

City of Tea
Regular Meeting
November 21, 2022

The regular meeting of the Tea City Council was held at Tea City Hall on November 21, 2022 at 7:00 pm.

Mayor Casey Voelker called the meeting to order at 7:00 pm with the following members present: Terry Woessner, Ruby Zuraff, Aaron Otten, James Erck and Joe Weis. Also present: Finance Officer Dawn Murphy, Planning and Zoning Officer Kevin Nissen and City Administrator Dan Zulkosky. Councilmember Lynn DeYoung was absent.

AGENDA. MOTION 22-178. MOTION by Weis, seconded by Zuraff to approve the November 21, 2022 Agenda. All members voted AYE.

CONSENT AGENDA. MOTION 22-179. MOTION by Woessner, seconded by Otten to approve the following consent agenda items:

- 1) November 7, 2022 Minutes
- 2) November 21, 2022 Claims (claims will be listed at the end of the minutes)
- 3) Approval of Retail (on-sale) Liquor License – West Austin Inc., d/b/a Sky Lounge
- 4) Plats
 - a) Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, Block 5 Pinnacle Estates Addition
 - b) Lots 4A, 4B, 5A, 5B, Block 5, Boulder Addition
 - c) Lot 10A, Block 5, Kerslake 2nd Addition

All members voted AYE.

There were no public comments.

SITE PLAN. Kevin presented a site plan and building plan for a mixed-use commercial building at 200 N. Heritage Parkway. **MOTION 22-180. MOTION** by Otten, seconded by Weis to approve the mixed-use commercial building site plan and building plan for a Kelan Blutorn to construct a mixed-use building at 200 N. Heritage Parkway. All members voted AYE.

CUP 22-06. Mayor Voelker opened the public hearing for a conditional use permit for an off-premise sign at 1910 E. Gateway Boulevard. The sign meets all zoning requirements. There were no comments for or against the sign. **MOTION 22-181. MOTION** by Weis, seconded by Otten to approve Conditional Use Permit #22-06 for Lamar Outdoor Advertising to install an off-premise sign at 1910 E. Gateway Boulevard. All members voted AYE.

CUP 22-07. Mayor Voelker opened the public hearing for a in home daycare. There were no public comments for or against the CUP. The council was concerned about the water behind the house. The owners plan to install a fence. **MOTION 22-182. MOTION** by Otten, seconded by Erck to approve Conditional Use Permit #22-07 for Brooke DeBoer to operate an in home daycare at 2430 N. Alberta Trail with the conditional a fence be installed. All members voted AYE.

SITE PLAN. Kevin presented a site plan and building plan for a strip mall in Bakker Landing. **MOTION 22-183. MOTION** by Weis, seconded by Woessner to approve the site plan and building plan for Lloyd Companies (owner representative) to construct a strip mall at 108 Venture Place. All members voted AYE.

SITE PLAN. Kevin presented a site plan for the Big Dill Bar. There are a few minor outstanding requirements that need to be completed. **MOTION 22-184. MOTION** by Zuraff, seconded by Weis to approve the site plan for the Big Dill Bar at 46994 271st St. contingent on the outstanding items being completed. All members voted AYE.

SITE PLAN. Kevin presented a site plan for an additional parking lot at Squealers Smoke Shack. **MOTION 22-184. MOTION** by Erck, seconded by Otten to approve the parking lot site plan for Squealers Smoke Shack, 804 Gateway Lane. All members voted AYE.

ANNEXATION. The City received an annexation petition from Woody Houser asking for annexation of his property West of High Pointe Estates. **RESOLUTION 22-11-13. MOTION 22-185. MOTION** by Erck seconded by Weis to approve the following resolution. All members voted AYE. 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 the property is contiguous to the City of Tea on its south and east boundaries and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOVED BY THE CITY OF TEA, SOUTH DAKOTA that the following described properties be and the same hereby 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. **Atkins Fritz Acres Add, Tract 2, NW1/4, NW ¼ of S26-R100-T51 (Parcel 100.50.66.J200).** Dated this 21st day of November, 2022. All members voted AYE.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

FIREWORKS ORDINANCE. There was discussion on revising the fireworks ordinance. The first reading of the ordinance will be done at a future meeting.

PAY APPLICATION. MOTION 22-186. MOTION by Otten, seconded by Weis to approve Regionalization Wastewater Pump Station & Force Main Project Pay Application #9 to Metro Construction, \$708,404.44. All members voted AYE.

MOTION 22-187. MOTION by Woessner, seconded by Erck to adjourn at 8:26 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____.

**CITY OF TEA
 WARRANTS PAID NOVEMBER 21, 2022**

Vendor	Description	Amount
AFLAC	Insurance	517.72
American Engineering Testing	Lagoon samples	496.50
American Solutions for Bussiness	Supplies	3.35
Banner Associates	Construction admin	6,969.80
Binder, Kelly	Deposit refund	4.21
Bluepeak	Phones	1,249.97
Camel Press	Deposit refund	35.00
Casey's	Fuel	1,019.36
City of Tea	Water	883.00
Code Works	Plan reviews	1,853.90
Earley, Tristan	Deposit refund	22.69
Early Explorers	Deposit refund	50.00
Eastern Farmers Elevator	Fuel	528.24
Explorers Credit Union	Miscellaneous supplies, fax machine, library supplies	1,105.22
Explorers Credit Union	PD supplies/appliances, equipment	7,002.69
Ferguson Waterworks	Water parts	188.20
Frantzen Reporting	Transcription fees	143.90
Get N Go	Fuel	2,229.85
Gors, Derek	Water refund	38.74
Graham Tire	Volvo loader tires	9,963.92
Handegard, Morgan	Water refund	40.19
Hardy, Erin	Deposit refund	43.39
HDR Engineering	On call services	55,206.72
HDR Engineering	Gateway Blvd	5,041.87
HDR Engineering	85th St. Semi Urban Improvements	8,791.00
HDR Engineering	Wastewater Regionalization	37,519.28
Heiman Fire Equipment	Fire extinguisher service	614.00
Henke Tractor Repair	Toro muffler	422.54
Jack's Uniforms & Equipment	Clothes	138.89
KCI Group Benefits	Insurance	402.34
Lennox Independent	Publishing	377.14
Metering & Technology	Meters	11,703.14
Meyers, Roger	Water refund	122.71
Motorola Solutions	Camera	4,995.00
Myott, Jerry	Water refund	44.55
Napa	Filters, misc	290.59
Olson, Joann	Cleaning	150.00
SD 911	Locates	360.64

Solin Rock Properties Holding	Water refund	122.71
Two Way Solutions	Replace cable	479.43
Uline	PD shelving	2,082.11
Verizon	Phones	933.93
Wellmark	Insurance	11,183.24
Wheelco	Power steering pump	1,909.25
Xcel Energy	St. lights	3,588.76

180,869.68