

City of Tea
Regular Meeting
October 15, 2018

A regular meeting of the Tea City Council was held at Tea City Hall on October 15, 2018 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:00 p.m., with the following members present: Chuck Ortmeier, Sidney Munson, Jim Erck, Casey Voelker, Joe Weis, and Todd Boots. Also present: City Administrator Dan Zulkosky, Maintenance Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen, Park & Recreation Director Travis Harford, and Ben Sholtz of HDR Engineering.

AGENDA. MOTION 18-224. MOTION by Ortmeier, seconded by Erck to approve the October 15, 2018 agenda. All members voted AYE.

MINUTES. MOTION 18-225. MOTION by Weis, seconded by Ortmeier to approve the October 1, 2018 minutes. All members voted AYE.

WARRANTS. MOTION 18-226. MOTION by Ortmeier, seconded by Weis to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

1ST READING OF ORDINANCE 264. Mayor Lawler opened the public hearing at 7:15 p.m. for Ordinance 264 for the rezoning of Lots 2-8, Block 7, Howling Ridge Addition. From Agriculture (AG) to R2 Residential. Schwartzle Construction would be setting up single family detached homes or villas on the Z-lots. Residents Mitch Smith, Jay Ryan, and Brian Lowery were present to oppose the rezoning of the lots. Their concerns were the amount of space occupied by housing within the lots, and the possibility of multi-family housing being moved into the area. The R2 zoning allows for the lot widths to be a minimum of 65' and 5' side yards. The Planning & Zoning board recommended approval. The second reading will be held at the November 5th meeting.

PLAT. Kevin presented and recommended approval of a plat within the Hagedorn Industrial Park. **MOTION 18-227. RESOLUTION 18-10-41. MOTION** by Ortmeier, seconded by Boots 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 Lots 2A & 3A, Block 6, Hagedorn Industrial Park, lying within 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 October 15, 2018.

John M. Lawler, Mayor

ATTST: Dawn R. Murphy, Finance Officer

271ST ST. IMPROVEMENT PROJECT PAY APPLICATIONS 9 & 10. MOTION 18-228. MOTION by Boots, seconded by Weis to approve 271st St. Improvement Project Pay Application 9, to Metro Construction in the amount of \$274,575.69 and 271st St. Improvement Project Pay Application 10, to Metro Construction in the amount of \$178,763.34. All members voted AYE.

2018 MILL AND OVERLAY IMPROVEMENT PROJECT PAY APPLICATION 1. MOTION 18-229. MOTION by Erck, seconded by Voelker to approve the 2018 Mill and Overlay Improvement Project Pay Application 1, to Journey Group/Blacktop Paving in the amount of \$108,4111.19. All members voted AYE.

MAIN AVENUE PHASE 2 OVERSIZING PAY APPLICATION 3. MOTION 18-230. MOTION by Weis, seconded by Ortmeier to approve the Main Avenue Phase 2 Oversizing Pay Application 3, to Schwartzle Construction in the amount of \$12,441.60. All members voted AYE.

RESOLUTION 18-10-42. A resolution providing for city wide property drainage fee. **MOTION 18-231. MOTION** by Boots, seconded by Voelker to approve the following resolution. All members voted AYE. **WHEREAS** the City of Tea has adopted Chapter 12 of the Revised Ordinances of the City of Tea providing for a city wide property drainage fee and **WHEREAS**, said Ordinance allows the annual revision of the unit finance charge by the governing body of the City of Tea, **NOW, THEREFORE, BE IT RESOLVED** by the Governing

body of the City of Tea, South Dakota, to establish a unit financial charge of \$.0002176079179. Adopted this 15th day of October, 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

RESOLUTION 18-10-43. A resolution providing for annual street maintenance assessment. **MOTION 18-232.** **MOTION** by Munson, seconded by Voelker to amend Resolution 18-10-43 that the amount of the assessment be raised from \$0.40 to \$0.50 per front foot. Munson, Voelker, and Erck voting AYE. Weis, Boots, Ortmeier, and Lawler voted NAY. Motion failed. Motion by Weis, seconded by Voelker to approve the following resolution. Voelker, Erck, Weis, Boots, and Ortmeier voting AYE. Munson voting NAY. Motion passed. **WHEREAS**, the City of Tea pursuant to SDCL 9-43 may levy annually for the purpose of maintaining and repairing street surfacing or pavement; and **WHEREAS**, the City of Tea believes it necessary and appropriate to maintain its streets, **NOW, THEREFORE, BE IT RESOLVED** by the City Common Council of the City of Tea, as follows: 1. Designation of lots to be assessed. Pursuant to SDCL 9-43, all lots in the City of Tea fronting and abutting a street shall be assessed on the front foot basis. 2. Amount of Assessment. There shall be levied upon all lots fronting and abutting a street forty cents (\$.40) per front foot. Front foot means the actual front of the premises as established by the buildings thereon recorded title and use of the property regardless of the original plat. 3. Assessment. The City Finance Officer is directed to add such assessment to the general assessment against the property and certify the assessment together with the regular assessment to the county auditor to be collected as municipal taxes for general purposes. 4. Assessment subject to review. The assessment is subject to review and equalization the same as assessments or taxes for general purposes. Dated this 15th day of October, 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

