Ordinance Adding Chapter 159, Mechanical and Fuel Gas Code of the Municipal Ordinances of the City of Tea, Lincoln County. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 343. The council held the second reading of Ordinance 343. **MOTION 26-84. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 343. An Ordinance Amending Chapter 150, Property Maintenance Code, of the Municipal Ordinances of the City of Tea, Lincoln County South Dakota. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 344. The council held the second reading of Ordinance 344. **MOTION 26-85. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 344. . An Ordinance Adding Chapters 157, Residential Code of the Municipal Ordinances of the City of Tea, Lincon County, South Dakota. All members voted AYE. The Ordinance will be published separately.

SECOND READING OF ORDINANCE 345. The council held the second reading of Ordinance 345. **MOTION 26-86. MOTION** by Chapman, seconded by Zuraff to approve and adopt Ordinance 345. An Ordinance Adding Chapter 161 Subdivision Ordinance of the Municipal Ordinances of the City of Tea, Lincoln County, South Dakota. All members voted AYE. The Ordinance will be published separately.

PINNACLE PARK PLAYGROUND EQUIPMENT. Weiland presented a proposal for playground equipment at Pinnacle Park. No decision was made pending additional information.

SMGA. Tyler Tordsen, President and CEO of Sioux Metro Growth Alliance presented an update on the Tea Chamber for Development.

EXECUTIVE SESSION. MOTION 26-87. MOTION by DeYoung seconded by Erck go into executive session at 7:38 pursuant to SDCL 1-25-2. All members voted AYE. Council came out of executive session at 8:16.

MOTION 26-88. MOTION by Chapman, seconded by Zuraff to adjourn at 8:16 pm. All members voted AYE.

Casey Voelker, Mayor

:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____.

**CITY OF TEA
WARRANTS PAID JUNE 1, 2026**

Vendor	Description	Amount
605 Magic Art Bus	Summer Library Program - Art Bus	463.80
Ace Towing, Inc.	Tow truck to Dakota Alignment	550.00
Anderson, Bob	Summer Library Program - Mr. Twister	275.00
Auto Dynamics	Oil changes, car repairs	1,173.52
Bluepeak	Phone service	1,150.45
Caseys	Fuel	1,446.12
Cheney, Raymond	Tree rebate	200.00
Christianson, Jenny	Tree rebate	200.00
Earnify (Get n Go)	Fuel	2,757.33
Equipment Blades	Plow blades	1,740.00
Ferguson	Valve box parts	819.83
Fitch	Fire Study	33,746.25
Great Plains Zoo	Summer Library Program - Zoo Mobile	171.00
Haug Construction	Maintenance Building	121,181.84
Hawkins	Pool chemicals	1,351.08
HDR Engineering	On-Call - Admin	2,206.25
HDR Engineering	On-Call - Site plan reviews	8,673.75
HDR Engineering	On-Call - Hammerhead Development	8,828.80
HDR Engineering	On-Call - 468th Ave & Various St. Projects	225.00
HDR Engineering	On-Call - Streets	281.25
HDR Engineering	On-Call - Kerslake Drainage Channel	3,010.86
HDR Engineering	On-Call - Sidewalks ADA Compliance	326.25
HDR Engineering	On-Call - SS4A Grant	1,893.75
HDR Engineering	On-Call - GIS Mapping	395.25
HDR Engineering	On-Call - Heritage Sewer South	450.00
HDR Engineering	On-Call - 468th FLAP Grant History & Review	225.00
HDR Engineering	Sundowner	49,232.50
Lacey Rentals	Part toilets	580.00
Midco	Lift station phone	42.49
Moret, Mark	Tree rebate	100.00
MRG Hauff	Swim suits	1,190.30
Nelson Bros LLC	Repair irrigation at 205 S James	302.67
Nomsen, Jason	Tree rebate	100.00
O Reilly Auto Parts	Supplies	23.23
Odland, Tim	May Inspections	2,275.00
Ollerich, Mike	Tree rebate	157.18
Olson, Joann	April/May	190.00
Overdrive	E books	1,500.00
Patek Hospitality Consultants	Hotel study	8,026.00
Pheasant Land	PD stickers & signs	291.37
Quin, Jeff	Summer Library Program - Magic Show	400.00
Robertson, Steve	April Inspections	1,885.00
Runnings Supply	Fencing materials	480.43
Scheepstra, Brent	Tree rebate	100.00
Schmidt, Albert	Tree rebate	200.00
Stevesson, Jamie	Tree rebate	200.00

Texley, Terry	Tree rebate	200.00
The Tessman Co	Chalk, chemicals	1,697.60
Udrive	Monthly texting	50.08
VanBruggen, Cheryl	Tree rebate	200.00
Verizon	Cell phones	1,047.68
Voss, Elyssa	Tree rebate	200.00
Weaver, Jason	Tree rebate	100.00
Wedgwood, James	Summer Library Program - Ventriloquist	450.00
Wellmark	Insurance	24,632.31
Wicklander Zulawski	Class	270.00
Wilson, Rhonda	Tree rebate	100.00
Xcel Energy	Services	8,421.82

298,388.04

MAY PAYROLL

DEPARTMENT	GROSS PAY	SS/MED	RETIRMENT	TOTAL
Administrator 4122	13,212.80	1,010.78	792.76	15,016.34
Finance 4142	8,787.20	660.74	527.24	9,975.18
Public Safety 4210	77,605.79	5,625.74	6,036.43	89,267.96
Highway/Streets 4311	16,380.22	1,217.17	982.83	18,580.22
Recreation 201-4501	5,262.40	402.56	315.74	5,980.70
Recreation 4501	2,128.50	162.83		2,291.33
Planning & Zoning 4650	13,920.12	1,006.10	835.21	15,761.43
Water Distribution 4334	16,505.22	1,226.53	990.33	18,722.08
Water Administration 4335	2,562.96	196.07	153.78	2,912.81
Sewer Administration 4321	16,510.08	1,226.73	990.56	18,727.37
Sanitary Clerk	2,562.94	196.06	153.77	2,912.77
TOTAL MAY PAYROLL	175,438.23	12,931.31	11,778.65	200,148.19