

City of Tea  
Regular Meeting  
September 19, 2016

A regular meeting of the Tea City Council was held at Tea City Hall on September 19, 2016 at 7:00 p.m.

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

**AGENDA. MOTION 16-168. MOTION** by Rieck, seconded by Weis to approve the September 19, 2016 agenda with the addition of executive session for contracts. All members voted AYE.

**MINUTES. MOTION 16-169. MOTION** by Weis, seconded by Fowlds to approve the August 29 and September 6, 2016 minutes. All members voted AYE.

**WARRANTS. MOTION 16-170-. MOTION** by Fowlds, seconded by Boots to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

**VARIANCE PUBLIC HEARING.** As this was the time set, Mayor Lawler opened the public hearing for a setback variance for Earl and Thomas Jacobson to construct an addition to their property. The 40' x 12' garage would encroach approximately two-feet into the side yard setback. If granted a 1 hour firewall would be required on the outside wall. The zoning board does not recommend granting the variance. **MOTION 16-171. MOTION** by Ortmeier, seconded by Weis to approve the side yard setback variance, allowing the setback to be 3 feet from the property line for Earl Jacobson, 130 E. 3<sup>rd</sup> St., Lot 8, Block 2, Fritz Addition, with the condition that a one hour firewall is constructed on the outside wall. Members Ortmeier, Boots, Rieck and Weis voted AYE. Member Fowlds voted NO. Motion carried.

**SECOND READING OF ORDINANCE 236.** The council held the second reading of Ordinance 236 rezoning portions of Boulder Addition. **MOTION 16-172. MOTION** by Fowlds, seconded by Rieck to approve Ordinance 236, An Ordinance of the City of Tea, Rezoning Tract 3 Boulder Addition from Agriculture to General Business Commercial (GB), Residential (R1 & R2) and Natural Resource Conservation (NRC). All members voted AYE. The ordinance will be published separately.

**KAUL'S ADDITION PLAT.** Kevin presented and recommended approval of a plat in Kaul's Addition. **MOTION 16-173. RESOLUTION 16-09-14. MOTION** by Rieck, seconded by Ortmeier to approve the following resolution. Members Ortmeier, Boots, Rieck and Weis voted AYE. Member Fowlds abstained. Motion carried. **BE IT RESOLVED** by the City Council of the City of Tea, South Dakota that the plat knows and described as Tract 1, Kaul's Addition, lying within the platting jurisdiction limits of the City of Tea, South Dakota, is hereby approved and the City Finance Officer of the City of Tea, South Dakota is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon. Dated this 19th day of September, 2016.

**MARKEN PROPERTIES SITE PLAN.** Kevin presented and recommended approval of a site plan for a 7,500 sq. ft. building for a landscape supply shop. **MOTION 16-174. MOTION** by Boots, seconded by Weis to approve the site plan for Marken Properties to construct a 7,500 sq. ft. building at 300 High Pointe St., Lot 3, Block 3 Carl Soukup Addition. Members Ortmeier, Boots, Rieck and Weis voted AYE. Member Fowlds abstained. Motion carried.

**TEA TOWN HOMES SITE PLAN.** Kevin presented and recommend approval of a site plan for Tea Townhomes. **MOTION 16-175. MOTION** by Fowlds, seconded by Rieck to approve the site plan for Lloyd Companies to construct 61 townhome units and garages on Lots 4A, 5A, 7, 8 and 9, Block 1, Zelmer 2<sup>nd</sup> Addition. All members voted AYE.

**EVERTT'S PLACE PRELIMINARY PLAN.** Kevin presented and recommended approval of Evertt's Place Preliminary Plan, which is north of Herman Circle. **MOTION 16-176. MOTION** by Boots, seconded by Ortmeier to approve the Evertt's Place Addition Preliminary Plan, Phase 2 & 3 for Herman Otten.

**2017 BUDGET.** Dawn reviewed a few changes that were made to the 2017 Budget. We are still waiting on estimated costs for 271<sup>st</sup> St. Reconstruction Project. Second reading will be held at the October 3 meeting.

**EXECUTIVE SESSION. MOTION 16-177. MOTION** by Fowlds, seconded by Weis to go into executive session at 8:13 pm, pursuant to SDCL 1-25-2 (4) Contracts. All members voted AYE. Council came out of executive session at 8:25 p.m.

