

City of Tea  
Regular Meeting  
February 20, 2018

A regular meeting of the Tea City Council was held at Tea City Hall on February 20, 2018 at 7:00 pm.

Mayor John Lawler called the meeting to order at 7:00 pm with the following members present: Brian Fowlds, Chuck Ortmeier, Joe Weis, Casey Voelker and Todd Boots. Also present: Finance Officer Dawn Murphy, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen and City Administrator Dan Zulkosky. Councilmember Sidney Munson was absent.

**AGENDA. MOTION 18-33. MOTION** by Weis, seconded by Ortmeier to approve the February 20, 2018 agenda. All members voted AYE.

**MINUTES. MOTION 18-34. MOTION** by Fowlds, seconded by Voelker to approve the February 5, 2018 minutes. All members voted AYE.

**WARRANTS. MOTION 18-35. MOTION** by Fowlds, seconded by Ortmeier to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

**271<sup>st</sup> ST. RECONSTRUCTION PROJECT BIDS.** On February 13, 2018 the following bids were opened for the 271<sup>st</sup> St. Reconstruction Project:

BIDDER	BID ALTERNATE "A"	BID ALTERNATE "B"
Metro Construction	\$4,976,071.07	\$5,088,439.07
D & G Concrete Construction	\$5,025,916.18	\$5,082,564.36
Black-Top Paving	\$5,355,152.47	\$5,413,354.47
First Rate Excavate, Inc.	\$5,513,004.86	\$5,567,466.26
Dakota Contracting Corporation	\$5,557,529.52	\$5,599,885.64
H & W Contracting, LLC	\$5,806,310.21	\$5,838,745.91
Crow River Construction	\$6,070,498.04	\$6,096,459.94
Quam Construction Company	\$6,338,348.28	\$6,332,155.78

Bid Alternate "A" was using reinforced concrete pipe and Bid Alternate "B" was using polypropylene pipe for storm sewer facilities. HDR reviewed the bids and recommended awarding the project to Metro Construction selecting Bid Alternate "A". **MOTION 18-36. MOTION** by Fowlds, seconded by Boots to award the 271<sup>st</sup> St Project to Metro Construction, \$4,976,071.07. All members voted AYE.

**CUP 17-03 PUBLIC HEARING.** Mayor Lawler opened the public hearing for Schwartzle Construction to construct twin homes in a R1-Single Family Residential District. There was one citizen present, who was also present at the rezoning public hearing, who reiterated his concerns of drainage and that he would like to see it remain Natural habitat. **MOTION 18-37. MOTION** by Weis, seconded by Ortmeier to approve CUP #17-03 for Schwartzle Construction to construct twin homes in a R1-Single Family Residential District. All members voted AYE.

**FIRST READING OF ORDINANCE 253.** Mayor Lawler opened the public hearing for the first reading of Ordinance 253, Tea Zoning Ordinance Amending Chapter 4, R-1 Single Family Residential, Section 4.02 Lot and Yard Regulations. This ordinance will change the lot dimensions for Single Family Attached units to allow the landowner to re-plat the lot into townhome lots. There were no comments for or against the ordinance. Second reading will be held at the March 5, 2018 meeting.

**ANNEXATION.** Kevin has received a petition from Nielson Construction to request annexation of their property, which is contiguous to the city limits. **RESOLUTION 18-02-02. MOTION 18-38. MOTION** by Boots, seconded by Weis to approve the following resolution. Members Ortmeier, Boots, Voelker and Weis voted AYE. Member Fowlds abstained. Motion Carried. WHEREAS there has been a petition received seeking to include certain real

property within the corporate boundaries of the City of Tea; and WHEREAS, the petition has been signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed to the City of Tea; and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TEA, SOUTH DAKOTA that the following described properties be and the same herby are included within the corporate limits of the City of Tea, and the boundary of the City is hereby extended to include such territory as allowed by SDCL 9-4-1:

N1/2, W1/2, E1/2, SW1/4 25-100-51 (parcel 100.50-65.3020) and  
S1/2, W1/2, E1/2, SW ¼ \*ex Muellers Add.\* 25-100-51 (parcel 100-50.65-3015)

Dated this 20<sup>th</sup> day of February, 2018.

John M. Lawler, Mayor

ATEST: Dawn R. Murphy, Finance Officer

**PREANNEXATION AGREEMENT. MOTION 18-39. MOTION** by Ortmeier, seconded by Boots to approve the Pre-Annexation Agreement between the City of Tea and Nielson Development, W1/2, E1/2, SW1/4, 25-100-51. Members Ortmeier, Boots, Voelker and Weis voted AYE. Member Fowllds abstained. Motion Carried.

**PLAT.** Kevin presented and recommended approval of a plat in Howling Ridge Addition. **RESOLUTION 18-02-03. MOTION 18-40. MOTION** by Fowllds, seconded by Voelker to approve the following resolution. All members voted AYE. Motion carried. BE IT RESOLVED by the City Council of the City of Tea, South Dakota that the plat knows and described as Lots 36-42, Block 6, Howling Ridge Addition, lying within the jurisdictional 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 20<sup>th</sup> day of February, 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**SITE PLAN.** Kevin presented and recommended approval of a site plan for a 17,902 sq. ft. building the Hagedorn Industrial Park. **MOTION 18-41. MOTION** by Ortmeier, seconded by Weis to approve the site plan for Thomas Wipf, to construct a 17,902 sq. ft. building on Lot 8, Block 5, Hagedorn Industrial Park. Members Ortmeier, Boots, Voelker and Weis voted AYE. Member Fowllds abstained. Motion Carried.