RESOLUTION 18-10-44. A resolution declaring boundaries and recommending creation of Tax Incremental District Number One. **MOTION 18-233.** **MOTION** by Boots, seconded by Ortmeier to approve the following resolution All members voted AYE. **WHEREAS**, the Planning Commission of the City of Tea, South Dakota, received an application to create a Tax Incremental District and thereafter a Notice of Hearing was published advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District in the following location: Tract 1A and Lots 1, 2 and 3 in Block 1 of Bakker Landing 1st Addition and Tract 2 Bakker Landing, 1st Addition, an Addition in Government Lots 1 and 2 of the Northwest Quarter and in Government Lots 1 and 2 of the Southwest Quarter of Section 19, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota. **WHEREAS**, such Notice was published in the official newspapers in the City of Tea, not less than ten (10) nor more than thirty (30) days from the date of the hearing; and **WHEREAS**, a copy of the Notice was sent by first-class mail to the Chief Executive Officers of the following taxing entities: Harrisburg School District, Attn: Jim Holbeck – Superintendent, 200 Willow Street, Harrisburg, SD 57032; and Lincoln County, Attn: Auditor / Chair of Commission, 104 North Main Street, Canton, SD 57013. **WHEREAS**, a hearing was held on October 9th, 2018 by planning and zoning as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed creation of the Tax Incremental District; **NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Tea, South Dakota: 1. Authority and declaration of necessity, Pursuant to SDCL §§ 11-9-4 & 11-9-13, the City of Tea hereby declares the necessity to form a tax incremental district in the City of Tea to help offset infrastructure costs related to an industrial / commercial park within the city limits of Tea for the purpose of economic development. 2. Findings. The City Council finds that there is statutory authority to create Tax Increment District #1 and that all notice requirements have been met and all findings required by statutes are hereby made. 3. Boundaries of District. The district shall be located with the northern, southern, western, and eastern boundaries of the following described real property: A. Tract 1A and Lots 1, 2 and 3 in Block 1 of Bakker Landing 1st Addition and Tract 2 Bakker Landing, 1st Addition, an Addition in Government Lots 1 and 2 of the Northwest Quarter and in Government Lots 1 and 2 of the Southwest Quarter of Section 19, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota. Dated this 15th day of October, 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

ADJOURN. MOTION 18-234. MOTION by Weis, seconded by Ortmeier to adjourn at 8:13 p.m. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

**CITY OF TEA
 WARRANTS PAID OCTOBER 15, 2018**

LEGISLATIVE 4111

Independent Publishing	Publishing	797.57
------------------------	------------	--------

FINANCE 4142

Century Business Products	1/3 copy maintenance	126.13
Innovative Office Solutions	Supplies	69.96
Murphy, Dawn	Mileage	282.89

PLANNING & ZONING 4650

A & B Business	Copier maintenance	446.52
Code Works	Plan review	559.60
Independent Publishing	Publishing	42.50
Robertson, Steve	9 inspections	450.00

GOVERNMENT BUILDINGS 4192

Ace Hardware	Misc supplies	251.77
City of Tea	City Hall High Flow	82.74
City of Tea	City Hall Low Flow	112.58
City of Tea	Community Hall-200 W. Maple	38.32
City of Tea	Maint bldg.	47.00
EnviroMaster	Towels	205.05
Keehn, Kelly	Phone case	22.23
Mid American Energy	Maint bldg.	8.00
Mid American Energy	City Hall	104.16
Mid American Energy	Community Hall-200 W. Maple	30.42
Napa Auto Parts	Supplies	32.61
Przybys, Leonard	Phone case/screen protector	105.41
Sunshine	Supplies	64.80
Team Logic IT	Backup service	40.00
U Drive Technology	Monthly texting	50.00
Vast	City Hall Phone	404.66
Verizon	Cell phone	201.60