**MOTION 16-178. MOTION** by Ortmeier, seconded by Weis to adjourn at 8:26 pm. All members voted AYE.

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John M. Lawler, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

**CITY OF TEA  
 WARRANTS PAID SEPTEMBER 19, 2016**

**FINANCE 4142**

KCL Group	Insurance	279.02
Wellmark Blue Cross/Blue Shield	September Insurance	3,871.54

**PLANNING & ZONING/ECONOMIC DEVELOPMENT 4650**

A & B Business Solutions	Maintenance	192.66
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**LIBRARY 4550**

Best Buy Business Advantage	Phone for library	69.21
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**GOVERNMENT BUILDINGS 4192**

City of Tea	City Hall High Flow	206.46
City of Tea	City Hall Low Flow	548.64
City of Tea	Community Hall-200 W. Maple	36.24
Mid American Energy	Maint bldg.	56.22
Przybys, Lenny	Reimburse for power washer	643.29
Team Logic IT	Backup service	40.00
U.S. Postmaster	Box rental	86.00
Vast	Maint. Dept. phone	122.33
Vast	City Hall Phone	349.88
Verizon	Cell phone	152.76

**PUBLIC SAFETY 4210**

Edmonds, Brenda	Cleaning 09/12/16	75.00
Get & Go Fleet Program	Gasoline	604.61
City of Tea	Water	36.24
Neve's	Test kits	132.79
Scheels	Repair guns	41.97
SDML	Conference	100.00
U.S. Postmaster	Box Rental	36.00
Vast	Phone	551.71
Verizon	Phone	254.70

**HIGHWAY/STREET 4312**

Casey's General Stores Inc.	Gasoline	104.36
City of Tea	Heritage pkwy south water	94.80
City of Tea	Heritage Pkwy north water	68.62

Eastern Farmers Coop	Fuel	682.72
Get & Go Fleet Program	Fuel	43.57
Southeaster Electric	Locates	182.00
Southeastern Electric	Main St. Lights	265.57
Southeastern Electric	272nd St. lights	80.94
Southeastern Electric	Stop light	141.97
Southeastern Electric	Heritage Pkwy	358.57
Southeastern Electric	Ivy & Main lights	123.08
Southeastern Electric	Brian St. stop light	39.14
Xcel Energy	Street lights	3,540.38

**PARKS/RECREATION 4501**

City of Tea	Concession building	48.74
City of Tea	Baseball fields	1,757.88
City of Tea	Restroom	77.90
Concrete Materials	Bench pad concrete	282.00
Lacey Rentals	Toilets	285.00
Menards	Concrete forms, posts, & fence	167.62
Treetop Products	Benches & trash cans	5,515.08

**WATER 601**

Anderson, Robert & Connie	Water refund	19.26
Casey's General Store	Gasoline	104.36
Dakota Supply Group	Meter adaptor, urinal & parts	516.26
Daugherty, Dale & Jessica	Water refund	30.81
Get & Go Fleet Program	Fuel	43.57
Hamilton, Darryln	Water refund	4.30
Plucker, Duane	Water refund	10.04
South Dakota One Call	1/2 locates	115.36
Southeastern Electric	Quinton St. tower	46.72
Stubbe, Nicole & Jamie	Water refund	26.62
Van Diest Supply	Mosquito spray	3,577.75
Wehde, Dave	Water refund	22.42

**SEWER 604**

Casey's General Store	Gasoline	104.36
Get & Go Fleet Program	Fuel	43.57
HD Supply Waterworks	Sewer manhole cover	605.05
South Dakota One Call	1/2 locates	115.36
Southeastern Electric	High Pointe lift station	92.62

**SPECIAL PARK FUND 201**

Conrad, Bailey	Flag football ref	120.00
Fritz, Tommy	Flag football ref	100.00
Headrick, Brian	Flag football field manager 2 weeks	240.00
Headrick, Joey	Flag football ref	120.00

Lake, Austin	Flag football ref	120.00
Mulder, Conner	Flag football ref	120.00
Otten, Hunter	Flag football ref	75.00
Slykhuis, Carter	Flag football ref	200.00

**3RD PENNY/POOL/PARK EXPENSES 211**

City of Tea	Water	336.48
Mid American Energy	Service	595.84

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TOTAL 29,852.96