

City of Tea
Regular Meeting
May 4, 2026

The regular meeting of the Tea City Council was held at Tea City Hall on May 4, 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 (arrived at 6:12) and Lynn DeYoung. Also present: City Administrator Justin Weiland, Community Development Director Albert Schmidt and Finance Officer Dawn Murphy. Councilmember Josh Chapman was absent.

AGENDA. MOTION 26-53. MOTION by Otten, seconded by Woessner to approve the May 4, 2026 Agenda. All members voted AYE.

There were no public comments.

CONSENT AGENDA. MOTION 26-54. MOTION by DeYoung, seconded by Woessner to approve the following consent agenda items:

- 1) April 20, 2026 Minutes
- 2) May 4, 2026 Claims (claims will be listed at the end of the minutes)

All members voted AYE.

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

VARIANCE. Variance application has been received from ARK Properties to install a fence at 1701 E. Mindy St. They would like to reduce the front yard setback from 25 ft. to 1 foot for the north property line along E. Mindy Street and reduce the front yard setback from 25 feet to 7 feet on the west property line at 1701 E Mindy St. Current zoning ordinance states that in Light Industrial Districts fences not more than eight (8) feet in height may be located on any part of a lot than in required front yard setback except when such lot is adjacent to a residential use. Schmidt recommends approval with conditions. **MOTION 26-54. MOTION** by DeYoung, seconded by Otten to approve the variance to reduce the front yard setback along E. Mindy St. from 25 ft. to 1 foot and the front yard setback along N. Linda Ave from 25 feet to 7 feet for a fence with the condition that the fence is removed when the adjacent street is urbanized with curb, gutter and sidewalk. All members voted AYE.

VARIANCE. A variance application has been received from Complete Carpentry LLC on behalf of property owner Colby Orts to reduce the side yard setback from 7 feet to 5 feet on the Northern property line, to add a third stall garage. Staff recommends denial of the variance due to it not meeting the requirements of a variance. **MOTION 26-55. MOTION** by Otten, seconded by Erck to approve the side yard setback from 7 feet to 5 feet for Colby Orts, 200 N. James Ave. All members voted AYE.

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

REZONE PUBLIC HEARING. The Council held the first reading of Ordinance 337, An Ordinance of the City of Tea, Rezoning Property Located at the SE Corner of E. Gateway Blvd. and N. Thomas Ave. From the NRC – Natural Resource Conservation to GB – General Business, No. 26-01 and Amending the Official Zoning Map of the City of Tea. **MOTION 26-56. MOTION** by Erck, seconded by Zuraff to set the second reading of Ordinance 337 for May 18, 2026. All members voted AYE.

REZONE PUBLIC HEARING. The Council held the first reading of Ordinance 338, An Ordinance of the City of Tea, Rezoning Property Located East of N. Ginger Ave and South of E. Madison St. from the NRC – Natural Resource Conservation to PD – Planned Development, No. 26-02, and Amending the Official Zoning Map of the City of Tea. **MOTION 26-57. MOTION** by Otten, seconded by Woessner to set the second reading of Ordinance 338 for May 18, 2026. All members voted AYE.

CITY COUNCIL PRESIDENT. Councilmember Woessner nominated Councilmember Erck for City Council President. **MOTION 26-58. MOTION** by Otten, seconded by Zuraff that nomination cease and case a unanimous ballot for Councilmember Erck as City Council President. All members voted AYE.

CITY COUNCIL VICE PRESIDENT. Councilmember Erck nominated Councilmember Woessner as City Council Vice President. **MOTION 26-59. MOTION** by DeYoung, seconded by Otten that nomination cease and cast a unanimous ballot for Councilmember Woessner as City Council Vice President. All members voted AYE.

APPOINTMENT OF MUNICIPAL OFFICIALS AND OTHER DESIGNATIONS. MOTION 26-60. MOTION by Otten, seconded by Erck to approve the following appointments as authorized by City of Tea Ordinance 1.01(a) and SDCL 9-14.