**PLAT.** Kevin presented and recommended approval of a plat in Howling Ridge Addition. **RESOLUTION 18-02-04. MOTION 18-42. MOTION** by Fowllds, seconded by Voelker 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 knows and described as Lots 1 & 4, Block 1; Lot 8, Block 2; and Lots 1 & 2, Block 3, Carl W. Soukup Addition, lying within the jurisdictional 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 20<sup>th</sup> day of February, 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**SITE PLAN.** Kevin presented and recommended approval of a site plan for a 12,000 sq. ft. building the Carl W. Soukup Addition. **MOTION 18-43. MOTION** by Boots, seconded by Fowllds to approve the site plan for Tea Building Corporation to construct a 12,000 sq. ft. building on Lot 2, Block 3, Carl Soukup Addition. All members voted AYE.

**PLAT.** Kevin presented and recommended approval of a plat in Bakker Landing 1<sup>st</sup> Addition. **RESOLUTION 18-02-05. MOTION 18-44. MOTION** by Fowllds, seconded by Ortmeier 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 knows and described as Tracts 1 & 2 of Bakker Landing 1<sup>st</sup> Addition, 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, South Dakota is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon. Dated this 20<sup>th</sup> day of February, 2018.

**MOTION 18-45. MOTION** by Weis, seconded by Fowlds to adjourn at 7:50 pm. 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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**CITY OF TEA  
 WARRANTS PAID FEBRUARY 2018**

**FINANCE 4142**

HDR	Dec services 271st design	12,387.50
Wellmark Blue Cross	Insurance	4,512.66

**LIBRARY 4550**

Barnes and Nobel	Books	11.96
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**GOVERNMENT BUILDINGS 4192**

Ace Hardware Tea	Supplies	177.84
Best Buy	Router & battery backup	106.48
	Water Bill- Community Building 200 W. Maple	34.50
City of Tea	Water Bill, City Hall, 600 E 1st High Flow	54.00
City of Tea	Water Bill-City Hall 600 E 1st	43.82
City of Tea	Water Bill- Maintenance Shop	58.46
Team LogicIT	Back up service	40.00
Thornton Flooring	Tile for maintenance office	961.20
U Drive Technology	January texting	50.00
Vast	Phones Maint Bldg	112.64
Vast	City Hall	406.04
Verizon	Cell Phones	1,057.80

**PUBLIC SAFETY 4210**

Ace Hardware	Supplies	345.90
Casey's	Gasoline	158.29
City of Tea	Water Bill	38.32
FOP	2018 Membership	1,008.00
Get N Go	Gasoline	764.77
Jack's Uniforms	Clothes	63.94
Lee & Co	Sew on patches	95.00
Midwest Alarm	Fire alarm monitoring	66.00
Sanford Health	Crosby physical	75.00
SD Department of Public Safety	ID cards	50.00
SF Two Way Radio	Repair radio	432.38
Sioux Falls Area Human Society	Jan services	161.70
Tvedt, Brenda	Cleaning	50.00
Vast	Phone	285.16
Verizon	Cell phones	367.70
Zuercher Technologies	Software support	1,769.25

**HIGHWAY/STREET 4312**

Get N Go	Gasoline	66.53
Southeastern Electric	Main St. Lights	337.27

Southeastern Electric	272nd St. lights	87.56
Southeastern Electric	Stop light 271st & 469th	124.13
Southeastern Electric	Ivy Rd & Main Ave lights	142.53
Southeastern Electric	Heritage Pkwy	543.98
Southeastern Electric	Highpoint lights	126.00
Southeastern Electric	Howling Ridge lights	245.00
Southeastern Electric	Prairie Trails lights	154.00
Southeastern Electric	Spencer Heights lights	119.00
Southeastern Electric	Gateway Lane lights	28.00
Southeastern Electric	High Point St/Carla Ave. lights	77.00
Southeaster Electric	Coffee & 9 Mile Heights lights	189.00
Southeastern Electric Coop	Brian St. stop light	38.10
Xcel	Street Lights	3,586.83

**WATER 601**

Call, Andrew	Water deposit refund	7.66
Doescher, Chris	Water deposit refund	17.21
Get N Go	Gasoline	66.53
Morrison, Jay	Water deposit refund	13.93
Nelin, Glenda	Water deposit refund & overpayment	52.78
SD One Call	1/2 locates	8.40
Southeastern Electric Coop	Quinton St. tower	60.95

**SEWER**

Get N Go	Gasoline	66.51
SD One Call	1/2 locates	8.40
Southeastern Electric Coop	High Pointe lift station	133.46

**3RD PENNY/PARKS & POOL 211**

Vast	Phones	118.08
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TOTAL APPROVED 32,165.15

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