PUBLIC SAFETY 4210

Ace Hardware	Supplies	8.95
Arrowhead Forensics	Supplies	108.34
Casey's General Store	Gasoline	72.44
City of Tea	Water	38.32
ELBO Computing Resources	Repair computer	1,367.43
Innovative Office Solutions	Shredder	399.75
Mid American Energy	Services	11.65
Midwest Alarm	Alarm monitoring	84.00
Vast	Phone	638.12
Verizon	Phone	366.23

HIGHWAY/STREET 4312

Casey's General Store	Gasoline	50.19
Eastern Farmers Elevator	Fuel	1,955.81
Southeastern Electric	Main St. lights	285.59
Southeastern Electric	Prairie Trails	159.00
Southeastern Electric	272nd St. lights	68.01
Southeastern Electric	Stop light	42.86
Southeastern Electric	Heritage Blvd. lights	449.90
Southeastern Electric	Ivy & Main lights	107.54
Southeastern Electric	Nine Mile Heights lights	194.00
Southeastern Electric	Spencer Heights Add. lights	124.00
Southeastern Electric	Howling Ridge lights	243.00
Southeastern Electric	High Pointe Add. lights	131.00
Southeastern Electric	Gateway Lane lights	33.00
Southeastern Electric	High Pointe/Carla St. lights	82.00
Southeastern Electric	271st St & Main Ave.	20.00
Southeastern Electric	271st St. & Heritage Ave	31.71
Southeastern Electric	Locates	123.00
Xcel Energy	Street lights	3,546.94

PARKS/RECREATION 4501

Bierschbach	Caulk squeegee	492.80
City of Tea	Baseball fields	339.42
City of Tea	Restroom	34.50
Lacey Rentals	Toilets	101.00
Site One Landscape	Irrigation parts	24.61

WATER 601

Badger Meter	1/2 backhaul charges	54.00
Bierschbach Equipment	Packer rental	274.00
Casey's General Store	Gasoline	50.19
Century Business Products	1/3 copy maint	126.13
Christensen, Jessie	Water deposit refund	32.38
Clayton, Aaron	Water deposit refund	11.25
Equipment Blades Inc.	Backhoe bucket pins	70.20
Groff, Andrew	Water deposit refund	16.24
Innovative Office Solutions	Supplies	69.96
Johnson, Doug	Water deposit refund	10.50
Konrad, Thad	Postage	52.20
Lewis & Clark Regional Water	10,260,157 Sept. Usage	18,412.31
Lewis & Clark Regional Water	1/2 FY 2019 dues	2,413.50
Michael Nagorske	Water deposit refund	29.24
Southeastern Electric	Quinton St. tower	53.99

SEWER 604

American Engineering Testing	Lagoon samples	318.00
Badger Meter	1/2 backhaul charges	54.00
Casey's General Store	Gasoline	50.20
Century Business Products	1/3 copy maint	126.14
Eastern Farmers Elevator	Propane tank lease	104.50
Innovative Office Solutions	Supplies	69.99

Ralph's Repair	Batteries	240.00
Southeastern Electric	High Pointe lift station	175.06

SPECIAL PARK FUND 201

Ace Hardware	Field paint and misc supplies	319.90
Dakota Alliance	Soccer fees	6,912.00
DeJean, Hudson	Flag football ref	100.00
Eimers, Conner	Flag football ref	60.00
Elkins, Luke	Flag football ref	50.00
Gilberts, Kiet	Flag football ref	80.00
Grant, Gabe	Flag football ref	110.00
Hauff Mid American Sports	Flag football shirts/belts	677.18
Headrick, Brian	Flag football field manager	150.00
Headrick, Joey	Flag football ref	100.00
Mulder, Conner	Flag football ref	75.00
Mulder, Parker	Flag football ref	120.00
Panning, Josh	Flag football ref	80.00
Slykhuis, Carter	Flag football field manager	150.00
Slykhuis, Maddox	Flag football ref	160.00

3RD PENNY/POOL/PARK EXPENSES 211

City of Tea	Water	55.82
Mid American Energy	Services	18.65
Vast	Pool	108.14
Verizon	Internet	41.81

217ST ST. PROJECT 514

Southeastern Electric	271st & Main Utilities	408.16
-----------------------	------------------------	--------

TOTAL 48,902.27

Published once at the approximate cost of \$_____