- Finance Officer – Dawn Murphy
- Police Chief - Jessica Quigley
- Utility Superintendent – Thad Konrad
- City Attorney (SDCL 9-4-22) – Meierhenry Sargent, LLP
- City Engineer (SDCL 9-14-24) – HDR Engineering
- Official Paper (SDCL 9-12-6) – Tea Weekly
- Official Depository (SDCL 9-22-6) – American Bank and Trust; Reliabank; and SD Public Funds Investment Trust.

All members voted AYE.

MOTION 26-61. MOTION by Otten, seconded by Woessner to appoint Councilmember Zuraff to the Community Library Board. All members voted AYE.

EMS/FIRE STUDY. Steven Knight from Fitch and Associates gave a presentation on the study they conducted on the EMS and Fire Department. The complete study is on file at City Hall.

PICKLE BALL COURT PROJECT. On April 23th, the City opened bids for the Pickle Ball Court Project. The following bids were received:

BIDDER	BASE BID	ALTERNATE	TOTAL BID W/ALTERNATE
BJ Construction	\$345,372.00	\$18,000.00	\$363,372.00
Timmons Construction Inc.	\$312,900.00	\$14,500.00	\$327,400.00
Rice Companies	\$356,697.00	\$22,250.00	\$378,947.00
Gil Haugan Construction	\$292,480.00	\$25,810.00	\$318,290.00
Van Buskirk Construction	\$309,000.00	\$19,000.00	\$328,000.00
Beck & Hofer Construction	\$313,999.00	\$27,997.00	\$341,996.00
Ascend Contracting	\$313,000.00	\$26,000.00	\$339,000.00
Jans Corporation	\$348,881.00	\$(1,410.20)	\$347,470.80
LT Companies	\$284,500.00	\$(1,500.00)	\$283,000.00
Tarkett Sports Construction	\$502,730.00	\$15,530.00	\$518,260.00

MOTION 26-62. MOTION by DeYoung, seconded by Otten to award the Pickle Ball Court Project to the low bidder, LT Companies, in the amount of \$283,000.00. All members voted AYE.

POOL STAFF. MOTION 26-63. MOTION by DeYoung, seconded by Woessner to approve the following pool staff and wages:

Pool Manager – Holly Knudson - \$24.50 per hour

WSI/Head Lifeguard \$18.00 per hour

- McKenzie Thompson
- Natalie Gass
- Breslyn Rand

WSI Lifeguard - \$16.75 per hour

- Natalie Gass
- McKenzie Thompson
- Addison Kamps
- Logan Castle
- Nola Terveen
- Lilly Turek
- Elena Mehlbrech

Lifeguard – 16.25 per hour

- Meredith Decker
- Kiley Pendergast
- Talli Peschong
- Kendal Waltner
- Avery Franzen
- Sam Stansbury
- Ella Kamps
- Olivia Johnson
- Emma Watson

Lifeguard – 16.00 per hour

- Abby Hilleson

Cashier/Slide Attendants - \$14.00 per hour

- Ellie Clayberg
- Grace Bialas
- Hadley Rand
- Mya Neuhardt
- Piper McKinney
- Daphne Decker

Cashier/Slide Attendant - \$13.75 per hour

- Haley Knodel
- Raegan Rand
- Kinsler Derry

All members voted AYE.

ALCOHOL BEVERAGE RENEWALS. MOTION 26-64. MOTION by Otten, seconded by Zurauff to approve the following On-Off Sale Malt Beverage & On-Off Sale SD Farm Wine License renewals:

- MG Oil, d/b/a Jokers 7A, 615 E. Brian St., Suite #A
- MG Oil, d/b/a Jokers 7B, 615 E. Brian St., Suite #B
- MG Oil, d/b/a 777 Casino A
- MG Oil d/b/a 777 Casino C
- Olson Oil Co., d/b/a/ Get N Got #17
- The Big Dill, 1920 Gateway Blvd. (46992 271st St.)
- JTRE LLC, d/b/a Let it Fly A, 1500 N. Main Ave . Ste 1A
- JTRE LLC, d/b/a Let it Fly B, 1500 N. Main Ave . Ste 1B
- Casey's Retail Co., d/b/a General Store #3944, 2100 N. Bakker Landing
- Dolgen Midwest, LLC d/b/a Dollar General, 940 N. Heritage Pkwy.
- MG Oil, d/b/a Jokers 7C, 615 E. Brian St. Suite #C
- MG Oil., d/b/a Jokers 7D, 615 E. Brian St. Suite #D
- MG Oil, d/b/a 777 Casino B
- Smudge Studios, LLC, 2001 Industrial St. Unit 4
- MX LLC, d/b/a Maker Exchange, 102 E. Venture

All members voted AYE.

