

City of Tea  
Regular Meeting  
July 21, 2014

A regular meeting of the Tea City Council was held at Tea City Hall on July 21, 2014 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:00 p.m. with the following members present: Sidney Munson, Brian Fowlds, Chuck Ortmeier, Joe Weis, Larry Rieck and Todd Boots. Also present was Finance Officer Dawn Murphy, Police Chief Clark Baker, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen, Administrative Assistant/Economic Development Director Jenni White and City Engineer Jason Kjenstad.

**AGENDA. MOTION 14-118. MOTION** by Weis, seconded by Rieck to approve the July 21, 2014 agenda. All members voted AYE.

**MINUTES. MOTION 14-119. MOTION** by Weis, seconded by Fowlds to approve the July 7, 2014 minutes. All members voted AYE.

**PUBLIC HEARING – 1<sup>ST</sup> READING OF ORDINANCE 222.** Mayor Lawler opened the public hearing for the 1<sup>st</sup> Reading of Ordinance 222, An Ordinance Revising the Zoning Regulations of the City of Tea, Pertaining to the Official Zoning Map. The City has received a request from Gary Gasper asking to re-zone the South 48.4' of Lot 9 and all of Lot 10, Block 1, Zelmer 2<sup>nd</sup> Addition from Central Business (CB) to Multi-Family Residential (R2) to build a 16 unit apartment building. This property is located just to the North of City Hall. There were some adjacent property owners at the planning and zoning meeting that expressed some concerns with people trespassing through their lots, the height of the building and potential loss of commercial land for tax reasons. Mr. Gasper agreed to install a fence along the back property line. There was one property owner at the meeting that now seems satisfied with the project. Second reading of the ordinance will be held at the August 4, 2014

**MISC ZONING.** Kevin informed the council that someone would like to move a small building to the parking lot at the auto auction to be used as a coffee house. Final plans for the Carl W. Soukup Addition are being reviewed.

**PLAT. RESOLUTION 14-07-06. MOTION 14-120. MOTION** by Fowlds, seconded by Rieck to approve the following resolution. All members voted AYE. BE IT RESOLVED by the City Council of the City of Tea, South Dakota that the plat known and described as Lot 2 Boulder Addition, located in the NE ¼ of Section 35-T100NR51W, lying within the platting jurisdictional limits of the City of Tea, South Dakota is hereby approved and the City Finance Officer of the City of Tea is here by directed to endorse on such plat a copy of this resolution and certify the same thereon. Dated this 21<sup>st</sup> day of July, 2013.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**PLAT. RESOLUTION 14-07-07. MOTON 14-121. MOTION** by Fowlds, seconded by Boots to approved the following resolution. All members voted AYE. BE IT RESOLVED by the City Council of the City of Tea, South Dakota that the plat known and described as Lots 1 and 2, Tea Athletic Park Addition, lying with in the platting limits of the City of Tea, South Dakota is hereby approved and the City Finance Officer of the City of Tea is here by directed to endorse on such plat a copy of this resolution and certify the same thereon. Dated this 21<sup>st</sup> day of July, 2013.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**ENGINEERING.** Bids for the sidewalk project will be opened August 14. Bids for the 2014 Sanitary Sewer Lining Project will be opened on July 31<sup>st</sup>. The Taylor Dr. drainage channel issue still has not been resolved.

**VICIOUS ANIMAL ORDINANCE.** The council reviewed the current vicious animal ordinance. Chief Baker would like it to be revised to what Sioux Falls has adopted. Dawn compared the two and there are not a lot of differences. The city will need to repeal Section 7.09 regarding pit bull controls. No decisions were made.

**WATER RATES. MOTION 14-122. MOTION** by Munson, seconded by Ortmeier to approve the following residential water rates effective with September 2014 billing: 0-9,999 Gallons - \$3.70 per 1,000 gallons; 10,000 – 19,999 Gallons – \$4.10 per 1,000 gallons; 20,000 gallons and above – \$4.50 per 1,000 gallons; and to approve an automatic 1% yearly increase starting January 2016. Members Munson, Fowlds, Ortmeier, Rieck and Boots voted AYE. Member Weis voted NO. Motion carried.

**SURPLUS PROPERTY. MOTIN 14-123. MOTION** by Ortmeier, seconded by Weis to declare the 2007 Dodge Charger, 1980 Ford dump truck and the 1990 International truck all surplus property to be sold at the Sioux Falls Surplus Property Auction. All members voted AYE.

**COMMITTEE REPORTS.** Officer Nelson is in Pierre for training this week. Councilmember Rieck asked about the height for branches hanging in the street. Minimum clearance is 12 feet over all streets except truck routes where clearances shall be 14-16 feet. Thad usually goes out in the fall to trim the branches that are in the way of the of the snow plows.

**MOTION 14-124. MOTION** by Ortmeier, seconded by Rieck to adjourn at 8:28 p.m. All members voted AYE.

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John M. Lawler, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

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