GOVWELL CONTRACT. MOTION 26-65. MOTION by Otten, seconded by Zurauff to approve purchase of GovWell Software Modules and Services Contract contingent upon final staff approval. All members voted AYE.

MOTION 26-66. MOTION by Otten, seconded by DeYoung to adjourn at 8:31 pm. All members voted AYE.

Casey Voelker, Mayor

:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____.

WARRANTS PAID MAY 4, 2026

Vendor	Description	Amount
Avera Occupational Medicine	Drug testing	90.10
Babe Stack Construction	Concrete work at new shop	77,277.00
Badger Meter	LTE fees	1,941.78
Biersbach	Concrete sealer	1,018.53
Bluepeak	Phones	1,494.21
Builders Electric	Trouble shoot entrance heater at PD	200.00
Caseys	Fuel	1,133.33
City of Sioux Falls	March pumping fees	57,923.48
City of Tea	Water	526.80
Cole Papers	Supplies	129.86
Crosby, Heather	Sew patch	20.00
Dakota Hardscape	Community Hall rock	492.94
Detectachem	Drug spectrometer	27,950.00
Dust Tex	Rug service	27.79
FedEx	Shipping	18.93
Ferguson	Parts	905.58
Fleet Pride	Repair brakes	1,195.52
Franten Reporting	Transcription fees	94.00
GR Emergency Vehicle Outfitters	Install cameras	700.00
Graham	Repair tire	41.04
Haug Construction Company	Maintenance Building	131,505.34
HDR Engineering	Sundowner	34,715.19
J & R Mechanical	Repair PD furnace	1,650.00
Jack's Uniforms	Vest	1,452.88
KCL Group Benefits	Insurance	1,451.56
Kingfisher Fish Farm	Stock pond	1,195.21
Knife River	Shop parking lot	145.20
Lacey Rentals	Park toilets	625.00
Lincoln County Register of Deeds	Plat copies	11.00
Midco	Lift station phone	42.49
Olson, Joann	Cleaning	90.00
Overdrive	E Books	1,500.00
Pheasantland	Shirts	243.90
RDO Equipment	Loader motor	420.81
Roto Rooter	Community Hall sewer camera	400.00
Site One	Irrigation parts	275.36
The Tessman Company	Seed, mulch, fertilizer	1,075.40
Oldand, Tim	Inspections	2,120.00
Toshiba	Copier lease	381.44
Two Way Solutions	Repair radio	44.97
Veseris	Fogger	16,450.01
Xcel	Services	8,805.88

377,782.53

APRIL PAYROLL

DEPARTMENT	GROSS PAY	SS/MED	RETIRMENT	TOTAL
Legislative 4111	11,250.00	860.64		12,110.64
Executive 4121	5,625.00	385.78		6,010.78
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	80,855.94	5,874.31	6,339.45	93,069.70
Highway/Streets 4311	16,309.44	1,199.58	978.57	18,487.59
Recreation 201-4501	5,262.40	402.56	315.74	5,980.70
Planning & Zoning 4650	13,808.77	997.58	828.54	15,634.89
Water Distribution 4334	16,471.94	1,211.38	988.32	18,671.64
Water Administration 4335	2,516.84	192.55	151.02	2,860.41
Sewer Administration 4321	16,476.84	1,211.56	988.61	18,677.01
Sanitary Clerk	2,516.84	192.53	151.00	2,860.37
TOTAL APRIL PAYROLL	193,094.01	14,199.99	12,061.25	219,355.25